



AGENDA

Regular Council Meeting

April 12, 2022

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 April 12, 2022 regular Council meeting agenda be accepted as presented.

4. **PUBLIC INPUT PERIOD**

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

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

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

- 5.1. **Maggie Martin re: PC Connect Quarterly Update**

13

RECOMMENDATION

THAT the delegation from Maggie Martin of Perth County regarding the PC Connect transit update be received.

5.2. Seebach & Company, Chartered Professional Accountants re: 2020 Draft Financial Statements

26

Presentation from Paul Seebach

See Staff Report COR 19-2022 for further details

RECOMMENDATION

THAT the presentation from Seebach & Company, Chartered Professionals Accountants regarding the 2020 draft financial statements be received.

6. ACCEPTANCE OF MINUTES

6.1. Strategic Priorities Committee - March 15, 2022

52

RECOMMENDATION

THAT the March 15, 2022 Strategic Priorities Committee meeting minutes be received by Council and signed and sealed by the Mayor and Clerk; and

THAT minute items 4.1, 4.2 and 4.3 be raised for consideration.

6.1.1. Town of St. Marys Parking Study

RECOMMENDATION

THAT Council adopt the following recommendation for the Town's parking strategy:

Remove the nursing home definition from the Zoning By-law and use long-term care home along with the recommended parking requirement.

RECOMMENDATION

THAT staff present an updated parking rate for hospital's following consultation with St. Marys Memorial Hospital.

RECOMMENDATION

THAT Staff be directed to proceed with the Parking Study implementation plan as amended.

6.1.2. Climate Change Action Plan - Draft Initiatives

RECOMMENDATION

THAT the Council endorse Draft #1 of the Climate Change Action Plan; and,

THAT Council direct Town Staff and the Green Committee to identify short-term, mid-term, and long-term initiatives to be incorporated into the Climate Change Action Plan for Council's approval.

6.1.3. Draft Tree Compensation By-Law

By-law listed under agenda item 12 for approval

RECOMMENDATION

THAT Council consider by-law 37-2022, being a by-law to require compensation plantings for trees removed on various private properties.

6.2. Regular Council - March 22, 2022

57

RECOMMENDATION

THAT the March 22, 2022 regular Council meeting minutes be approved by Council and signed and sealed by the Mayor and Clerk.

7. CORRESPONDENCE

RECOMMENDATION

THAT the correspondence from Kinsmen Club of St. Marys regarding a revision to the original dates of the 2022 Summerfest event be received; and

THAT Council declares Summerfest as an event of municipal significance in the Town of St. Marys from Thursday, July 21 to Saturday, July 23; and

THAT Council grant an exemption to the Noise By-law, under Section 6, to the applicant, Kinsmen Club of St. Marys at Milt Dunnell Park, for the purpose of Summerfest until the time of 1:00 am on July 22, 2022, 1:00 am on July 23, 2022 and to 1:00 am on July 24, 2022 subject to the condition of notifying all property owners within a 150m radius; and

THAT Council grant exclusive use of Milt Dunnell Park to the Kinsmen Club of St. Marys between Monday, July 18, 2022 and Monday, July 25, 2022 for the purpose of setting up, running and taking down for Summerfest with the exception of use of space for the St. Marys Farmers Market on Saturday July 23, 2022; and

THAT Council grant an exemption of the Parks By-law, under Section 1 (a), (b), (k), and (l) to the applicant, Kinsmen Club of St. Marys at Milt Dunnell Park between July 18, 2022 and July 25, 2022; and

THAT Council grant an exemption of the Traffic and Parking By-law, under Section 3.1.3 (q) and 3.1(6) to the applicant Kinsmen Club of St. Marys at Milt Dunnell Park between July 18, 2022 and July 25, 2022.

7.2. Operation Smile Canada re: June 19, The Longest Day of SMILES

RECOMMENDATION

THAT the correspondence from Operation Smile Canada regarding June 19, the longest day of SMILES, be received.

8. STAFF REPORTS

8.1. Administration

8.1.1. ADMIN 18-2022 Return to In-person Meeting Process

73

RECOMMENDATION

THAT ADMIN 18-2022 Return to In-person Meeting Process report be received; and

THAT Council approve the return to in-person meeting plans for committee members and members of the public effective May 16, 2022 as outlined in report ADMIN 18-2022.

8.2. Building and Development Services

8.2.1. DEV 18-2022 - Part Lot Control Applications Registered Plan 44M-79, Thames Crest Farms Subdivision Blocks 51 and 53 – Teahen Construction Ltd.

80

RECOMMENDATION

THAT DEV 18-2022 regarding the Applications for Part Lot Control for Blocks 51 and 53 of the Thames Crest Farms subdivision be received;

THAT Council consider By-law 32-2022 affecting Block 51, Registered Plan No. 44M-79 for a one-year period, ending April 12, 2023; and,

THAT Council consider By-law 33-2022 affecting Block 53, Registered Plan No. 44M-79 for a one-year period, ending April 12, 2023.

8.2.2. DEV 24-2022 Official Plan Review Project

87

RECOMMENDATION

THAT DEV 24-2022 Official Plan Review Project be received;

THAT Council consider By-law 36-2022, being a by-law to to adopt Official Plan Amendment No. 38; and,

THAT Official Plan Amendment No. 38 be submitted to the Ministry of Municipal Affairs and Housing for final approval.

8.3. Community Services

8.3.1.	DCS 14-2022 RFT 19-2022 RTU-ACS1 HVAC Replacement	165
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RECOMMENDATION

THAT DCS 14-2022 RFT 19-2022 RTU-ACS1 HVAC REPLACEMENT report be received; and,

THAT the procurement for replacement of the HVAC unit be awarded to Black and McDonald Ltd. for the procured price of \$180,630.50, inclusive of all taxes and contingencies; and,

THAT Council consider By-Law 35-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

8.4. Corporate Services

8.4.1.	COR 16-2022 CBHFM Agreement Background	168
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RECOMMENDATION

THAT COR 16-2022 CBHFM Agreement Background report be received; and

THAT Council approve/deny the funding request from CBHFM for up to \$30,000.

8.4.2.	COR 17-2022 Enterprise Resource Planning Software RFP Award	172
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RECOMMENDATION

THAT COR 17-2022 Enterprise Resource Planning Software RFP Award report be received; and,

THAT the procurement for the Enterprise Resource Planning Software be awarded to MuniSight Ltd. for up to the procured price of \$279,844.50, inclusive of all taxes and contingencies; and,

THAT Council approve the Director of Corporate Services/Treasurer to negotiate and finalize the scope of the project; and,

THAT Council consider By-Law 38-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

8.4.3.	COR 18-2022 Provincial Gas Tax Agreement - 2022	176
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RECOMMENDATION

THAT COR 18-2022 Provincial Gas Tax Agreement – 2022 report be received; and

THAT Council confirm that the Town of St. Marys continues to be the host of transit joint service for the Town of St. Marys, Municipality of Perth South, Municipality of Zorra, and Municipality of Thames Centre; and

THAT Council approve By-law 34-2022 authorizing the Mayor and the Clerk to execute the Letter of Agreement for Provincial Gas Tax Funds for Public Transportation Program.

8.4.4.	COR 19-2022 Audited Financial Statements - 2020	181
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RECOMMENDATION

THAT COR 19-2022 Audited Financial Statements – 2020 report be received; and

THAT the 2020 surplus of \$1,058,008 be transferred to the Working Capital Reserve; and

THAT the Audited Financial Statements for the Year Ended December 31, 2020 be received.

8.5. Fire and Emergency Services

8.5.1.	FD 04-2022 Capital Project Pumper Apparatus Change Orders	184
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RECOMMENDATION

THAT FD 04-2022 Capital Project Pumper Apparatus Change Orders be received for information

8.6. Public Works

8.6.1.	PW 26-2022 James Street Drainage Works Maintenance	186
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RECOMMENDATION

THAT report PW 26-2022, James Street Drainage Works Maintenance be received for information.

9. COUNCILLOR REPORTS

9.1. Operational and Board Reports

RECOMMENDATION

THAT Committee and Board minutes listed under agenda items 9.1.1 to 9.1.6 and 9.2.1 to 9.2.16 be received; and,

THAT the verbal updates provided by Council representatives on those Committee and Board meetings be received.

9.1.1.	Bluewater Recycling Association - Coun. Craigmile	190
	March 17, 2022 Highlights	
9.1.2.	Library Board - Coun. Craigmile, Edney, Mayor Strathdee	206
	March 3, 2022 Draft Minutes	
9.1.3.	Municipal Shared Services Committee - Mayor Strathdee, Coun. Luna	
9.1.4.	Huron Perth Public Health - Coun. Luna	209
	March 4, 2022 Minutes	
	April 1, 2022 Minutes	
9.1.5.	Spruce Lodge Board - Coun. Luna, Pridham	217
	February 16, 2022 Minutes	
9.1.6.	Upper Thames River Conservation Authority	221
	February 17, 2022 Minutes (AGM)	

9.2. Advisory and Ad-Hoc Committee Reports

9.2.1.	Accessibility Advisory Committee - Coun. Hainer	
9.2.2.	Business Improvement Area - Coun. Winter	231
	February 28, 2022 Draft Minutes	
	March 21, 2022 Draft Minutes (AGM)	
	*Budget report to be presented at a future meeting of Council	
	March 21, 2022 Draft Minutes (Special Meeting)	

9.2.3.	CBHFM - Coun. Edney	
9.2.4.	Committee of Adjustment	
9.2.5.	Community Policing Advisory Committee - Coun. Winter, Mayor Strathdee	243
	March 16, 2022 Minutes	
9.2.6.	Green Committee - Coun. Pridham	246
	February 23, 2022 Minutes	
	*Recommendation from minute item 7.1 was presented to Council on March 15, 2022 for consideration through PW 19-2022 Report Climate Change Action Plan.	
	March 30, 2022 Minutes	
9.2.7.	Heritage Advisory Committee - Coun. Pridham	255
	March 14, 2022 Minutes	
9.2.8.	Huron Perth Healthcare Local Advisory Committee - Coun. Luna	
9.2.9.	Museum Advisory Committee - Coun. Hainer	
9.2.10.	Planning Advisory Committee - Coun. Craigmile, Hainer	259
	April 4, 2022 Minutes	
	*Recommendation from minute item 6.1	
	RECOMMENDATION	
	THAT Council hold a statutory Public Meeting for the planning application for 752 Queen Street East on May 10, 2022 at 6:00 pm.	
9.2.11.	Recreation and Leisure Advisory Committee - Coun. Pridham	264
	March 3, 2022 Minutes	
9.2.12.	Senior Services Advisory Committee - Coun. Winter	267
	February 28, 2022 Minutes	

9.2.13.	St. Marys Lincolns Board - Coun. Craigmile	
9.2.14.	St. Marys Minor Hockey Association Board - Coun. Craigmile	
9.2.15.	St. Marys Cement Community Liaison Committee - Coun. Craigmile, Winter	
9.2.16.	Youth Council - Coun. Edney	271
	February 25, 2022 Minutes	
	March 25, 2022 Minutes	

10. EMERGENT OR UNFINISHED BUSINESS

11. NOTICES OF MOTION

12. BY-LAWS

RECOMMENDATION

THAT By-Laws 32-2022, 33-2022, 34-2022, 35-2022, 36-2022, 37-2022 and 38-2022 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 32-2022 Part Lot Control Exemption for Block 51 44M-79 (Teahen)	275
12.2.	By-Law 33-2022 Part Lot Control Exemption for Block 53 44M-79 (Teahen)	276
12.3.	By-Law 34-2022 Agreement with the Minister of Transportation for the Province of Ontario for Dedicated Gas Tax Funds	277
12.4.	By-Law 35-2022 Agreement with Black and McDonald Ltd. for HVAC Replacement	278

12.5. By-Law 36-2022 Official Plan Amendment No. 38 279

Due to its size, the Official Plan Amendment No. 38 is available on the Town of St. Marys website at the Official Plan Review page at the following link:

[Official Plan Review - Town of St. Marys \(townofstmarys.com\)](https://www.townofstmarys.com/en/doing-business/official-plan-review.aspx)

or

<https://www.townofstmarys.com/en/doing-business/official-plan-review.aspx>

12.6. By-Law 37-2022 Tree Compensation 280

Housekeeping matter related to item 4.3 from the March 15, 2022 Strategic Priorities Committee minutes.

12.7. By-Law 38-2022 Agreement with MuniSight Ltd. 287

13. UPCOMING MEETINGS

*All meetings will be live streamed to the Town's YouTube channel

April 19, 2022 - 9:00 am, Strategic Priorities Committee

April 26, 2022 - 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;

14.1. Minutes CLOSED SESSION

14.2. COR 15-2022 CONFIDENTIAL BIA Board Appointment of a New Treasurer

15. RISE AND REPORT

RECOMMENDATION

THAT Council rise from a closed session at ____ pm.

15.1. Appointment to St. Marys Business Improvement Area

288

RECOMMENDATION

THAT Council consider By-Law 39-2022, to appoint _____
as BIA Treasurer until November 14, 2022 being the end of term.

RECOMMENDATION

THAT By-Law 39-2022 be read a first, second and third time; and be
finally passed by Council, and signed and sealed by the Mayor and the
Clerk.

16. CONFIRMATORY BY-LAW

289

RECOMMENDATION

THAT By-Law 40-2022, being a by-law to confirm the proceedings of April 12,
2022 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.

To: Mayor Strathdee and Members of Council

Meeting Date: April 12, 2022

Prepared By: Maggie Martin, Transit Project Coordinator, Perth County & Stephanie Potter, Corporate Initiatives Lead, City of Stratford

Subject: PC Connect Quarterly Update

The PC Connect service continues to enable residents to stay connected to their communities, access employment and social programs, attend appointments, visit friends and family, and maintain an independent and active lifestyle. PC Connect operates 5 fixed routes Monday to Saturday (omitting all statutory holidays), and provides connectivity throughout the communities of Perth County, Stratford, St. Marys, Kitchener/Waterloo and London. St. Marys is located along PC Connect Routes B, 2 and 3, providing residents with direct access to London, Stratford, K/W and Mitchell. To date, PC Connect has serviced a total of 5,435 rides (data collected March. 31, 2022). Staff are working to continue to expand the service through marketing and advertising efforts, and community and employer outreach.

Transit Appreciation Day 2022

In celebration of Transit Appreciation Day, PC Connect was offered for free all day on Friday, March 18, 2022. Residents were encouraged to leverage free ride day to explore the many benefits of PC Connect, free of cost. The promotion was advertised through a multi-media campaign which included radio, print media in local newspapers, and both paid and organic social media advertisements. The Free Ride Day promotion welcomed many new faces on PC Connect, and resulted in a total of 61 rides across all 5 routes, which is nearly 3x more rides than the average rides per day in February.

Marketing & Outreach

As mentioned, the Transit Day promotion was advertised through an aggressive marketing campaign which included both paid and organic social media posts, radio advertisements, and print advertisements in local newspapers. In addition to the Transit Day campaign, PC Connect continues to be promoted on multiple local radio stations, encouraging the use of PC Connect as an economical form of transportation as gas prices reach an all-time high.

A new series of PC Connect webpages have been developed and published to make navigating PC Connect information more intuitive and user-friendly. The service information has been broken down into multiple pages, with the intent of making the information less overwhelming and easier for riders to find exactly what they are searching for. To date, the update has reduced users time spent on the website by 38%. In order to easily access the new webpages, riders and stakeholders are encouraged to update any of their saved bookmarks to www.perthcounty.ca/pconnect.

A PC Connect employer tool-kit has been compiled for distribution, which includes informational posters (attached), route brochures (attached), and a select number of complimentary fare passes. The purpose of the toolkit is to provide employers with the necessary information to promote PC Connect to their existing employees, and/or leverage when acquiring new talent. Staff continue to contact and meet with employers who are located in close proximity to the existing PC Connect routes to distribute tool-kits, discuss the benefits of the service, and explore potential improvements to make PC Connect more valuable for their business.

A PC Connect survey has been developed and is currently in circulation to gather more information about residents' perception of PC Connect, how it is being leveraged, and how it can be improved. The survey is available both physically and [digitally](#), and is being promoted through social media, the new PC Connect webpages, and on the PC Connect buses. Residents are encouraged to participate to share their experiences with the service, or advise how the service can be enhanced to be more valuable for them or their loved ones. The survey results will be used to inform future service enhancements, and contribute to sustainability planning for the program. The survey will be open until Friday, April 15, 2022.

Other Updates

- In December 2021, St. Marys, Stratford and Perth County met with VIA Rail to discuss service reductions due to COVID-19 and advocate for the restoration of service levels. VIA staff confirmed that they expect to restore previous service levels in 2022. However, they cannot commit to a timeframe due to the ongoing pandemic. Staff continue to communicate with VIA regularly;
- GO Train service was introduced in our community in October 2021. Staff are in regular contact with Metrolinx to discuss increased GO frequency and service improvements in our area, and are participating in Metrolinx current consultation processes as a key stakeholder;
- Over the last 6 months, Mayor Mathieson has been an active participant in the Southwestern Ontario Transportation Task Force, working with the Ministry of Transportation and regional Mayors to draft recommendations

to the Minister of Transportation for improving transportation in Southwestern Ontario. Mayor Matheson co-chaired the Transit subgroup and prioritized recommendations in consultation with municipal staff in Stratford, St. Marys, North Perth, and Perth County. Increased passenger rail service and new community transportation funding intakes were identified as top priorities. Recommendations were recently finalized and were forwarded to the Minister in March.

Ridership

PC Connect 2020-2022 Ridership Report					
Month 2020-22	Route 1: KW to Listowel	Route 2: KW to St.Marys	Route 3: London to Stratford	Route A: Perth County North	Route B: Perth County South
16-30 November	9	37	N/A	20	19
December 2020	20	59	N/A	48	22
January 2021	4	13	6	43	10
February 2021	11	20	29	73	13
March 2021	11	57	59	158	23
April 2021	7	10	33	135	11
May 2021	6	39	36	62	20
June 2021	12	85	49	50	29
July 2021	46	108	91	80	29
August 2021	34	116	143	81	44
September 2021	91	119	144	87	118
October 2021	104	84	149	88	74
November 2021	141	102	142	122	62
December 2021	127	88	111	130	66
January 2022	62	53	59	83	48
February 2022	100	65	64	96	26
March 2022	141	109	107	102	51
TOTALS	927	1164	1221	1458	665

Attached:
PC Connect Promotional Posters
PC Connect Ride Guide

SHOP TIL YOU DROP

Ride your community transit system



PC Connect is fully accessible and offers 5 bus routes that travel throughout Perth County, and surrounding areas including Stratford, St. Marys, Kitchener/Waterloo and London.

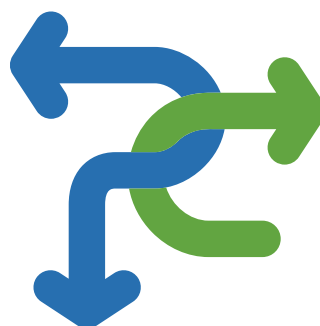
CONVENIENT | Operating every Monday to Saturday, use PC Connect to get to work, healthcare appointments, shopping, or social and recreational activities.

SIMPLE | Call 1-888-465-0783 to book your trip, or simply arrive at your stop 5 minutes before your scheduled pick-up with exact fare. Standard fares between \$6 and \$12 a ride.



SCHEDULES | ROUTES | FARES

Call 1-888-465-0783 or visit our website
perthcounty.ca/pconnect



connect

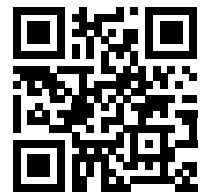
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Your Community Transit System

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GET TO WORK

Ride your community transit system



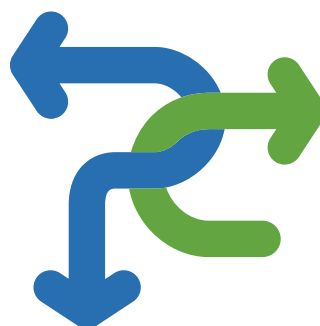
PC Connect is fully accessible and offers 5 bus routes that travel throughout Perth County, and surrounding areas including Stratford, St. Marys, Kitchener/Waterloo and London.

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SCHEDULES | ROUTES | FARES

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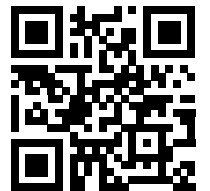
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Your Community Transit System

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TIME TO RELAX

Ride your community transit system



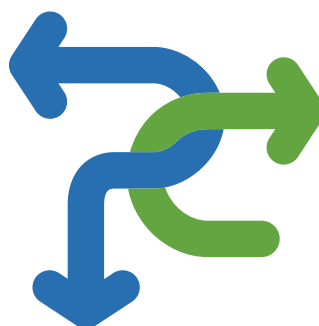
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SCHEDULES | ROUTES | FARES

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connect

PERTH COUNTY + STRATFORD + ST. MARYS

Your Community Transit System

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MEET YOUR PEEPS

Ride your community transit system



PC Connect is fully accessible and offers 5 bus routes that travel throughout Perth County, and surrounding areas including Stratford, St. Marys, Kitchener/Waterloo and London.

CONVENIENT | Operating every Monday to Saturday, use PC Connect to get to work, healthcare appointments, shopping, or social and recreational activities.

SIMPLE | Call 1-888-465-0783 to book your trip, or simply arrive at your stop 5 minutes before your scheduled pick-up with exact fare. Standard fares between \$6 and \$12 a ride.

SCHEDULES | ROUTES | FARES

Call 1-888-465-0783 or visit our website
perthcounty.ca/pconnect



PC Connect is your fully accessible community transit bus system.

PC Connect offers 5 bus routes that travel throughout Perth County, and surrounding areas including Stratford, St. Marys, Kitchener/Waterloo and London.

Operating 8 hours every Monday to Saturday, use PC Connect to get to work, healthcare appointments, shopping, or social and recreational activities.

Ride PC Connect in 3 Easy Steps

- STEP 1 | Call 1-888-465-0783 to book your trip.
- STEP 2 | Arrive at the bus stop 5 minutes before your scheduled pick-up time.
- STEP 3 | Place your exact change in the fare box.

FARES

Prices shown are for a one-way fare.
Exact cash is required. Drivers do not carry change.

ROUTE	Adults	Students Seniors 60+	Veterans Support Persons Children (5 & under)
A & B	\$6	\$5	Free
1, 2 & 3	\$12	\$10	Free

Rider Information

For details and additional information visit our website: perthcounty.ca/pconnect

FARES: Students, Seniors, Veterans and Support Persons must be able to provide proper identification if asked.

CHILDREN: Children under the age of 13 must be accompanied by an adult to ride the bus, or must provide the driver with a signed note from a parent or guardian permitting them to ride the bus without an adult.

COVID-19: Regulatory COVID-19 precautions are being followed.

ACCESSIBILITY: All PC Connect buses are fully accessible, with high floor ramp access for multiple wheelchairs. Details on our website.

INCLEMENT WEATHER POLICY: Due to safety concerns, PC Connect will not operate if the weather and/or road conditions are deemed unsafe for vehicles to operate. In the case of inclement weather, riders are encouraged to call 1-888-465-0783 to confirm whether the service is operating. In the case of service cancellation, all riders who have pre-booked their ride will receive a phone call letting them know the service has been cancelled. Service cancellations and delays will be posted on Perth County’s Facebook and Twitter pages as soon as possible.

HOLIDAYS & SUNDAYS: PC Connect service runs Monday through Saturday. There is no transit service on Sundays, statutory holidays, or civic holidays.

The PC Connect service has been provided in partnership between the County of Perth, the City of Stratford, the Municipality of North Perth, and the Town of St. Marys.

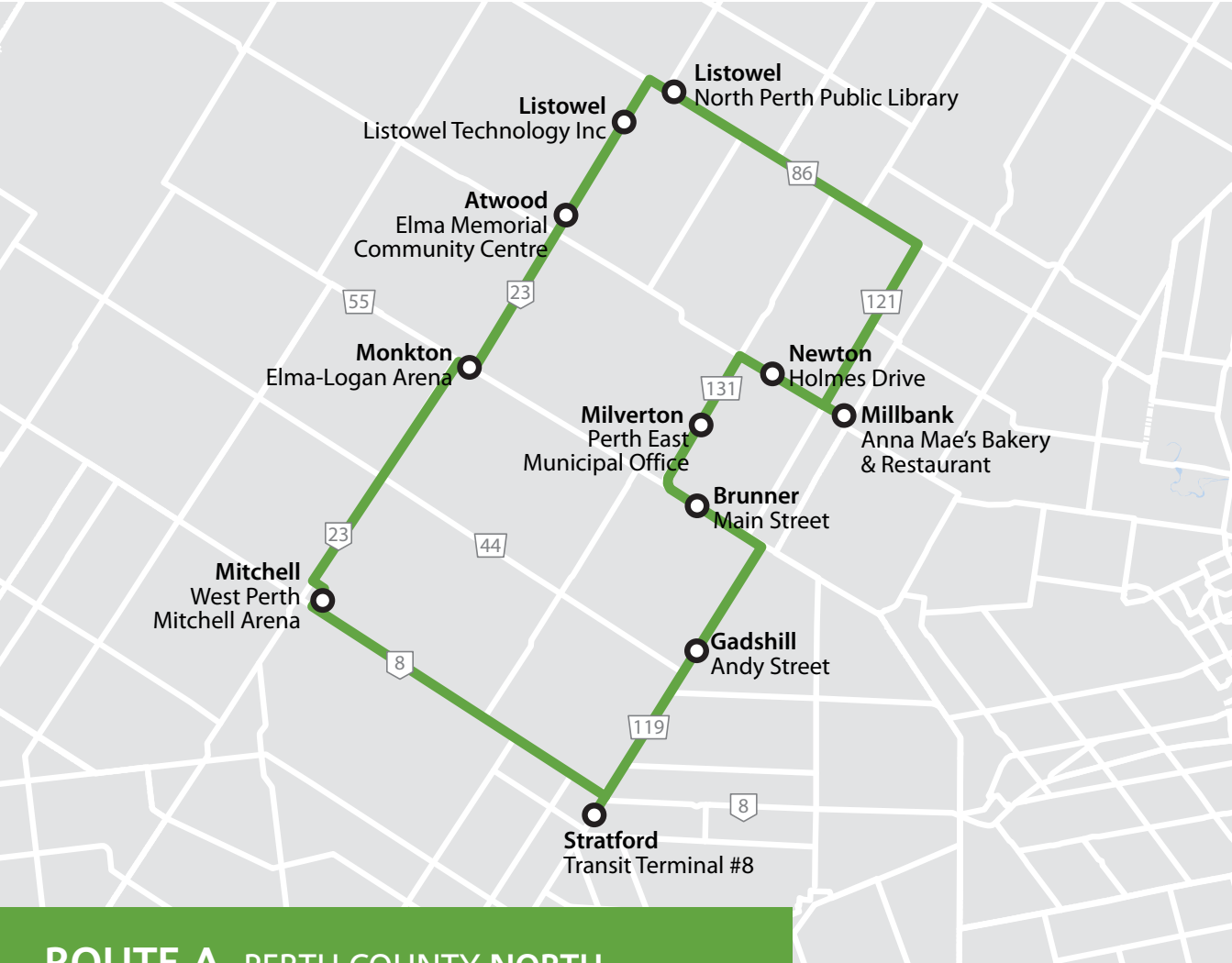


SCHEDULES & ROUTES



Getting you where you want to go!

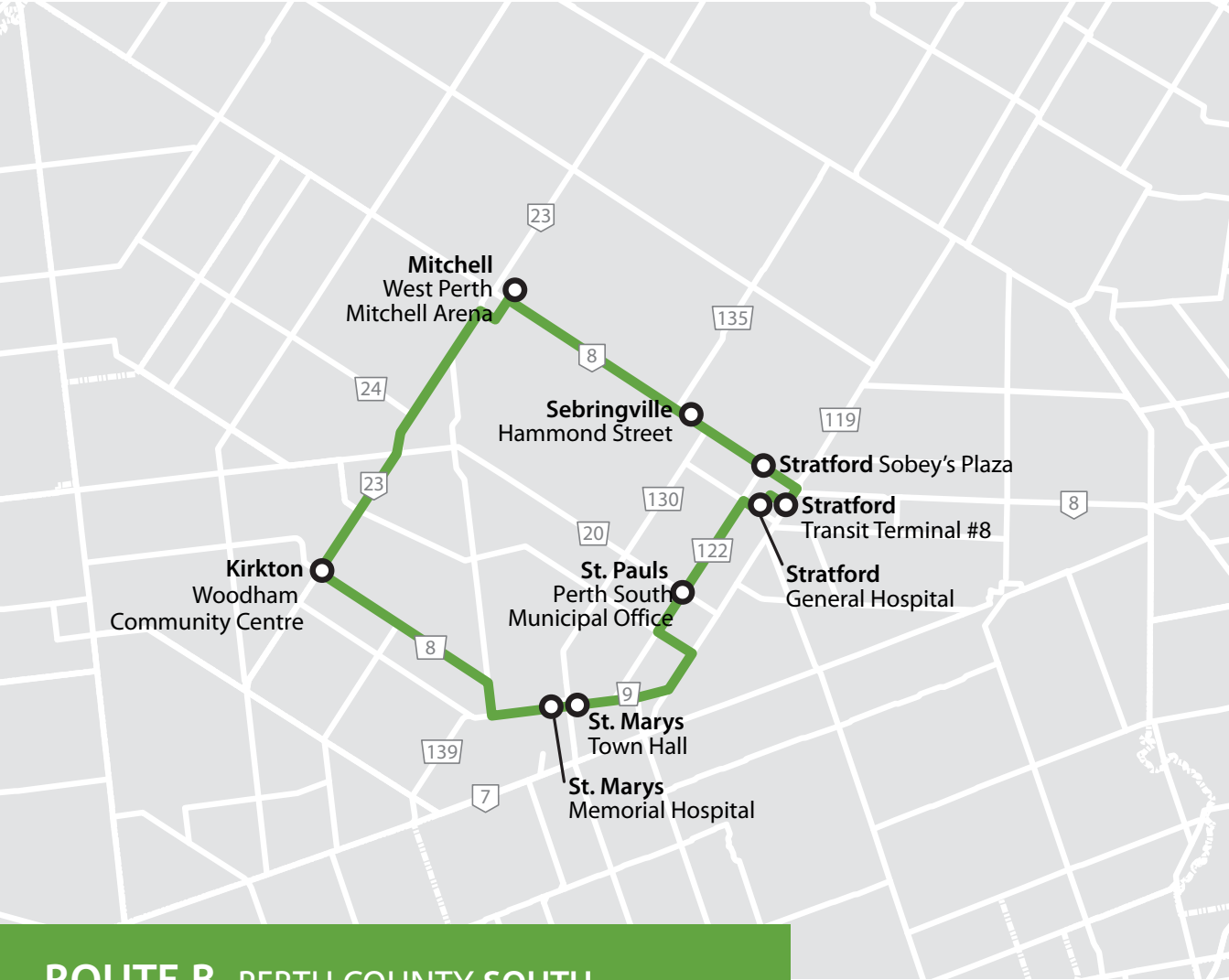
SCHEDULES | ROUTES | FARES
Call 1-888-465-0783 or visit our website perthcounty.ca/pconnect



ROUTE A PERTH COUNTY NORTH

MONDAY - SATURDAY

STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4
Stratford: Transit Terminal #8	6:00	10:28	1:00	5:28
Gadshill: Andy Street	6:14	10:14	1:14	5:14
Brunner: Main Street	6:25	10:03	1:25	5:03
Milverton: Perth East Municipal Office	6:33	9:55	1:33	4:55
Newton: Holmes Drive	6:40	9:48	1:40	4:48
Millbank: Anna Mae's Bakery & Restaurant	6:46	9:42	1:46	4:42
Listowel: North Perth Public Library	7:10	9:18	2:10	4:18
Listowel: Listowel Technology Inc. (LTI)	7:16	9:12	2:16	4:12
Atwood: Elma Memorial Community Centre	7:23	9:05	2:23	4:05
Monkton: Elma-Logan Arena	7:35	8:53	2:35	3:53
Mitchell: West Perth Mitchell Arena	7:50	8:38	2:50	3:38
Stratford: Transit Terminal #8	8:13	8:15	3:13	3:15



ROUTE B PERTH COUNTY SOUTH

MONDAY - SATURDAY

STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4
Stratford: Transit Terminal #8	6:00	9:25	2:00	6:10
Stratford: Stratford General Hospital	6:05	9:20	2:05	6:05
St. Pauls: Perth South Municipal Office	6:17	9:08	2:17	5:53
St. Marys: Town Hall	6:31	8:54	2:31	5:39
St. Marys: Memorial Hospital	6:37	8:48	2:37	5:33
Kirkton: Woodham Community Centre	6:55	8:30	2:55	5:15
Mitchell: West Perth Mitchell Arena	7:11	8:14	3:11	4:59
Sebringville: Hammond Street	7:23	8:02	3:23	4:47
Stratford: Sobey's Plaza	7:34	7:51	3:34	4:36
Stratford: Transit Terminal #8	7:40	7:45	3:40	4:30

PM times are BOLD



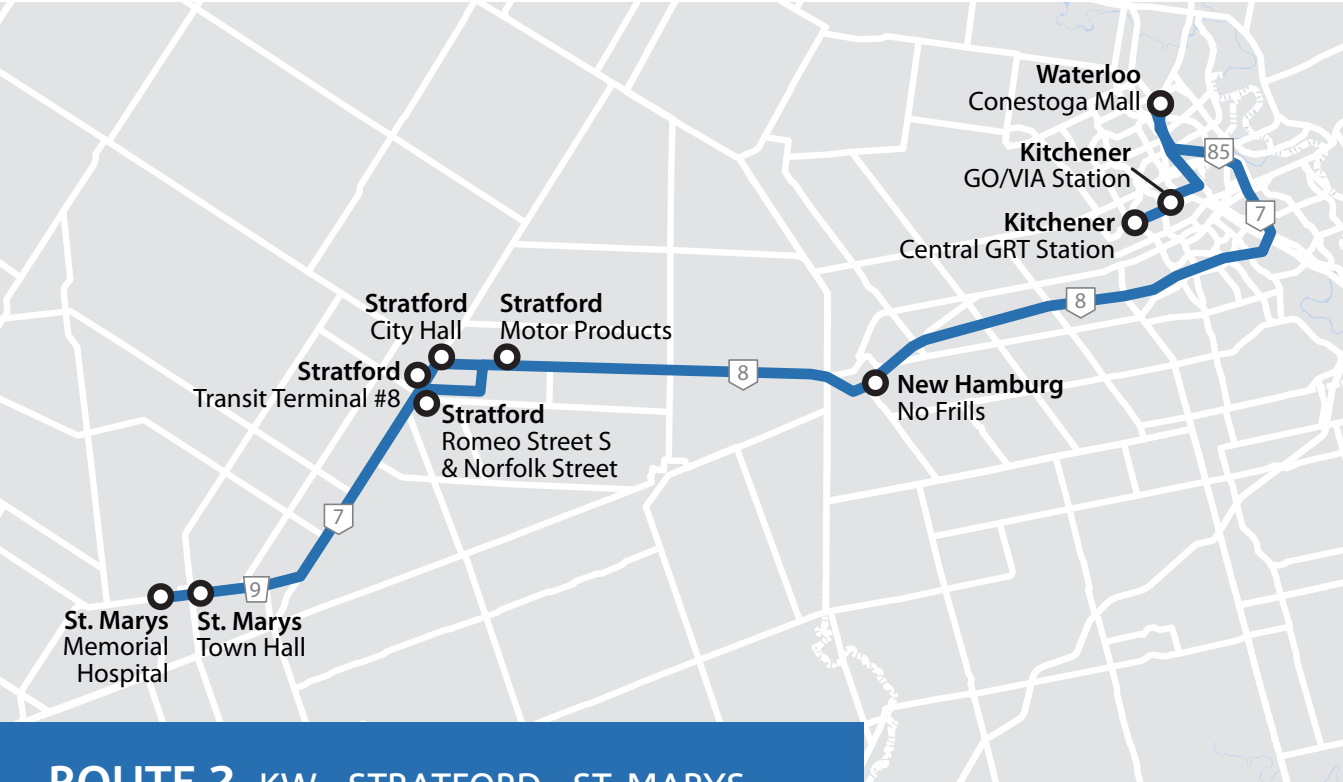
ROUTE 1 KW - ELMIRA - LISTOWEL

MONDAY - FRIDAY						
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6
Kitchener: Central GRT Station	5:45	8:30	8:35	11:30	2:00	4:50
Kitchener: GO/VIA Station	5:48	8:25	8:40	11:22	2:05	4:45
Waterloo: Conestoga Mall, GRT #4004	6:03	8:10	8:53	11:08	2:20	4:40
St. Jacobs: Farmer's Market	6:10	8:03	9:02	10:55	2:28	4:30
Elmira: Town Centre	6:23	7:50	9:15	10:40	2:45	4:15
Listowel: North Perth Public Library	7:00	7:13	9:50	10:05	3:22	3:40
Listowel: Listowel Technology Inc	7:05	7:10	9:54	10:00	3:25	3:30

PM times are BOLD

SATURDAY								
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6	↓ TRIP 7	↑ TRIP 8
Waterloo: Conestoga Mall, GRT #4004	9:00	10:59	11:00	12:59	2:00	3:59	4:00	5:59
St. Jacobs: Farmer's Market	9:10	10:49	11:10	12:49	2:10	3:49	4:10	5:49
Elmira: Town Centre	9:25	10:34	11:25	12:34	2:25	3:34	4:25	5:34
Listowel: North Perth Public Library	9:59	10:00	11:59	12:00	2:59	3:00	4:59	5:00

PM times are BOLD



ROUTE 2 KW - STRATFORD - ST. MARYS

MONDAY - FRIDAY							
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6
Kitchener: Central GRT Station	6:00	9:40	9:45	–	2:15	2:20	6:00
Kitchener: GO/VIA Station	6:04	9:35	9:49	–	2:10	2:24	5:54
Waterloo: Conestoga Mall, GRT #4004	6:20	9:20	10:14	–	1:52	2:40	5:35
New Hamburg: No Frills	6:47	8:50	10:41	–	1:25	3:08	5:05
Stratford: Stratford Motor Products	7:07	–	11:00	–	–	3:30	–
Stratford: Romeo Street S & Norfolk Street	7:10	–	11:03	–	–	3:34	–
Stratford: Transit Terminal #8	7:15	8:20	11:06	12:00	12:55	3:38	4:35
St. Marys: Town Hall	7:40	7:52	–	12:20	12:33	4:00	4:14
St. Marys: Memorial Hospital	7:45	7:50	–	12:22	12:30	4:05	4:10

PM times are BOLD

SATURDAY							
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6	
Waterloo: Conestoga Mall, GRT #4004	9:00	11:37	11:40	2:35	3:30	6:25	
New Hamburg: No Frills	9:27	11:05	12:10	2:05	4:00	5:55	
Stratford: City Hall	9:51	10:46	12:35	1:40	4:25	5:30	
Stratford: Transit Terminal #8	9:55	10:43	12:40	1:35	4:30	5:24	
St. Marys: Town Hall	10:15	10:20	1:05	1:10	4:54	5:00	

PM times are BOLD



ROUTE 3 LONDON - ST. MARYS - STRATFORD

MONDAY - FRIDAY						
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6
London: Masonville Place, LTC #704	5:50	8:30	8:45	11:10	2:15	4:45
St. Marys: Memorial Hospital	6:25	7:55	9:20	10:35	2:50	4:10
St. Marys: Town Hall	6:35	7:45	9:25	10:30	2:55	4:05
Stratford: Wright Business Park #1	6:50	—	9:40	—	3:10	—
Stratford: Wright BusinessPark #2	6:55	—	9:45	—	3:15	—
Stratford: Transit Terminal #8	7:05	7:15	9:55	10:00	3:25	3:30

PM times are BOLD

SATURDAY						
STOP LOCATION	↓ TRIP 1	↑ TRIP 2	↓ TRIP 3	↑ TRIP 4	↓ TRIP 5	↑ TRIP 6
London: Masonville Place, LTC #704	9:00	11:05	11:10	1:15	3:30	5:45
St. Marys: Memorial Hospital	9:33	10:32	11:43	12:42	4:03	5:12
St. Marys: Town Hall	9:37	10:28	11:47	12:38	4:07	5:08
Stratford: City Hall	9:58	—	12:08	—	4:28	—
Stratford: Transit Terminal #8	10:00	10:05	12:10	12:15	4:30	4:45

PM times are BOLD

**TOWN OF ST. MARYS
FINANCIAL STATEMENTS
DECEMBER 31, 2020**

DRAFT

SEEBACH & COMPANY
Chartered Professional Accountants

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers
of the Corporation of the Town of St. Marys

Opinion

We have audited the accompanying financial statements of Corporation of the Town of St. Marys ("the Town"), which are comprised of the statement of financial position as at December 31, 2020 and the statements of operations, change in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Town as at December 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with Canadian public sector accounting standards (PSAB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITOR'S REPORT (continued)

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Seebach & Company

Chartered Professional Accountants
Licensed Public Accountants

Clinton, Ontario
April 12, 2022

CORPORATION OF THE TOWN OF ST. MARYS
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31	2020	2019
FINANCIAL ASSETS		
Cash	11,472,674	7,223,116
Investments	11,083,766	9,896,737
Taxes receivable	536,129	420,287
Trade and other receivables	2,232,052	1,171,049
	<u>25,324,621</u>	<u>18,711,189</u>
LIABILITIES		
Accounts payable and accrued liabilities	4,377,020	2,594,184
Deferred revenue - obligatory reserve funds (note 5)	3,638,516	2,831,105
Landfill closure and post-closure liability (note 6)	455,942	498,648
Municipal debt (note 7)	9,937,877	7,854,884
	<u>18,409,355</u>	<u>13,778,821</u>
NET FINANCIAL ASSETS	\$ 6,915,266	\$ 4,932,368
NON-FINANCIAL ASSETS		
Tangible capital assets, net (note 8)	90,692,613	87,897,603
Inventory and prepaid expenses	55,966	54,249
	<u>90,748,579</u>	<u>87,951,852</u>
ACCUMULATED SURPLUS (note 9)	\$ 97,663,845	\$ 92,884,220

The accompanying notes are an integral part of this financial statement

**CORPORATION OF THE TOWN OF ST. MARYS
CONSOLIDATED STATEMENT OF OPERATIONS**

For the year ended December 31	2020 Budget	2020 Actual	2019 Actual
Revenue			
Taxation for municipal purposes	12,776,779	12,803,138	12,354,086
User fees, licences, permits, and donations	8,522,479	7,542,889	7,682,658
Government transfers - Canada	21,154	261,417	230,646
Government transfers - Ontario	2,380,732	3,342,116	3,552,282
Government transfers - other municipalities	670,927	1,213,054	680,677
Investment income	167,052	424,552	370,541
Penalties and interest on taxes	85,000	63,780	75,566
Developer charges earned	-	182,157	148,434
Gain (loss) on sale of tangible capital assets	-	(156,150)	170,218
Northridge subdivision assumed by Town	-	-	884,622
	<u>24,624,123</u>	<u>25,676,953</u>	<u>26,149,730</u>
Expenditure			
General government	2,535,168	2,434,888	2,375,916
Protection to persons and property	1,958,123	2,226,984	1,772,813
Transportation services	2,382,763	2,558,829	2,623,043
Environmental services	3,760,523	4,195,334	3,731,896
Health services	1,481,725	1,480,105	1,580,676
Social and family services	3,467,762	3,151,334	3,358,171
Social housing	413,333	350,274	395,466
Recreation and cultural services	4,543,999	3,612,714	4,424,781
Planning and development	910,664	886,866	743,892
	<u>21,454,060</u>	<u>20,897,328</u>	<u>21,006,654</u>
Annual surplus (deficit)	3,170,063	4,779,625	5,143,076
Accumulated surplus, beginning of year	<u>92,884,220</u>	<u>92,884,220</u>	<u>87,741,144</u>
Accumulated surplus, end of year	<u><u>\$ 96,054,283</u></u>	<u><u>\$ 97,663,845</u></u>	<u><u>\$ 92,884,220</u></u>

The accompanying notes are an integral part of this financial statement

CORPORATION OF THE TOWN OF ST. MARYS

CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS

For the year ended December 31	2020 Budget	2020 Actual	2019 Actual
Annual surplus (deficit)	3,170,063	4,779,625	5,143,076
Amortization of tangible capital assets	2,390,894	2,649,943	2,390,894
Net acquisition of tangible capital assets	(9,575,780)	(5,601,103)	(4,097,662)
Loss (gain) on disposal of tangible capital assets	-	156,150	(170,218)
Decrease (increase) in inventory and prepaid expenses	-	(1,717)	(16,805)
	<u>(4,014,823)</u>	<u>1,982,898</u>	<u>3,249,285</u>
Net financial assets, beginning of year	<u>4,932,368</u>	<u>4,932,368</u>	<u>1,683,083</u>
Net financial assets, end of year	<u><u>\$ 917,545</u></u>	<u><u>\$ 6,915,266</u></u>	<u><u>\$ 4,932,368</u></u>

The accompanying notes are an integral part of this financial statement

DRAFT

CORPORATION OF THE TOWN OF ST. MARYS
CONSOLIDATED STATEMENT OF CASH FLOW

For the year ended December 31	2020	2019
Operating activities		
Annual surplus (deficit)	4,779,625	5,143,076
Amortization expense not requiring cash outlay	2,649,943	2,390,894
Loss (gain) on disposal of tangible capital assets	156,150	(170,218)
Decrease (increase) in taxes receivable	(115,842)	135,242
Decrease (increase) in accounts receivable	(1,061,003)	652,616
Increase (decrease) in accounts payable and accrued liabilities	1,782,836	(938,623)
Increase (decrease) in deferred revenue	807,411	1,053,060
Increase (decrease) in landfill closure & post-closure liability	(42,706)	(152,173)
Decrease (increase) in inventory and prepaid expenses	(1,717)	(16,805)
Cash provided by (used for) operating activities	<u>8,954,697</u>	<u>8,097,069</u>
Capital activities		
Net disposals (purchases) of tangible capital assets	(5,601,103)	(4,097,662)
Cash provided by (used for) capital activities	<u>(5,601,103)</u>	<u>(4,097,662)</u>
Investing activities		
Decrease (increase) in investments	(1,187,029)	(245,167)
Cash provided by (used for) investing activities	<u>(1,187,029)</u>	<u>(245,167)</u>
Financing activities		
Proceeds from long-term debt issued	3,000,000	-
Net principal proceeds (repayments) on long-term debt	(917,007)	(876,257)
Cash provided by (used for) financing activities	<u>2,082,993</u>	<u>(876,257)</u>
Increase (decrease) in cash position	4,249,558	2,877,983
Cash (overdraft) beginning of year	<u>7,223,116</u>	<u>4,345,133</u>
Cash (overdraft) end of year	<u>\$ 11,472,674</u>	<u>\$ 7,223,116</u>

The accompanying notes are an integral part of this financial statement

THE CORPORATION OF THE TOWN OF ST. MARYS

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2020

1. Accounting policies

The consolidated financial statements of the Corporation of the Town of St. Marys are the representation of management prepared in accordance with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada as prescribed by the Ministry of Municipal Affairs and Housing for municipalities and their related entities.

Significant aspects of accounting policies adopted by the municipality are as follows:

a) Reporting entity

The consolidated financial statements reflect the financial assets, liabilities, operating revenues and expenditures, reserves, reserve funds, and changes in investment in tangible capital assets of the reporting entity. The reporting entity is comprised of all organizations and enterprises accountable for the administration of their financial affairs and resources to the Town and which are owned or controlled by the Town. In addition to general government tax-supported operations, they include any water and sewer systems operated by the municipality and the municipality's proportionate share of joint local boards.

These financial statements include the following municipal controlled local area boards:

- St. Marys Public Library Board
- St. Marys Police Services Board
- St. Marys Business Improvement Area

The following boards and municipal enterprises owned or controlled by Council have been proportionately consolidated, based upon weighted assessment of the participating municipalities:

Huron Perth Public Health	4.68%
Spruce Lodge	8.26%

Inter-departmental and inter-organizational transactions and balances are eliminated.

The statements exclude trust funds that are administered for the benefit of external parties.

b) Accrual Basis of accounting

Sources of financing and expenditures are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable, and recognizes expenditures as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

c) Long-term investments

Investments are recorded at cost plus accrued interest less amounts written off to reflect a permanent decline in value.

1. Accounting policies (continued)

d) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the change in net financial assets for the year.

- Tangible capital assets

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Category	Amortization Period
Land	not applicable
Land improvements	10 - 50 years
Buildings and building improvements	25 - 40 years
Library books, videos and CD's	10 years
Vehicles	5 years
Machinery and equipment	4 - 15 years
Water and wastewater infrastructure	30 - 100 years
Roads infrastructure - base	100 years
Roads infrastructure - surface	15 - 50 years
Streetlights	20 - 30 years
Signage	10 years
Bridges, dams & water structures	50 - 100 years

Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

The municipality has a capitalized threshold of \$1,000 - \$100,000, so that individual tangible capital assets of lesser value are expensed, unless they are pooled because, collectively, they have significant value, or for operational reasons.

- Contribution of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue. Similarly, transfers of assets to third parties are recorded as an expense equal to the net book value of the asset as of the date of transfer.

- Works of arts and historical treasures

The Town has a museum collection, a historical water tower and other treasures which have not been valued.

- Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

- Inventories

Inventories held for consumption are recorded at the lower of cost or net realizable value.

1. Accounting policies (continued)

e) Reserves for future expenditures

Certain amounts, as approved by Council, are set aside in reserves for future operating and capital expenditure. Transfers to or from reserves are reflected as adjustments to the respective appropriated equity.

f) Government transfers

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates can be made.

g) Deferred revenue

Amounts received and required by legislation, regulation or agreement to be set aside for specific, restricted purposes are reported in the statement of financial position as deferred revenue until the obligation is discharged.

h) Landfill Site Closure and Post-Closure Care

Landfill site closure and post-closure care costs are recognized over the operating life of the landfill site, based on capacity used. The liability is recorded at its discounted value, based on the average long-term borrowing rate of the municipality.

i) Pensions

The municipality is an employer member of the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer, defined benefit pension plan. The municipality has adopted defined contribution plan accounting principles for this plan because insufficient information is available to apply defined benefit plan accounting principles. The municipality records as pension expense the current service cost, amortization of past service costs and interest costs related to the future employer contributions to the plan for past employee service.

j) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, the reported amounts of revenues and expenditures during the period, and the accompanying notes. Due to the inherent uncertainty in making estimates, actual results could differ from those estimates.

2. Operations of school boards

Taxation levied for school board purposes are not reflected in the financial statements. The amounts transferred were:

	2020	2019
School Boards	\$ 2,562,284	\$ 2,599,882

3. Trust funds

Trust funds administered by the municipality amounting to \$ 622,625 (2019 : \$ 602,732) have not been included in the statement of financial position nor have their operations been included in the consolidated statement of operations.

4. Pension agreements

The municipality makes contributions to a multi-employer pension plan on behalf of members of its staff. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employees and employers contribute jointly to the plan. The amount contributed for 2020 was \$433,104 (2019 : \$447,073) for current services and is included as an expenditure on the consolidated statement of operations.

The contributions to the Ontario Municipal Employers Retirement System ("OMERS"), a multi-employer defined benefit pension plan, are expensed when contributions are due. Any pension surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the municipality does not recognize any share of the OMERS pension surplus or deficit.

5. Deferred revenue

Deferred revenue is comprised of obligatory reserve funds. The use of obligatory funds, together with earnings thereon, is restricted by legislation. These funds are recognized as revenue in the period they are used for the purpose specified.

6. Landfill closure and post-closure cost liability

Closure and post-closure care requirements are defined in accordance with industry standards and include final covering and landscaping of the landfill site, removal of ground water and leechates, and ongoing environmental monitoring, site inspections and maintenance. These costs will be incurred when the landfill site stops accepting waste, with the post-closure care expected to continue for an additional 25 years.

At December 31, 2020, the municipality has recognized a liability of \$455,942 (2019 : \$498,648). This represents the present value of the total estimated costs, and is based on a discount rate of 1.91% and assuming an annual inflation rate of 1.5%. The liability is recorded based on the capacity of the landfill used to date.

The reported liability is based on estimates and assumptions with respect to events extending over a long-term period using the best information available to management. Future events may result in significant changes to the estimated total expenditures, capacity and liability. Any changes in these estimates would be recognized in the year the change is identified.

The closure and post-closure care costs are expected to be funded in the year incurred.

7. Municipal debt

The balance of the long-term liabilities reported on the consolidated statement of financial position is made up of the following:

	2020	2019
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 5.09% interest, \$100,347 blended payment payable semi-annually, due November 2027 (for Municipal Operations Centre building)	1,169,497	1,305,452
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 4.88% interest, \$276,043 blended payment payable semi-annually, due May 2028 (for Pyramid Recreation Centre)	3,432,930	3,803,859
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 5.34% interest, \$102,463 blended payment payable semi-annually, due November 2028 (for Pyramid Recreation Centre)	1,320,124	1,449,357
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 3.81% interest, \$115,135 blended payment payable semi-annually, due May 2021 (for wastewater treatment plant upgrades)	112,983	332,652
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 3.1% interest, \$90,621 blended payment payable semi-annually, due December 2032 (for Wellington Street bridge replacement)	902,343	963,564
Ontario Infrastructure Projects Corporation (OIPC) loan payable, 2.14% interest, \$60,000 principal payment plus interest payable semi-annually, due November 2045 (for fire hall expansion)	3,000,000	-
	<u>\$ 9,937,877</u>	<u>\$ 7,854,884</u>

Principal payments for the next five years are as follows:

2021: \$964,600 2022: \$887,500 2023: \$925,200 2024: \$964,900 2025: \$1,006,400

8. Tangible capital assets

The municipality's policy on accounting for tangible capital assets is as follows:

- i) Contributed tangible capital assets
The municipality records all tangible capital assets contributed by external parties at fair value.
- ii) Tangible capital assets recognized at nominal value
Certain assets have been assigned a nominal value because of the difficulty of determining a tenable valuation.

For additional information, see the Consolidated Schedule of Tangible Capital Assets information on the tangible capital assets of the municipality by major class and by business segment, as well as for accumulated amortization of the assets controlled.

9. Accumulated surplus

The accumulated surplus consists of individual fund surplus/(deficit) amounts and reserve and reserve funds as follows:

	2020	2019
General revenue accumulated surplus and invested in tangible capital assets	\$ 81,999,530	\$ 80,684,260
Unfunded landfill closure costs	(455,942)	(498,648)
Reserves and reserve funds	<u>16,120,256</u>	<u>12,698,608</u>
	<u>\$ 97,663,845</u>	<u>\$ 92,884,220</u>

For additional information, see the Consolidated Schedule of Continuity of Reserves, Reserve Funds, and Deferred Revenue.

10. Segmented information

The Town of St. Marys is a diversified municipal government institution that provides a wide range of services to its citizens such as recreational and cultural services, planning and development, fire, and transportation services. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

General Government

This segment relates to the general operations of the municipality itself and cannot be directly attributed to a specific segment.

Protection to Persons and Property

Protection is comprised of fire protection, policing, court services, conservation authorities, protective inspection and control, building permit and inspection services, emergency measures and other protection services.

Transportation Services

Transportation services include road maintenance, winter control services, street light maintenance, parking lots, equipment maintenance and other transportation services.

Environmental Services

Environmental services include the sanitary sewer system, storm sewer system, waterworks, waste collection, waste disposal and recycling.

Health Services

This service area includes public health services, hospitals, ambulances, cemeteries and other health services.

Social and Family Services

This service area includes general social assistance, assistance to aged persons, childcare and other social services.

Social Housing

This service area includes public housing and other social housing services.

Recreational and Cultural Services

This service area provides public services that contribute to the provision of recreation and leisure facilities and programs, the maintenance of parks and open spaces, library services, museums and other cultural services.

Planning and Development

This segment includes matters relating to zoning and site plan controls, land acquisition, development initiatives, agriculture and reforestation, municipal drainage and tile drainage.

For additional information, see the schedule of segmented information.

11. Financial instrument risk management

Credit risk

The municipality is exposed to credit risk through its cash, trade and other receivables, loans receivable, and long-term investments. There is the possibility of non-collection of its trade and other receivables. The majority of the municipality's receivables are from ratepayers and government entities. For trade and other receivables, the municipality measures impairment based on how long the amounts have been outstanding. For amounts outstanding considered doubtful or uncollectible, an impairment allowance is setup.

Liquidity risk

Liquidity risk is the risk that the municipality will not be able to meet its financial obligations as they fall due. The municipality has a planning and a budgeting process in place to help determine the funds required to support the municipality's normal operating requirements on an ongoing basis. The municipality ensures that there are sufficient funds to meet its short-term requirements, taking into account its anticipated cash flows from operations and its holdings of cash and cash equivalents. To achieve this aim, it seeks to maintain an available line of credit balance as approved by the appropriate borrowing bylaw to meet, at a minimum, expected requirements.

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates or interest rates will affect the municipality's income or the value of its holdings of financial instruments. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing return on investments.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The municipality is exposed to interest rate risk arising from the possibility that changes in interest rates will affect the variable rate of temporary borrowings and long-term liabilities and the value of fixed rate long-term liabilities.

There has been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure risks.

12. Contingent liability

The municipality has been notified of liability claims. Because the claims are within the municipality's insurance coverage, no provision has been made for the contingency in the financial statements.

The municipality has guaranteed a line of credit for The Canadian Baseball Hall of Fame & Museum with a limit of \$100,000, secured by guarantees from the Town of St. Marys and from several current and former directors of The Canadian Baseball Hall of Fame & Museum.

13. Budget amounts

Under generally accepted accounting principles, budget amounts are to be reported on the consolidated statement of financial activities for comparative purposes. The 2020 budget amounts for the Corporation of the Town of St. Marys approved by Council are unaudited and have been restated to conform to the basis of presentation of the revenues and expenditures on the consolidated statement of activities. Budget amounts were not available for certain boards consolidated by the municipality.

Approved budget annual surplus (deficit)	\$ -
Acquisition of tangible capital assets	9,575,780
Amortization of tangible capital assets	(2,390,894)
Debt financing proceeds	(3,000,000)
Debt principal repayments	945,572
Net reserve, reserve fund, and surplus transfers	(1,957,942)
Perth District Health Unit proportionate net budget	(32)
Spruce Lodge proportionate net budget	(2,421)
Budgeted surplus (deficit) reported on consolidated statement of operations	<u>\$ 3,170,063</u>

14. Financial impact of COVID-19 pandemic

On March 11, 2020 the World Health Organization declared COVID-19 a global pandemic. Subsequently, the Province of Ontario issued a state of emergency limiting the number of people in a gathering and requiring rolling closures and lockdowns of non-essential business for an indeterminate period of time. The dynamic nature of the COVID-19 crisis makes it impossible to predict the impact this will have on the organization's operations, cash flows and financial position. Management will continue to monitor the situation and reflect the impact in the financial statements as appropriate.

CORPORATION OF THE TOWN OF ST. MARYS
Consolidated Schedule of Tangible Capital Assets
For the Year Ended December 31, 2020

	Land	Land Improvements	Buildings	Vehicles, Machinery and Equipment	Roads and Transportation Improvements	Environmental Networks	Work in Process	TOTAL Net Book Value 2020	TOTAL Net Book Value 2019
Cost									
Balance, beginning of year	1,954,718	4,921,896	25,950,576	7,639,793	33,967,120	46,862,721	6,359,257	127,656,081	123,695,040
Add: Additions during the year	19,422	119,887	996,565	651,650	931,628	3,841,903	(863,979)	5,697,076	4,347,624
Less: Disposals during the year	(1,899)	(6,869)	(129,606)	(206,474)	(28,477)	(120,495)		(493,820)	(386,583)
Balance, end of year	<u>1,972,241</u>	<u>5,034,914</u>	<u>26,817,535</u>	<u>8,084,969</u>	<u>34,870,271</u>	<u>50,584,129</u>	<u>5,495,278</u>	<u>132,859,337</u>	<u>127,656,081</u>
Accumulated Amortization									
Balance, beginning of year	-	2,607,583	8,443,036	3,587,234	13,200,125	11,920,500	-	39,758,478	37,674,423
Add: Amortization during the year		159,715	777,105	515,014	577,400	620,709		2,649,943	2,390,894
Less: Accumulated amortization on disposals		(1,439)	(61,308)	(113,401)	(23,771)	(41,778)		(241,697)	(306,839)
Balance, end of year	<u>-</u>	<u>2,765,859</u>	<u>9,158,833</u>	<u>3,988,847</u>	<u>13,753,754</u>	<u>12,499,431</u>	<u>-</u>	<u>42,166,724</u>	<u>39,758,478</u>
Net Book Value of									
Tangible Capital Assets	<u>1,972,241</u>	<u>2,269,055</u>	<u>17,658,702</u>	<u>4,096,122</u>	<u>21,116,517</u>	<u>38,084,698</u>	<u>5,495,278</u>	<u>\$ 90,692,613</u>	<u>\$ 87,897,603</u>

CORPORATION OF THE TOWN OF ST. MARYS
Consolidated Schedule of Tangible Capital Assets
For the Year Ended December 31, 2020

	General Government	Protection	Transportation	Environmental	Health	Social and Family	Recreation and Cultural	Planning and Development	Work in Process	TOTAL Net Book Value 2019	TOTAL Net Book Value 2019
Cost											
Balance, beginning of year	1,875,863	2,330,924	39,517,660	48,242,525	510,159	2,312,284	25,534,905	972,504	6,359,257	127,656,081	123,695,040
Add: Additions during the year	398,283	25,785	1,323,427	4,032,141	202,653	228,554	344,373	5,839	(863,979)	5,697,076	4,347,624
Less: Disposals during the year		(5,000)	(157,560)	(120,495)	(122,783)	(76)	(87,906)		-	(493,820)	(386,583)
Balance, end of year	<u>2,274,146</u>	<u>2,351,709</u>	<u>40,683,527</u>	<u>52,154,171</u>	<u>590,029</u>	<u>2,540,762</u>	<u>25,791,372</u>	<u>978,343</u>	<u>5,495,278</u>	<u>132,859,337</u>	<u>127,656,081</u>
Accumulated Amortization											
Balance, beginning of year	768,075	834,684	15,123,748	12,667,882	222,353	985,435	8,950,977	205,324	-	39,758,478	37,674,423
Add: Amortization during the year	84,292	111,729	777,605	655,048	39,300	223,592	740,172	18,205		2,649,943	2,390,894
Less: Accumulated amortization on disposals		(5,000)	(71,571)	(41,779)	(43,442)		(79,905)			(241,697)	(306,839)
Balance, end of year	<u>852,367</u>	<u>941,413</u>	<u>15,829,782</u>	<u>13,281,151</u>	<u>218,211</u>	<u>1,209,027</u>	<u>9,611,244</u>	<u>223,529</u>	<u>-</u>	<u>42,166,724</u>	<u>39,758,478</u>
Net Book Value of											
Tangible Capital Assets	<u>1,421,779</u>	<u>1,410,296</u>	<u>24,853,745</u>	<u>38,873,020</u>	<u>371,818</u>	<u>1,331,735</u>	<u>16,180,128</u>	<u>754,814</u>	<u>5,495,278</u>	<u>\$ 90,692,613</u>	<u>\$ 87,897,603</u>

CORPORATION OF THE TOWN OF ST. MARYS
Consolidated Schedule of Continuity of Reserves, Reserve Funds and Deferred Revenue
For the Year Ended December 31, 2020

	Balance, beginning of year	Revenues and contributions			Expenditures Utilized During Year	Balance, end of year
		Interest	From Operations	Other		
Reserves and reserve funds						
Reserves						
for general government	4,451,916		3,030,137		(797,539)	6,684,514
for protection services	-		726,431		-	726,431
for transportation services	2,401,462		302,001		(1,403,936)	1,299,527
for environmental services	1,371,483		2,087,933		(868,448)	2,590,968
for health services	-		2,500		-	2,500
for social and family services	68,846		-		-	68,846
for recreation and cultural services	521,002		6,187		(11,116)	516,073
for planning and development	534,217		10,000		(12,607)	531,610
	<u>9,348,926</u>	<u>-</u>	<u>6,165,189</u>	<u>-</u>	<u>(3,093,646)</u>	<u>12,420,469</u>
Reserve funds						
PUC Reserve Fund	3,591,150	138,897			(46,000)	3,684,047
Fire Capital Reserve Fund	(241,468)	7,074	278,000		(27,865)	15,741
	<u>3,349,682</u>	<u>145,971</u>	<u>278,000</u>	<u>-</u>	<u>(73,865)</u>	<u>3,699,788</u>
Total reserves and reserve funds	<u>12,698,608</u>	<u>145,971</u>	<u>6,443,189</u>	<u>-</u>	<u>(3,167,511)</u>	<u>16,120,257</u>
Deferred revenue						
Development charges	1,476,196	45,011		544,178	(182,157)	1,883,228
OCIF infrastructure funding	199,457	2,395		279,338	(187,560)	293,630
Mainstreet funding	(72)	358			(286)	-
Parkland	11,022	2,109				13,131
Provincial Gas Tax Funds	149,157	1,412		163,485	(81,762)	232,292
Federal Gas Tax Funds	995,345	16,275		440,785	(236,170)	1,216,235
	<u>2,831,105</u>	<u>67,560</u>	<u>-</u>	<u>1,427,786</u>	<u>(687,935)</u>	<u>3,638,516</u>
Total	<u>\$ 15,529,713</u>	<u>213,531</u>	<u>6,443,189</u>	<u>1,427,786</u>	<u>(3,855,446)</u>	<u>\$ 19,758,773</u>

CORPORATION OF THE TOWN OF ST. MARYS

Segmented Information

For the Year Ended December 31, 2020

	General Government	Protective Services	Transportation Services	Environmental Services	Health Services	Social and Family Services	Social Housing	Recreation and Culture	Planning and Development	Total 2020	Total 2019
Revenue											
Taxation	12,803,138	-	-	-	-	-	-	-	-	12,803,138	12,354,086
User charges, licences, donations	106,097	45,259	771,876	4,904,946	118,205	825,931	-	557,126	213,449	7,542,889	7,682,658
Government transfers	2,277,983	161,600	114,174	-	-	2,015,492	-	245,838	1,500	4,816,587	4,463,605
Interest and penalties	467,999	-	-	4,186	14,664	1,483	-	-	-	488,332	446,107
Other	9,449	-	16,558	-	-	-	-	-	-	26,007	1,203,274
	<u>15,664,666</u>	<u>206,859</u>	<u>902,608</u>	<u>4,909,132</u>	<u>132,869</u>	<u>2,842,906</u>	<u>-</u>	<u>802,964</u>	<u>214,949</u>	<u>25,676,953</u>	<u>26,149,730</u>
Operating expenditure											
Wages, salaries and benefits	1,401,526	435,575	593,843	507,314	704,774	2,938,246	-	1,653,245	480,678	8,715,201	8,818,169
Contract services	501,287	1,051,924	310,560	1,730,486	594,318	191,178	-	237,012	381,722	4,998,487	4,465,292
Supplies, materials and equipment	447,783	627,756	876,821	1,302,486	141,713	(201,682)	350,274	982,285	6,261	4,533,697	5,332,299
Amortization	84,292	111,729	777,605	655,048	39,300	223,592	-	740,172	18,205	2,649,943	2,390,894
	<u>2,434,888</u>	<u>2,226,984</u>	<u>2,558,829</u>	<u>4,195,334</u>	<u>1,480,105</u>	<u>3,151,334</u>	<u>350,274</u>	<u>3,612,714</u>	<u>886,866</u>	<u>20,897,328</u>	<u>21,006,654</u>
Net revenue (expense)	<u>13,229,778</u>	<u>(2,020,125)</u>	<u>(1,656,221)</u>	<u>713,798</u>	<u>(1,347,236)</u>	<u>(308,428)</u>	<u>(350,274)</u>	<u>(2,809,750)</u>	<u>(671,917)</u>	<u>4,779,625</u>	<u>5,143,076</u>

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers
of the Corporation of the Town of St. Marys

Opinion

We have audited the accompanying financial statements of trust funds of the Corporation of the Town of St. Marys ("the Town"), which are comprised of the balance sheet as at December 31, 2020 and the statements of continuity of trust funds for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Town as at December 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with Canadian public sector accounting standards (PSAB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

In preparing the financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITOR'S REPORT (continued)

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Seebach & Company

Chartered Professional Accountants
Licensed Public Accountants

Clinton, Ontario
April 12, 2022

**THE CORPORATION OF THE TOWN OF ST. MARYS
TRUST FUNDS**

STATEMENT OF FINANCIAL POSITION

As at December 31, 2020

	Cemetery Care and Maintenance Fund	St. Marys Public Library Trust Fund	2020	2019
Assets				
Cash	10,942	52,621	63,563	59,283
Investments (note 2)	554,465	-	554,465	539,925
Accounts receivable	19,260	-	19,260	16,217
	<u>\$ 584,667</u>	<u>\$ 52,621</u>	<u>\$ 637,288</u>	<u>\$ 615,425</u>
Liabilities				
Accounts payable and accrued liabilities	14,663	-	14,663	12,694
Fund balance	<u>570,004</u>	<u>52,621</u>	<u>622,625</u>	<u>602,731</u>
	<u>\$ 584,667</u>	<u>\$ 52,621</u>	<u>\$ 637,288</u>	<u>\$ 615,425</u>

STATEMENT OF CONTINUITY

For the Year Ended December 31, 2020

	Cemetery Care and Maintenance Fund	St. Marys Public Library Trust Fund	2020	2019
Receipts				
Donations	-	-	-	1,000
Investment income	14,663	634	15,297	13,919
Revenue from interment rights	19,260	-	19,260	16,217
	<u>33,923</u>	<u>634</u>	<u>34,557</u>	<u>31,136</u>
Expenditures				
Contributions to operating fund	14,663	-	14,663	12,695
	<u>14,663</u>	<u>-</u>	<u>14,663</u>	<u>12,695</u>
Excess of receipts over expenditures for the year	<u>19,260</u>	<u>634</u>	<u>19,894</u>	<u>18,441</u>
Fund balance, beginning of year	<u>550,744</u>	<u>51,987</u>	<u>602,731</u>	<u>584,290</u>
Fund balance, end of year	<u>\$ 570,004</u>	<u>\$ 52,621</u>	<u>\$ 622,625</u>	<u>\$ 602,731</u>

THE CORPORATION OF THE TOWN OF ST. MARYS
TRUST FUNDS
NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2020

1. Accounting Policies

Significant aspects of accounting policies adopted by the municipality are as follows:

a) Management responsibility

The financial statements of the Trust Funds are the representations of management. They have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada as prescribed by the Ministry of Municipal Affairs and Housing for municipalities and their related entities.

b) Basis of consolidation

These trust funds have not been consolidated with the financial statements of the Town of St. Marys.

c) Basis of accounting

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

d) Investments

Investments are recorded at cost less amounts written off to reflect a permanent decline in value.

e) Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

2. Investments

Trust fund investments have a market value equal to cost of \$ 554,465 (2019 : \$ 539,925).

CORPORATION OF THE TOWN OF ST. MARYS
REPORT TO COUNCIL
For the year ended December 31, 2020

The financial statements are presented on a consolidated basis and, therefore, include the proportional share of the assets, liabilities, operating revenues and expenditures of the various joint boards which the Town of St. Marys belongs to.

Financial Indicators	2020	2019	2018	2017	2016
Cash	11,472,674	7,223,116	4,345,133	4,407,921	7,399,362
Investments	11,083,766	9,896,737	9,651,570	9,771,800	7,492,618
Taxes receivable (note 1)	536,129	420,287	555,529	576,784	755,492
Accounts receivable	2,232,052	1,171,049	1,823,665	1,780,432	1,499,054
	<u>25,324,621</u>	<u>18,711,189</u>	<u>16,375,897</u>	<u>16,536,937</u>	<u>17,146,526</u>
Accounts payable	4,377,020	2,594,184	3,532,807	3,452,495	3,759,288
Deferred revenue (gas tax and development charges reserves)	3,638,516	2,831,105	1,778,045	1,431,238	1,546,503
Landfill closure and post closure liability	455,942	498,648	650,821	650,821	583,492
Municipal debt	9,937,877	7,854,884	8,731,141	9,568,496	9,304,859
	<u>18,409,355</u>	<u>13,778,821</u>	<u>14,692,814</u>	<u>15,103,050</u>	<u>15,194,142</u>
Net financial assets (note 2)	<u>6,915,266</u>	<u>4,932,368</u>	<u>1,683,083</u>	<u>1,433,887</u>	<u>1,952,384</u>
Tangible capital assets					
Net book value beginning of year	87,897,603	86,020,617	81,348,048	76,465,347	73,560,369
Purchases	5,601,103	4,097,662	7,232,276	8,511,390	5,448,051
Disposals and adjustments	(156,150)	170,218	(258,587)	(1,401,490)	(301,174)
Amortization	(2,649,943)	(2,390,894)	(2,301,120)	(2,227,199)	(2,241,899)
Net book value end of year	<u>90,692,613</u>	<u>87,897,603</u>	<u>86,020,617</u>	<u>81,348,048</u>	<u>76,465,347</u>
Inventory and prepaid expenses	<u>55,966</u>	<u>54,249</u>	<u>37,444</u>	<u>41,515</u>	<u>37,452</u>
Accumulated surplus (note 3)					
Net investment in capital assets less LTD	80,754,736	80,042,719	77,289,476	71,779,552	67,160,488
Unfunded landfill liabilities	(455,942)	(498,648)	(650,821)	(650,821)	(583,492)
Reserves	16,120,257	12,698,608	10,797,397	11,155,078	11,750,026
Other surplus	1,244,794	641,541	305,092	539,641	128,161
	<u>97,663,845</u>	<u>92,884,220</u>	<u>87,741,144</u>	<u>82,823,450</u>	<u>78,455,183</u>
Note 1: Taxes receivable	-	-	-	-	-
Current year taxes receivable as percentage of					
total levy for year	2.0%	2.1%	2.5%	2.8%	2.5%
Total taxes receivable as percentage of total levy for year	3.5%	2.8%	3.8%	4.0%	5.3%
The Town has maintained a low rate of arrears throughout the comparison period.					

Note 2: Net financial assets

Net financial assets indicates the extent of resources available to finance future operations.
The Towns net financial assets have decreased from the prior year.

Note 3: Accumulated surplus

Total accumulated surplus indicates the resources available to provide future services.
Adequate reserves are an indicator of flexibility and ability to deal with contingencies.

CORPORATION OF THE TOWN OF ST. MARYS
REPORT TO COUNCIL
For the year ended December 31, 2020

Five Year Comparison of Operating Revenue Expenses

	2020 Budget	2020 Actual	2019 Actual	2018 Actual	2017 Actual	2016 Actual
Revenue						
Taxation	12,776,779	12,803,138	12,354,086	11,925,274	11,577,230	11,327,234
Grants						
OMPF grant	529,600	529,600	530,300	535,300	512,000	506,700
Gas tax grant	-	-	243,772	257,000	485,000	633,000
Clean Water Wastewater Fund	-	-	25,253	347,839		
OCIF	-	4,847	275,000			
COVID- 19 Safe Restart	-	420,029				
Modernization funding	-	46,667	671,990	-	-	-
Other capital grants	-	-	43,470	4,292	180,030	432,211
Home Support grants	427,020	436,854	427,730	427,850	429,030	436,470
Library grants	143,695	146,815	162,494	173,064	143,284	211,319
Daycare funding	267,400	899,273	290,204	366,370	373,008	416,576
PDHU/ HPPH	617,347	714,982	743,872	663,473	635,738	623,235
Spruce Lodge	501,005	693,394	501,183	486,403	463,931	482,643
Other government grants	81,510	109,190	164,870	129,951	92,404	98,142
Other municipal transfers	505,236	814,936	383,467	377,876	415,325	341,572
User fees						
Water and sewer	3,544,224	4,056,855	3,487,169	3,572,446	3,413,243	3,669,536
Garbage collection and disposal	890,078	848,090	784,974	790,286	788,193	745,300
Friendship Centre/ Home Support	194,500	110,943	186,890	194,826	172,365	160,913
Daycare	1,058,177	372,439	1,085,189	958,517	776,107	652,988
Recreation	1,125,800	502,224	1,249,104	1,214,137	1,258,932	1,221,216
Building department	175,000	201,865	114,934	143,342	173,774	138,094
PDHU	23,348	16,006	40,350	35,683	42,111	43,329
Spruce Lodge	296,862	321,268	291,156	284,581	279,551	275,670
Capital	707,000	710,264	30,222	132,650	1,833,014	301,682
Other fees and charges	507,490	402,935	401,396	451,437	504,437	583,326
Other income						
Bank interest and penalties on taxes	252,052	488,332	457,381	360,293	273,906	279,760
Gain on sale of capital assets	-	(156,150)	170,218	(154,192)	(311,773)	(248,965)
Developer and Parkland charges	-	182,157	1,033,056	2,440,025	454,002	104,031
Total revenue per financial statements	24,624,123	25,676,953	26,149,730	26,118,723	24,964,842	23,435,982

Expenditures

(line items exclude depreciation and capital)

Council	143,347	133,847	132,314	130,081	122,102	122,895
Other general government	2,306,322	2,216,750	2,158,102	1,770,913	1,963,415	1,970,756
Fire	469,817	469,508	438,187	439,755	402,464	341,944
Policing	1,069,600	1,024,285	961,412	1,394,507	1,155,549	1,155,599
Conservation authority	130,544	143,885	88,756	98,499	94,454	87,011
Building, water quality, and other protective serv	198,391	477,577	194,687	198,822	206,916	202,132
Roads and streetlights	1,632,112	1,723,082	1,872,392	1,698,663	1,722,481	1,673,092
Water and sewer	2,379,379	2,767,716	2,499,472	2,283,688	2,227,238	2,324,032
Waste collection and disposal	771,084	815,276	774,537	716,072	696,420	729,202
PDHU/ HPPH	640,727	575,721	652,702	675,012	665,513	660,197
Spruce Lodge	802,340	791,092	836,548	717,237	685,364	703,355
Aged Persons	801,945	757,854	832,412	840,924	803,944	763,428
Childcare	1,644,979	1,340,936	1,569,327	1,488,226	1,338,078	1,265,468
Cemeteries and other health and social services	1,351,951	1,311,359	1,322,447	1,390,589	1,395,254	1,387,966
Parks	415,798	398,913	456,671	488,884	478,426	427,375
Recreation programs, facilities and cultural	2,511,178	1,761,682	2,409,026	2,854,139	2,738,864	2,665,077
Libraries	717,077	573,259	662,637	670,442	621,023	633,748
Museums	184,043	138,688	180,544	176,602	181,298	148,464

	2020 Budget	2020 Actual	2019 Actual	2018 Actual	2017 Actual	2016 Actual
Planning and development	892,532	868,661	725,760	866,854	803,244	750,073
Capital expenditures	9,575,780	5,601,103	4,097,662	7,232,276	8,511,390	5,448,051
Debt repayments	(2,054,428)	-	-	-	-	-
Net transfers to (from) reserves	(1,957,942)	2,046,235	814,414	(1,908,144)	(1,932,957)	(581,919)
Total expenditures	24,626,576	25,937,429	23,680,009	24,224,041	24,880,480	22,877,946
Less: capital expenditures	(9,575,780)	(5,601,103)	(4,097,662)	(7,232,276)	(8,511,390)	(5,448,051)
debt repayments	2,054,428	-	-	-	-	-
net transfers to (from) reserves	1,957,942	(2,046,235)	(814,414)	1,908,144	1,932,957	581,919
Add: amortization and writedowns	2,390,894	2,649,943	2,390,894	2,301,120	2,227,199	2,241,899
Add: increase (decrease) in landfill post-closure liability		(42,706)	(152,173)	-	67,329	35,348
Total expenditures per financial statements	21,454,060	20,897,328	21,006,654	21,201,029	20,596,575	20,289,061
Net surplus (deficit) per financial statements	3,170,063	4,779,625	5,143,076	4,917,694	4,368,267	3,146,921



MINUTES

Strategic Priorities Committee

March 15, 2022

9:00 am

Town Hall, Council Chambers

Council Present: Councillor Craigmile (in-person)
Councillor Edney (video conference)
Councillor Hainer (video conference)
Councillor Luna (video conference)
Councillor Pridham (in-person)
Deputy Mayor Winter (in-person)

Council Regrets: Mayor Strathdee

Staff Present: **In-Person**
Brent Kittmer, Chief Administrative Officer
Jenna McCartney, Clerk
Conference Line
Grant Brouwer, Director of Building and Development
Jed Kelly, Director of Public Works
André Morin, Director of Corporate Services / Treasurer
Mark Stone, Planner

1. CALL TO ORDER

Chair Winter called the meeting to order at 9:00 am.

The Committee acknowledged a moment of silence to recognize the tragic drowning of the ten year old female from Mitchell, Ontario.

2. DECLARATIONS OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF THE AGENDA

Resolution 2022-03-15-01

Moved By: Councillor Luna

Seconded By: Councillor Pridham

THAT the March 15, 2022 Strategic Priorities Committee agenda be accepted as presented.

CARRIED

4. STRATEGIC PRIORITIES REVIEW

4.1 DEV 07-2022 Town of St. Marys Parking Study

Mark Stone presented DEV 07-2022 report.

The Committee discussed the recommendations provided in the staff report and were of the consensus that each one would be considered separately.

Resolution 2022-03-15-02

Moved By: Councillor Hainer

Seconded By: Councillor Luna

THAT DEV 07-2022 Town of St. Marys Parking Study be received; and

THAT the Strategic Priorities Committee recommends to Council:

THAT Council adopt the following recommendation for the Town's parking strategy:

- Remove the nursing home definition from the Zoning By-law and use long-term care home along with the recommended parking requirement.

CARRIED

Resolution 2022-03-15-03

Moved By: Councillor Luna

Seconded By: Councillor Craigmile

THAT the Strategic Priorities Committee recommends to Council:

THAT staff present an updated parking rate for hospital's following consultation with St. Marys Memorial Hospital.

CARRIED

In advance of the Committee's consideration of motion 2022-03-15-04, Councillor Craigmile requested a recorded vote.

Resolution 2022-03-15-04

Moved By: Councillor Pridham

Seconded By: Councillor Luna

THAT the Strategic Priorities Committee recommends to Council:

THAT Council adopt the following recommendation for the Town's parking strategy:

- Amend the parking standard for apartments/multi-residential to 1 space + 0.25 visitor spaces for any studio or one-bedroom unit, and 1.25 spaces + 0.25 visitor spaces for any two or three bedroom units.

Support (1): Councillor Pridham

Oppose (5): Councillor Craigmile, Councillor Edney, Councillor Luna, Councillor Hainer, and Councillor Winter

DEFEATED

Resolution 2022-03-15-05

Moved By: Councillor Pridham

Seconded By: Councillor Luna

THAT the Strategic Priorities Committee recommends to Council:

THAT Staff be directed to proceed with the Parking Study implementation plan as amended.

CARRIED

As the implementation plan work proceeds, the Committee reiterated their interest to staff that the Town's policy documents and by-laws make it clear that alternative standards will be considered for attainable housing project.

4.2 PW 19-2022 Climate Change Action Plan – Draft Initiatives

Jed Kelly presented PW 19-2022 report.

Resolution 2022-03-15-06

Moved By: Councillor Pridham

Seconded By: Councillor Edney

THAT PW 19-2022 Report Climate Change Action Plan – Draft Initiatives be received,

THAT Strategic Priorities Committee recommends to Council:

THAT the Council endorse Draft #1 of the Climate Change Action Plan;
and,

THAT Council direct Town Staff and the Green Committee to identify short-term, mid-term, and long-term initiatives to be incorporated into the Climate Change Action Plan for Council's approval.

CARRIED

4.3 ADMIN 12-2022 Draft Tree Compensation By-Law

Brent Kittmer presented ADMIN 12-2022 report.

The Committee was of the consensus that the minimum lot size that the by-law apply to be set at 1.5 acres.

Resolution 2022-03-15-07

Moved By: Councillor Pridham

Seconded By: Councillor Edney

THAT ADMIN 12-2022 Draft Tree Compensation By-Law be received; and

THAT the Strategic Priorities Committee recommends to Council:

THAT Council consider by-law XX-2022, being a by-law to require compensation plantings for trees removed on various private properties.

CARRIED

5. NEXT MEETING

The Chair reviewed the upcoming meeting as presented on the agenda.

6. ADJOURNMENT

Resolution 2022-03-15-08

Moved By: Councillor Edney

Seconded By: Councillor Craigmile

THAT this meeting of the Strategic Priorities Committee adjourns at 11:22 am.

CARRIED

Al Strathee, Mayor

Jenna McCartney, Clerk



MINUTES Regular Council

March 22, 2022
6:00pm
Town Hall, Council Chambers

Council Present: Councillor Craigmile (in-person)
Councillor Edney (in-person)
Councillor Hainer (video conference)
Councillor Luna (video conference)
Councillor Pridham (in-person)
Deputy Mayor Winter (in-person)

Council Regrets: Mayor Strathdee

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

Conference Line
Andy Anderson, Director of Emergency Services / Fire Chief
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 Corporate Services / Treasurer
Dave Blake, Environmental Services Manager

1. CALL TO ORDER

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

2. DECLARATIONS OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution 2022-03-22-01

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT the March 22, 2022 regular Council meeting agenda be accepted as presented.

CARRIED

4. PUBLIC INPUT PERIOD

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

1. Has the speed limit study for Queen Street been completed?
2. For transparency, why are the attendance numbers for meetings not included with the remuneration amounts?
3. Has the Town received any concerns about blocking sidewalks for patios?

Jed Kelly responded to the inquiry regarding the speed limit study. Mr. Kelly stated the study has not been completed at this time. It has been amalgamated with the road network safety study and will be presented when that study is completed.

Andre Morin responded to the inquiry regarding remuneration and attendance. Mr. Morin stated the report is a statutory requirement and the information is often presented in the same fashion throughout municipalities as presented by St. Marys. Within the requirements of the reporting, attendance is not stipulated.

In response to the inquiry regarding the blocking of sidewalks for patios, Mr. Kelly stated that staff have not received any concerns about sidewalks being blocked due to installation of patios.

5. DELEGATIONS, PRESENTATIONS, AND PUBLIC MEETINGS

5.1 #Strong As Stone

Council acknowledged the nomination of Robert Doupe as #Strong As Stone and thanked him for his contribution to the community.

5.2 Ontario Clean Water Agency - 4th Quarter and Annual Reporting

Adam McClure presented the annual report and the fourth quarter report to Council and responded to questions.

Resolution 2022-03-22-02

Moved By Councillor Hainer

Seconded By Councillor Luna

THAT the delegation from Ontario Clean Water Agency regarding the fourth quarter and annual reporting be received.

CARRIED

5.3 Canadian Baseball Hall of Fame re: Capital Project Update

Scott Crawford presented the capital project update delegation on behalf of Canadian Baseball Hall of Fame and Museum and responded to questions from Council.

Resolution 2022-03-22-03

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT the correspondence from the Canadian Baseball Hall of Fame and Museum regarding a capital project funding request be received; and

THAT staff report back on the Town's obligations for funding site improvements at the Canadian Baseball Hall of Fame and Museum; and

THAT staff report back on the 2022 budget implications of the CBHFM's request by April 12, 2022.

CARRIED

5.4 St. Marys Kinsmen Club re: Designation as Event of Municipal Significance

Darcy Lemon and Chris Swarthout presented the delegation from St. Marys Kinsmen Club.

Resolution 2022-03-22-04

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT the delegation from St. Marys Kinsmen Club regarding a designation as an event of municipal significance be received; and

THAT Council consider the request as part of staff report ADMIN 14-2022.

CARRIED

6. ACCEPTANCE OF MINUTES

6.1 Regular Council - March 8, 2022

Resolution 2022-03-22-05

Moved By Councillor Edney

Seconded By Councillor Luna

THAT the March 8, 2022 regular Council meeting minutes be approved by Council and signed and sealed by the Chair and the Clerk.

CARRIED

7. CORRESPONDENCE

7.1 Municipality of Thames Centre re: Zoning Amendment Notice

Resolution 2022-03-22-06

Moved By Councillor Craigmile

Seconded By Councillor Pridham

THAT the correspondence from the Municipality of Thames Centre regarding notice of a zoning amendment be received.

CARRIED

7.2 Municipality of West Perth re: Thank You

Resolution 2022-03-22-07

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT the correspondence from the Municipality of West Perth regarding gratitude of support provided by St. Marys Fire Department be received.

CARRIED

7.3 Autism Ontario re: World Autism Day Proclamation

Resolution 2022-03-22-08

Moved By Councillor Luna

Seconded By Councillor Edney

THAT World Autism Day will be recognized on April 2, 2022, in Canada thanks to Senator Jim Munson's Bill S-206, *An Act Respecting World Autism Awareness Day*, and

THAT Autism Spectrum Disorder (ASD) affects more than 135,000 Ontarians. Autism Spectrum Disorder is a neurodevelopmental disorder

affecting 1 in every 66 Canadian children, as well as their friends, family, and community; and approximately 1 - 2% of the Canadian population is on the autism spectrum; and

THAT ASD is a spectrum disorder, which means it not only manifests itself differently in every individual in whom it appears, but its characteristics will change over the life of each person as well. A child on the autism spectrum will become an adult on the autism spectrum; and

THAT Autism Ontario is the leading source of information and referral on autism and one of the largest collective voices representing the autism community. Since 1973, Autism Ontario has been providing support, information, and opportunities for thousands of families and individuals across the province.

THAT Autism Ontario is dedicated to increasing public awareness about autism and the day-to-day issues faced by individuals with autism, their families, and the professionals with whom they interact. The association and its Regions share common goals of providing information and education, supporting research, and advocating for programs and services for the autism community; and

THAT Council for the Town of St. Marys does hereby proclaim April 2 as World Autism Day.

CARRIED

8. STAFF REPORTS

8.1 Public Works

8.1.1 PW 21-2022 March Monthly Report (Public Works)

Resolution 2022-03-22-09

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT PW 21-2022 March Monthly Report (Public Works) be received for information.

CARRIED

8.1.2 PW 23-2022 Annual Water System Report for 2021

Resolution 2022-03-22-10

Moved By Councillor Pridham

Seconded By Councillor Craigmile

THAT Council receive report PW-23-2022, Annual Water System Report for 2021 as information; and,

THAT Council acknowledges receipt of the 2021 Annual Water Summary Report for the Town of St. Marys Water Supply and Distribution System.

CARRIED

8.1.3 PW 24-2022 Annual Wastewater System Report for 2021

Resolution 2022-03-22-11

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT report PW 24-2022, Annual Wastewater System Report for 2021 be received for information.

CARRIED

8.1.4 PW 25-2022 Engineering Services for Aeration Piping Replacement

Resolution 2022-03-22-12

Moved By Councillor Edney

Seconded By Councillor Craigmile

THAT report PW-25-2022, Engineering Services for Aeration Piping Replacement be received; and

THAT Council approves a sole source of this work to B.M. Ross and Associates Ltd. for a cost of \$27,830.00, plus HST.

CARRIED

8.1.5 PW 20-2022 Pride Banner Recognition Program

Resolution 2022-03-22-13

Moved By Councillor Edney

Seconded By Councillor Hainer

THAT PW 20-2022 Pride Banner Recognition Program report be received; and

THAT Council approves the Pride Banner Recognition Program as detailed in report PW 20-2022; and

THAT Staff be directed to draft operational budget allocations for subsequent years to support the annual display of Pride Banners.

CARRIED

8.1.6 PW 22-2022 Downtown Patio Policy Approval

Resolution 2022-03-22-14

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT PW 22-2022 Downtown Patio Policy Approval report be received; and

THAT Council approve the Retail and Dining Use of the Downtown Road Allowance policy as amended to include that the area of patios and displays shall not exceed 5% of the total downtown on-street parking spaces.

CARRIED

8.2 Administration

8.2.1 ADMIN 13-2022 March Monthly Report (Administration)

Resolution 2022-03-22-15

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT ADMIN 13-2022 March Monthly Report (Administration) be received for information.

CARRIED

8.2.2 ADMIN 14-2022 Kinsmen Club of St. Marys Summerfest Designation as Event of Municipal Significance

Resolution 2022-03-22-16

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT ADMIN 14-2022 Kinsmen Club of St. Marys Summerfest Designation as Event of Municipal Significance report be received; and

THAT Council declares Summerfest as an event of municipal significance in the Town of St. Marys from Thursday, July 28 to Saturday, July 30; and

THAT Council grant an exemption to the Noise By-law, under Section 6, to the applicant, Kinsmen Club of St. Marys at Milt Dunnell Park, for the purpose of Summerfest until the time of 1:00 am on July 29, 2022, 1:00 am on July 30, 2022 and to 1:00 am on July 31, 2022 subject to the condition of notifying all property owners within a 150m radius; and

THAT Council grant exclusive use of Milt Dunnell Park to the Kinsmen Club of St. Marys between Monday, July 25, 2022 and Monday, August 1, 2022 for the purpose of setting up, running and taking down for Summerfest with the exception of use of space for the St. Marys Farmers Market on Saturday July 30, 2022; and

THAT Council grant an exemption of the Parks By-law, under Section 1 (a), (b), (k), and (l) to the applicant, Kinsmen Club of St. Marys at Milt Dunnell Park between July 25, 2022 and August 1, 2022; and

THAT Council grant an exemption of the Traffic and Parking By-law, under Section 3.1.3 (q) and 3.1(6) to the applicant Kinsmen Club of St. Marys at Milt Dunnell Park between July 25, 2022 and August 1, 2022.

CARRIED

8.2.3 ADMIN 15-2022 Lame Duck Council

Resolution 2022-03-22-17

Moved By Councillor Luna

Seconded By Councillor Craigmile

THAT ADMIN 15-2022 Lame Duck Council report be received; and

THAT Council consider By-law 26-2022, delegating authority to the Chief Administrative Officer in the event of a lame duck council following Nomination Day.

CARRIED

**8.2.4 ADMIN 16-2022 Amending Agreement with St. Marys Cement
(Air Monitoring Station)**

Resolution 2022-03-22-18

Moved By Councillor Hainer

Seconded By Councillor Craigmile

THAT ADMIN 16-2022 Amending Agreement with St. Marys Cement (Air Monitoring Station) be received; and

THAT that Council consider By-law 30-2022, being a by-law to authorize the Mayor and the Clerk to execute an amending agreement with St. Marys Cement.

CARRIED

**8.2.5 ADMIN 17-2022 Court Security and Prisoner Transportation
Program 2022**

Resolution 2022-03-22-19

Moved By Councillor Edney

Seconded By Councillor Craigmile

THAT ADMIN 17-2022 Court Security and Prisoner Transportation Program 2022 report be received; and

THAT Council approve the terms and conditions of the Court Security and Prisoner Transportation Program agreement; and

THAT Council consider By-Law 29-2022 authorizing the Mayor and the Clerk to execute the associated agreement.

CARRIED

8.3 Building and Development Services

**8.3.1 DEV 15-2022 March Monthly Report (Building and
Development)**

Resolution 2022-03-22-20

Moved By Councillor Pridham

Seconded By Councillor Luna

THAT DEV 15-2022 March Monthly Report (Building and Development) be received for information.

CARRIED

8.3.2 DEV 13-2022 Museum Retaining Wall Repairs

Resolution 2022-03-22-21

Moved By Councillor Craigmile

Seconded By Councillor Edney

THAT DEV 13-2022 Museum Retaining Wall Repairs report be received; and

THAT the procurement for Museum Retaining Wall Repairs be awarded to Roof Tile Management for the procured price of \$79,665.00, inclusive of all taxes and contingencies; and

THAT Council approve the unbudgeted amount as identified in DEV 13-2022 report; and

THAT Council consider By-Law 27-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

CARRIED

8.3.3 DEV 14-2022 Town Hall and Municipal Operations Centre Floor Replacement

Resolution 2022-03-22-22

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT DEV 14-2022 Town Hall and Municipal Operations Centre Floor Replacement report be received; and,

THAT the procurement for RFQ-DEV- be awarded to Adias Impex Ltd. O/A Carpet Plus for the procured price of \$65,744.53, inclusive of all taxes and contingencies; and,

THAT Council approve the unbudgeted amount as identified in DEV 14-2022 report; and,

THAT Council consider By-Law 28-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

CARRIED

Council took a brief break at 8:35 pm.

The Chair called the meeting back to order at 8:43 pm.

8.4 Community Services

8.4.1 DCS 09-2022 March Monthly Report (Community Services)

Resolution 2022-03-22-23

Moved By Councillor Edney

Seconded By Councillor Craigmile

THAT DCS 09-2022 March Monthly Report (Community Services) be received for information.

CARRIED

8.5 Corporate Services

8.5.1 COR 10-2022 March Monthly Report (Corporate Services)

Resolution 2022-03-22-24

Moved By Councillor Edney

Seconded By Councillor Luna

THAT COR 10-2022 March Monthly Report (Corporate Services) be received for information.

CARRIED

8.5.2 COR-12-2022 Strong As Stone Recognition Program Update

Resolution 2022-03-22-25

Moved By Councillor Luna

Seconded By Councillor Hainer

THAT COR12-2022 Strong As Stone Recognition Program Update report be received; and

THAT Council approves the program's continuation, with minor adjustments.

CARRIED

8.5.3 COR 13-2022 Closed Tender Summary

Resolution 2022-03-22-26

Moved By Councillor Pridham

Seconded By Councillor Edney

THAT COR 13-2022 Closed Tender Summary report be received for information.

CARRIED

8.5.4 COR 14-2022 Finance Annual Reports

Resolution 2022-03-22-27

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT COR 14-2022 Finance Annual Reports report be received for information.

CARRIED

8.6 Fire and Emergency Services

8.6.1 FD 03-2022 March Monthly Report (Emergency Services)

Resolution 2022-03-22-28

Moved By Councillor Luna

Seconded By Councillor Pridham

THAT FD 03-2022 March Monthly Report (Emergency Services) be received for information.

CARRIED

8.7 Human Resources

8.7.1 HR 03-2022 March Monthly Report (Human Resources)

Resolution 2022-03-22-29

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT HR 03-2022 March Monthly Report (Human Resources) be received for information.

CARRIED

9. EMERGENT OR UNFINISHED BUSINESS

None.

10. NOTICES OF MOTION

None.

11. BY-LAWS

Resolution 2022-03-22-30

Moved By Councillor Pridham

Seconded By Councillor Hainer

THAT By-Laws 26-2022, 27-2022, 28-2022, 29-2022 and 30-2022 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

11.1 By-Law 26-2022 Delegation of Authority to Chief Administrative Officer

11.2 By-Law 27-2022 Agreement with Roof Tile Management

11.3 By-Law 28-2022 Agreement with Adias Impex Ltd. O/A Carpet Plus

11.4 By-Law 29-2022 Agreement with Ministry of Solicitor General

11.5 By-Law 30-2022 Amending Agreement with St. Marys Cement Inc. (Canada)

12. UPCOMING MEETINGS

The Chair reviewed the upcoming meetings as presented on the agenda.

13. CONFIRMATORY BY-LAW

Resolution 2022-03-22-31

Moved By Councillor Craigmile

Seconded By Councillor Luna

THAT By-Law 31-2022, being a by-law to confirm the proceedings of March 22, 2022 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

14. ADJOURNMENT

Resolution 2022-03-22-32

Moved By Councillor Edney

Seconded By Councillor Pridham

THAT this regular meeting of Council adjourns at 9:29 pm.

CARRIED

Al Strathdee, Mayor

Jenna McCartney, Clerk

The Kinsmen Club of St. Marys

Box 154, St. Marys, Ontario, N4X 1A5

To Whom It May Concern:

The St. Marys Kinsmen Club is applying for its noise bylaw exemption and municipal significance for the weekend of **Thursday, July 21th through Saturday, July 23th**. The event will be held at Milt Dunnell Field. The entire property will be needed from **Monday, July 18nd until Monday, July 25st** for set up and clean-up of the midway amusement rides and our refreshment tent.

Due to the pandemic, we have not been able to have Summerfest and have switched to an emergency budget to deal with the loss of income. We want to be able to run Summerfest without any restrictions. We also understand we will have to adhere to the provincial guidelines at the time of the event.

Without Summerfest, The Kinsmen Club of St. Marys would not be able to meet their commitments for the year. This is our number one biggest fundraiser. All the money we raise from all of our events stays right in town. Notable donations include: \$100,000 commitment to the Pyramid Recreation Centre, \$25,000 to the hospital's "Someone I know" campaign. The club also supports almost all minor sports in our town. There are too many to list. We give \$1000 yearly to the St. Marys Lincolns hockey team and \$1000 a year to our local mobility bus service. We've also given \$5000 to help resurface the tennis courts, approximately \$8500 to help build a pavilion at the Canadian Baseball Hall of Fame, \$5000 to the local food bank during the pandemic and \$500 yearly to D.C.V.I. grads as a bursary toward their post-secondary education.

Every year we strive to keep everyone in town safe and happy throughout the week of this event. We hire security and police and we set up the venue to push the sound of music down the river, instead of into our town.

For the neighbours in the immediate area of Milt Dunnell field, we put up fencing along their property line and their lane ways to protect their property. At the end of each night, we take down the fencing across the lane way, so they are able to leave their property in the morning, hassle free.

We also provide a free bus ride home for people leaving the event throughout the evening. This comes at a cost to us, but this way we are able to ensure that everyone gets home safe.

The St. Marys Kinsmen Club has a fantastic ongoing partnership with the Town of St. Marys for Summerfest. We greatly appreciate the town's cooperation to help put this amazing festival on, each and every year.

Please feel free to contact myself, Chris Swarthout or Aaron Lemon for any further information regarding Summerfest.

Sincerely,

Chris Swarthout
Summerfest Co -Chairman
519-949-0189
chris_swarthout@hotmail.com

Aaron Lemon
Summerfest Chairman
226-970-2097
d_a_lemon@outlook.com

"Serving the Community's Greatest Need"
www.stmaryskinsmen.com

Dear Mayor Al Strathdee,

In these unprecedented times, Operation Smile Canada recognizes the importance of engaging community members in ways that enable them to use their passion and creativity to encourage positive change.

Which is why we are inviting you as the Mayor of St. Marys to proclaim June 19th, 2022 as the Longest Day of SMILES® in your community.

The Longest Day of SMILES® encourages community ambassadors to raise awareness and funds to help a child born with a cleft condition smile and change their life with free, safe, cleft surgery and comprehensive care. From sun-up to sun-down, from coast to coast to coast, Canadians are dedicating June 19th, 2022, and the time leading up to it, to helping children SMILE.

Operation Smile Canada is a volunteer-delivered global medical charity that exists to ensure everyone has access to safe, effective surgery that they need wherever they live in the world. Surgery that will change a child's life forever... help families, communities, countries, regions and yes, the world.

By proclaiming June 19th, 2022, as the Longest Day of SMILES® in St. Marys and challenging other mayors to do the same, you can provide waiting children with exceptional cleft care and a hopeful future with a new smile.

Our Community Engagement & Fundraising team is happy to support you and your community should you choose to participate with us.

To confirm your participation or to request more info, please email Candy Keillor, Community Engagement Specialist candy.keillor@operationsmile.org

To learn more about the transformational impact of Operation Smile Canada, visit: operationsmile.ca

We look forward to collaborating with you and your team to make this the best Longest Day of SMILES® yet! Together we can make a difference one smile at a time!

Keep Smiling,



Candy Keillor (she/her)
Community Engagement Specialist

FORMAL REPORT

To:	Mayor Strathdee and Members of Council
Prepared by:	Jenna McCartney, Clerk
Date of Meeting:	12 April 2022
Subject:	ADMIN 18-2022 Return to In-person Meeting Process

PURPOSE

To determine whether Council wishes to approve a return to in-person meetings for committee members and for Council to decide how the public should access all meetings given the current public health measures related to the pandemic.

RECOMMENDATION

THAT ADMIN 18-2022 Return to In-person Meeting Process report be received; and

THAT Council approve the return to in-person meeting plan for committee members and members of the public effective May 16, 2022 as outlined in report ADMIN 18-2022.

BACKGROUND

As of March 24, 2020, in response to the global COVID pandemic, St. Marys Town Council transitioned all essential in-person meetings to virtual attendance.

Since that time, meetings have been live streamed to the Town's platforms, first Facebook, then YouTube. Following the live stream to YouTube, the record was then taken offline to convert to closed captioning in improve accessibility as required under the *Accessibility for Ontarians with Disabilities Act*.

In July 2021, the Province of Ontario moved into Step 3 of the Reopening Plan. Step 3 provided further relaxation of public health restrictions which afforded the opportunity for Council to consider returning to in-person meetings in Council Chambers.

Council was presented with staff report ADMIN 35-2021, Return to In-person Meetings, at the August 24, 2021 regular Council meeting. After deliberations, Council passed the following resolution:

THAT ADMIN 35-2021 Return to In-Person Meetings report be received;

THAT Council resumes in-person meetings on September 14, 2021;

THAT Committees of Council continue to be held virtually;

THAT statutory public meetings continue to be held virtually; and

THAT all meetings of Council and committees of Council continue to be live streamed.

As case counts increased over the fall of 2021 and a further lockdown was put in place at the beginning of 2022, Council once again transitioned to virtual attendance.

Over the month of March 2022, most restrictions have been lifted. Council returned to a hybrid attendance model for its members at the March 15 Strategic Priorities Committee meeting.

As it stands today,

- Council members may attend in-person or virtually to any meeting (A)
- Committee members may attend the committee meeting through virtual means (B)
- Members of the public attending a meeting in a participatory manner may attend through virtual means (C)
- All meetings are live streamed with closed captioning and retained on the Town's YouTube channel. (*a programming change occurred in the last quarter of 2021 that saw the transition of all live streamed meetings to include closed captioning in real time) (D)

In response to the emerging pandemic early in 2022, the *Municipal Act, 2001*, was amended to grant virtual attendance and participation for members of council and committee for open session meetings. This legislation remains in place today and St. Marys will continue to benefit from it through the hybrid approach.

As discussed in previous reports to Council, there appears to be a significant benefit to live stream and post. Live stream offers the opportunity for individuals to observe the proceedings from an alternative location. One does not need to attend the meeting location to observe.

The benefit to posting the content to the Town's YouTube channel following the meeting is that individuals can observe the proceedings from an alternative location (not the meeting space) and on their own schedule. The viewer can also go back to the proceedings over a period of time if they so choose.

Staff have noted that during a live streamed meeting of Council, there is often 5-15 individual viewings of the meeting. However, once the proceedings are posted, the viewings increase between 40 – 80 + views. There are some instances of meetings being viewed after the fact over 125 times.

When staff consider public attendance at Council meetings prior to the pandemic versus the live stream opportunity, regularly there was less than three members of the public in attendance often being members of the media. Today's public access to Council proceedings has grown substantially.

To encourage an open and transparent local government with opportunities for the public to hear first-hand the business of the municipality, staff are prepared to continue with the live stream and post process of Council and committee meetings.

REPORT

Within this report, staff have a base assumption of a few bullet points above.

- If a meeting involves in-person attendance, the meeting will always offer a hybrid approach so that members can attend in-person or join through a virtual platform (currently Zoom). (A)
- When any meeting is held, it will always be live streamed for public access. (D)

Council is being asked to give direction on whether it wishes to approve a return to in-person meetings for committee members (C). As well, Council is being asked how members of the public should access meetings (D). As identified in the Background section of this report, all committee members currently attend the committee meeting through virtual means. Members of the public who are attending a meeting in a participatory manner attend through virtual means.

KEY DISCUSSION #1

Should committees resume with in-person member attendance? (C)

No ☐

Yes ☐

To help Council with this discussion, consultation was conducted with committee members through a specific survey that sought the response to whether members wish to return to in-person meetings and if there were any requirements to achieve in-person meetings.

Of the responses provided, 66% confirmed they are willing to return to in-person meetings immediately.

Regarding requirements to support the return to in-person meetings, 20% of the respondents stated that they would require some form of support to encourage their return. A few responses were as simple as making the meeting space accessible for persons with limited mobility. The boarder range of responses included a requirement for all attendees to wear masks, possibly no public present, and increased physical distancing.

To summarize the findings, 2/3rd of the respondents are comfortable with returning to in-person meetings. There was a direct correlation between the 1/3rd who are not comfortable with returning to in-person meetings and those recommending additional public health measures, over and above what is required in most settings today.

Location and restrictions will be elaborated further within key discussion #2 if Council determines that it will permit committees to resume in person meetings.

KEY DISCUSSION #2

Should the public access Council and committee meetings through in-person attendance? (D)

No ☐ = Remain status quo with virtual attendance as described in the Background section of this report.

Yes ☐ → Location and restrictions must be discussed.

Location

If Council decides to approve the return to in-person attendance for committee members and public access, staff will transition all committee meetings to Council Chambers so that meetings offer the existing live stream and post procedure to maintain the public's access to their local government. The transition is required for access to audio and visual technology that exists at Town Hall today.

The return to in-person for committee members and members of the public would be implemented for May 16 to accommodate for notification to the public and training of the technology for staff.

Restrictions

At the February 22, 2022 Council meeting, the Chief Administrative Officer presented the Province of Ontario's accelerated reopening plan that detailed the easing of restrictions beginning February 17, 2022. Council deliberated on the Town's response to the easing of restrictions and passed the following resolution:

THAT Council direct staff to operate municipal services and programs consistent with the public health directives of the day published by the province and/or HPPH.

Staff responded to this direction by easing restrictions within facilities along the timeline of the province.

As of March 17, 2022, Medical Officer of Health, Dr. Klassen, of HPPH (Huron Perth Public Health) provided recommendations concerning municipal meetings (Attachment 1).

Within the spirit of Council's resolution and Dr. Klassen's recommendations, staff reviewed the meeting space to determine capacity. There is capacity for 7* members around the council horseshoe, 5 staff and 5 members of the public including invited guests. Distancing between people remains at approximately 2m.

**For committee's with more than 7 members who may choose to participate through in-person attendance, the layout of the room can accommodate additional members.*

When people enter the space, they are required to complete a passive screening. Guidance for the screening is listed at the entrance. In keeping with the Province's rules, masking is not a requirement although it is left to the individual's discretion.

Given the limit of 5 members of public including invited guests that can participate in the existing space of Council Chambers, there is the possibility that when certain planning files, projects and staff reports are presented on a Council or committee agenda, it could garner increased participation. Staff's plan to accommodate this activity is to adhere to the 5 members of public limit and clearly promote participation through virtual means. For example, when public notices are circulated for a planning file, staff will include the provision that space at the meeting venue is limited and participation through the Zoom platform is strongly encouraged. Staff will accept pre-registration for invited guests and staff first and then fill remaining seats on a first come, first served basis.

During this review staff have considered holding key meetings in alternative municipal facilities. However, disruption of returning programs and technology requirements for meetings weighed heavily against this practice. Therefore, if Council's decision is to permit the return to in-person attendance for committee members and members of the public, the Clerk will require that meetings are held at Town Hall to ensure open, transparent, and accessible meetings.

As noted, staff consulted committee members on their feelings regarding returning to meetings. Although the majority support a return to in-person, the findings support the continued virtual attendance as an option should Council approve a return to in-person meeting attendance.

Staff have presented the plan to move people back into a physical space should Council decide so. Given that Council has previously adopted a motion to "operate municipal services and programs consistent with the public health directives of the day published by the province and/or HPPH", Council is asked one final question.

Are there further considerations required prior to returning to in-person meeting options for committee members and members of the public?

Next Steps:

As mentioned previously, if Council decides that a return to in-person meeting option is preferred, then staff are prepared to implement the direction by May 16.

The purpose for May 16 is to wrap up the use of Council Chambers area by the St. Marys Community Players for their spring performance, accommodate for staff liaison training of the technology, and time to notify members and the public of the process going forward.

Communication will be shared with committee members, the Town's website will be updated to communicate the change to process, and staff will make the necessary revision to future public notices related to planning files.

FINANCIAL IMPLICATIONS

None.

SUMMARY

Public health restrictions continue to be eliminated as the province moves through March and April 2022. Council is being asked to give direction on whether it wishes to approve a return to in-person meetings for committee members and how members of the public should access meetings. Committee members currently attend the committee meeting through virtual means. Members of the public attending a meeting in a participatory manner attend through virtual means.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

Senior Management Team

Staff Liaisons of Committees of Council

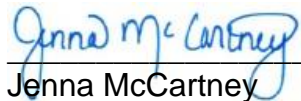
Committee Members

ATTACHMENTS

HPPH Recommendations on Municipal Meetings


REVIEWED BY

Recommended by the Department



Jenna McCartney
Clerk

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

HPPH recommendations on municipal meetings

Re: Practices to prevent COVID-19 transmission while conducting in-person municipal council meetings or events

Ontario is now focusing on living with, and managing, COVID-19. With key public health and health system indicators such as positivity rates and hospital admissions continuing to improve or stabilizing at a manageable level across Ontario and in Huron Perth, the Ontario government, in consultation with the Chief Medical Officer of Health, has cautiously and gradually eased public health measures. COVID-19 restrictions remaining in place in Ontario continue to be regulated through the *Reopening Ontario Act* and amendments to the *Reopening Ontario Act* and specifically, Ontario Regulation 364/20.

With restrictions easing, I urge caution at this time for the public, businesses, and organizations in Huron Perth in order to ensure that transmission and hospitalizations continue to decrease. This includes remaining aware that COVID-19 continues to circulate and remains a potentially serious illness; the following groups are at higher risk of severe outcomes (long COVID, hospitalization or death) from COVID-19:

- People of advanced age
- People living in congregate settings
- People with underlying health conditions
- People who are unvaccinated

As you make decisions on which measures to keep or change at your organization, keep in mind the groups of people above with risk factors, as well as your obligations under your existing Health & Safety, HR and other policies.

Several municipal councils and CAOs have requested guidance in resuming in-person council meetings and other municipal events. Here are my current recommendations to the councils for the municipalities in Huron and Perth Counties, the City of Stratford and the town of St. Marys who choose to resume in-person council meetings:

- **Provide options for virtual attendance** for staff, council and the public who chose to not return to chambers at this time as a precaution against COVID-19 transmission.
 - Such virtual options should include a means to ensure that public deputations can be made in alternate formats.

- **Aim to limit/reduce attendance** of council chambers to the number of people that can physically distance by 2 metres or more.
- **Continue to screen staff, council, and members of the public** to ensure that anyone entering council chambers is not symptomatic and/or has not been advised to self-isolate for COVID-19. This may include, among other activities, posting screening signs at all entrances to the premises of the business or organization (including municipal buildings) in a conspicuous location visible to the public and staff that inform individuals on how to screen themselves for COVID-19 prior to entering the premises. Here is signage provided by the province of Ontario: [COVID-19 Signage Questions for Businesses and Organizations](#).
- **Continue to recommend use of masks or face coverings** for staff, council and members of the public in chambers or other meeting rooms when not speaking.
- **Continue to utilize your COVID-19 safety plan** as a guide to assess risks and what measures would support a gradual and safe reopening.
- **Ensure HVAC systems are maintained** in accordance with manufacturer recommendations.

Please note that if your municipality is considering requiring face coverings or proof of vaccination, you must follow any applicable laws (e.g., Human Rights Code, Occupational Health and Safety Standards) and should obtain independent legal advice should you consider doing so.

I am hopeful and encouraged with decreasing trends in key COVID-19 metrics, however transmission rates are still quite high at this time. In addition, we do anticipate new variants of concern and seasonal rises in transmission, especially during the colder months of the year going forward. As a result, I encourage municipalities and councils to be nimble in their approach to re-opening their services, including municipal councils. Please continue to review our ongoing municipal updates, the www.hpph.ca website and reach out to your usual HPPH contact if needed.

I am thankful to our municipalities in managing the pandemic through your continuing efforts in reinforcing provincial and Huron Perth Public Health (HPPH) messaging, providing space and resources for vaccination clinics and offering important feedback to HPPH staff in managing public health measures.

On behalf of HPPH, please accept my gratitude for the excellent leadership and support that your municipal councils have provided, and continue to provide, in our response to the COVID-19 pandemic.

Sincerely,

Dr. Miriam Klassen
Medical Officer of Health & CEO,
Huron Perth Public Health

FORMAL REPORT

To: Mayor Stratthdee and Members of Council

Prepared by: Mark Stone, Planner

Date of Meeting: 12 April 2022

Subject: **DEV 18-2022 - Part Lot Control Applications Registered Plan 44M-79, Thames Crest Farms Subdivision Blocks 51 and 53 – Teahen Construction Ltd.**

PURPOSE

The purpose of this report is to provide Council with a summary and recommendations as it pertains to the Applications for Part Lot Control for Blocks 51 and 53 of the Thames Crest Farms subdivision.

RECOMMENDATION

THAT DEV 18-2022 regarding the Applications for Part Lot Control for Blocks 51 and 53 of the Thames Crest Farms subdivision be received;

THAT Council consider By-law 32-2022 affecting Block 51, Registered Plan No. 44M-79 for a one-year period, ending April 12, 2023; and,

THAT Council consider By-law 33-2022 affecting Block 53, Registered Plan No. 44M-79 for a one-year period, ending April 12, 2023.

BACKGROUND

Part lot control is a power used by public authorities to prohibit a property owner from conveying a part of a lot from a registered plan of subdivision without approval from the appropriate authority. Section 50(7) of the *Planning Act* provides Council with the authority to exempt or suspend part lot control on parcel(s) of land to allow for further land division by passing a by-law which is registered on title. Exemptions from part lot control are typically requested for semi-detached and townhouse lots due to the difficulty in building common walls between dwelling units precisely along property lines. An exemption from part lot control allows for lot lines to be fixed along the common walls of built foundations/walls.

Council has approved policies for the implementation of exemption from part lot control under certain circumstances, including the creation of parcels for townhouse dwellings. Each by-law must include a lapse date to ensure part lot control is re-instated on the properties.

On June 23, 2021, Plan of Subdivision 44M-79 was registered to create 45 single-detached residential lots, 13 townhouse blocks, two park blocks (one for parking) and a storm water management block.

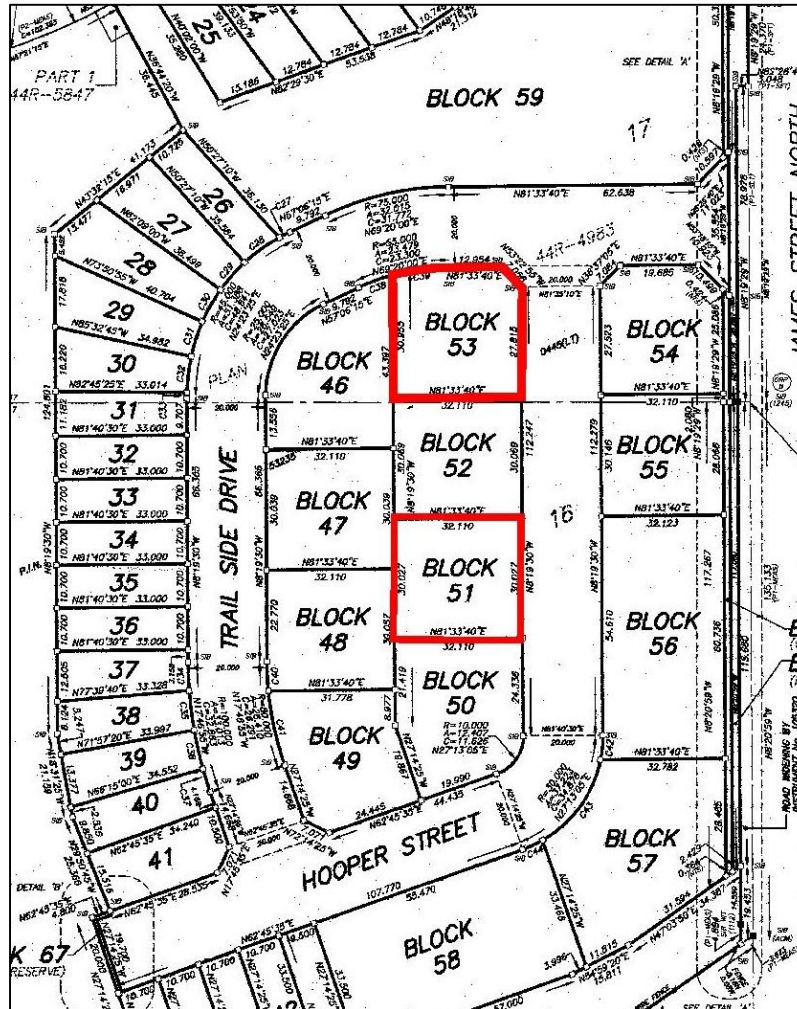
REPORT

Two Applications for Part Lot Control have been received seeking to subdivide these blocks for the purposes of building townhouse units along common party walls. The Applications are for Blocks 51 and 53 in Plan 44M-79 as summarized in Table 1 and shown on Figure 1.

Table 1 - Summary of Applications

44M-79, Block	Owner	Number of Proposed Townhouse Lots
51	Teahen Construction Ltd.	4
53	Teahen Construction Ltd.	4

Figure 1 – Subject Blocks on 44M-79



Both blocks are designated Residential in the Official Plan and zoned “Residential Zone Five (R5-11)” according to the Town’s Zoning By-law which permits townhouse dwellings.

Provincial and local policies were considered and implemented through the registration of the plan of subdivision and approval of zoning. An exemption to part lot control allows for orderly and appropriate development of this plan of subdivision. The requests are consistent with Council’s procedures and part lot control implementation guidelines.

FINANCIAL IMPLICATIONS

\$1,000 Part Lot Control Fee per Application

SUMMARY

An exemption from part lot control does not involve a public process under the *Planning Act* and as such, public notification is not required.

As the Applications meet the requirements for part lot control exemption and constitute good planning, it is recommended that Council approve By-law Nos. 32-2022 and 33-2022 to exempt part lot control for Blocks 51 and 53 of Registered Plan 44M-79, for a period of one year.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

N/A

ATTACHMENTS

- 1) General Location Map
- 2) Registered Plan 44M-79
- 3) Draft R-plans for Blocks 51 and 53

REVIEWED BY

Recommended by the Department

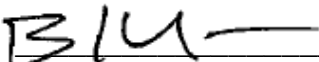


Mark Stone
Planner



Grant Brouwer
Director of Building and Planning

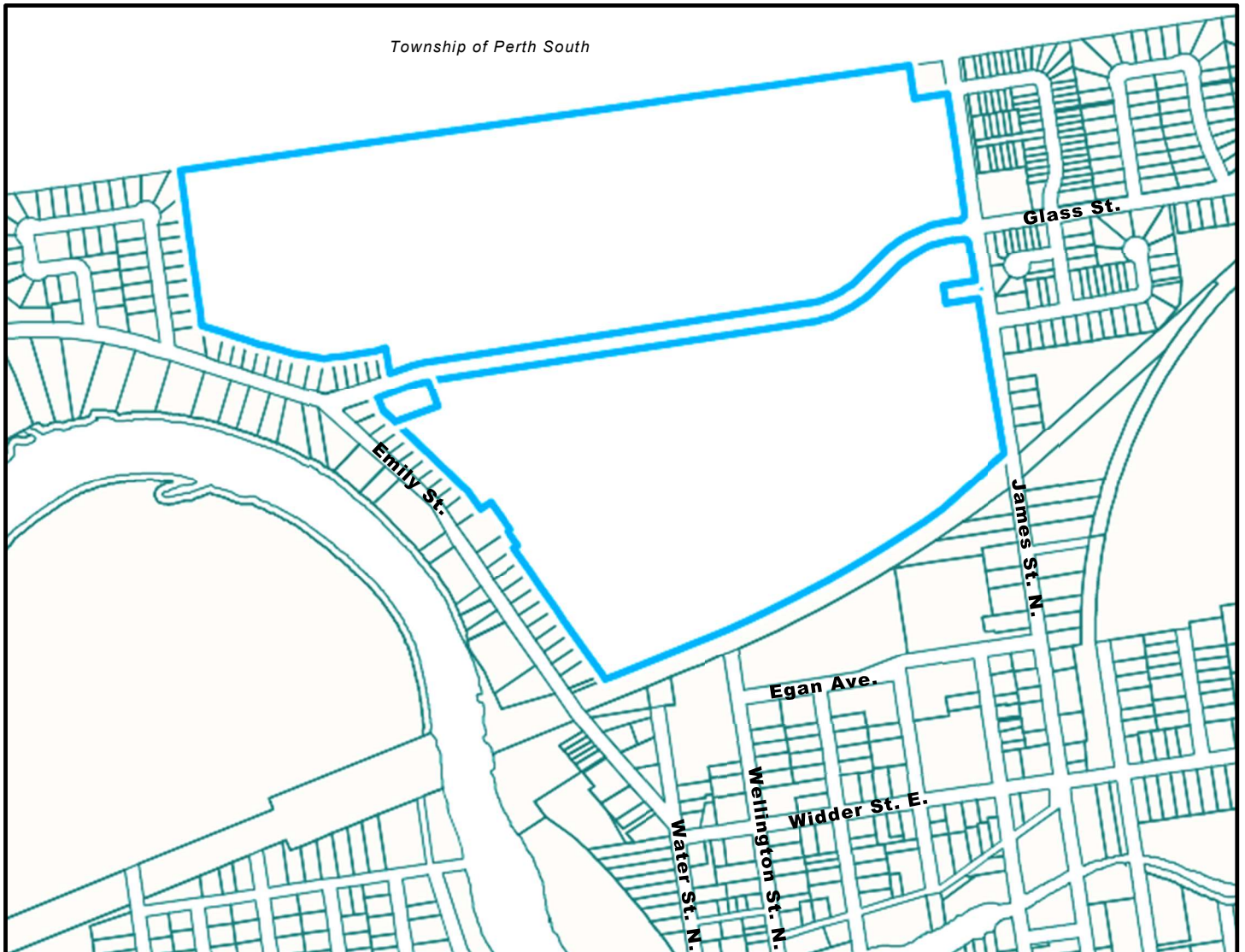
Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

GENERAL LOCATION MAP

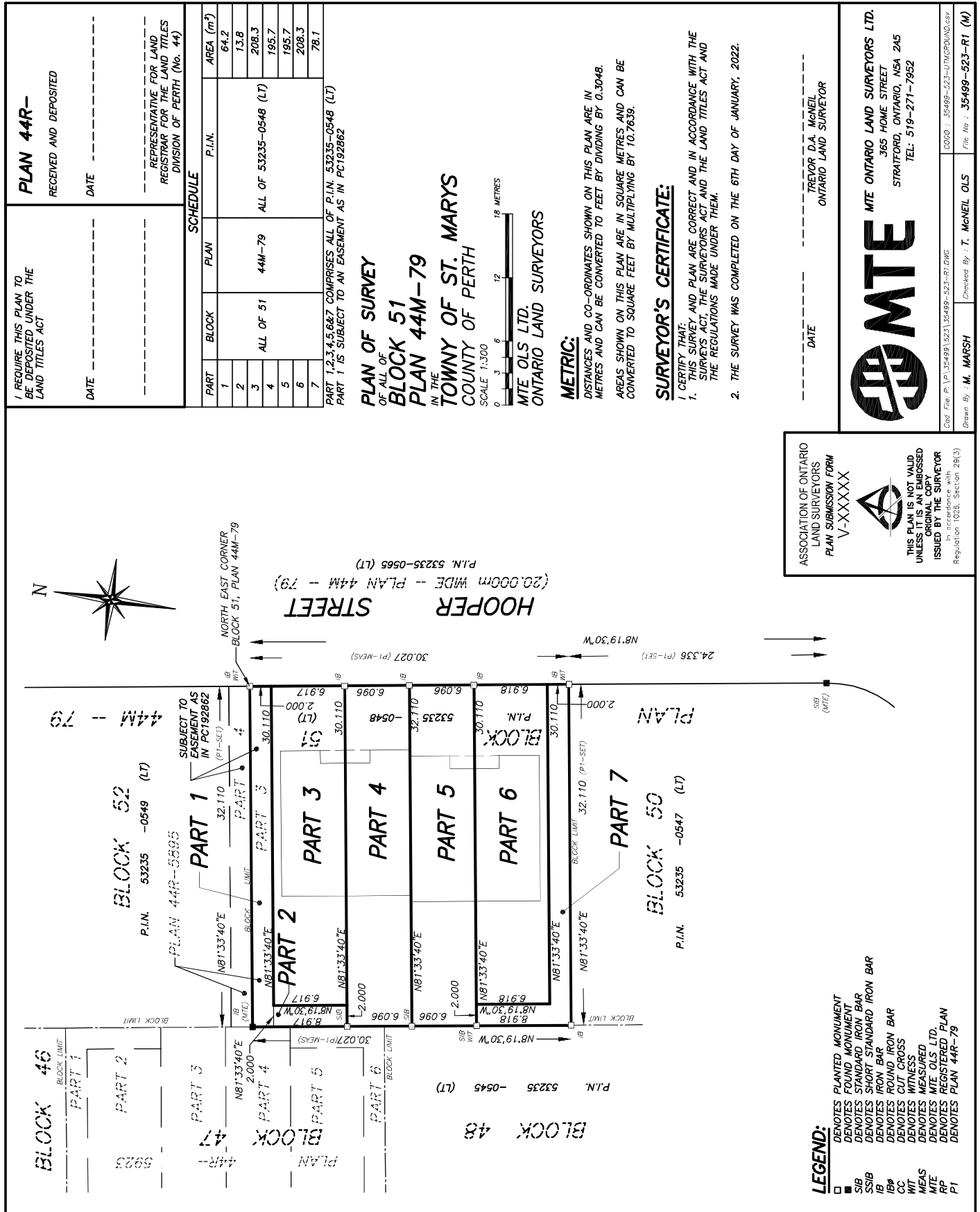
Part Lots 15 and 16, Concession 17
and Part Lot 15, Thames Concession
Town of St. Marys

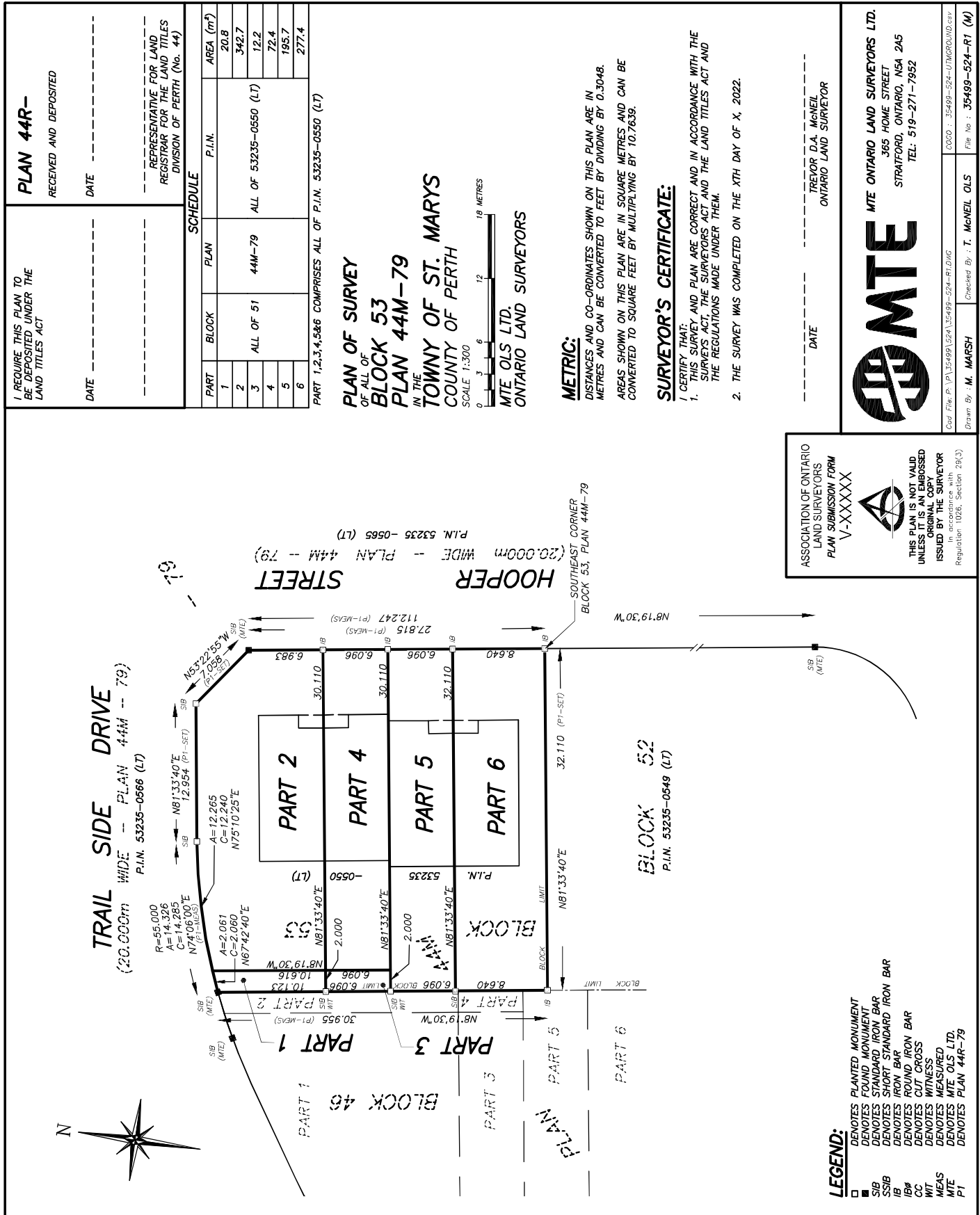


Total Landholding



May 14, 2019





FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Mark Stone, Planner
Date of Meeting:	12 April 2022
Subject:	DEV 24-2022 Official Plan Review Project

PURPOSE

This report follows the statutory public meeting held on January 18, 2022. The purpose of this report is to present the final proposed Official Plan (Amendment) for Council consideration.

RECOMMENDATION

THAT DEV 24-2022 Official Plan Review Project be received;

THAT Council consider By-law 36-2022, being a by-law to to adopt Official Plan Amendment No. 38; and,

THAT Official Plan Amendment No. 38 be submitted to the Ministry of Municipal Affairs and Housing for final approval.

BACKGROUND

The purpose of a Section 26 review under the Planning Act is to ensure that an Official Plan conforms with provincial plans (or does not conflict with them), has regard to matters of provincial interest and is consistent with policy statements, such as the Provincial Policy Statement. The review also provides an important opportunity for the Town to identify and address administrative, interpretation, policy and mapping issues with the current Official Plan, and provides the community and agencies with the opportunity to assist with the identification of opportunities and issues that can be addressed through the Official Plan.

The Official Plan review also supports the Town's Strategic Plan, in particular with respect to Strategic Pillars 2 (Communication and Marketing), 3 (Balanced Growth), 4 (Culture and Recreation), 5 (Economic Development) and 6 (Housing), in the following ways:

- A comprehensive communication strategy which includes: a dedicated Town webpage that provides updates and downloadable information; notices provided through newspaper advertisements and social media and mailouts to those registered on the Official Plan review mailing list.
- Demographic analysis to identify the needs of current and future residents, identifying infrastructure needs, implementing policies to retain existing industry and attracting new industry to Town, and supporting the commercial sector.
- Policies to:
 - implement the Town's Recreation and Leisure Services Master Plan
 - protect the cultural heritage of the Town and support the downtown

- encourage a variety of housing options in terms of building forms, tenure, accessibility and affordability

The Town held virtual (non statutory) open houses on December 10, 2020 to present a draft of the new Official Plan to the community. A number of comments have been received from the community and those comments have been considered in preparing the new Official Plan. All written comments received by the Town have been summarized in the attached draft Comment Summary Table (Attachment 1).

Early in 2021, the draft Official Plan and discussion papers were circulated to the Province for review. The Ministry of Municipal Affairs and Housing and partner ministries provided comments and suggested modifications to the Town's Official Plan. A copy of the Province's comment table with Town responses is provided as Attachment 2 of this report.

On August 24, 2021, Council received Formal Report DEV 38-2021 which provided an update with respect to the Official Plan Review Project and recommended modifications to the draft Official Plan. Council also adopted an intensification and redevelopment target of 20 percent for new residential development and recommended settlement area expansions as set out in the report.

The Town held the required statutory public meeting on January 18, 2022.

REPORT

Proposed Official Plan

The Town is proposing a comprehensive set of amendments to the Town's current Official Plan through proposed Official Plan Amendment No. 38 (OPA 38). A copy of proposed OPA 38 is available on the Town's Official Plan Review webpage:

<https://www.townofstmarys.com/en/doing-business/official-plan-review.aspx>

Clean and track changes versions of the proposed updated Official Plan are also available on the Official Plan Review webpage, along with other background information including Discussion Papers and answers to frequently asked questions.

The following is a high-level summary of proposed modifications to the Official Plan:

- Section 2.3 (Heritage Conservation) – removal of Schedule D and associated policies respecting location of heritage conservation sites, and addition of policies respecting heritage impact assessments, designation of Heritage Conservation Districts, cultural heritage landscapes and viewscape protection.
- Section 3.1 (Residential) – addition of policies respecting compatible development, evaluating neighbourhood character, infill and intensification, accessory apartments, encouraging affordable housing, maximum building height increased from three to four storeys, and addition of Medium/High Density Residential Sub-designation.
- Section 3.2 (Central Commercial) – designation name changed to 'Downtown' and addition of policies to allow residential on ground floor of low rise apartment buildings in certain areas based on criteria.
- Section 3.3 (Highway Commercial) – addition of policies to permit apartment units in addition to planned or established commercial uses.
- Section 3.4 (General Industrial) – broadening of permitted uses and addition of policies restricting the conversion of employment areas to non-employment at the time of a comprehensive review.
- Section 3.5 (Extractive Industrial) – addition of policies respecting rehabilitation of extraction sites, sensitive land uses, and wayside pits and portable asphalt plants.

- Section 3.7 (Recreational) – update to park classification to implement Town’s Recreation and Leisure Services Master Plan, and addition of policies promoting active transportation.
- Section 3.9 (Natural Heritage) – addition of policies to ensure conformity with Provincial Policy Statement including policies respecting significant wetlands, wood lands, significant valleylands, significant wildlife habitat, etc.
- Section 4 (Division of Land and General Land Use Policies) – addition of policies regarding noise, vibration and air quality, urban design, and sustainable development.
- Section 5.6 (Source Water Protection) – new section added to ensure the protection of municipal drinking water supplies and addition of new Schedule D.
- Section 7.25 (Complete Applications) – new section added to provide policy direction with respect to pre-consultation, required information and studies in support of Planning Act application(s), and part lot control.
- Consolidation of Official Plan Amendment Nos. 26 to 37 into the Official Plan.
- Changes to Schedule A reflect lot and road fabric, clearly identify exceptions and add road names.
- Changes to Schedule B to reflect physical changes to road network and reclassification of section of Water Street North (between Queen & Emily) from Collector to Local Road
- Addition of new Appendix 1 to identify potential significant woodlands.

Growth Management

A comprehensive review under the Provincial Policy Statement (PPS) may allow for the expansion of a settlement area boundary if there are insufficient opportunities for growth through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon, and subject to other requirements or tests under the PPS. All lands located outside of the settlement area in St. Marys are currently designated Agriculture.

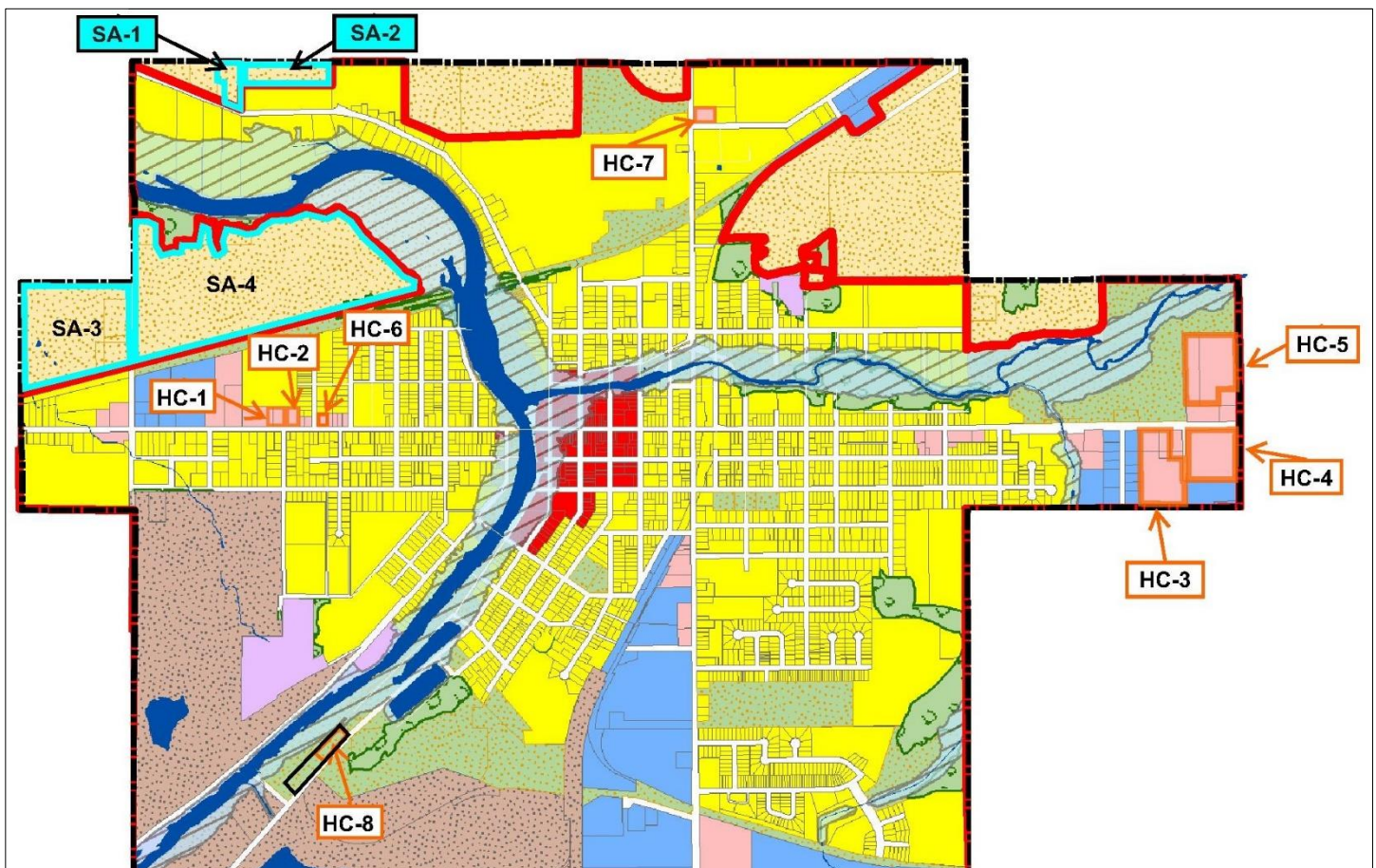
An inventory of existing/planned residential supply through draft approved and registered plans of subdivisions, approved site plan applications, other lands designated Residential and potential infill lots was completed. The Town also considered other opportunities for further intensification. However, in order to ensure that there is a sufficient supply of land for anticipated population growth, it was determined necessary to consider the addition of lands currently designated Agriculture and outside of the settlement area.

An analysis was completed to identify and assess potential lands for expansion of the Town’s settlement area to add additional lands for future growth. A number of factors and potential constraints to development were also considered including:

- the availability of municipal services (water and sanitary);
- the need for road improvements;
- floodplain or hazard lands;
- topographical conditions that make it difficult and/or costly to develop;
- natural heritage features, including potential significant woodlands;
- degree to which development has already occurred in the area;
- size and configuration of lands; and,
- existing and planned uses in area.

The properties in the following chart were selected for settlement area expansion.

	Addresses	Description/Constraints	Net Land Area (ha)
SA-1	555 Emily	<ul style="list-style-type: none"> Potential to contribute to comprehensive planning/development with SA-2 and could help address potential issues with lack of water looping in area. 	1.03
SA-2	0 Emily	<ul style="list-style-type: none"> Logical to apply Residential designation along with southern half of property already designated Residential and could help address potential issues with lack of water looping in area. Potential significant woodland – EIS submitted concluding that woodland is not significant 	2.9
SA-3	55 Thames N 65 Thames N 75 Thames N 95 Thames N 0 Thames N	<ul style="list-style-type: none"> There may be some challenges with sanitary servicing Some areas are located within the Upper Thames River Conservation Authority's Regulated Area Potential significant woodlands are identified on parts of the lands (east of Thames North) Only part of the lands on SA-4 are required 	14.0
SA-4	169 Ingersoll 0 Thames Road		13.0



Housing

The new Official Plan will contain several new policies directed at encouraging the provision of affordable housing including the pursuit of partnership and funding opportunities, pre-zoning of lands, flexible development standards, etc.

Compatibility

The new Official Plan contains more detailed policies to assist in the assessment of proposed development in relation to neighbourhood character and more specific policies to guide the type, form and design of development.

Natural Heritage

There are no known significant wetlands, valley lands, wildlife habitats, areas of natural or scientific interest, habitat of endangered and threatened species in the Town, however policies are required in the Official Plan to provide direction with respect to the identification and protection of such areas and features in accordance with the PPS. Staff is recommending policy enhancements to the Natural Heritage section of the Official Plan and mapping to ensure that any identified natural features, areas and systems are identified and protected.

In order to assist in this conformity requirement, the Town agreed to participate in the Perth Natural Heritage System Study (NHSS). The NHSS provided a landscape level assessment of natural heritage features and functions in Perth County including St. Marys and Stratford, and is intended to assist in the establishment of a local approach for identifying the terrestrial natural heritage system as required by the PPS (fish habitat and other aquatic habitat features are not identified in the NHSS). The NHSS incorporated the most current information available from the Ministry of Natural Resources and Forestry to identify the natural heritage features and areas that they are responsible for identifying as per the PPS definition of significant (e.g. provincially significant wetlands and Areas of Natural and Scientific Interest).

Significant Woodlands

Enhancements to the Natural Heritage section of the Official Plan are proposed including policies that support the identification and protection of significant woodlands in the Town. It is important to note that the size of a property is not relevant when considering the size of a woodland. Also, the size of a woodland is not affected if the woodland extends across multiple properties or across municipal boundaries. Furthermore, woodland areas are considered to be generally continuous even if intersected by narrow gaps 20 metres or less in width between crown edges.

According to the NHSS, forest cover in St. Marys is in the 6 to 7 percent range. Based on the Province's Natural Heritage Reference Manual, where there is woodland cover between 5 and 15 percent, woodlands 4 hectares in size or larger should be considered significant. In moving to a 4-hectare threshold for significant woodlands in the Town it is noted that wooded areas that would no longer meet the threshold may still be considered as significant woodlands if other criteria are met. For example, significance can be determined if a woodland vegetation group is located within 30 metres of an open watercourse, or within or touching a significant valleyland.

Significant Woodlands – Emily Street

Town staff has been engaged in discussions with the owners of some properties along Emily Street north of the Grand Trunk Trail who have indicated concerns with the mapping and policies affecting their lands (refer to pages 50 to 51 and 53 to 56 of the Comment Summary table in Appendix 1 of this report). A main concern expressed relates to the ability to construct a house on a vacant lot or construct an addition onto an existing house.

The properties along the south side of Emily Street are generally zoned Residential Zone One (R1) and are located in the Upper Thames River Conservation Authority Regulated Area. The proposed significant woodlands policies would be applied with any Planning Act application such as for a Zoning

By-law Amendment or Minor Variance. However, in most cases, only a building permit would be required since the R1 Zone permits single detached dwellings and accessory buildings and structures. However, in response to the concerns expressed by affected property owners, staff is recommending the addition of a policy to Section 3.9.3.3 of the draft Official Plan to recognize that there are existing lots currently zoned for residential purposes:

The construction of a single detached dwelling on an existing lot of record is permitted, provided it was zoned for such as of the date the Town's Official Plan came into effect and subject to any permit requirements of the Upper Thames River Conservation Authority and any applicable policies of this Plan.

Conservation Authority staff has been working with the Town and the residents to provide information and clarity with respect to future permit applications in this area. Authority staff has indicated that a permit application for development within the Regulated Area is subject to a 30 metre buffer along the North Thames River and other requirements including no development within 6 metres of the stable top of slope and the requirement to assess development feasibility through a geotechnical report.

Sustainability

The updated Official Plan will include policies promoting sustainable development including the protection and enhancement of tree canopies to contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems.

Proposed policies include encouraging low impact development practices to reduce runoff from storm water, reductions in impervious hard surfaces, including the use of permeable pavement systems, innovative building design to reduce water and energy consumption, reductions in vehicle usage, and the protection and enhancement of tree canopies.

A new comprehensive source water protection section and mapping has been included in the Official Plan to implement the Source Protection Plan for the Thames-Sydenham and Region.

FINANCIAL IMPLICATIONS

Not known at this time.

SUMMARY

Following Council adoption, the new Town Official Plan will be submitted to the Ministry of Municipal Affairs and Housing for final approval.

STRATEGIC PLAN

- ☒ This report is supported by the following priorities and tactics in the Strategic Plan:
 - Pillar #6: Housing - There need to be housing options that are affordable, attainable, and even include rentals
 - In order to get the “right demographic mix” for St Marys, it will be essential to ensure housing stock is flexible and attractive for youth, workers, and immigrants, and persons of all abilities.
 - Identify in the Official Plan development areas that would be key growth areas among targeted demographics.
 - Address infrastructure needs to best ensure development capacity.

OTHERS CONSULTED

As noted in the body of the report and as noted within Attachment #1 to this report.

ATTACHMENTS

- 1) Comment summary table with Town responses
- 2) Provincial comment table with Town responses

The following attachments are available electronically via: <https://www.townofstmarys.com/en/doing-business/official-plan-review.aspx>

- 3) Tracked Changes Version of Official Plan Amendment No. 38
- 4) Clean Version of Official Plan Amendment No. 38

REVIEWED BY

Recommended by the Department

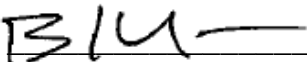


Mark Stone
Planner



Grant Brouwer
Director, Building and Development

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
Don Stevens 570 Emily Street (December 15, 2012 & January 31, 2017)	<ul style="list-style-type: none"> Requesting redesignation from Agriculture to Residential Town supported redesignation of lands (14.5 acres) to Residential however the OMB would only permit 6.7 acres to be redesignated Town had suggested that, in 2012/13, the remaining 7.8 acres would be considered for Residential given anticipated growth Land is ideal for residential development and there is developer interest for the entire 14.5 acres 	<ul style="list-style-type: none"> Based on the Town's growth management review, it is recommended that the northern part of the property be brought into the settlement area and redesignated to Residential Designating the remainder of these lands Residential would allow for better design/planning/buildout than a partially designated property. Municipal services (water and sanitary) are available and there is no need to extend municipal roads to the property – municipal road frontage exists.
Henry Monteith (October 2, 2017)	<ul style="list-style-type: none"> Heritage streetscapes and areas could be better identified and protected in the OP Heritage area and policies, similar to that identified in Stratford OP, should be considered Should be enhanced protection of residential areas from inappropriate infilling / consider identification of stable residential areas 	<ul style="list-style-type: none"> See responses to Mr. Monteith's more detailed comments in his submission dated April 4, 2018
Mike Hensel 372 Peel Street, Collingwood (October 10, 2017) and Victor Labreche, Labreche Patterson & Associates Inc. 330-F Trillium Drive, Kitchener (January 15, 2018) and Victor Labreche, Labreche Patterson & Associates Inc. 330-F Trillium Drive, Kitchener (June 5, 2018)	<ul style="list-style-type: none"> Family property located at 555 Emily Street North Property designated Agriculture and outside of Settlement Area Boundary Properties located immediately to the south and west are designated Residential and location within the current Settlement Area Boundary Requesting adjustment to Settlement Area Boundary to include property and redesignation to Residential Existing municipal water main exists along the frontage of the property and an existing sewage line connection is available at the southeast corner of the property Current Agriculture designation does not reflect the use of the property or the immediate area. Ability to use for agriculture is no longer possible due to subdivision and estate lot development occurring in recent years Property is noted as residential property class according to tax bills Believe subject lands and immediate surrounding lands meet criteria set out in policy 1.1.3.8 of the PPS Criteria c) through e) of policy 1.1.3.8 are not a factor as the property and surrounding lands are not considered prime agricultural area, there are no existing farm/livestock operations in the area and therefore MDSF is not applicable, nor are there any existing agricultural operations close to the settlement area that could be impacted by a settlement expansion. 	<ul style="list-style-type: none"> Based on the Town's growth management review, it is recommended that these lands be brought into the settlement area and redesignated to Residential Municipal services (water and sanitary) are available and there is no need to extend municipal roads to the property – municipal road frontage exists.

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<ul style="list-style-type: none"> Remaining 2 criteria a) and b) are less tangible compared to other criteria. While evaluations can be made based on past development trends, building permit issuance statistics of the past and assumed future growth rate, criteria a) is mostly subjective as to the future expected additional residential units that will be required over the next 20 year planning horizon to meet demand specifically attributed to intensification and redevelopment opportunities as noted in criteria a). Draft Discussion Paper #4 notes on page 13 that the expected population by 2036 should be 8,884 whereas it is currently 7,265. Horizon year should be 2038 or 2039. Discussion Paper notes that 1,029 units will be required to meet 2036 demand while March 19 Powerpoint presentation notes 1,101 units. Given increasing pressure for quality residential units required and an expanded rate from the GTA and Waterloo Region, suggest that predicted growth rates are too low. Suggest 'squaring off' of settlement boundary at northwest limit of Town boundary makes sense. Lands on south side of Emily Street opposite client's lands are contained within the settlement boundary but have no connection to sanitary sewers whereas their client does. This would allow for marginal increase to available units over 20+ years. 	<ul style="list-style-type: none"> Planning horizon has been adjusted along with projected number of units.
Thomas & Cindy Kimber (October 10, 2017)	<ul style="list-style-type: none"> Setting, measuring and enforcing strict air quality standards (free of noxious odors and particulates) should be made a requirement for all commercial businesses. Installing signal street crossing walks would make St. Marys a pedestrian friendly town. Alternatively, bi-directional stop signs could be considered but this would slow down traffic flow at all times. Expand the yard waste self-use depot at the Operations Center on James St. North to accept organic waste as a self-use depot. This will reduce landfill with marginal impact on future tax increases (not suggesting home pick-up) Providing financial support for the baseball hall of fame improvement and expansion would add to St. Marys appeal as a tourist attraction. 	<ul style="list-style-type: none"> Staff is recommending addition of specific policies respecting noise, vibration and air quality. Refer to Section 4.5 of the OP. Comment/concern not directly related to OP review Comment/concern not directly related to OP review Comment/concern not directly related to OP review
Normand Belanger (October 10, 2017)	<ul style="list-style-type: none"> Submission consists of slides from presentation to Council on September 22, 2015 regarding clean and safe air Requested that Council recognize citizens' rights to a healthy environment including breathing clean air, drinking clean and safe water, consuming safe and healthy food, accessing nature, knowledge of pollutants released in local environment and participating in local government decisions that will affect the environment 	<ul style="list-style-type: none"> Staff is recommending the addition of specific policies respecting noise, vibration and air quality, and policies that support sustainable development in the Town. Refer to Section 4.5 of the OP.

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
Dr. Emily Kelly dr.emily.kelly@gmail.com (October 25, 2017)	<ul style="list-style-type: none"> Supports plans to develop a park in the area west of James Street, north of the Grand Trunk Trail, as indicated in Recreation and Leisure Services Master Plan (RLSMP) Supports connecting Grand Trunk Trail with a trail going north from the end of Wellington Street into a new park / playground area. 	<ul style="list-style-type: none"> Staff is recommending amendments to existing policies and the addition of new policies to implement the RLSMP. These policies will require the provision of parks in the area noted along with trail and pedestrian connections.
St. Marys Heritage Committee (November 8, 2017)	<ul style="list-style-type: none"> With respect to Section 2 of the current OP, the economic prosperity of a community if not a competing interest with heritage issues and in fact, heritage protection contributes to a sense of place and economic prosperity. Pen and ink sketches should remain in the OP. Modifications to policies are required in recognition of the creation of the separate Properties of Cultural Heritage Value list. Additional direction with respect to the identification of Heritage Conservation Districts and Cultural Heritage Landscapes is required. The current downtown heritage conservation district should be referenced in the OP. In addition, reference should be made to potential additional districts which might be established in residential areas, such as the North Ward along Widder Street East from Water Street North to James Street North and the West Ward west of the Thames River from the Grand Trunk Trail south to the Westover Inn. The OP should contain policies for the identification, evaluation and conservation of significant cultural heritage landscapes. Recommend inclusion of policies respecting viewscares. Adding a more inclusive definition of "adjacent land" should be explored when preparing the draft OP. 	<ul style="list-style-type: none"> Staff is recommending deletion of the policies referencing 'completing interests', etc. Agreed. Sketches will be maintained. Staff is recommending modifications in recognition of the creation of the separate Properties of Cultural Heritage Value list. Staff is recommending additional policies to provide direction with respect to the identification of Heritage Conservation Districts and Cultural Heritage Landscapes. Staff is recommending a reference to there being one HCD in the Town but not recommending inclusion of references to potential HCD's. Staff is recommending the addition of policies stating that significant cultural heritage landscapes may be designated under the Ontario Heritage Act, or established on the Town's Properties of Cultural Heritage Value list. Staff is recommending the addition of policies stating that Council may consider identifying viewscares of historical and scenic interest, and developing specific policies to protect and enhance these viewscares over time. Section 2.3.2.5 has been modified with addition of policy stating that refers to "lands contiguous to heritage resources" in accordance with the PPS: "A Heritage Impact Assessment may also be required for any proposed alteration work or development activities on lands contiguous to heritage resources to ensure that there will be no adverse impacts caused to the resources

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<ul style="list-style-type: none"> Consider policies that ensure that the built form, massing and profile of new housing is well integrated and compatible with existing housing and that a compatible transition between lands of different residential densities and between residential and non-residential land uses is achieved. Consider the concept of a heritage area and heritage corridors, similar to the Stratford OP. This is not the same as a heritage conservation district. Most of central Stratford is included in their heritage area and the main roads in that area are heritage corridors. The purpose for establishing this concept is to ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise. In order to properly encompass the cultural heritage features of the Town, the AOP should contain a brief history of the Town and the cultural heritage defining elements of the Town to give the AOP an underlying context. The OP needs to contain or refer to the development of policies for the well-being of natural areas and the protection of trees. Any such policies should be followed up with appropriate bylaws. The natural areas and tree cover are important elements of the cultural heritage character of St. Marys. 	<p><i>and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications."</i></p> <ul style="list-style-type: none"> Staff is recommending the inclusion of policies to assist in assessing proposed development in relation to neighbourhood character and more specific policies to guide the type, form and design of development. Staff is not recommending the concept of a heritage area and/or heritage corridors. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with respect to intensification/infill development that is compatible with the character of neighbourhoods. Refer to Historical and Cultural Context in Section 1. Staff is recommending the inclusion of policies promoting sustainable development including the protection and enhancement of tree canopies to contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems. Staff is also recommending policy enhancements to the Natural Heritage section of the OP including policies that support the identification and protection of wood lands in the Town. Staff is recommending policy enhancements to the Natural Heritage section of the OP and mapping to ensure that any identified natural features, areas and systems are identified and protected. This approach is based on Provincial policies and the Perth Natural Heritage Systems Study and applies to wetlands, wood lands, valleylands, wildlife habitat, Areas of Natural and Scientific Interest, and fish habitats.
Richard Barbara and Erin Green 210 Thomas Street (November 9, 2017)	<ul style="list-style-type: none"> There is quite a chunk of habitat in corridors around this town and in the buffer zone around the cement plant and quarry where a surprising amount of wildlife is present. At a time when biodiversity and tree stock in farmland is rapidly diminishing there is a whole range of steps that urban planners can take to help promote flora and fauna within this kind of urban setting, and with a relatively limited cost to the taxpayer. Examples of planned activities for the Town to consider: <ul style="list-style-type: none"> a set of town policies based upon the guidance in Ontario Nature's Best Practice guidance on Natural Heritage Planning the establishment of not for profit volunteer based Wildlife Trust to manage habitats, attack invasive species and promote breeding/success of native species 	

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
<p>Pat & Patti Donnelly 243 Thomas Street (November 10, 2017) and Pat & Patti Donnelly 243 Thomas Street (December 10, 2020)</p>	<ul style="list-style-type: none"> - supporting the development of agreements with major corporate land owners e.g. St Marys Cement, to allow the monitoring and maintenance of habitats in industrial buffer zones by the Wildlife Trust - the encouragement of corporate owners for planting and habitat around major industrial sites - planting and rehabilitation and habitat management of former tips and industrial sites - stronger by-law and planning requirements for tree preservation, tree planting by subdivision developers and policies on planting by the Town - active habitat management (trees, wetlands, species planting) around all municipal centres (Wyoming public library and archives is a prime example) - planting and habitat management policies that favour native species and promote biodiversity (look at what our schools are teaching kids about milkweed and the Monarch butterfly) - promotion of bird boxes that support breeding and return of particular species - wider agreements with other municipalities and conservation authorities that promote and preserve wildlife corridors and planting, and which seek joint funding/sponsorship for re-planting / re-habilitation - support and encouragement for sponsorship funding for Wildlife Trust equipment and other costs - decisions on zoning of areas, or development of long term leases of small parcels of land to the wildlife trust, in order to protect and preserve for the long term - educate and inform citizens about opportunities to promote and preserve wildlife through tree and garden planting, and about choices and impacts of pesticide use • The Town has had challenges with managing trees for the past several years. Examples suggest a larger problem of a lack of direction regarding tree protection, compensation and the recognition of the overall value of trees. The tree canopy in St. Marys is substantial and currently serves and will serve in the future, as key components of an adaptation strategy, as we experience the impacts of a changing climate. The impacts of more severe and frequent storms will be reduced and our community sheltered by tree cover which has the dual purpose of serving as a wind break and providing shade to conserve residential energy use, as well as the added bonus of absorbing greenhouse gases. The benefits of trees are well known and are recognized in Provincial Land Use Policies (2014) listed as "green infrastructure" (Policy 1.8). Perth County lacks a county-wide Natural Heritage Study however that does not preclude individual towns and municipalities from assessing their own green infrastructure (e.g. Stratford completed a Natural Heritage Study in 2004). St. Marys would 	<ul style="list-style-type: none"> • Staff is recommending policy enhancements to the Natural Heritage section of the OP and mapping to ensure that any identified natural features, areas and systems are identified and protected. This approach is based on Provincial policies and the Perth Natural Heritage Systems Study and applies to wetlands, wood lands, valleyslands, wildlife habitat, Areas of Natural and Scientific Interest, and fish habitats.

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<p>benefit from such a study or related investigation (e.g. an urban forest strategy or tree preservation by-law) which would then provide staff direction and tools to use when developers such as the Ardmore Estate site started clearing trees prior to development agreements being completed with the Town. A Forest and Tree Management Policy was also identified as a Mid Term Initiative under the "Focused Park Strategy" in the 2017 St. Marys Strategic Plan (p. 15).</p> <ul style="list-style-type: none"> St. Marys has a challenge with big trucks. Our neighbourhood on Thomas Street is especially aware of that issue however it has broader impacts to the entire Town. We experience all too often the need to back-up vehicles at downtown intersections to permit tandem gravel trucks turning their rigs to navigate our local streets. These occurrences are becoming too frequent and are dangerous to the safety of both drivers and pedestrians and will increase wear on our road infrastructure. Identifying "no turn" intersections for trucks (e.g. intersection of Queen and Water Streets) would reduce these occurrences. The decision several decades ago to by-pass Highway #7 around our Town enabled residents the ability to distinguish between "through traffic" to bypass Town and "Town traffic" in order to reduce traffic congestion in Town. However, we are now questioning if these large trucks actually need to enter our Town. We realize the Official Plan may not be the appropriate tool to control and direct truck traffic, however it is a tool that can differentiate industrial uses versus downtown business interests versus our designated Downtown Heritage District. We encourage the Town to further investigate what actions are available and what tools can be used to alleviate the big truck challenge. Specific to Thomas Street, the construction of the new access road into the quarry is under construction but not yet completed at the time of writing this letter. We congratulate Town Council and staff for their part in making this alternative route happen. It is expected that the new access road, off County Road # 139 will take 80% of the gravel truck traffic off Thomas Street (according to Bill Marquardt, CBM Aggregates General Manager) and we celebrate that reduction. The neighbourhood along Thomas Street should therefore feel some relief from the onslaught of gravel trucks driving to and from the quarry pit. However the road designation for Thomas Street in the Official Plan remains as a "Collector Road". This has been a topic of discussion during the past public meetings held to consider options for reducing gravel truck traffic on Thomas Street. We feel that designation should be revisited. We would respectively suggest that the Thomas Street designation be changed to "Local Road" to better reflect the nature of the traffic, the nature of our historic neighbourhood (which includes 3 "designated" heritage conservation sites and 6 "not designated" plus 	<ul style="list-style-type: none"> Thomas St. is the only collector road west of the Thames River and south of Queen St. W. Staff believe having Thomas St. as a designated collector road provides benefit to this quadrant of road network. Staff share the optimistic sentiment that truck traffic will be reduced due to the new quarry entrance on County Road 139. However, the land

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<p>Westover Inn) and the anticipated decrease in gravel truck traffic. Using the definition provided in the OP, the "Collector Road" designation is no longer relevant and we feel the road is better described as a "Local Road". The relevant sections of the two policies are highlighted in yellow below.</p> <p>Policy 5.3.1.2 – Collector Roads</p> <p>"Collector roads connect to all other roads. All types of traffic utilize these roads although trucks are typically service types. Traffic flow is interrupted by stop conditions and turning at land access points. The right-of-way for Collector Roads is generally 26 metres, with direct access and on street parking regulated. Generally, sidewalks are provided on both sides of the road."</p> <p>Policy 5.3.1.3 – Local Roads</p> <p>"The Local Roads collect traffic from lands that are adjacent to the roads. They carry low volumes of traffic (with not set standard) since most of the traffic on a local road will have its origin or destination to be to the lands that lie alongside the road. (Schedule "B" of the Official Plan illustrates the roads that are currently classed as the Local Roads.)</p> <p>Local roads connect primarily Collector roads and other local roads. The traffic flow is interrupted frequently as vehicles are turning into driveways. The right-of-way for Local Roads is generally 20 metres with direct access and on street parking both being permitted. Generally, sidewalks are provided on one side of the road."</p> <p>In light of these road descriptions, Thomas Street is best described as a "Local Road" since:</p> <ul style="list-style-type: none"> • The right of way (ROW) for Thomas Street is 20 metres wide with several homes, including our own, are located less than 5 metres from the ROW. • Direct access and on-street parking is not regulated anywhere on Thomas Street. • Speed limit has been reduced to 40 km/hour to help protect the local neighbourhood • A sidewalk is located on one side (west side) of the street. • Thomas Street is part of the "Loop Trail" system promoted by the Recreation Department and Tourism staff • There are 37 residential driveways with access directly onto Thomas Street with an additional 3 commercial driveways (being Thames Label and Litho Ltd., a Car Wash and Westover Inn). • Service vehicles are limited to delivery trucks to Westover Inn and commercial vehicles servicing the wastewater treatment plant, in addition to gravel trucks to the quarry. 	<p>use on Thomas St. along with the Queen St. and Park St. connections will inevitably continue to produce traffic volumes and truck traffic atypical of a local road. With regard to road allowance widths, sidewalks and on street parking comparisons to local roads, most road allowances start with 20m widths and are slowly widened to 26m with adjacent development applications. While sidewalks on both sides are considered in the OP and sometimes constructed on collector roads, the pedestrian demand in St. Marys does not always warrant sidewalks on both sides of the Town's collector roads at this time.</p>

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<p>Given the description above, it would appear that Thomas Street already fits the criteria of a "Local Road". With 80% reduction in gravel truck traffic, this change in traffic flow will further substantiate the change in designation.</p> <ul style="list-style-type: none"> The Town of St. Marys is a "river town", located in the river valley of the North Thames River and Trout Creek. However, we feel the river and creek are often "forgotten in plain sight". The valley was created and the vistas caused by the two waterways. However, it is only within the text on page 7, "Heritage Conservation" that the waterways are mentioned. Their prominence in St. Marys as the backbone to our historic development and continued economic prosperity, the natural and cultural heritage values, the Town's character and charm are all missing from the Section 2 - Goals and General Principle's section. Policy 2.1.8 describes the "hazards" associated with the floodplain but there is no mention of the "positive" values that the waterways provide such as the rich natural heritage, the ecological services, and the lifestyle attributes that residents seek and value. The Milt Dunne Field (the Flats), The Lion's Park & Pavilion and the Creamery Restaurant would not be the destinations they are without the Thames River and Trout Creek. As we commented in the Sept 7, 2016 review of the Strategic Plan (letter attached), these natural features and their value transcends all 6 pillars of the Strategic Plan. The Thames River was designated in 2000 as a Canadian Heritage River, one of only 40 such rivers in Canada. This notoriety should be included and celebrated in the OP. The Town should consider signs be posted that recognize and celebrate this achievement which are available for municipalities to place along the waterway or on our several bridges. This acknowledgement would further support the stewardship efforts led by various local organizations (e.g. "Thames River Clean Up" and ongoing work of the Upper Thames River C.A.). The Source Water Protection Plan that includes St. Marys, has also highlighted the important role that the Thames River has with our drinking water system. There is a direct connection from the Thames River to our drinking water system which supplies the Town residents and businesses from our three municipal wells (termed GUDI wells). If we poorly manage the river (e.g. stormwater contamination, household hazardous wastes, erosion and sedimentation into storm drains) those impacts will eventually be reflected in the condition of the groundwater that we drink. Keeping the source of our municipal drinking water safe and protected is the prime goal of this provincial program. This 5 year review of the 2007 Official Plan Consolidation will provide a renewed direction to carry St. Marys into the next 10 to 15 years into 2027 to 2032. Therefore, it would be wise and appropriate for our town's Official Plan to recognize the need to adapt to a changing 	<ul style="list-style-type: none"> A new comprehensive source water protection section and mapping has been included in the OP to implement the Source Protection Plan for the Thames-Sydenham and Region. Refer to Section 5.6 of the OP.

St. Marys Official Plan Review and Update Project - Comment Summary



Author (date)	Comment Summary	Recommended Action
	<p>climate. These changes are expected to be “warmer, wetter and wilder” and will include more severe, and more frequent storm events predicted by both levels of upper government. These events are expected to impact our river (increased river flooding), our sewer infrastructure (increased storm sewer flooding), our tree cover (ice storms and tree damage) and potentially our water supply (hotter weather could mean more outdoor watering restrictions such as the summer of 2017). These expectations should be considered in the Official Plan to properly direct infrastructure projects and asset management decision consistent with the focus on “adaptation”.</p> <p>The Provincial Policy Statements (2014) include a requirement to consider the potential impacts of climate change (e.g., flooding due to severe weather), to support the reduction of greenhouse gas emissions and adaptation to climate change (Policy 1.8). There are also policies that encourage the promotion of green infrastructure (e.g., permeable surfaces, Low Impact Design elements) and strengthen stormwater management requirements (Policies 1.6.2, 1.6.6.7).</p> <p>To aid in addressing these requirements, it is important to recognize St. Mary's natural heritage features (e.g. trees, waterways, parks and open spaces) which act as a “natural system” that help us adapt to the negative impacts of a changing climate. With increased storm events, there will also be a need to better understand the important role that Wildwood Dam and Reservoir have on protecting St. Marys and our flood-susceptible downtown. Wide fluctuations in the water level and flow of both the Thames River and Trout Creek should be expected as the new normal.</p>	<ul style="list-style-type: none"> Staff is recommending the inclusion of policies promoting sustainable development and policy enhancements to the Natural Heritage section of the OP. Proposed policies include encouraging low impact development practices to reduce runoff from storm water, reductions in impervious hard surfaces, including the use of permeable pavement systems, innovative building design to reduce water and energy consumption, reductions in vehicle usage, and the protection and enhancement of tree canopies to contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems.
<p>Pat & Patti Donnelly 243 Thomas Street (December 10, 2020)</p>	<ul style="list-style-type: none"> Climate Change: The first step in addressing this issue is to start the conversation. Such a long range planning document as the Official Plan needs to more directly refer to it as an issue to address. I see lots of new amendments in the Draft OP that support this, such as active transportation, alternative energy and sustainable development. But we need to hear the Town state that these items are to make our town more resilient to the changing climate. Canadian Heritage River: The Thames River was designated as one of these in 2000 and many municipalities in the watershed are actively promoting this designation (e.g. Stratford, London). Our OP speaks to cultural heritage and natural heritage which fits nicely with the Heritage River designation. Mentioning it would further support our unique town, our unique cultural heritage and our waterways. Thomas Street is ID'ed as a Collector Road. Much work has occurred to reduce truck traffic from the Quarry with the new entrance off Perth Rd. 139. The neighbourhood along Thomas Street would like Council to consider downgrading the street from Collector to Local. 	<ul style="list-style-type: none"> Noted. Refer to Historical and Cultural Context in Section 1.

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Rob Staffen, Box 789, St. Marys, (December 4, 2017) and Rob, Matt and Ashton Staffen, Box 789, St. Marys (December 18, 2017)	<ul style="list-style-type: none"> Overall, I see lots of good amendments and changes being incorporated in this Draft document. Thanks for the opportunity to comment. The new Official Plan is not just about the Town of St. Marys; we cannot grow and prosper without our partner and our neighbors in the Township of Perth South. The New Official Plan needs to have an action plan that includes the lands in both communities. Our Family believes in Foundations and their impacts on Community. The Town of St. Marys Smart and Caring Community Fund is a terrific start. The idea is that the New Official Plan include other Fund Options within the Smart and Caring Fund under the leadership of Stratford Perth Community Foundation such as Parks, Leisure and Recreation, Low Income Housing, Mission, Environment, UTRCA, among some of the ideas. The Goal would be a Fund of \$5,000,000 with the income earned annually to go to the various Funds. Execute a Plan for Affordable Housing in the New Official Plan. We have missed this opportunity in the past. We have had some excellent growth in housing; however we failed to understand that without young families and the ability to own a starter home, we lack the necessary labour to grow and provide employment to new industries, both old and new. The New Official Plan cannot ignore Industrial, rural or Commercial (including the Downtown area) at the expense or residential. The Downtown Issue with a lack of development including both commercial and residential cannot be ignored as a result of UTRCA and the 200 year flood plan. Numerous cities in Europe have grown substantially and flourished despite being located along the River systems of Europe. In fact the City of Prague has a bridge built in 1300 that still works today to connect the Community to the downtown. There has to be a solution such as buffer storm water management areas (The Flats is one idea) and identifying the area is a 100 year protection zone. Town Council and Pac will need to develop a long term plan with UTRCA to understand the Downtown area concerns, flooding of the Golf Course (and the ideas to manage Wildwood 	<ul style="list-style-type: none"> The OP includes some policy direction with respect to potential cross-jurisdictional issues and encouraging consultation between both municipalities. Comment/concern not directly related to OP review Staff is recommending an enhanced policy approach that promotes a full range and mix of housing types, affordability and densities. Staff is also recommending several new policies directed at encouraging the provision of affordable housing including the pursuit of partnership and funding opportunities, pre-zoning of lands, flexible development standards, etc. The policies of the OP are intended to provide a balanced approach to supporting all lands uses and areas that contribute to making St. Marys an excellent place to live, work and play.

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	<p>Dam developed by Dave Courtnege), new developments and their impact on storm water management and Birches Creek Weir unable to handle any more water (it should be redirected to not impact the Downtown of St. Marys).</p> <p>Summary Ideas Discussion Paper #1</p> <ul style="list-style-type: none"> I believe the 1% population growth is low and should be closer to 1.25% or higher if we can execute an action based New Official Plan. Affordable Housing is one of biggest issues facing our Community as mentioned earlier. We need young people with families to be able to buy 1st time Homes including condominiums, semi duplex, 4-5 unit town homes and single family homes on small lots (35-40 feet and under 1700 sq. ft.). Possibilities to assist in this idea are the New Official Plan for all future developments, charities and the new Liberal Federal Incentives announced recently. Industrial Development in cooperation with Perth South should not be ignored. Declaration of interest that our family owns property in Perth South including the Proudlove Farm and the St. Marys Golf & CC. <p>Summary Ideas Discussion Paper #2</p> <ul style="list-style-type: none"> If Cash is accepted in lieu of parkland for subdivision development, the amount could be doubled from the developer and put into the Smart and Caring Community Foundation. Promote donations and Family estates, Gifts and Gifts of Insurance to the Foundation. With the Active Transportation Plan and the New Official Plan encourage land donations to the Foundation. Some sites in St. Marys have restricted covenants on zoning and this should be cleaned up and made up to date? I am biased, but an example is our family owned property at 588 Queen St; the former Staffens/Valumart now a Dollarama. All new and replacement roads should include cycling lanes as is the case in other municipalities. [London investing \$15 Million in Cycling paths] Our Community should continue to invest in our Trail system; some of the best in Ontario. 	<ul style="list-style-type: none"> Based on the analysis in Discussion Paper #1, staff is recommending a 1.5% growth rate. See response above with respect to affordable housing. See response above regarding cooperation with Perth South. The cash-in-lieu provisions in the OP are in line with the Planning Act and the Town Recreation and Leisure Master Plan. Staff is recommending the inclusion of policies requiring the dedication of land to the Town for pedestrian and bicycle pathways as a condition of new development. Staff is recommending amendments to existing policies and the addition of new policies to implement the Recreation and Leisure Services Master Plan. These policies will require the provision of parks in the area noted along with trail and pedestrian connections.

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Citizens Concerned About Heavy Truck Traffic (February 16, 2018)	<p>Summary Ideas for Discussion Paper #5</p> <ul style="list-style-type: none"> All lands located within the Town limits should be designated to Affordable Housing. This could be the areas earmarked 0-24 excluding 20, 21, 19, 18, 17, 14, 10, 8, 4, 3 and 0. Lands such as map areas 9, 15, 16, 6, 7, 2 and 12 are very good for Affordable Housing. Any Lands located in Perth South that could be utilized for future residential [Rannoch, St Pauls, Sebringville, St Marys Golf Course, etc.] and Industrial lands should be identified and included in the New Official Plan. Birches Creek and future development storm water management for this are of our Community is critical to the Downtown Core, our citizens and the Golf Course. CCAHTT (Citizens Concerned About Heavy Truck Traffic) is a grassroots group of local residents seeking changes to truck traffic in St. Marys through awareness, cooperation and sensible control measures. We use "heavy truck traffic" to mean very large commercial vehicles (tractor trailers and other commercial vehicles with three or more axles). We recommend that 5.1.1 be revised as follows: <ul style="list-style-type: none"> 5.1.1 To establish a transportation system that protects the health and safety of the community and is capable of providing for the safe and efficient movement of people, goods, and services including the collection of garbage, the removal of snow, and the movement of emergency vehicles. We recommend that section 5.3.3. be split into two provisions and revised as follows. <ul style="list-style-type: none"> 5.3.3 Road alignments, widths, layout and construction standards will be appropriate to the functional classification of the road, projected traffic volumes, and emerging design guidelines and safety standards. 5.3.4 The Municipality may impose prohibitions and restrictions with respect to the usage of roads, access to roads, on-street parking, and turning and other vehicle movements to protect the traffic function and capacity of roads and address community health and safety concerns. We recommend that a new section be added to the policies in 5.3 as follows: <ul style="list-style-type: none"> 5.3.5 Through responsible traffic management practices and road development the Municipality will endeavour to mitigate the financial impact to the Municipality resulting from forecasted increases in local and commuter traffic, as well as to manage traffic patterns in ways beneficial to the historically and scenically significant downtown core. Recommend that section 5.3.11 be reworded as follows: <ul style="list-style-type: none"> 5.3.11 Road widening or other improvements will be undertaken at intersections as needed for any planned road realignments, future road corridors, regulation of turning 	<ul style="list-style-type: none"> See response above regarding affordable housing. The suggested approach is to encourage affordable housing across the Town provided such development is in accordance with the OP.
		<ul style="list-style-type: none"> Staff is recommending no change to this policy. Staff agrees with the suggestion to split Section 5.3.3 with the following changes to the new Section 5.3.4: <ul style="list-style-type: none"> Restrictions related to road usage, on-street parking, turning and other vehicle movements, and access may be imposed on roads to protect their primary traffic function, and to increase their traffic carrying capacity and/or to address safety issues. Staff is not recommending the addition of this new section. It is unclear whether the policy statement is attempting to increase traffic to the downtown commercial area to increase commercial activity or if the statement is attempting to divert traffic from the downtown.

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	<p>movements, signage, and marking of travelling lanes or where other physical conditions necessitate.</p> <ul style="list-style-type: none"> We recommend that a new section be added after section 5.3.12 as follows: 5.3.13 Alternate Truck Routes <i>Council will explore the potential for designating roads as truck by-pass routes or taking other measures to divert truck traffic around the downtown and the Heritage Conservation District.</i> <p>We note that the Provincial Policy Statement includes the following policy in section 1.8 "Energy Conservation, Air Quality and Climate Change": 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which: ... d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities (emphasis added)</p> <ul style="list-style-type: none"> We recommend that objective 3.3.1.4 be amended to read: 3.3.1.4 to minimize the potential adverse effects of "Industrial" areas including associated truck traffic on other land uses and the residents of the community In line with PPS policy 1.8.1 above we also recommend that the Official Plan incorporate clear direction for the location of industrial land uses in St. Marys. Industrial uses should be concentrated along James Street South, with ready access and egress to Highway 7. Industrial use elsewhere in town should be discouraged, with existing industrial sites grandfathered, phased out or tightly restricted. A clear OP policy in this regard would then be implemented through the Town's zoning by-law. 	<ul style="list-style-type: none"> No change to this Section is recommended. The intent of this policy is to ensure that land is acquired for future widenings of roads, improvements, etc. Staff is not recommending the addition of this new section. Given the existing development, topography and natural features in the St. Marys area a truck route is impractical from staff perspective. The objective of the Town's transportation system should be to move traffic as quickly, efficiently and safely as possible. Queen St. and James St. are the Town's Arterial roads and have been constructed to take truck traffic. Developing a truck route within the Town limits would inevitably direct trucks through residential areas and would most likely take a truck longer to travel through Town which are both undesirable. Any effective truck route would need to involve roads outside of Town limits where the Town has no jurisdiction. Staff is recommending no change as requested. This recommendation would seem to prioritize a particular impact of industrial land use over others (i.e., noise, odour, light, pollution, etc.). Equal consideration should be given to the various potential impacts of industrial areas.
Michael Ebert, Omega Paw 165 Thomas Street (March 8, 2018)	<ul style="list-style-type: none"> 200 James St. South Area is currently zoned part industrial and part commercial. Requesting redesignation from General Industrial to Residential to allow for attainable housing. Most likely this would consist of 10 to 13 6plex units built over 3 phases. 	<ul style="list-style-type: none"> Residential designation would not seem appropriate since the west side of James South is an industrial area Conversion of industrial land is not required. Staff recommends maintaining the General Industrial designation on this property
Rob Staffen, Box 789, St. Marys, (March 16, 2018)	<ul style="list-style-type: none"> After previously reviewing papers # 1, 2, 5, 6, 7, 8, 9, 3 and 10 of the Official Plan, I believe the #1 Priority for our community is to Execute a Plan for Attainable/Affordable Housing in the New Official Plan. We have missed this opportunity in the past. St. Marys has had some excellent growth in housing; however we failed to understand that without young families 	<ul style="list-style-type: none"> Staff is recommending an enhanced policy approach that promotes a full range and mix of housing types, affordability and densities. Staff is also recommending several new policies directed at encouraging the provision of affordable housing

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	<p>and the ability to own a starter home, we lack the necessary labour to grow and provide employment to new and existing industries.</p> <ul style="list-style-type: none"> We also have the ability to attract young families to our Community as St. Marys is blessed with many unique and incredible recreation and leisure facilities including the Pyramid Centre, Grand Trunk (and other trails), paved roads outside our community for cycling, Wildwood Park, the St. Marys museum, the Quarry, the Curling rink and three Golf Courses in our area. In addition our schools, our Hospital, our Downtown and our sense of small town benefits offer a safe and happy place to raise a family. Table 1 is excellent moving forward; it just requires an action plan. The 'right demographic map' should be clearly defined for the next 10 to 15 years focused primarily on A/AH. Townhomes, semis, single family homes and Condos are too broad, in that St. Marys has proven historically that many of these units have been built for seniors downsizing/retiring, not young families. Pricing has been out of whack, focusing on the profitable market of wealthy seniors over the age of 50. For example from 1992 to 2016 permits for semis were 102 units, town house 28 units and multiuse were 16 for a total of 146 units; representing 19.7% of the total permits issued. This number needs to be 50% over the next few years focused on first time home buyers, not wealthy seniors. (This discussion also relates to dwelling size as shown on page 12 of the report whereby smaller units will be required in the future.) Map 1 should be discussed with Landowners and designate the 50% attainable Housing on the Map or in some cases (like West Ward at 100%). Possibly execute a strategy that Town owned Lands could be donated/sold (at a discount) to specific projects for A/AH (Rental?) units (page 30 idea). Excellent idea. Table 8 and Map 4 should include the Stan Fraser property (page 17) on Widder Street. I believe this is one of the best properties in our community for A/AH. Already designated residential; this property could be reconfigured to meet our long term needs with the Town of St. Marys providing a second access and help with the idea of storm water management. Create specific plans (like 2., 3. And 4. Above) to lower the costs of development for A/AH development projects including fees, process, lot size, approvals and grants/loans (page 30/31 are the right ideas). Further on Table 5 and 6 the projects approved include some semi's and town homes; but primarily the focus has been on single family homes. The trouble is NONE of these approved developments can be defined as A/AH. The Stoneridge II development of 34 town houses and 10 semi's will just mirror the Diamond Ridge project; beautiful semi's and town homes 	<p>including the pursuit of partnership and funding opportunities, pre-zoning of lands, flexible development standards, etc.</p> <ul style="list-style-type: none"> Do not agree with 50 or 100 percent recommendation but OP has been updated to further encourage affordable/attainable housing. The suggested approach is to encourage affordable housing across the Town provided such development is in accordance with the OP. Staff is recommending policies that would encourage Council to consider affordable housing prior to considering

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	<p>but definitely NOT A/AH. This is the reason that future developments should be 50% + in A/AH designated units.</p> <ul style="list-style-type: none"> • UTRCA needs to be part of the discussion for The Official Plan of A/AH and other developments. The idea would be to negotiate fair and reasonable agreements regarding, but not inclusive of, the following; <ul style="list-style-type: none"> - Downtown Issue with a lack of development including both commercial and residential cannot be ignored as a result of UTRCA and the 200 year flood plan. Numerous cities in Europe have grown substantially and flourished despite being located along the River systems of Europe. In fact the City of Prague has a bridge built in 1300 that still works today to connect the Community to the downtown. A/AH and Commercial developments in the Downtown area need to be part of a solution. Possibly the Flats becomes part of a plan for storm water management in the Downtown area like they have created in Cambridge, ON. - Other than UTRCA in control of our drinking water, future agreements should allow the Town of St. Marys to have its own destiny with respect to developments including A/AH, Industrial and Commercial projects with proper storm water management plans approval provided by UTRCA as consultants. - The Short Term Plan of The Official Plan should include Town Council and Pac will having an agreement in place with UTRCA to understand the Downtown area concerns, flooding of the Golf Course (and the ideas to manage Wildwood Dam developed by Dave Courtnege), new developments and their impact on storm water management and Birches Creek Weir unable to handle any more water (new developments – as it should be redirected to not impact the Downtown of St. Marys). Fees paid (or held back) may have to become part of the solution. The Town needs to come Second with UTRCA, after drinking water. <p>Other comments regarding Discussion Paper #4- Residential Lands</p> <ul style="list-style-type: none"> • In the analysis of Table 10, we may not have enough sufficient units available to meet the Towns needs. It is the "Cart Before The Horse Scenario". If we reach our goals of providing 50% + A/AH condo's, town homes, semis and small single family homes to our Community; our population base will grow by 1.25 % to 1.5% (Figures 1 and 2- not 1% as forecasted). We have everything else in place; schools, parks, the Pyramid Centre, walking paths and more. 	<p>other land uses when evaluating the sale or lease of surplus public lands.</p>

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	<ul style="list-style-type: none"> In 3.1.2.5 (page 62) the definition of mix of housing should be made clearer with respect to A/AH in that A/AH town homes, condos and semis are different than the semis, condos and town homes being built in Meadowridge, Diamond Ridge and Stoneridge II. 3.1.2.7 (a)- Why are we limiting developments to three stories; Is there any real advantage? (Page 22). On a personal note- The New Official Plan should include a vision/plan for lands in Perth South, for example the 25 acres at the St Marys Golf Course. In a discussion with Mark Swallow in 2017, he had mentioned that this property would be included. The New Official Plan is missing another key component of storm water management with respect to Birches Creek and the 'poorly designed' Weir. The engineering design is that in higher water flows, the storm water is directed towards the Golf Course while in lower water flows it is directed thru the Cement Plant to the Thames River. Originally this might have worked. However with more approvals (existing and future) in Meadowridge, the development of the property across from the former Heinz plant and the future Givens Road Industrial area could create a potential danger to Downtown of St. Marys. Just five years ago Birches Creek seldom flooded- today it floods the Golf course before Wildwood Dam ever makes their decision to open up the gates. For example the Hospital Foundation Charity event in 2017 (flooding on #17 and #15 due to Birches Creek not Wildwood) and the recent flood on February 20, 2018 when Birches Creek flooded the Golf Course lands 12 hours before Wildwood Dam opened its flood gates (picture attached). This will only get worse with future developments in this area. 3.1.2.7 (Page 63) is where this section could be added. With respect to the December meeting on Cycling lanes whereby we talked about other communities investing in trails and the potential for cycling paths; Grant Brouwer made an excellent point that we should focus on roads that work with an overall concept or a plan (and that not include all new and replacement roads include cycling lanes- just ones that fit the Master Plan). The New Official Plan should include this process for this Master Cycling and Trail System for our Community under the capable direction of Grant and Kelly Deeks. <p>[Note- London is investing \$15 Million in Cycling paths]</p>	<ul style="list-style-type: none"> Maximum height increased to 4 storeys subject to criteria (refer to 3.1.2.3.3)
Henry Monteith (April 4, 2018)	<ul style="list-style-type: none"> Submission on Discussion Paper #9: Cultural Heritage Part It is my opinion that there are a few residential areas in the Town that are significant from a heritage perspective. Immediately following is some information from pertinent documents: <ul style="list-style-type: none"> In respect of Cultural Heritage Conservation, Stratford has included in its OP, a section entitled "Heritage Areas", which includes basically the entire older built up 	<ul style="list-style-type: none"> At this point, staff is not recommending the concept of a heritage area and/or heritage corridors. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with

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	<p>area of Stratford. I can't see how this area is designated under the OHA, or any other statute.</p> <ul style="list-style-type: none"> - In its OP, Kinston has introduced the concept of Heritage Character Areas, as part of Section 7.3, Cultural Heritage Landscapes (CHL). These are generally significant heritage areas not designated under the OHA. Section 7.3.D. lists a number of defined Heritage Character Areas which are also shown on an accompanying Schedule. - In terms of Cultural Heritage Landscapes, the draft publication: A Guide to Cultural Heritage Resources in the Land Use Planning Process; contains some interesting information. The first paragraph in Section 4.3 contains options in how municipalities have recognized a CHL. The second paragraph appears to suggest that to be consistent with PPS 2014, the municipality must establish CHL's in order to develop appropriate conserving policies. The third paragraph contains the following, somewhat confusing statement; "In addition to including cultural heritage landscapes on the municipal register...". Does this mean a CHL can be listed on the municipal register as a single parcel? - The last sentence in the first paragraph of Section 4.4 throws out a bit of a caution; "It is not safe to assume that because no cultural heritage landscape has yet been identified, that none exists". - The first sentence of the second paragraph of Section 4.6 is also enlightening; "In some cases, designation under the OHA may not be appropriate, and identifying the cultural heritage landscape using Planning Act tools may be a better option". - In respect of revisions to the Cultural Heritage Section of the St. Marys OP, I would like to see Council include the concept of Cultural Heritage Residential Neighbourhoods, and include the essential policies for effective protection and conservation as outlined in PPS 2014. This could be achieved by introducing CHL's as the Planner has suggested, or by using a less formal area description as Stratford and Kinston have done. Whether a prospective Heritage Area requires listing in the OP would seem to depend on whether the conservation policies are unique to that area. As the emphasis of this recommendation is on area conservation, I don't think any legal designation or listing on the municipal register, is necessary. With such an inclusion in place, I would like to see Council instruct the Local Heritage Council to start the necessary research to define the specific areas of Cultural Heritage Residential Neighbourhoods. 	<p>respect to intensification/infill development that is compatible with the character of neighbourhoods.</p>

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Henry Monteith (April 4, 2018)	<ul style="list-style-type: none"> Submission on Residential Discussion Paper It is my opinion that the essence of the Section in Discussion Paper #4: Residential, entitled "Infilling and Intensification", commencing on Page 20, and continuing to Page 23, should be incorporated directly into the revised Official Plan. It represents a significant improvement over current OP Section 3.1.2.3 in conserving and protecting heritage significant neighbourhoods from incompatible developments. 	<ul style="list-style-type: none"> Staff is recommending policy enhancements with respect to compatible development and the identification and protection of heritage resources in the Town.
Paul King, 109 Wellington Street North (April 6, 2018)	<ul style="list-style-type: none"> OP Review Outstanding Issues 9 "AOP" means Amended Official Plan and "Guide" means the draft of A Guide to Cultural Heritage Resources in the Land Use Planning Process dated October 2017 and issued by the Ministry of Tourism, Culture and Sport. Protection of Existing Assets ("... charm and attractiveness that are fundamental to the character and lifestyle of St. Marys") * See 2.0 Goals and General Principles, Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism). There is a strongly-held belief in North America that growth is progress – that growth is beneficial. This belief has led to unbridled development that has destroyed the uniqueness of many communities where every community looks like every other community. To keep the charm and attractiveness of St. Marys, the Official Plan must contain clear provisions: (1) emphasizing that any developments are to be compatible with the Town's current cultural heritage attributes; and (2) protecting and properly managing existing cultural heritage attributes Context of St. Marys: In order to properly be mindful of the cultural heritage attributes of the Town, the AOP should contain a brief history of the Town plus a general description of the cultural heritage defining attributes of the Town to give the AOP an underlying context. It is instructive to review pages i & ii of the Kingston Official Plan which set the context of that municipality. Standards and Guidelines: Many municipalities across Canada use the Standards and Guidelines for the Conservation of Historic Places in Canada as a resource to direct how to manage change. Reference to these standards and guidelines should be incorporated in the AOP. As stated in the Guide: It must be noted that there are differences between these Standards and Guidelines and Ontario's heritage policies. Where this is the case, Ontario's legislation, and policies and guidelines issued under its authority, take precedence. In addition, the property standards bylaw in St. Marys should be enforced to ensure that properties (including those on the municipal register) do not deteriorate through neglect. 	<ul style="list-style-type: none"> For information Staff is recommending policy enhancements with respect to compatible development and the identification and protection of heritage resources in the Town.
		<ul style="list-style-type: none"> While it is recognized that the referenced document is an important resource that should be consulted when dealing with heritage matters in the Town, reference to the document in the OP is not required. Comment/concern regarding property standards not related to OP review however, it is noted that the Town's Property Standards By-law is enforced on a complaint basis.

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	<ul style="list-style-type: none"> Town-Owned Heritage Properties: There should be policies about the Town demonstrating excellence/leading by example in the protection of Town-owned heritage properties, including things like: <ul style="list-style-type: none"> The Town should develop and keep up-to-date a maintenance repair schedule with budgetary provisions so that buildings and other structures (including sidewalks) do not deteriorate through neglect or deferred maintenance. When a Town-owned property is no longer required for its current use, the Town will seek a compatible adaptive reuse of it. When a Town-owned property is sold or leased, the Town will ensure that heritage features are adequately protected. Protection should include designation under Part IV of the Ontario Heritage Act (if the property is not located in a heritage conservation district) and may also include a heritage easement agreement. 	<ul style="list-style-type: none"> For consideration outside of the OP review project.
	<ul style="list-style-type: none"> Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism), Section 2.3.1.2: Section 2.3.1.2 of the current OP refers to a "balance" between conservation and preservation on the one hand and development and re-development on the other hand. These are not necessarily competing interests. The compatible design of new or renovated buildings and other structures is critical. The word "balance" should be removed and replaced with the concept of compatibility. Suggested wording for Section 2.3.1.2: To protect and enhance the Town's heritage resources by developing policies whereby development/redevelopment is compatible with conservation and preservation. 	<ul style="list-style-type: none"> Staff is suggesting similar modifications as follows: 2.3.1.2 To protect and enhance the Town's heritage resources by developing policies that ensure development and redevelopment occurs in a manner that is compatible with and prevents impacts on heritage resources and associated attributes.
	<ul style="list-style-type: none"> Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism), Section 2.3.2.3: The St. Marys Heritage Committee cannot do its job without the resources of the library and the museum so the AOP should specifically mention the Council's support of these institutions. 	<ul style="list-style-type: none"> For consideration outside of the OP review project.
	<ul style="list-style-type: none"> Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism), Section 2.3.2.5: There should be an additional definition of "adjacent" as suggested by the Guide. "Adjacent land" in the PPS 2014 is defined as land that is contiguous to (i.e. sharing a common property line with) a protected heritage property. As pointed out in the Guide, a municipal official plan might also define adjacency using other considerations to include "adjacent" property that does not necessarily touch the boundaries of the parcel of a protected heritage property. Consider, for example, under the provisions of the Planning Act, notices are sent to neighbouring property owners within a stated distance from the property that is the subject of a minor variance or zoning amendment application. Alternatively, consider including properties in applicable Heritage Areas or Stable Residential Areas (discussed below). Adding a more inclusive definition of "adjacent land" plus a more 	<ul style="list-style-type: none"> Section 2.3.2.5 has been modified with addition of policy stating that refers to "lands contiguous to heritage resources" in accordance with the PPS: "A Heritage Impact Assessment may also be required for any proposed alteration work or development activities on lands contiguous to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications."

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	<p>inclusive definition of "protected heritage property" to include "listed" properties on the municipal register should be considered when preparing the AOP.</p> <ul style="list-style-type: none"> Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism), Section 2.3.2.9: Cultural Heritage Landscapes: There are no policies about identifying and protecting cultural heritage landscapes other than by designation under the Ontario Heritage Act, which may not be feasible in all circumstances. Provisions similar to those in the Stratford, Kingston and Woodstock Official Plans regarding Heritage Areas, Heritage Corridors, Stable Residential Areas and the use of site plan controls should be incorporated into the AOP. Discussion Paper #9 (Cultural Heritage, Urban Design, Economic Development and Tourism), Section 3.1.1.2: St. Marys has no urban design guidelines - see, for example the Stratford Urban & Landscape Design Guidelines. St. Marys should develop its own so the AOP needs to include this goal. Having such guidelines would assist developers with the details of compatible projects for St. Marys. Discussion Paper #4 (Residential): On page 23 under Policies for Townhouse, Multiple and Apartment Dwellings, item j), it states that "the use of retaining walls along street frontages should generally be avoided". Stone retaining walls are an important heritage feature of St. Marys so there should be an exception for these stone walls. Not only should there be an acknowledgement of the importance of retaining these stone walls but, in addition, there should be a goal to develop a policy to maintain, repair and restore these stone walls. Discussion Paper #4 (Residential), Section 3.1.1.3 and following: As mentioned above, a concept similar to that in the Stratford, Kingston and Woodstock Official Plans regarding Heritage Areas and Corridors, Stable Residential Areas and the use of site plan controls should be incorporated into the AOP. There should be an expansion of the provision in Section 3.1.2.3. Discussion Paper #3 (Transportation & Servicing): There are no draft provisions to deal with the concern about major truck traffic through central St. Marys. Citizens Concerned About Heavy Truck Traffic (CCAHTT) submitted recommendations for the AOP. Discussion Paper #3 (Transportation & Servicing): How is St. Marys going to deal with the loss of passenger rail service? There is a serious initiative at the provincial level to have high speed passenger rail service (HSR) between Toronto and London (and beyond) with the current scheduled completion date for the Toronto - London stretch being 2025. The HSR 	<ul style="list-style-type: none"> Policies have been included with respect to cultural heritage landscapes in accordance with the Provincial Policy Statement. Staff is recommending the inclusion of urban design policies in the OP. Policies respecting the avoidance of retaining walls have not been included. At this point, staff is not recommending the concept of a heritage area and/or heritage corridors. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with respect to intensification/infill development that is compatible with the character of neighbourhoods. See responses to CCAHTT submission For consideration outside of the OP review project.

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	<p>will bypass Stratford and St. Marys with no stops between Kitchener and London. St. Marys and Stratford will, in all likelihood, no longer have their VIA service. How is the Town planning to deal with the resulting negative impacts? Will there be links of some kind to Kitchener and/or London so that St. Marys citizens can take advantage of HSR without having to drive to Kitchener or London? With the projected demographics in St. Marys plus climate change concerns, there will be an increasing number of residents who will not want to or be able to drive. The AOP (or perhaps the Town's strategic plan) should include a goal to research and develop appropriate alternate transportation links perhaps in conjunction with other municipalities in the area.</p> <ul style="list-style-type: none"> Discussion Paper #1.1 (Natural Heritage & Hazards): The AOP needs to contain or refer to the development of policies for the well-being of natural areas including the protection of trees on both public and private land. Any such policies should be followed up with appropriate bylaws. The natural areas and tree cover are important elements of the cultural heritage character of St. Marys plus they are important in terms of assisting with flood control. 	
Chris West, Box 786, St. Marys Comment from Open House (April 12, 2018)	<ul style="list-style-type: none"> Discussion Paper #1.1 (Natural Heritage & Hazards): Since 2000, the Thames River has been designated as a Canadian Heritage River with natural heritage values, cultural heritage values and recreational values. St. Marys has responsibilities and opportunities with respect to this designation which should be reflected by appropriate policies in the AOP. 3 vital components to ensure viability: via rail, hospital and labour source Expand committees to match ministerial levels now existing at provincial and federal levels 	<ul style="list-style-type: none"> Staff is recommending the inclusion of policies promoting sustainable development including the protection and enhancement of tree canopies to contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems. Staff is also recommending policy enhancements to the Natural Heritage section of the OP including policies that support the identification and protection of wood lands in the Town. Refer to Historical and Cultural Context in Section 1.
Salih Abdulsahib, 752 Queen Street East dr.salih53@gmail.com (April 23, 2018)	<ul style="list-style-type: none"> Requesting redesignation of rear industrial-zoned portion of property from General Industrial to Residential Conservation Authority controlled area provides beautiful natural view appropriate for residential Market conditions make industrial usage not feasible 50 and 60 Road 120 Requesting redesignation of property from General Industrial to Residential Developers of high quality seniors townhouse bungalow communities 	<ul style="list-style-type: none"> Residential designation would not seem appropriate since it is located in an employment area. No need to convert lands from General Industrial.
Rod Moorsom, Moorsom Companies 111 Houdini Way, Aurora (May 1, 2018)		<ul style="list-style-type: none"> Staff does not agree with request to change designation of property from General Industrial to Residential.

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	<ul style="list-style-type: none"> Property is located in convenient location with access to municipal services and appropriate surrounding uses 	<ul style="list-style-type: none"> This property provides an opportunity for industrial development on the east side of Town with convenient access to/from Highway 7 for truck traffic. Conversion of industrial land is not required.
John Bolton, JSB Construction (June 19, 2018)	<ul style="list-style-type: none"> 323 Queen St. West Requesting redesignation from Highway Commercial to Residential 	<ul style="list-style-type: none"> Town approved site specific Official Plan Amendment to permit residential.
Henry Monteith (August 5, 2018)	<ul style="list-style-type: none"> Section 2.3.2.2: First Sentence: Amending the first Sentence as follows: An inventory of built heritage resources within the Town shall be maintained in a Register. Section 2.3.2.9: Second Paragraph: Significant cultural heritage landscapes may be designated under either Part IV or Part V of the Ontario Heritage Act..... Notwithstanding what might be contained in PPS 2014, in my opinion, I don't believe this part of the Sentence is correct. Part IV of the Act refers only to "Properties", not "Areas/Landscapes", and Part V involves only "Heritage Conservation Districts". Section 2.3.2.9: Second Paragraph: or established on the Town's Properties of Cultural Heritage Value list, as appropriate. Again I believe what is referred to here as the "list" is actually the Register, and as I understand, only "Properties" or a "Heritage Conservation District" can be listed therein. Section 2.3.2.9: Third Paragraph: I would like to see the first part of this Paragraph amended as follows: Development and site alteration on adjacent lands to a cultural heritage landscape, or on properties located within a cultural heritage landscape, shall not be permitted..... I think it is imperative to protect properties within a cultural heritage landscape from inappropriate development or alteration. Section 3.1.2.3.3 a): I would like to see this Paragraph amended as follows: The location and massing of new buildings should provide a transition between areas of different development intensity and scale. Appropriate transitions can be achieved through appropriate setbacks or separations of buildings and/or the gradual change of building densities or building heights. My thought here is that apartments immediately adjacent to single family detached may not be appropriate. 	<ul style="list-style-type: none"> Suggested edits to this section have been made, per previous comments.
Henry Monteith (August 6, 2018)	<ul style="list-style-type: none"> On further reading of PPS 2014, I would ask that you please remove the two references below to "Section 2.3.2.9: Second Paragraph". Under the Definitions in PPS 2014, Cultural Heritage Landscapes include Heritage Conservation Districts, and Significant Cultural 	<ul style="list-style-type: none"> The current wording of this policy achieves the desired objective and staff are not recommending any of the suggested changes to wording. Section 2.3 as currently drafted is in line with the Ontario Heritage Act, and staff are therefore not recommending that any additional changes be made.

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Colin Evans, Votorantim Cimentoss (August 7, 2018)	<p>Heritage Landscapes considers Heritage Conservation Districts to be Property. In the OP, Heritage Conservation Districts is effectively covered under Section 2.3.2.7 and Section 2.3.2.8. For OP purposes, would it not be better to exclude Heritage Conservation Districts from Cultural Heritage Landscapes. Perhaps a different name, other than Cultural Heritage Landscapes, could be used to avoid confusion with PPS 2014.</p> <ul style="list-style-type: none"> 3.5.2 – reference to ‘cement’ batching plants should be replaced with ‘concrete’ 	<ul style="list-style-type: none"> Agreed. Change made.
Paul King, St. Marys Heritage Committee (August 13, 2018)	<p>Comments from Heritage Committee and Paul King:</p> <ul style="list-style-type: none"> One of the committee members is going to draft a robust preamble for the OP in order to provide a historical context for the Town. The draft will reflect the concept of the Kingston OP preamble (but of course be relevant for St. Marys). 2.3.1.2: In the 3rd line, I think it should be “adverse” impacts. 2.3.2.2: Henry Monteith raised the issue of mentioning the “register”. Also, the information contained in the register is typically more fulsome for designated properties than for “listed” properties. In accordance with the Ontario Heritage Act, the only requirement for listed properties is that they can be identified (such as a municipal address). Many municipalities, including St. Marys, prefer to provide somewhat more information. I suggest the following wording: “The inventory should contain documentation including legal description, owner information, and description of the heritage attributes and cultural heritage value for each designated property. For listed properties (not designated under Part IV or Part V of the Ontario Heritage Act), the documentation may contain less detail but is to comply with the requirements of the Ontario Heritage Act.” 2.3.2.4: I note that the amendments do not incorporate the concept of heritage areas and corridors, as set out in the Stratford and Kingston OPs. As previously mentioned, this would be a worthwhile addition for the St. Marys OP. 2.3.2.7(c): For clarity, it should refer to a “Heritage Conservation District Committee”. 2.3.2.8 (d): Remove the “g” at the end. 2.3.2.9: The second paragraph should end with: “... or listed on the Town’s register, as appropriate”. 	<ul style="list-style-type: none"> Agreed. Change made. Similar modifications to 2.3.2.2 already completed. Staff is not recommending the concept of a heritage area and/or heritage corridors at this time. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with respect to intensification/infill development that is compatible with the character of neighbourhoods. Agreed. Change made.

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Brian Zeman, MHBC On behalf of Votorantim Cimentos (St. Marys Cement) (November 12, 2018)	<ul style="list-style-type: none"> As part of the Official Plan Review process we want to understand if the intent is to approve a new Official Plan that will repeal and replace the existing Official Plan or will the Official Plan Review be by way of Amendment to the existing Official Plan? Given the passing of Bill 73 which evokes a two year moratorium on Official Plan Amendments to new Official Plans we would like to understand what the intent is of the Town. If a new Official Plan will be adopted, it is the intention of the Town to pass a resolution that will allow Official Plan Amendment applications to occur within the two (2) year amendment moratorium established with the passing of Bill 73? The cement plant area and ARA licenced area are proposed to be designated "Extractive Industrial", "Water", "Environmental Constraint" and "Floodplain" on Schedule "A". Please see attached map. The cement plant area and ARA licenced area should be designated "Extractive Industrial" to recognize the existing uses. Please update Schedule "A" and the associated appendices to reflect the "Extractive Industrial" designation. If the "Floodplain" designation cannot be removed we request that it be an overlay "Extractive Industrial" be the underlying designation. The Valley, Meadow Cluster, Thicket Cluster and Woodland Cluster on ARA Licence 4494 should be removed as it is an existing licenced aggregate operation. In addition, the natural heritage mapping is not consistent with the "M3" Extractive Industrial Zone 3 zoning or permitted uses on the property. It understood based on the staff report dated September 25, 2018 (DEV 45-2018) and the Council meeting minutes from September 25, 2018 that the Upper Thames Conservation Authority is currently updating components of the Perth Natural Heritage Systems Study, please consider these revisions prior to the finalization of the mapping. <p>Cement Plant Conveyor:</p> <ul style="list-style-type: none"> The cement plant conveyor crosses multiple designations including "Floodplain", "Water" and "Extractive Industrial". Please ensure that the conveyor is recognized as a site specific permitted use in these designations. <p>Section 3.5.1: Extractive Industrial Objectives</p> <ul style="list-style-type: none"> Please include new objective to protect mineral resources from development within or adjacent to "Extractive Industrial" areas that would preclude or hinder extraction or access to aggregate resources. Proposed new objective for 3.5.1: To protect mineral aggregate operations from development within or adjacent to "Extractive Industrial" areas that would preclude or hinder the operation. 	<ul style="list-style-type: none"> Official Plan Amendment. To be considered by Council Staff is in support of the recommended change. Changes addressed. Staff is in support of the recommended change. Changes addressed. Staff is in support of the recommended change. Changes addressed. Staff is in support of the recommended change. Changes addressed.

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	<p>Section 3.5.2: Permitted Uses</p> <ul style="list-style-type: none"> Permitted uses within the "Extractive Industrial" designation should be revised to include associated facilities for mineral aggregate operations as permitted by the PPS, 2014. Proposed policy wording for 3.5.2: Uses permitted in the "Extractive Industrial" designation as shown on Schedule "A" to this Official Plan shall be intended for the extraction and processing of mineral aggregate resources. Activities normally associated with extraction such as crushing, screening, washing, stockpiling, outdoor storage, transport, aggregate recycling and office facilities are permitted. In addition, associated facilities for the production of derived products such as asphalt and concrete or the production of secondary related products is also permitted. Similar uses such as concrete batching plants are also permitted. Other uses permitted include Parks, Open Space, Recreational, and Passive Agricultural activities. 	<ul style="list-style-type: none"> Staff is in support of the recommended change. Changes addressed.
	<p>Section 3.5.3.1: Policies</p> <ul style="list-style-type: none"> Include extraction as a primary use in the "Extractive Industrial" area. Proposed policy wording for 3.5.3.1: Within the "Extractive Industrial" areas designated on Schedule "A" to this Plan the primary use shall be extraction, processing, crushing, screening washing, and stockpiling of aggregate material. Ancillary uses are also permitted as accessory uses to the "Extractive Industrial" uses. 	<ul style="list-style-type: none"> Staff is in support of the recommended change. Changes addressed.
	<p>Section 3.5.3.4: Rehabilitation of Extraction Sites</p> <ul style="list-style-type: none"> Minor revisions are suggested for policy 3.5.3.4. Proposed policy wording for 3.5.3.4: Rehabilitation of Extraction Sites <p>The rehabilitation of extraction sites to accommodate subsequent land uses is a requirement of this Plan. Where extraction is ongoing, rehabilitation is to be carried out on a progressive basis and shall be in accordance with the rehabilitation plan submitted by approved by the Ministry of Natural Resources and Forestry as part of the site plan for licensing purposes.</p> <p>It is a policy of this Official Plan that all subsequent land uses proposed through rehabilitation be both consistent and compatible with surrounding land uses.</p> <p>Rehabilitation plans that involve the establishment of uses that are inconsistent and/or incompatible with surrounding land uses and which are not in accordance with the permitted use provisions of Section 3.5.2 shall not be permitted. All rehabilitation plans included with a site plan submitted for licensing purposes shall be reviewed during the</p>	<ul style="list-style-type: none"> Staff is in support of the recommended change. Changes addressed.

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	<p>application review process to ensure that the subsequent land use resulting from the rehabilitation appropriate and in conformity with this Official Plan.</p> <p>Section 3.5.3.5: Sensitive Land Uses</p> <ul style="list-style-type: none"> Update section 3.5.3.5 to ensure that areas designated "Extractive Industrial" are protected from new sensitive land uses. Proposed policy wording for 3.5.3.5: Generally, sensitive land uses such as schools and residential uses shall be located no closer than 500 metres from an area designated "Extractive Industrial" an existing quarry or aggregate operation. Where a proposal for a sensitive use is proposed within 500 metres of the "Extractive Industrial" designation, the appropriate assessment reports shall be completed to reflect the nature of the development proposed and how impacts such as noise, dust, and vibration, visual, traffic and water resources normally associated with uses in the "Extractive Industrial" designation extraction can be mitigated to the satisfaction of the Town and Provincial regulations. <p>For the purposes of this Official Plan sensitive land uses means: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.</p> <p>Where a new sensitive land use is proposed within 500 metres of the "Extractive Industrial" designation, the Applicant of the sensitive land use will bear the responsibility for the mitigation of potential land use conflicts between the proposed use and the "Extractive Industrial" uses. The following policies shall apply to new sensitive land uses:</p> <ol style="list-style-type: none"> The development applicant shall undertake a noise and air study in accordance with Provincial guidelines. In addition, where there is potential for vibration, visual impact, traffic or water resources the Town shall require the applicant to undertake appropriate studies. 	<ul style="list-style-type: none"> Staff generally agrees with recommended changes.

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	<p>b) Sensitive uses will only be permitted where conditions of approval and other mechanisms are established which will ensure that identified mitigation measures will be put into place at the developer's expense.</p> <p>c) In the case of designated settlement areas, where feasible, individual subdivisions and the overall community development pattern should be phased such that initial phases of development are situated furthest away from extraction areas so that progressive rehabilitation of the operation either precedes the development or occurs simultaneously with it. Where this is not feasible, measures will be incorporated into the development design to maximize land use compatibility between the "Extractive Industrial" designation and the proposed development as follows:</p> <ol style="list-style-type: none"> Buffering through distance separation; berming and noise barriers or walls; grading to minimize potential noise impact; the introduction of intervening uses which are not noise sensitive; the retention of natural features between the development and future extraction areas; the use of height limitations or other measures; The imposition of conditions requiring building design and construction measures to provide visual screening and noise buffering including requirements for building orientation, construction measures for noise attenuation including window placement or other measures; The imposition of conditions, where feasible, which would ensure that prospective purchasers are made aware of nearby "Extractive Industrial" designation and associated noise and truck traffic through the use of warning clauses in agreements of purchase and sale, notices registered on title, and on clearly visible signs posted at sales offices and at strategic locations within the development; Subdivision design which takes into consideration potential truck traffic in order to avoid, where feasible, potential conflicts between truck and residential traffic; and With the agreement of the pit/ quarry owner, the provision of extra berms, noise barriers, landscaping and other measures on the "Extractive Industrial" property at the developer's expense. 	

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	<p>Section 3.7: Recreational</p> <ul style="list-style-type: none"> St. Mary's Cement also owns 25 Front Street (ARNs: 31 16 000 070 21700 and 31 16 000 070 21710) as well 580 Water Street South (ARN: 31 16 000 070 21720). Each are developed with a residential dwelling and designated "Recreational". In addition, a portion of the property at 585 Water Street outside of the cement plant and aggregate operation is utilized for residential purposes and designated "Residential". Please include "residential uses" as a permitted use. Proposed policy wording for 3.7.2: Uses permitted in the "Recreational" designation as shown on Schedule "A" to this Official Plan include parks, open spaces, trails, golf courses, recreational facilities, the Canadian Baseball Hall of Fame, residential uses and utility uses. <p>Section 3.9: Natural Heritage</p> <ul style="list-style-type: none"> See requested changes to mapping to remove natural heritage features shown on Appendix 1. 	<ul style="list-style-type: none"> Staff is generally in support of the recommended change. Staff is in support of the recommended change. Changes addressed.
<p>Dave Hannam Zelinka Priamo Ltd. On behalf of Kamarah Farms LTD. (February 26, 2019)</p>	<ul style="list-style-type: none"> We are the planning consultants for Kamarah Farms Ltd ("Kamarah") for the Town of St. Marys Official Plan Review. Kamarah is the owner the approximately 24 ha. (60 ac.) of farmland, located on westerly side of 120 Road, and known legally as Part Lot 19, Concession 19, Blanshard, St. Marys ("Subject Lands"). The subject Lands are adjacent (and outside) the westerly edge of the Town of St. Marys Settlement Boundary, and are designated "Agriculture" in the County of Perth Official Plan, and zoned "Agricultural A-16" in the Township of South Perth Zoning By-law. If through the current Official Plan Review process, if it is determined that there is a justified need for additional industrial development in the Town of St. Marys, the owner of the Subject Lands wishes to notify Council that it is willing to have its lands (i.e. approx. 10 ac. up to 60 ac.) included within the St. Marys settlement area. The comprehensive OP review process is the appropriate land use planning tool to initiate discussions with the relevant stakeholders to consider such requests. It is our opinion that the Subject Lands, due to their proximity to the existing industrial uses and municipal services located within the boundaries of the Town of St. Marys, have good potential for efficient and cost-effective development. As you know, lands located within the Township of South Perth do not have access to municipal services. This restricts the development potential of these strategically located lands from being fully realized. Including these lands within the Town's settlement area, or agreeing to extend the Town's municipal services to these lands, would help achieve Provincial growth targets, and would be in the public interest. 	<ul style="list-style-type: none"> The information provided is noted by Town staff.

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	<ul style="list-style-type: none"> The inclusion of the Subject Lands within the Town's settlement area, or the extension of services, could also allow for the extension of Industrial Road to service future development on the Subject Lands, as well as the adjacent land-locked undeveloped lands to the northwest, which are located within the Town. It is our understanding that the County of Perth will be starting its Official Plan Review shortly, and it is our intention to make a similar request through that process. As you will know, on February 19, 2019 the Council for the Township of Perth South received a staff report, and directed its staff to prepare and send a letter to the Town of St. Marys requesting that opportunities for the extension of their water and/or wastewater services into Perth South be explored and, further, that discussions include associated Service Agreement for such services. Kamarah is fully supportive of the extension of the Town of St. Marys water and/or wastewater services into Perth South, and particularly to the Subject Lands. 	
<p>Dave Hannam Zelinka Priamo Ltd. (February 26, 2019)</p>	<ul style="list-style-type: none"> We are the planning consultants for The Vermeire Family in the matter of the Town of St. Marys Official Plan Review. Vermeire is the owner of approximately 84 ha. (208 ac.) of land within and adjacent to the westerly edge of the Town of St. Marys. The lands comprise approximately 42 ha. (104 ac.) of farmland, located on southerly side of County Road 139, and known legally as Pt Lot 18 and Pt Lot 19, Concession 15 (Blanshard) as in R35583; St. Marys; and approximately 42 ha. (104 ac.) of farmland located on northerly side of County Road 139, and known legally as Pt Lot 17, Concession 15 (Blanshard) as in R165156 and Pt 3, 44R3009 and Pt 1, R4R3503 save and except Pt 1, 44R1307 & Pt 1, 44R2095; St. Marys ("Subject Lands"). For the lands located on the southerly side of County Road 139, the easterly portion (approx. 9.47 ha. (23.4 ac.)) is located within the Town of St. Marys Settlement Boundary, and is designated "Residential" in the Town of St. Marys Official Plan, and zoned "Residential Development (RD)" in the Town of St. Marys Zoning By-law. The westerly portion (approx. 32.62 ha. (80.6 ac.)) is adjacent (and outside) the westerly edge of the Town of St. Marys Settlement Boundary, and is designated "Agriculture" in the County of Perth Official Plan, and zoned "Agricultural A-3" in the Township of South Perth Zoning By-law. For the lands located on the northerly side of County Road 139, the easterly portion of the Subject Lands (12.14 ha. (30 ac.)) is located within the Town of St. Marys Boundary, but outside of the Settlement Boundary, and is designated "Agriculture" in the Town of St. Marys Official Plan, and zoned "Agricultural One A1" in the Town of St. Marys Zoning By-law. The westerly portion of the Subject Lands (29.95 ha. (74 ac.)) is adjacent (and 	

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	<ul style="list-style-type: none"> outside) the westerly edge of the Town of St. Marys Town Boundary, and is designated "Agriculture" and "Adjacent Land" in the County of Perth Official Plan, and zoned "Agricultural" in the Township of South Perth Zoning By-law. If through the current Official Plan Review process, it is determined that there is a justified need for additional residential development in the Town of St. Marys, the owners of the Subject Lands wish to notify Council that they are willing to have all their lands included within the St. Marys settlement area, and designated to "Residential". The comprehensive OP review process is the appropriate land use planning tool to initiate discussions with the relevant stakeholders to consider such requests. It is our opinion that the Subject Lands, due to their proximity to the existing uses and municipal services located within the boundaries of the Town of St. Marys, have good potential for efficient and cost-effective development. As you know, lands located within the Township of South Perth do not have access to municipal services. This restricts the development potential of these strategically located lands from being fully realized. Including these lands within the Town's settlement area, or agreeing to extend the Town's municipal services to these lands, would help achieve Provincial growth targets, and would be in the public interest. It is our understanding that the County of Perth will be starting its Official Plan Review shortly, and it is our intention to make a similar request through that process. As you will know, on February 19, 2019 the Council for the Township of Perth South received a staff report, and directed its staff to prepare and send a letter to the Town of St. Marys requesting that opportunities for the extension of their water and/or wastewater services into Perth South be explored and, further, that discussions include associated Service Agreement for such services. Vermeire is fully supportive of the extension of the Town of St. Marys water and/or wastewater services into Perth South, and particularly to the Subject Lands. Regarding, Policy 5.3.8 of the in-effect Official Plan requires that new development or redevelopment proposals of more than thirty (30) dwelling units shall incorporate at least two points of public road access. In our opinion this policy is overly restrictive and unwarranted. Some residential parcels may be large enough to support more than 30 units but have configurations that don't allow for the provision of two access points. Future development could be supported by technical report(s) that confirm that one access point can be justified from a safety and functional viewpoint. To avoid the need for the submission of an Official Plan Amendment application, we respectfully request that this policy not be retained in the new draft Official Plan. 	

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<p>Marty Thompson (March 24, 2019)</p>	<ul style="list-style-type: none"> Over the past few years, while marketing and selling a housing development which is geared to age 55 and over, I realize how few housing options are available for seniors within my own community. In the past, when speaking of retirement housing, this usually referred to apartment style living in three story walk ups, modular home parks or smaller unit row housing with finished basements. Today many folks in their early retirement years are looking for a home they not only enjoy living in, entertaining in and remaining active in, but also a home they will be able to live in for a long time; one that provides all the necessities should wheelchairs, walkers or caregivers be required. Moving is difficult and the stress of moving when you are 80 is overwhelming and in many cases the beginning of the end as a move late in life is usually out of necessity and into accommodations that are not always by choice. The idea of moving into a home which fulfills all of your needs today while looking clear into the future is the move many folks are looking to make and these folks are willing to move away from their home towns, family and friends to find the right type of development that will accommodate their needs of today and their needs of the future. It is a proven fact that folks can remain in their homes a minimum of five years longer if they are designed with no steps and large accommodating barrier free showers, 100% wheelchair access plus cushion style flooring. Most importantly to be considered is the location of an "Over 55" development with close proximity to restaurants, hotel, grocery, home improvement shopping as well as the St. Marys Golf Course it goes without saying the location of the lands known as 50 & 60 Road 120 is ideal. The impact of Baby Boomers in the marketplace today, and for the next 10 years +, goes without saying and although there are a number of new developments being contemplated in St. Marys, either beginning construction or on the drawing board, geared to accommodate seniors, I believe St. Marys falls short when it comes to housing choices that will sustain folks, without one or two more moves, during their lifetime. While marketing and selling Sugarbush Village, an over 55 community located in Listowel, it amazed me how many folks from St. Marys and the immediate area came looking for "what St. Marys doesn't have". I found it interesting, when breaking down reasons why clients were looking to move to Listowel, that it had very little to do with the Town itself, other than it has a hospital, for the most part the typical client is looking for the "right type" of living accommodations. The majority of seniors wish to stay in their own community when they retire however when their Town does not offer choices that fit their retirement life style they move on. 	<ul style="list-style-type: none"> Comment/concern is focused on a specific development proposal and not directly related to OP review. However, it is noted that Staff is recommending an enhanced policy approach that promotes a full range and mix of housing types, affordability and densities.

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George Allan Tucker (June 30, 2019)	<ul style="list-style-type: none"> It is my hope the Town of St. Marys will seriously consider and approve the lands located at 50 & 60 Road 120 to be rezoned to accommodate an "Over 55" development. Regarding the Thames Crest Farms Development: I differ with the utilization of this particular property in terms of its density, the type/cost of living accommodation and its accessibility to the downtown via the extension of Wellington Street. Sacrificing such valuable farm land to construct a Circa 1970's style subdivision just doesn't fit with the needs for affordable (not subsidized) housing for young families today. To attract new commercial enterprises to St Marys requires an assortment of reasonable living choices for employees. Prices of homes in the \$250-\$350,000+ range pretty much eliminates that choice for young working families. Trying to raise the 20% down payments is simply out of reach. Rentals in town are also in very short supply. I don't want to continue my rant in a negative way at this point realizing that my concerns are most likely too little too late having moved out of town a few years ago. As one who tries to see the future that might already be here, I offer the following items that might help to demonstrate that other opportunities might still be available to make St Marys newest development a unique green environmental showcase in Ontario. The Drake Landing Solar Community (DLSC) in Okotoks, Alberta is a planned community of 52 detached single-family houses that is also a global pioneer in heat storage technologies. An expansive and complex system of rooftop solar collectors and underground heat storage units supplies the community with over 90% of its space heating year-round –even during cold Alberta winters. Footnote 4 The DLSC was completed in 2007 and has received national and international recognition related to sustainable housing and solar thermal technology. <ul style="list-style-type: none"> o https://www.thefifthestate.com.au/energy-lead/energy/hydrogen-heating-homes/ o http://www.chapmanplumbers.com/heating-services/fuel-cell-technology-vitavalor/ <p>I hope that my comments are received in good faith and solely for the purpose of supporting a vision that includes many 'Citizen Beneficial Innovations' that will continue to make St Marys "The Town Worth Living In"</p>	<ul style="list-style-type: none"> Comment/concern is focused on a specific development proposal and not directly related to OP review. For information.
Brian Zeman, MHBC On behalf of Votorantim Cimentos (St. Marys Cement) (July 10, 2019)	<p>As a follow up to the discussion, the Town did seek additional information regarding the removal of the last paragraph in Policy 3.5.3.4 (Rehabilitation of Extraction Sites) outlined below, specifically the highlighted portion. Upon further review, if the revisions are made to paragraphs one and two as noted below, the third paragraph does not require any revisions.</p> <p><u>Proposed policy wording for 3.5.3.4:</u></p>	<ul style="list-style-type: none"> Staff is in support of the recommended change. Changes addressed.

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Emily Kelly January 14, 2020	<p>Rehabilitation of Extraction Sites</p> <p>The rehabilitation of extraction sites to accommodate subsequent land uses is a requirement of this Plan. Where extraction is ongoing, rehabilitation is to be carried out on a progressive basis and shall be in accordance with the rehabilitation plan submitted to be approved by the Ministry of Natural Resources and Forestry. as part of the site plan for licensing purposes.</p> <p>It is a policy of this Official Plan that all subsequent land uses proposed through rehabilitation be both consistent and compatible with surrounding land uses. Rehabilitation plans that involve the establishment of uses that are inconsistent and/or incompatible with surrounding land uses and which are not in accordance with the permitted use provisions of Section 3.5.2 shall not be permitted. All rehabilitation plans included with a site plan submitted for licensing purposes shall be reviewed during the application review process to ensure that the subsequent land use resulting from the rehabilitation appropriate and in conformity with this Official Plan.</p> <ul style="list-style-type: none"> I am heartened to see significant woodlands being acknowledged by Appendix 1. I am concerned that an additional significant area is being missed. The entire tree-lined corridor along the south and north sides of the Grand Trunk Trail between Wellington and James St. N should be recognized as significant, especially as this area follows a small surface water feature and is part of the Town's active transportation network. Appendix 1 should also be altered to include significant treed areas immediately north of the trail's intersection with Wellington Street North. This area (about 25 m long and 100 m deep) along the north side of the trail, immediately west of the proposed Wellington St. extension) is currently designated as "agricultural". However, no crops are grown there and the whole area is naturalized walnut tree woodland. There are also significant large maples in a row extending north from the same area just east of the proposed Wellington extension. These areas are physically continuous with the other "significant woodlands" labeled in Appendix 1. They significantly increase the green coverage and quality of wildlife habitat in that area, and this needs to be recognized in Town documents. Please ensure that these natural areas are considered "potentially significant" as part of the official plan. I've included a sketch of the areas for clarity. 	<ul style="list-style-type: none"> In 2018, the County of Perth undertook a Natural Heritage System Study, to identify Natural Heritage Features and Areas within the County via the Official Plan, as required by the Provincial Policy Statement (PPS). Appendix 1 of the OP shows "Provincially Significant Woodlands" which are characterized by the Province on the basis of the size and ecological functions, characteristics, and economic and social functional values. The identification of additional woodlands (i.e., not provincially significant) can be done through the land use planning and development process and would require the completion of an Environmental Impact Study.

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<p>Chantal Lynch 144 Queen Street East (January 23, 2020)</p>	<ul style="list-style-type: none"> I would like to suggest replacing in Economic Development item 2.2.1.4 with the guiding principles from RTO4's Business Plan and any other reference to tourism objectives contained within the Official Plan. St Marys is not included in RTO4's list of having significant history, culture or architecture and wonder if that should be the focus? Why not find out why tourist/visitors are currently coming and do that really well before spending resources on a 'build it and they will come' philosophy. Data driven decisions and measurable objectives would make a better plan. I do also have concerns that environment/climate change is not addressed as a priority and will follow up with that later. 	<ul style="list-style-type: none"> The guiding principles from the RTO4 Business Plan are focused on consumers, the visitor experience, branding, and regional destination. The principles are not focused specifically on land use planning related matters and Staff does not agree that they should be included in the Official Plan. Rather, it is noted that the following policies are directly supportive of the RTO4 guiding principles: 2.2.2.1, 2.2.2.2, 2.2.2.3, 2.2.2.5, 2.2.2.7, 2.2.2.9, 2.2.2.11, 2.2.2.13, 2.2.2.14 Staff recommends the following modifications: <ul style="list-style-type: none"> Objective 2.2.1.4: "To develop a locally specific plan to attract tourism and capitalize on the Town's local assets, including cultural heritage." Policy 2.2.2.5: Council will continue with initiatives to market the Town on a regional, national and international landscape as a means of attracting new business." Staff will await additional comments in regard to environment/climate change
<p>Chantal Lynch 144 Queen Street East (January 28, 2020 – verbal comments provided at Council)</p>	<ul style="list-style-type: none"> Ms. Lynch stated she is against a heritage designation on a property against the wishes of the owner. Further, on page 8, item 2.3.1.2, there is reference to compatibility. Ms. Lynch inquired whom makes the determination of compatibility, and what would be considered an adverse impact. Ms. Lynch stated that her interpretation of item 2.3.2.9 is that the entire Town may be considered a built, landscape, viewscape, cultural and / or archaeological heritage resource as at one time each structure was built to serve a purpose in its time. Finally, Ms. Lynch stated that item 3.7.1.1 includes that recreational services be accessible to all the residents in Town. Ms. Lynch countered that the Quarry, public swims and skating may not be considered financially accessible to all. Ms. Lynch stated that public swimming, learn to swim classes and public skating should be free for all youth. 	<ul style="list-style-type: none"> The process for using a heritage designation is established by the Ontario Heritage Act and the policies of 2.3 of the Official Plan are consistent with this legislation. However, it should be noted that recent changes were made to the Ontario Heritage Act via Bill 108 (the More Homes, More Choice Act) which now allow property owners to appeal Council decisions related to heritage designations to be referred to the Local Planning Appeals Tribunal (LPAT). Decisions related to compatibility are to be made by Council through the implementation of policies in Section 2.3. Per Section 2.3.2.1, Council will continue to consult with the St. Marys Heritage Committee on all matters and development applications that pertain to heritage resources, including the determination of compatibility. In regard to identifying "adverse impacts", Section 2.3.2.5 of the Official Plan allows Council to require the completion of

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COMMUNITY FOR COMPATIBLE DEVELOPMENT (St Marys Residents Association) (February 2020)	<ul style="list-style-type: none"> In low density residential neighbourhoods, the St. Marys Official Plan shall stipulate that new buildings shall be no higher than 10.5 metres (34.4 feet) and shall have no more than 3 storeys. In medium and high density residential neighbourhoods abutting arterial roads or in the downtown commercial area, the St. Marys Official Plan shall stipulate that new buildings shall be no higher than 14 metres (45.9 feet) and shall have no more than 4 storeys. The St. Marys Official Plan shall stipulate that cultural heritage landscapes, heritage areas, heritage corridors and stable residential areas are to be identified so that where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the identified areas or corridors will be preserved, retained, restored and ideally enhanced, unless overriding conditions of public health and safety warrant otherwise. 	<ul style="list-style-type: none"> a Heritage Impact Assessment (HIA) to determine any adverse impacts associated with a proposal, and how those impacts will be mitigated. Section 2.3.2.9 deals specifically with cultural heritage landscapes, which may be designated under the Ontario Heritage Act; however, in order to do so, the Criteria for Determining Cultural Heritage Value or Interest (established by Ontario Regulation 9/06) must be met. Fees for swimming, public skating, and other recreational activities are not established by the Official Plan and this is not an issue to be addressed through the OP process.
Paul King (February 28, 2020)	<ul style="list-style-type: none"> Context of St. Marys: In order to be properly mindful of the development of St. Marys including the Town's industrial base and its cultural heritage attributes, the AOP should contain a brief historical description of the Town so that the AOP contains an underlying context. It is instructive to review pages i & ii of the Kingston Official Plan which set the context of that municipality. Mary Smith has drafted a brief historical description of St. Marys (see Schedule A attached) that could be included (or referred to) in the Section 2.0 preamble of the AOP. Section 2.3.1.1: In the second line, change "archaeological and historical ..." to "archaeological and other historic..." and in the last line, change "historical" to "historic". Section 2.3.1.2: Change "heritage resources" to "cultural heritage landscapes" in the first and third lines. Section 2.3.1.3: Change "cultural heritage sites" to "cultural heritage landscapes". 	<ul style="list-style-type: none"> Staff is not recommending the concept of a heritage area and/or heritage corridors at this time. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with respect to intensification/infill development that is compatible with the character of neighbourhoods. Staff is recommending that some of the historical description of St. Marys be included for background information in the introductory section of the OP. Refer to Historical and Cultural Context in Section 1. The language used in Section 2.3 of the OP is in line with the Ontario Heritage Act, and staff are not recommending the suggested changes to wording.

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	<ul style="list-style-type: none"> Section 2.3.1.4: Change "cultural resources" to "cultural heritage landscapes". Section 2.3.2.2: This section needs to be reworked. Under Section 27 of the Ontario Heritage Act, the Town is obligated to maintain a register of designated heritage properties. For designated properties, the register must contain the following: "(a) a legal description of the property; (b) the name and address of the owner; and (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property." On the same register, the Town may also have a list of properties that are not designated but have cultural heritage value or interest. These properties are often referred to as the "listed" properties. For these properties, the only requirement under Section 27 of the Ontario Heritage Act is as follows: "a description of the property that is sufficient to readily ascertain the property". This could be as minimal as the municipal address. In the past, the St. Marys additions to the register of "listed" properties have contained a photo, the municipal address and a very brief description of cultural heritage value or interest. Section 2.3.2.5: Suggested replacement wording for the second paragraph: "A Heritage Impact Assessment may also be required with respect to any application for proposed alteration or development work on properties adjacent to properties with identified cultural heritage attributes to ensure that there will be no resulting adverse impacts caused to such identified cultural heritage attributes. Mitigation measures shall be imposed as a condition of approval of any such application." As previously mentioned in my 2018 comments, the definition of "adjacent" should be broadened in the AOP. "Adjacent land" in the Provincial Policy Statement 2014 is defined as land that is contiguous to (i.e. sharing a common property line with) a protected heritage property. A municipal official plan might also define adjacency using other considerations to include "adjacent" properties that do not necessarily touch the boundaries of the parcel of a protected heritage property. Consider, for example, under the provisions of the Planning Act, notices are sent to neighbouring property owners within a stated distance from the property that is the subject of a minor variance or zoning amendment application. Adding a more inclusive definition of "adjacent" plus a more inclusive definition of "protected heritage property" to include "listed" properties on the municipal register should be considered for the AOP. These comments are also relevant for the third paragraph of Section 2.3.2.9. 	<ul style="list-style-type: none"> Section 2.3.2.2 of the OP is in line with the Ontario Heritage Act, however, staff are recommending some changes to wording to clarify that both listed and designated properties will be included on the register. It is not necessary to outline the information to be included in the register, as this is established in the legislation. Sections 2.3.2.5 and 2.3.2.9 as currently drafted are in line with the Ontario Heritage Act, and staff are therefore not recommending that any changes be made. As mentioned earlier, reference to adjacent lands related to cultural heritage properties has been changed to 'contiguous' in accordance with the PPS or as otherwise defined by Council.

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	<ul style="list-style-type: none"> Also, consider including properties in applicable Heritage Areas or Stable Residential Areas. The Stratford Official Plan includes the concept of a heritage area and heritage corridors encompassing most of the older areas of Stratford. This is not the same as a heritage conservation district. The purpose for establishing this concept is set out in the Stratford Official Plan: Infilling in Heritage Areas: In the 'Heritage Areas' and the 'Heritage Corridors' ..., the City will ensure that, where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the area or corridor will be retained, restored and ideally enhanced unless overriding conditions of public health and safety warrant otherwise. The Kingston Official Plan has a similar concept called "Stable Areas". The Stratford Official Plan also has a concept called "Stable Residential Areas" with the following provisions: Stable residential areas are residential areas where potential new development or redevelopment is limited. Any intensification will be modest and incremental occurring through changes such as development of vacant lots, accessory apartments, or other forms of residential housing that meet the criteria set out on Schedule B. Applications for new development in such areas shall be evaluated based on their ability to generally maintain the elements of the structure and character of the immediate surrounding residential area. The AOP should stipulate that cultural heritage landscapes, heritage areas, heritage corridors and stable residential areas are to be identified so that where infilling is proposed or municipal services are being installed or upgraded, the inherent heritage qualities of the identified areas or corridors will be preserved, retained, restored and ideally enhanced, unless overriding conditions of public health and safety warrant otherwise. Subsections 2.3.2.6 (d) & (e): Suggested replacement wording: (d) designate portions of the Town, as identified in Heritage Conservation District Plans, as Heritage Conservation Districts under Part V of the Ontario Heritage Act; and, (e) implement heritage grant or loan programs or heritage property tax relief programs. Subsection 2.3.2.7 (c): When the Downtown Heritage Conservation District was established, a separate heritage district subcommittee (being a subcommittee of the existing municipal heritage committee) was set up. This subcommittee had membership consisting of property and business owners from the district as well as a member or two from the existing municipal heritage committee. The function of this subcommittee was to work with Town staff to: (i) establish procedures for management of the district; (ii) review approvals for municipal grant applications; (iii) assist staff with answering questions from property owners; and (iv) keep property owners informed of district issues. After five years 	<ul style="list-style-type: none"> Staff is not recommending the concept of a heritage area and/or heritage corridors at this time. As noted above, staff is recommending the addition of a variety of new heritage related policies. Staff is also recommending the inclusion of more detailed policies to provide direction with respect to intensification/infill development that is compatible with the character of neighbourhoods. Same as above. Same as above. Staff are not recommending the suggested changes to wording. Reference to the Heritage Conservation District Committee has been replaced with the St. Marys Heritage Committee.

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	<p>when the heritage conservation district was operating relatively well, the subcommittee was rolled into and became a part of the municipal heritage committee. The wording in this subsection should reflect this setup.</p> <ul style="list-style-type: none"> • Section 3.1.1.2: In the third line, change "and encourages" to "in order to encourage". • Subsection 3.1.2.3.2(a): Why is this two storeys rather than three storeys? • Subsection 3.1.2.3.3(b): See comment 12 above concerning medium and high density residential neighbourhoods. The suggestion is that any buildings higher than 3 storeys should be about arterial roads (not be "in close proximity" to arterial roads or collector roads). • Section 3.1.2.6: What is a "Greenfield"? I suggest that there should be some definitions in the AOP for clarification, including a definition of "Greenfield". I think it means an area that has never been developed. I think it does not include land that is now vacant but was formerly developed, such as a brownfield site (which should also be defined). • Section 3.1.2.8(c): See comment 12 above concerning the height of buildings. • Section 3.1.2.11(a): See comment 12 above concerning the height of buildings. • Section 3.1.2.10: Condominium conversions, such as Central School Manor (formerly an elementary school), are not necessarily conversions from rental to a condominium. This section should clarify that it is only dealing with condominium conversions from rental to condominium ownership. • Subsection 3.1.2.11(e): What is a "basement" residential unit? Is the meaning of "basement" as defined in the St. Marys Zoning By-law at Section 3.18? As mentioned above in comment 16, definitions in the AOP would provide clarification. • Section 3.7.1.6: It might be mentioned that the Thames River has been designated as a Canadian Heritage River. As far as I am aware, there are no legislated obligations resulting from this designation but the designation draws attention to the historic importance of the river and the need to appropriately manage the watershed going forward. As stated on the Canadian Heritage River System website: The Thames River's rich cultural heritage and diverse recreational opportunities formed the basis for its designation to the Canadian Heritage Rivers System in 2000. The designation includes the 273 km river and its entire watershed, which drains 5285 km² of land, making it the second largest watershed in southwestern Ontario. The cultural heritage of this river includes ongoing occupancy by First Nations for over 11,000 years, with a multitude of 	<ul style="list-style-type: none"> • Suggested change to the wording has been made. • The two-storey building height limitation in Section 3.1.2.3.2(a) is meant to ensure that new infill development occurs in a way that is sympathetic to the characteristics of existing buildings in a neighbourhood. • Staff are not recommending the suggested change. • See response to comment 12, above. • See response to comment 12, above. • Section 3.1.2.10 clearly explains what a condominium conversion is. Staff are not recommending any changes. • This is already noted in Section 1.0, in the newly added heritage a cultural context description.

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Brian Zeman, MHBC On behalf of Votorantim Cimentos (St. Marys Cement) (March 11, 2020)	<p>archaeological sites located along the waterway. The Thames also has a rich history of European exploration and settlement that dates back to the 17th century, encompassing the fur trade, British exploration and early settlement, military battles, and intensive agricultural and urban settlement.</p> <ul style="list-style-type: none"> Section 4.3.2: It would be a good idea to also balance the needs of cyclists and people with disabilities who use scooters and wheelchairs, in addition to pedestrians and motorists. Section 5.4.1: Railways are also subject to federal regulations in addition to provincial standards and guidelines. Minor Typographical Errors: <ul style="list-style-type: none"> Section 2.1.4: remove "-" before "compatible". Section 2.2.1.4: remove "=" in "Town=s". Section 3.1.2.3: In the fourth last line, take out "-" after "(i.e.)". Subsection 3.1.2.12(f): Take out "-" before "not" in the second line. Section 3.1.2.17: "Demolishing Control By-law" should be "Demolition Control By-law". Section 3.2.1.9: "is" should be "are". <p>As discussed, and on behalf of Votorantim Cimentos (St. Marys Cement), we offer the following revised comment on Section 3.5.3.5 for the Town's consideration. As with previous submissions, the suggested policy revisions are indicated in red.</p> <p>Section 3.5.3.5: Sensitive Land Uses</p> <p>Generally, sensitive land uses such as schools and residential uses, shall be located no closer than 500 metres from an area designated "Extractive Industrial". an existing quarry or aggregate operation. Where a proposal for a sensitive use is proposed within 500 metres of the "Extractive Industrial" designation, the appropriate assessment reports shall be completed to reflect the nature of the development proposed and how impacts such as noise, dust, and vibration, visual, traffic and water resources normally associated with uses in the "Extractive Industrial" designation extraction can be mitigated to the satisfaction of the Town and Provincial regulations. Sensitive uses will only be permitted where conditions of approval and other mechanisms are established which will ensure that identified mitigation measures will be put into place at the developer's expense.</p> <p>For the purposes of this Official Plan sensitive land uses means: buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from</p>	<ul style="list-style-type: none"> Staff are in support of the suggested changes to wording and Section 4.3.2 has been updated to identify cyclists, and the need to ensure accessibility in design. Changes have been made to recognize any applicable federal regulations. Suggested edits have been made, where appropriate. <ul style="list-style-type: none"> Staff is in support of the recommended change. Changes addressed.

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Susan McMaster 112 Church Street North (May 1, 2020)	<p>contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.</p> <p>I have concern that some aspects of the increase in residential height and density from 3 storeys to 4 storeys were not raised in the Strategic Planning Committee. Please consider these points:</p> <ul style="list-style-type: none"> Physical Aspects of Development: As a planning principle, especially in a town without public transport, higher density ought to be encouraged very close to Downtown to promote walkability and to support local businesses. While this is a challenge because of the terrain in St Marys, it should be promoted in the Official Plan. The move to 4 storeys throughout the residential areas of St Marys creates 4 storeys "as of right" throughout the Town. Other considerations, such as neighbourhood character, form, scale and massing are open to interpretation, if not pushed aside. For example, the proponents of the Arthur Meighen Manor development claim that their 5-6 storey development fits well in the neighbourhood because brick and stone will be used on the facade. The change from 3 to 4 storeys will intrinsically raise the land value of every residential property in the Town. This will increase housing cost over the long term. When developers research a property to purchase, they evaluate the "highest and best use" for the property. Unfortunately there will be few 4 storey buildings proposed. Proposals will be 6 storeys, as most developers push the parameters for maximum profit. We have two recent examples, 151 Water St North, and 665 James St North. Appeal to LPAT (formerly OMB) is fairly routine for developers, and decisions favour developers. From a regulatory standpoint, the move from 3 to 4 storeys introduces the need for an elevator, increased fire protection and other code demands. In order to spread these additional costs over the project, a developer is more likely to add additional floors. How to measure and regulate height was raised as an issue, given the hilly terrain of the Town. I suggest that Building Height could be determined from the average grade (across the property) of the centre (high point) of the predominant adjacent street, rather than any site grade. A developer can manipulate site grade through retaining walls etc, as evidenced on the Meighen Manor property. Affordable Housing: Council is concerned about housing affordability in St Marys. Market rent and market value sales will be the result of any new residential development. Creating a higher development with more units will reduce the cost per unit for the developer, but 	<ul style="list-style-type: none"> The policies of the OP have been updated to encourage more housing in the downtown, including relaxing of prohibition on first floor housing in certain areas. An as-of-right condition for 4-storeys is not created; refer to 3.1.2.3.3. Comment/concern not directly related to OP review, since land use values are not a land use planning matter. Refer to new Measuring Height section (7.23.3) In regard to housing affordability, Staff is recommending several new policies directed at encouraging the provision of affordable housing including the pursuit of partnership

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<p>Henry Monteith 1111 Widder Street East (February 28, 2020)</p>	<p>will not lower the cost of the unit for the renter or purchaser. The market will dictate the sale price or the rent. New construction will always be priced at the top of the market per square foot, simply because it is new, and costs more to build. In order to create "affordable housing" in St Marys, either much smaller units, or some form of subsidy are required. For rental housing, rent subsidy is usually through a government program, of which there are none currently available. For home ownership, there is a method of reducing the amount of cash required to purchase, thus opening the market for some additional purchasers. It is a "Phantom Second Mortgage", and has been useful in the greater Toronto area to allow some people to access home (condo) ownership. A non-profit organization, Home Ownership Alternatives, has successfully developed several projects using this mechanism, and could be contacted for information.</p> <ul style="list-style-type: none"> At its meeting on Aug 7, 2018, the Planning Advisory Committee (PAC) endorsed the then version of the amended OP (AOP) which proposed a 1.0% annual population growth rate. This rate has been the historic norm. It drew these conclusions from the then Population Discussion Paper, with the following statement: "The recommendation by the PAC is that future population will follow a 1.00% annual growth rate. This background paper is intended to provide the required information that will guide subsequent PAC recommendations. Specifically, future population projections for the Town of St. Marys of 1.00% annually will be used to determine future land use requirements and designations for the Official Plan. This growth rate projection will be evaluated and modified in the subsequent 5-year Official Plan review processes." Using this growth rate, the then Residential Discussion Paper concluded that there would be a 21.4 year supply of residential units in St. Marys as it existed at that date The minutes of the Aug 7th PAC meeting gives no indication that any of its members had an issue with the 1.0% annual population growth rate, nor the housing supply. The caption "Summary of Proposed Amendments to the Official Plan" in Stone's report suggested only minor additional policies were required in the Residential Section of the OP. Stone's report, and the then AOP, were presented to Council at its Aug 28, 2018 meeting. Something happened between those two August dates, because Council rejected the then AOP, and the main reason it sent it back to Town Staff was for it to research a proposed annual population growth rate of 1.5%. The minutes of that meeting provide no reason behind Council's position; it was rumoured that Council's insistence on the 1.5 % figure was driven by financial considerations. Since that time, Council has held steadfast to this 1.5% annual population growth rate, and the Population Discussion Paper and the Residential Discussion Paper have been revised accordingly. The Residential Discussion 	<p>and funding opportunities, pre-zoning of lands, flexible development standards, etc.</p>

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	<p>Paper now states that with this 50% increased growth rate, there is only a 14.8 year supply of residential units in St. Marys. That Paper then concludes with this rather ominous sentence: "However, further analysis will be required to consider opportunities for intensification and higher density development in certain Greenfield areas, that will reduce the residential land requirement for the 25 year planning period."</p> <ul style="list-style-type: none"> • The first of these questionable "opportunities" is to allow 4 storeys to be built anywhere in St. Marys. This could be particularly devastating to the low density, stable, historically-significant neighbourhoods characterized by single family detached homes. This policy gives any applicant the "right of build" of 4 storeys anywhere, and any other policies to control compatibility, etc., may not be given sufficient weight at Appeal. • Let's look at some specific properties. The elevations of the current Arthur Meighen application show 3 storeys of living space at the south end, and 5 storeys of living space at the north end. At Appeal, the Applicant's Bay Street Lawyer/Planner might effectively argue that this represents an average of 4 storeys, and with some minor tweaking to reduce the other OP and ZB violations, the Applicant could have something very close to its current application approved. Let's look at churches. It is not inconceivable that over the next 25 years, one or more local churches may close, and the underlying property sold for development. The churches are primarily in older established neighbourhoods, and any 4 storey proposal would probably not be compatible. Consider if the Holy Name of Mary Roman Catholic Church sold off the southern half of its property to a developer, who then proposed a 4 storey apartment building. Given the slope of that site, the south facade facing Widder Street East could be 5 storeys, while the whole complex could still average 4 storeys. That would be a disaster. • Therefore it is my recommendation that the height part of Section 3.1.2.11(a) of the AOP should be returned to three (3) storeys. • As a result of the introduction of Section 3.1.2.8, the AOP now allows for 6 storeys in Greenfield Areas. "Greenfield" is not defined, but the recommendation of the Strategic Priorities Committee broadens this concept to include fringe lands and new mixed use areas. It's quite conceivable the Applicants of both the Arthur Meighen School Site, and the 665 James Street N. property, may be able to convince LPAT that their sites are close enough to undeveloped parcels as to qualify for a 5 to 6 storey building. This seems to be the position taken by the owners of the James Street N. property. It's important to remember that St. Marys is a town of only 7,300 people, not part of the GTA. Even Stratford doesn't have 6 storey apartments. Just imagine how overbearing a 6 storey apartment 	<ul style="list-style-type: none"> • Council has provided specific direction with respect to this matter.

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	<p>building would look on the Thames Crest Farm property, and how uninviting for the northern entranceway into St. Marys.</p> <ul style="list-style-type: none"> In the same section, the AOP states that 20% of any new Greenfield development over 5 hectares, must be apartments. (I've chosen to ignore stacked, or back-to-back, townhouses, because I don't believe they are common in small-town SW Ontario). The idea is that apartments are the road to affordability. There may be a misconception here that St. Marys is similar to the GTA. Affordability for young families in St. Marys can still be provided by appropriately-sized townhouses, a much more desirable housing type for that group. As other sections of the AOP address affordability, it is my recommendation that Section 3.1.2.8 of the AOP should be removed. In respect of intensification, there has been a significant move in that direction in St. Marys over the last number of years. In recent developments, there has been an ever increasing percentage of small singles, semi's and townhouses. That's the appropriate type of intensification for a town the size of St. Marys, not 6 storey apartments. Finally, to build the requisite number of residential units to satisfy the 1.5% annual growth rate, Council is being asked to consider re-designating certain commercial properties along the arterial roads. The recent application for the 665 James Street N. property is a perfect example of how misguided this policy can be. Within the next decade, this property will be entirely surrounded by fairly intense residential development, and would be an ideal location for a neighbourhood plaza, providing many commercial services for the surrounding community. In my opinion, the Town should give serious consideration to re-designating and re-zoning the Site for this use. Sadly, the recent application of this site was so over the top in every respect. It showed a complete lack of respect for the local neighbourhood. Perhaps the biggest disappointment was the fact it was supported by the Town Planner. Unless the annual population growth rate is scaled back to the historic norm of 1.0%, applications like the former Arthur Meighen School Site, and 665 James Street N. property could very well become the norm. The cohesiveness of our stable residential neighbourhoods is threatened, and the landscape of the outlying areas could be destroyed. 	<ul style="list-style-type: none"> Staff recommends maintaining this policy.
<p>Henry Monteith 1111 Widder Street East (March 2, 2020)</p>	<ul style="list-style-type: none"> In my previous submission, I have objected to the 1.5% annual population growth rate as outlined in the 2nd paragraph of the preamble. I caution whether it's prudent to include the apparent 1.81% annual growth rate between 2011 and 2016. When you consider the paltry .12% annual increase from 2006 to 2011, and no corresponding blip in building permits, one concludes, as many learned residents have stated, there was a significant 	

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	<p>understatement in the 2011 census population. The average annual population growth between 2006 and 2016 was .98%, almost bang on the historic average</p> <ul style="list-style-type: none"> In addition, growth could be seriously impeded by the impending global recession The second half of that paragraph is a recipe for the destruction of the very fabric of our small town, and its historic and heritage values. I suspect when the long-time residents of St. Marys become fully aware of the potential results of these inappropriate intensification initiatives, there will be a significant pushback. What is being proposed is not in keeping with the character of the Town worth living in. The introduction of changes to, Sections 3.1.2.3, 3.1.2.3.1, 3.1.2.3.2 and 3.1.2.3.3 are to be applauded. The phrase "shall not exceed two storeys" is not necessary in Section 3.1.2.3.2 a). The compatibility of heights has already been addressed in that clause, and adjacent heights could be three storeys. Section 3.1.2.9 (Page 17): (Note: With respect of the heights and density provisions, I feel there is merit in categorizing residential development into Low Density Residential, Medium Density Residential, and High Density Residential, as the Towns of Goderich, Petrolia, Aylmer and Perth have done. It makes it much simpler to create the appropriate residential policies. The following uses the Goderich OP as a guide, with changes appropriate for St. Marys.) (Note: Most OP's make reference to low density older established residential areas, and how they should be protected from high density residential. One OP states that high density residential should be adjacent to medium density residential and not low density residential. Not one OP that I reviewed stated that high density residential should be located within a low density residential area. All OP's that used residential categories provided direction as to where High Density Residential should locate.) Section 3.1.2.8 (Page 17) – eliminate. (Note: St Marys has little stock of apartment units for well off seniors. I know residents who were ready for apartment living, but had to move out of town. In the last couple of years, Stratford has seen at least 7 new apartment buildings, and none have been affordable. Given St. Marys' aging population, there appears to be a need for a luxury-type apartment building.) Section 3.1.2.11 a) (Page 18); Remove the bracketed portion. (Note: In my previous submission, I recommended that the height in Section 3.1.2.11 a) should be reduced to "three". However, if the Town introduced residential categories, and restricted the location of High Density Residential, this would no longer be necessary. If 	<ul style="list-style-type: none"> Staff are not recommending the suggesting change. The two-storey building height limitation in Section 3.1.2.3.2(a) is meant to ensure that new infill development occurs in a way that is sympathetic to the characteristics of existing buildings in a neighbourhood. Council has directed maintenance of the existing Residential designation. No change recommended. No change recommended. No change recommended.

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Paul King (August 30, 2020)	<p>residential categories are not adopted, the height in Section 3.1.2.1.1 a) should be reduced to "three".</p> <ul style="list-style-type: none"> Section 3.1.2.15: Replace "lower density single and semi-detached dwellings" with Low Density Residential; replace "medium density townhouse and multiple dwellings" with Medium Density Residential; replace "higher density development" with High Density Residential. The Committee of Adjustment dealing with 524 Elgin Street West highlighted the "Extractive Industrial" zoning in St. Marys. If this large area in St. Marys is ever fully used for quarry or aggregate operations, there would be an issue with a number of current residential areas (including recent residential development areas) plus future residential development areas. In the review of the OP, it would be useful for people to have a map showing a 500 metre distance from the areas zoned <i>Extractive Industrial</i>. Section 2.5.2.4 of the Provincial Policy Statement appears to give priority to <i>mineral aggregate operations</i>: <i>Mineral aggregate operations</i> shall be protected from <i>development</i> and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. This wording implies that activities such as living in residential areas near an <i>Extractive Industrial</i> zone are problematic. This would include the residential areas on the north side of Elgin Street West, the house at 524 Elgin Street West and the relatively new homes built east of Carral Street on the south side of Elgin Street West. There is also the narrow strip zoned <i>Extractive Industrial</i> beside the railway tracks west of James Street South which poses a problem. The proposed AOP wording for Section 3.5.3.5 requires appropriate assessment reports for any sensitive uses within 500 metres of the <i>Extractive Industrial</i> designation. Given the way St. Marys has developed and continues to develop, what about having the 500 metre buffer areas within the <i>Extractive Industrial</i> designated areas rather than beyond these areas? I recognize that, given the wording of PPS section 2.5.2.4, this may not be possible but it should be explored and people in St. Marys should be aware of the issue. Have there been any discussions with people at St. Marys Cement about this? Would the quarry or aggregate operations ever extend to the outer boundaries of the <i>Extractive Industrial</i> designated areas? From a heritage standpoint, there are a number of residential dwellings within or near the <i>Extractive Industrial</i> designated areas, such as the "Meighen" home at 524 Elgin Street West and the "Lind" home on the east side of Carral Street, that are at risk. The PPS has never had a provision dealing with conflicting provisions within the PPS but I point out 	<ul style="list-style-type: none"> No change recommended. 500 m radius on OP mapping not recommended but can be provided upon request.

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	<p>Sections 2.6.1 and 2.6.3 of the PPS 2020 which are potentially in direct conflict with Section 2.5.2.4:</p> <p><u>Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</u></p> <p>Planning authorities shall <u>not</u> permit development and site alteration on adjacent lands to protect heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <ul style="list-style-type: none"> As you know, there is great interest in having St. Marys grow and prosper while preserving its charm and character so it would be a shame if the <i>Extractive Industrial</i> provisions in the AOP were to inadvertently inhibit this growth and prosperity. My suggestion is that in due course these <i>Extractive Industrial</i> provisions of the AOP should be pointed out and given serious consideration by PAC, Council and the general public so that the AOP provisions contain an appropriate balance. I realize that drafting appropriate provisions for the AOP is somewhat like performing a high-wire act! 	
Pamela Zabel June 30, 2021	<ul style="list-style-type: none"> I sit on the United Way St Marys Committee and I have always had an interest in youth and their start of their careers. I was on the town Youth Committee (disbanded currently).. I have an interest in retaining our youth in our town. I know that industry often has difficulty finding workers due to lack of local affordable housing. I attended a SouthWestern Ontario Workforce Workshop last year and one of the most striking points made by industry is that they can not find workers since affordable local accommodations and transport are not available. The salaries are not sufficient to pay for two cars and a house in the region. Competitive contracts make it difficult to raise salaries., Youth today are often in the "gig economy" with unreliable income. I read the draft residential planning document online and it was done really well but I do feel many assumptions made it will not capture the intent of "attainable housing".for todays young workers. many of the middle income jobs that existed for baby boomers are gone now and the vast majority of jobs for young workers pay close to minimum wage. The report uses an assumption of jobs paying \$22.5-\$23 hourly wage but many young workers do not earn that much.. 	<ul style="list-style-type: none"> Comments/information noted.

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	<ul style="list-style-type: none"> • Setting \$92-\$94000 income as being attainable does not help factory workers, store workers etc. • People working here may not be a couple and do not have access to 2 incomes. They could not afford the calculated \$2332/month for a house. I do not see apartments advertised for the rate stated in the plan. • The value of houses have increased substantially in the last 2 years in St Marys so that the average price/taxes/costs may already need updating. • Developers prefer to build upper end houses as the returns are better. Many people moving and retiring to St Marys want to live in all our lovely new subdivisions with beautiful houses and large lots. Their income is much above what today's young workers can get in our factories and stores. • Is there anyway the town can investigate a way to make it a priority to encourage plans for higher density less expensive accommodations,, ideally in close proximity to the Industrial section of our town. Perhaps industries want to invest partially to earmark apartments for newcomers to their industry. Perhaps people would invest in a project, if financial plans/returns were higher than they can currently get in bank account savings accounts. I am not an expert on planning or development, as my background is as a nuclear pharmacist/assistant professor in healthcare. 	<ul style="list-style-type: none"> • The proposed OP now contains a number of policies to encourage the construction of less expensive accommodations, in locations throughout the Town. The Town's new Community Improvement Plan also contains several initiatives and programs to support these objectives.
November 17, 2021 Ellen Ferris, MHBC	<ul style="list-style-type: none"> • The Woodland Cluster on ARA Licence 4494 should be removed as it is an existing licenced aggregate operation. In addition, the natural heritage mapping is not consistent with the "M3" Extractive Industrial Zone 3 zoning or permitted uses on the property. • The cement plant conveyor crosses multiple designations including "Floodplain", "Water" and "Extractive Industrial". Please ensure that the conveyor is recognized as a site specific permitted use in these designations. 	<ul style="list-style-type: none"> • Agreed. Suggested changes made. • Recognized through Exception 3.5.4 a)

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	<p><u>Proposed policy wording for 3.5.3.4:</u></p> <p>Rehabilitation of Extraction Sites</p> <p>The rehabilitation of extraction sites to accommodate subsequent land uses is a requirement of this Plan. Where extraction is ongoing, rehabilitation is to be carried out on a progressive basis and shall be in accordance with the rehabilitation plan approved by the Ministry of Natural Resources and Forestry.</p> <p>It is a policy of this Official Plan that all subsequent land uses proposed through rehabilitation be compatible with surrounding land uses. Rehabilitation plans that involve the establishment of uses that are inconsistent and/or incompatible with surrounding land uses and which are not in accordance with the permitted use provisions of Section 3.5.2 shall not be permitted. All rehabilitation plans included with a site plan submitted for licensing purposes shall be reviewed during the application review process to ensure that the subsequent land use resulting from the rehabilitation appropriate and in conformity with this Official Plan.</p> <p><u>Proposed Wording for 3.5.3.5:</u></p> <p>Sensitive Land Uses</p> <p>Generally, sensitive land uses such as schools and residential uses, shall be located no closer than 500 metres from an area designated Extractive Industrial. Where a proposal for a sensitive use is proposed within 500 metres of the Extractive Industrial designation, the appropriate assessment reports shall be completed to reflect the nature of the development proposed and how impacts such as noise, dust, vibration, visual, traffic and water resources normally associated with uses in the Extractive Industrial designation can be mitigated to the satisfaction of the Town and Provincial regulations. Sensitive uses will only be permitted where conditions of approval and other mechanisms are established which will ensure that identified mitigation measures will be put into place at the developer's expense.</p> <p>For the purposes of this Official Plan sensitive land uses means: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.</p>	<ul style="list-style-type: none"> Requested change not recommended. Requested change not recommended.

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428 Emily Street Pamela Zabel (November 17, 2021)	<ul style="list-style-type: none"> I applaud the efforts made to update the Official Plan. It is obvious that much thought and work has gone into the new plan. In particular, the plan makes many changes to encourage and increase the supply of attainable housing. Affordable housing needs extensive work to implement and hopefully funding and committees/designated land are resourced to assist in their future development. Maps for Schedule A and B should be updated to current 2021 development maps that include approved recent housing additions. Goal 2.1.13 (page 5) wishes to achieve a 20% target of new residential development through intensification and redevelopment (page 5) and yet the Designations Natural Hazard and Significant Woodlands seem to prevent building on empty lots on Emily Street Property Owners of lands newly designated as Natural Hazards Constraint areas, Natural Heritage, Significant woodlands (Water/Emily Street riverside) Property owners may not have the expertise, knowledge or finances to maintain a Woodland/Erosion control to standards that are unknown to them. "Generally, consents for the purpose of creating new lots for development within the "Natural Hazards" designation shall be prohibited". Many home owners on St Marys have a separate lot bought with plans for eventual development. Preventing infill goes against Goal 2.1.13 (page 5) Significant costs/restrictions should be discussed with all impacted homeowners impacted by new Natural Hazards/erosion and Significant Woodlands designations. 	<ul style="list-style-type: none"> All proposed new Schedules updated to reflect existing roads, lot fabric, etc. 20% target applies Town-wide This policy discourages consents and would not apply to existing separate lots.
Susan McMaster 112 Church Street North (November 17, 2021)	<ul style="list-style-type: none"> St Marys has unique topography, situated at the confluence of Trout Creek and the Thames River. Most of the downtown area is designated as Flood Plain. In addition, traffic flow is channelled over a very few bridges. While intensification of central areas, especially when there is no public transit, is the best solution to accommodate population growth, St Marys has few opportunities for this natural growth. St Marys is also situated among some of the richest agricultural land in Canada. Expansion by rezoning agricultural land for housing is not ideal. Given these circumstances, the targetted Rate of Growth for the population at 1.5% seems too aggressive, and will lead to poor planning choices and solutions. St Marys has many cultural and architectural heritage features and structures. These qualities need to be preserved. To help protect the character of our residential neighbourhoods, new buildings and houses should be limited to 3 storeys, and 10.5 metres height, measured from the centre line of the street where they are proposed. The proposed 4 storey limit should be applied only on arterial roads and the downtown commercial area. 	<ul style="list-style-type: none"> In conformity with Provincial policies, the Town has first considered opportunities for intensification and redevelopment, before considering new Greenfield development via settlement area expansion. Council has directed a 4-storey maximum in Residential areas but this is subject to very specific criteria including location relative to arterial roads.

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Chippewas of the Thames First Nation (November 23, 2021)	<ul style="list-style-type: none"> Affordable housing is very difficult to obtain without ongoing rent subsidy. New development is the most expensive per square foot. Reducing development charges and streamlining the planning process keeps the developer's costs down, but does little to provide ongoing affordability. There are Affordable Home Ownership vehicles available, requiring special funding, that could be organized by the town. Minimal concerns 	<ul style="list-style-type: none"> The Town is currently considering several possible initiatives to ensure the provision of long-term affordable housing.
Sherry and Karl Grabowski 404 and 412 Emily Street (November 27, 2021)	<ul style="list-style-type: none"> Unfortunately, we were unable to attend the Public Open House on November 17th, but we would like to express a concern with the following clause, 3.9.3.3 Woodlands/Significant Woodlands <i>In accordance with Provincial Policy, significant wood lands are characterized by the Province on the basis of the size and ecological functions (such as amount of interior, buffering, or water quality), characteristics (such as unique species, vegetation communities, habitat, or age of the wood land), and economic and social functional values.</i> <i>Significant woodlands, as shown on Appendix 1 to this Official Plan, represent those areas of the Town where larger woodland areas remain relatively undisturbed. Development and site alterations involving woodlands identified on Appendix 1 shall not be permitted unless the development is supported by an environmental impact study or other appropriate study to assess the impact of development and that there will be no negative impacts on the ecological function of the wood land and as much of the wood land, as possible, is to be preserved and enhanced. Council may, as a condition of development approval, require the replacement of wood land equal to three times the area that is destroyed by the development or site alteration.</i> <i>Adjacent lands shall be defined as those lands within 30 metres of an identified woodlands.</i> 	

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	<ul style="list-style-type: none"> We understand this is Provincial Policy, but it appears to impact our home. We live on Emily Street, and it appears on Appendix 1 to be encumbered by the Woodland Cluster designation along with many others along the street. The above clause indicates, "Development and site alterations involving woodlands identified on Appendix 1 shall not be permitted unless the development is supported by an environmental impact study or other appropriate study to assess the impact of development and that there will be no negative impacts on the ecological function of the wood land and as much of the wood land, as possible, is to be preserved and enhanced." Why does the Woodland Cluster presented on the Emily Street properties appears to vary in width from the rivers edge towards front? How was the limits of the Woodland Cluster defined on Appendix 1? What does this mean to our properties? Some properties include a vacant lot which presents some concern if the woodlands define the site to not permit a home to be built. Would the requirement for an EIS (or equivalent) need to cover our entire property? Would the Town review the EIS or would it be provided to a Provincial agency? How much is an EIS? We have many questions and would request the Town host a meeting with the affected properties on Emily Street along with a other locations in St. Marys. This Provincial Policy does serve to protect trees, and it would be best for impacted properties to understand how this will affect any owner plans. 	<ul style="list-style-type: none"> The following proposed policy has been added to Section 3.9.3.3 of the draft Official Plan to recognize that there are existing lots currently zoned for residential purposes: <i>The construction of a single detached dwelling on an existing lot of record is permitted, provided it was zoned for such as of the date the Town's Official Plan came into effect and subject to any permit requirements of the Upper Thames River Conservation Authority and any applicable policies of this Plan.</i> The significant woodlands policies would apply if there is a future Planning Act application such as a Zoning By-law Amendment or Minor Variance. The Perth Natural Heritage Systems Study provided a landscape level assessment of natural heritage features and functions in Perth County including St. Marys and Stratford, and is intended to assist in the establishment of a local approach for identifying the terrestrial natural heritage system as required by the PPS. Current zoning would apply subject to permit requirements of the UTRCA. An EIS would apply to natural heritage features and would be reviewed by the Town and UTRCA.
Normand Belanger (December 26, 2021)	<ul style="list-style-type: none"> A few years ago, I made a presentation to the Town Council requesting that a statement be inserted in the St. Marys' Official Plan concerning the basic and natural "Citizen's Rights" of SAFE and CLEAN water, air and land, FREE of exposures to contaminants (chemicals, particulates, fumes and unwanted odours) and excessive noise. Please consider the following amendments: 1. In the Plan's introduction or goals, there is no such statement of the "CITIZEN'S RIGHTS". 2. IN SECTION 2, it should read "... identifying and protecting the CITIZEN'S RIGHTS, ...local resources ...". 2.0 SECTION 2 - GOALS AND GENERAL PRINCIPLES 	<ul style="list-style-type: none"> The terminology 'citizen's rights' is not used in the OP

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	<p>Council supports policies that recognize and encourage economic prosperity for businesses and residents in the Town. Council also recognizes the importance of identifying and protecting local resources, including cultural heritage and natural heritage features, and the contribution these resources can have on the local economic prosperity. Council also recognizes and reinforces its desire to maintain the charm and attractiveness that are fundamental to the character and lifestyle of St. Marys.</p> <p>3. IN SECTION 2.2.2.1, it should read "... by promoting the CITIZEN'S RIGHTS AND ... the town's".</p> <p>2.2.2.1 Council will create of an environment that is business friendly by promoting the Town's existing values as an enjoyable, safe, and healthy community to work, live, and play.</p> <p>4. IN SECTION 2.2.2.2 It should read, "business/government, business/business and BUSINESS/RESIDENTS ...interaction ...".</p> <p>2.2.2.2 Council will develop partnerships with Town businesses and assist them by facilitating business/government and business/business interactions, relationships, and synergies. ADD BUSINESS/RESIDENTS</p> <p>5. IN SECTION 3.4.1.8, it should read "... carbon emissions "... AND CONTAMINANTS (CHEMICALS, PARTICULATES, FUMES AND UNWANTED ODOURS) AS WELL AS EXCESSIVE NOISE ... ".</p> <p>3.4.1.8 To mitigate adverse effects of industries on adjacent land uses and the natural environment .and where possible incorporate technologies and procedures to reduce carbon emissions.</p> <p>6. IN SECTION 3.4.32.45, it should read "IN ACCORDANCE TO THE "CITIZEN'S RIGHTS, ... industrial uses ... safety risk ... OR ANY ADVERSE AFFECTS ...to the residents" .</p> <p>3.4.32.45 Industrial uses that will pose a significant health risk or safety risk to the residents of St. Marys or the environment by any means of pollution or by virtue of any other adverse environmental impact will not be permitted and the development policies of Section 3.8 will apply where applicable. Environmental approvals shall be obtained where required from the proper issuing authority.</p> <p>7. IN SECTION 7.9.2.4, it should read, "... safety of buildings, ENVIRONMENT AND RESIDENCES".</p>	<ul style="list-style-type: none"> The relationship between businesses and residents is important but staff is unsure of the economic development related measures that would be available and/or practical to implement this policy. Staff is recommending addition of specific policies respecting noise, vibration and air quality. Refer to Section 4.5 of the OP.

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Sherry and Karl Grabowski 404 and 412 Emily Street (January 3, 2022)	<p>This by-law may have regard for any and all of the following matters or related items and set appropriate standards or conditions pertaining to many of the following:</p> <p>d) 7.9.2.4 safety of buildings</p> <ul style="list-style-type: none"> We have reviewed the Official Plan and note a new section is proposed in the Plan to deal with Woodlands / Significant Woodlands which is in accordance with Provincial Policy. To support section 3.9.3.3 Woodlands / Significant Woodlands is Appendix 1 which illustrates Potential Significant Woodlands in the Town of St. Marys. Appendix 1 does present several potential locations for Woodland Clusters, and most are on lands with trees separate from existing residential lands to protect treed areas. Some of these areas may be considered as future development lands and others are open spaces. Future planning of these areas or nearby lands will definitely benefit with the Official Plan Update including the Woodland Cluster defined areas. However, one of the areas defined on Appendix 1 covers a narrow portion of the existing residential lots along the river side of Emily Street from near the trestle to the east leg of Thamesview Crescent. This same area is encompassed by a larger area already being regulated by the Upper Thames River Conservation Authority (UTRCA). The UTRCA is reviewing on behalf of a Provincial Agency with control of a wider area along Emily Street beyond what is defined in Appendix 1. As a result, defining a portion of these lots as Woodland Cluster in the Official Plan Update would require any changes to these existing residential lots requiring property owners to pursue approval by two separate Provincial agencies. These properties are not looking to change from the current residential designation. Our question for the Public Meeting on January 18, 2022: Can Appendix 1 for the updated Official Plan be revised to remove the Woodland Cluster designation from the residential lots on the river side of Emily Street? The area is small and already encompassed within the UTRCA Regulated area along the Thames River. Please provide a response to this request and whether the OP (Appendix 1) will be revised to respond to this concern. 	<ul style="list-style-type: none"> The significant woodlands policies would apply if there is a future Planning Act application such as a Zoning By-law Amendment or Minor Variance. Staff does not recommend removal as the Town must implement the PPS which includes the identification of significant woodlands. But these features are identified as 'potential significant woodlands' and the intent is that refinement can occur through the review of an environmental impact study and/or consultation and review with the Town and UTRCA. The UTRCA has agreed to onsite meetings this Spring. The following proposed policy has been added to Section 3.9.3.3 of the draft Official Plan to recognize that there are existing lots currently zoned for residential purposes:

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Steve Lawton (January 15, 2022)	<ul style="list-style-type: none"> In reviewing the documents for the meeting to review the Official plan update it appears that section 3.7.4 Exceptions is an added section, however I cannot see in the DEV 03-2022 Official Plan Review Project document any reference to the addition. During the meeting can it be clearly explained what is the intent of this section? 	<p>The construction of a single detached dwelling on an existing lot of record is permitted, provided it was zoned for such as of the date the Town's Official Plan came into effect and subject to any permit requirements of the Upper Thames River Conservation Authority and any applicable policies of this Plan.</p> <ul style="list-style-type: none"> Clarification was provided to commenter.
Pamela Zabel and Eric Thomas 420 and 428 Emily Street (January 15, 2022)	<ul style="list-style-type: none"> Please remove our residential properties 420 Emily and 428 Emily Street from the designation of Woodlands Cluster/Potential Significant Woodlands that currently is drawn on draft Appendix 1 Please clarify if the following sections would prevent vacant R1 lots on riverside Emily Street being used for future builds <ul style="list-style-type: none"> - 3.8.3.13 - 3.9.2 - 3.9.3 - *Appendix 1 <p>Background</p> <ul style="list-style-type: none"> These residential lots are already under strict guidance of UTRCA and Natural Hazards Constraint Area on Schedule C. Oversight is already intensive for any builds within this area and adding another level of provincial designation may further complicate future plans for vacant lots There are only a few large healthy trees on the R1 vacant lot 420 Emily Street along the river side. Recent wind storms have felled 2 large trees. Aside from a few trees on the slope, it is mostly brush and grasslands. This lot does not currently have a house but could provide a future opportunity for desirable infill in St Marys to increase residential density and taxes from the area. We understand that the town and UTRCA will require studies to be done to allow this. 	<ul style="list-style-type: none"> Staff does not recommend removal as the Town must implement the PPS which includes the identification of significant woodlands. But these features are identified as 'potential significant woodlands' and the intent is that refinement can occur through the review of an environmental impact study and/or consultation and review with the Town and UTRCA. The UTRCA has agreed to onsite meetings this Spring. Section 3.8.3.13 relates to consents/severances and not construction on existing lots. The referenced properties along the south side Emily Street are designated Residential according to Schedule A and are subject to the permitted use provisions of 3.1.2.2. The Natural Hazards Constraint Area applies according to Schedule C. The new OP does not change the current mapping on Schedules A and C.
Paul King (January 15, 2022)	<ul style="list-style-type: none"> Section 2.3.2.2: This is a suggestion that I submitted via email on August 13, 2018: The information contained in the register is typically more fulsome for designated properties than for "listed" properties. In accordance with the Ontario Heritage Act, the only requirement for listed properties is that they can be identified (such as a municipal 	<ul style="list-style-type: none"> Changes with modified text already completed in draft OP.

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	<p>address). Many municipalities, including St. Marys, prefer to provide somewhat more information. I suggest the following wording: "The inventory should contain documentation including legal description, owner information, and description of the heritage attributes and cultural heritage value for each designated property. For listed properties (not designated under Part IV or Part V of the Ontario Heritage Act), the documentation may contain less detail but is to comply with the requirements of the Ontario Heritage Act."</p> <ul style="list-style-type: none"> Section 2.3.2.7(c): This is a suggestion that I submitted via email on August 13, 2018. The concept is to have a committee (or sub-committee) separate from the St. Marys Heritage Advisory Committee. This separate committee is necessary to handle the establishment of a heritage conservation district. As in the case of the Downtown Heritage District, this sub-committee was temporary and was discontinued once the management procedures of the HCD were operational. For clarity, it should refer to a "Heritage Conservation District Committee". Meighen Property at 524 Elgin Street West: This property is now a "listed" property on the St. Marys Register of Heritage Properties. Currently, the OP zones this property "Extractive Industrial". I suggest that the OPA should change the zoning of this property to "Residential". The property is historic because it was part of the Meighen farm where Arthur Meighen spend part of his childhood. Also, the 19th century house on the property contains heritage attributes, some of which are described under the listing on the St. Marys Register of Heritage Properties. Furthermore, there is a heritage plaque at the Elgin Street entrance to the property (see below). The process of amending the OP has been a daunting task and I applaud the Town staff and consultants for their excellent efforts including their willingness to incorporate comments from the community. I think the proposed amendments set an appropriate path forward for this municipality. Well done! We request that our residential properties at 388 Emily and 396 Emily Street be removed from the designation of Significant Woodlands currently shown on draft Appendix 1. We would like to confirm that the following sections (or any other part(s) of the new Official Plan) will not affect the possibility of our properties (including vacant R1 lot) on the river side of Emily Street being used for future new build or addition: *3.8.3.13 *3.9.2 *3.9.3 	<ul style="list-style-type: none"> Modified as suggested. Changing the designation to Residential will not ensure protection of this property. The property is listed and if merited, consideration for designation could be explored. Thank you. Contributions from the community have been integral to the preparation of the updated OP. Staff does not recommend removal as the Town must implement the PPS which includes the identification of significant woodlands. But these features are identified as 'potential significant woodlands' and the intent is that refinement can occur through the review of an environmental impact study and/or consultation and review with the Town and UTRCA. The UTRCA has agreed to onsite meetings this Spring.

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	<p>*Appendix 1</p> <ul style="list-style-type: none"> These residential lots are already under the UTRCA and Natural Hazards Constraint Area on Schedule C. Oversight is already intensive for any builds within this area and adding another level of provincial designation may further complicate future plans for vacant lots while not adding any benefits. There are no large trees on the R1 vacant lot 388 Emily Street that would need to be removed for a future build. Our vacant serviced lot would provide future infill to increase residential density (an emphasis in the Official Plan) and taxes from the area. At the outset please allow me to thank Town staff, Grant Brouwer and Mark Stone, for their engagement and transparency through this process. A tremendous amount of work has gone into updating the Town Official Plan and the Ruthig Family appreciate these efforts. While we have no plans to see our property at 169 Ingersoll Street St. Marys developed, we understand the requirements of the Town to support their 25 year Official Plan. The Town has satisfactorily provided us with clarity of the changes they are making to the land use designation of our property. Our primary concern with these changes involves the impact this could have on future MPAC assessments. Our concerns were addressed in both an email response from Andre Morin, Town of St. Marys Director Corporate Services, and MPAC, through lengthy phone conversation with Brian Rath, MPAC Property Analyst. Feedback and responses from both Morin and Rath suggested it is extremely unlikely such designation changes to 169 Ingersoll Street would impact MPAC assessments. We are satisfied with these responses and trust this will remain the case in the future. In the meantime, we will continue to manage this unique agricultural property with respect, consideration to our neighbours and sound land stewardship practices as the Ruthig family has done for the better part of a century. 	<ul style="list-style-type: none"> Section 3.8.3.13 relates to consents/severances and not construction on existing lots. The referenced properties along the south side Emily Street are designated Residential according to Schedule A and are subject to the permitted use provisions of 3.1.2.2. The Natural Hazards Constraint Area applies according to Schedule C. The new OP does not change the current mapping on Schedules A and C. Thank you.
Dr. Derek Ruthig and Beverley Ruthig (January 17, 2022) 169 Ingersoll Drive		
Victor Labreche (January 18, 2022)	<ul style="list-style-type: none"> On behalf of the owners of 555 Emily Street, I made previous delegations to Town Council including submission of the attached letters. On behalf of the property owners, we wish to note our support for the inclusion of the above subject property within the proposed 'Settlement Area Boundary' of the Town and proposed 'Residential' land use designation. Thank you for your past and current considerations to our comments and submissions on the proposed Updated Official Plan for the Town of St. Marys. I also wish to note that we found in all discussions and processes at the Town on it Official Plan update, considerations of Town staff and Council to be very open and well communicated. 	<ul style="list-style-type: none"> Thank you.

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<p>Dave Hannam (January 18, 2022)</p>	<ul style="list-style-type: none"> On behalf of the Vermeire Family, we would like to extend thanks to Town staff and its consultants for the work undertaken thus far as part of the Official Plan Review process. We are pleased that through this process it has been determined that there is a justified need for additional residential land allocation to serve the Town of St. Marys, and that the Vermeire lands located on the northerly side of County Road 139 have been determined to meet the appropriate tests for proposed redesignation for residential purposes. It is our opinion that the Vermeire lands, due to their consolidated nature with portions already located within the Settlement Area; the proximity to existing residential uses; and good access to existing municipal streets and services, have excellent potential to provide for efficient and cost-effective future development that will benefit existing and future residents of St. Marys. Again, we would like to say thanks to Town staff for all their efforts thus far! 	<ul style="list-style-type: none"> Thank you.

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<p>Rob Staffen (February 4, 2022)</p>	<ul style="list-style-type: none"> • DEV 40-2019 Town of St. Marys Review of Population Projections and Residential Land Demand/Supply- Rewrite the document with a plan for Attainable Housing included in any Supply/Demand and residential lots report. It should include 'Attainable Housing' grant budgets for the next 5 years, how many lots are included (10% as per Provincial guidelines?), how many each year are built, execution policy and how Staff will be held accountable. • This Section should include goals as to the number of low income housing to be built over the next 10 years, specifically written into the OP & CIP & SP. • Explore opportunities for pre-zoning certain lands for attainable housing following completion of the OP • Consider alternative development standards, following completion of the Official Plan review, through an update to the Town's Zoning By-law. Increase development fees, new developments require 5% to 10% of land to be donated to attainable Housing. Developers are required to build on each lot donated 2 units for Attainable Housing. Work with suppliers (HHBC) and each Home contractor to be required to build these homes. • Update Development Charges By-law to reduce development charges for non-profit housing • Amend the Fees By-law to permit a 50% discount on planning application fees for proposed attainable housing development • Update Development Charges By-law to exempt all additional dwelling units from development charges • Update Development Charges By-law to permit annual installments for development charges - 20 years for non-profit housing and 5 years for rental housing (to be determined as part of the Development Charge By-law update in 2020) 	<ul style="list-style-type: none"> • To implement this recommendation and Policy 3.1.2.1.1.4, the Town will consider instituting an annual monitoring program to report on progress related to housing in the Town. The annual report could provide the number of units created by type and affordability, units in the 'pipeline', and updated affordability thresholds for freehold and rental units in St. Mary. • The Official Plan is the primary document for establishing minimum requirements for affordable housing. Section 3.1.2.16 of the proposed new OP states, in part, that Council will encourage the development of affordable housing with 30% of the new housing units created being considered by Council as affordable to households with incomes in the lowest 60 per cent of income distribution for Perth County households. • For clarity, the Town could include annual targets, as an Appendix updated regularly, for the establishment of affordable in the Official Plan, with these targets and levels of achievement included in the recommended annual monitoring program. • Staff has recommended the inclusion of a policy in the new OP encouraging pre-zoning of certain lands with a holding provision, to permit attainable housing, where appropriate. • Staff has recommended the inclusion of policies in the new Official Plan to encourage the implementation of innovative and flexible design standards through the Town's Zoning By-law to permit more efficient development of attainable housing. • Staff has recommended the inclusion of policies in the new Official Plan to consider exemptions or reduced development charge rates for affordable housing as part of the next Development Charges Background Study. • The DC Background study project recently commenced and will be completed in 2022.
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Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
1	1.0	The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The OP references the PPS, 2014. This should be updated to reference the current version of the PPS.	MMAH	<i>Planning Act</i> ss. 3(5)	Suggest changing "2014" to "2020" in reference to the PPS.	Modified
2	2.1	It appears that a minimum intensification and redevelopment target has not been established for the town's built-up area in the OP. Municipalities should establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions, as per PPS policy 1.1.3.5.	MMAH	PPS policies 1.1.3.5 and 1.1.3.9	A new goal (e.g., 2.1.13) should be added, setting out minimum intensification and redevelopment targets for within the built-up area of the town, based on the findings of the Discussion Papers and further analysis of intensification and redevelopment potential in the built-up area of the town, as per PPS policy 1.1.3.5.	An intensification and redevelopment target of 20% has been established.
3	2.3.2.4	OP policy 2.3.2.4 states that Council will attempt to protect the cultural heritage resources in its context. Significant built heritage resources and significant cultural heritage landscapes should be conserved by Council, as per PPS policy 2.6.1.	MHSTCI	PPS policy 2.6.1	Suggest deleting and replacing OP policy 2.3.2.4 with the following: "In considering development applications, Council will conserve cultural heritage resources by promoting the conservation of cultural heritage value or interest as part of the redevelopment of protected heritage properties."	Modified.
4	2.3.2.7	The first paragraph of OP policy 2.3.2.7 sets out that elements and features that give the [Heritage Conservation] District its distinct character should be preserved. As per PPS policy 2.6.1, significant built heritage resources and significant cultural heritage landscapes should be conserved.	MHSTCI	PPS policy 2.6.1	In the first paragraph of OP policy 2.3.2.7, suggest replacing "should" with "shall", to be consistent with the PPS policy 2.6.1.	Section 2.6.1 of the PPS states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Should" replaced with "shall" in Section 2.3.2.7.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
5	2.3.2.9	The second sentence of OP policy 2.3.2.9 states that a Cultural Heritage Landscape refers to a defined geographical area that has been modified or characterized by human activity. This OP definition appears to be inconsistent with the PPS definition of cultural heritage landscape.	MHSTCI	PPS section 6.0 (definition of "cultural heritage landscape")	To improve consistency with the PPS definition of cultural heritage landscape, it is suggested that the following sentence be deleted from policy 2.3.2.9: "A Cultural Heritage Landscape refers to a defined geographical area that has been modified or characterized by human activity." Alternatively, the PPS definition of cultural heritage landscape could replace the above deleted sentence.	The second sentence of proposed Section 2.3.2.9 has been modified to more closely reflect the definition of 'cultural heritage landscape' in the PPS, as follows: "A Cultural Heritage Landscape refers to a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association".
6	2.4.4	OP policy 2.4.4 sets out a requirement for consultation with Aboriginal communities respecting the preservation or commemoration of their archaeological resources. PPS policy 2.6.5 requires that the town engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.	MHSTCI	PPS policy 2.6.5	Suggest deleting and replacing OP policy 2.4.4 as follows: "The Town of St. Marys will engage Indigenous communities with traditional territory in the area and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources."	Proposed Section 2.4.4 modified as recommended.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
7	3.1	OP section 3.1 references a 20-year planning horizon; however, a 25-year planning horizon is also referenced in OP policy 1.1.2 and the Discussion Paper #4 (Residential). PPS policy 1.1.2 requires that sufficient land be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to <u>25 years</u> , informed by provincial guidelines. (emphasis added)	MMAH	PPS policy 1.1.2	A consistent planning horizon should be used throughout the OP and supporting documents.	Modified to indicate 25 years throughout.
8	3.1.1.9 and 3.1.2.1	OP policies 3.1.1.9 and 3.1.2.1 reference a minimum 12-year land supply for residential uses. PPS policy 1.4.1 requires municipalities to maintain at all times the ability to accommodate residential growth for a minimum of <u>15 years</u> through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development. (emphasis added)	MMAH and MECP	PPS policy 1.4.1	"12-year" should be changed to "15-year" in reference to minimum land supply for residential uses in both OP policies to be consistent with the time horizon required in the PPS.	Modified

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
9	3.1.2.11 d)	It is unclear what is meant by “design capacity” being available to accommodate the development in OP policy 3.1.2.11 d) and if this is intended to refer to reserve capacity referenced in PPS policy 1.6.6.6.	MECP	PPS policy 1.6.6.6	Suggest using the same wording in OP policy 3.1.2.11 that is in the PPS and in MECP guidance documents, which states that new development should only be approved where there is sufficient reserve capacity available.	The definition of ‘reserve sewage system capacity’ in the PPS means “design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development”. On this basis, ‘design capacity’ has been replaced with ‘reserve capacity’ in the section renumbered to Section 3.1.2.10 d).
10	3.1.2.22	PPS policy 3.2.2 requires that sites with contaminants should be assessed and remediated prior to any activity with the proposed use. OP policy 3.1.2.22 only references the redevelopment of former industrial lands that are known or are suspected of being contaminated. This should be broadened, as the Brownfields Regulation states that any change in land use to a more sensitive use triggers the need for a Record of Site Condition that can only be issued after site assessment(s) and remediation where necessary, has been completed.	MECP	PPS policy 3.2.2	Suggest revising OP policy 3.1.2.22 to state that any proposal that has the effect of changing land use to a more sensitive land use should follow the requirements of O. Reg. 153/04, as amended, including the preparation of a Record of Site Condition that demonstrates that the site is suitable for the intended reuse.	Modified in the section renumbered to Section 3.1.2.25.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
11	3.2.3.14 and 7.23	These OP policies reference height and density bonusing. The Community Benefit Charge authority has replaced the former height and/or density bonusing (previously known as section 37) under the <i>Planning Act</i> . The new authority to charge for community benefits under the <i>Planning Act</i> , enables municipalities, at their discretion, to fund a range of capital infrastructure for community services, such as land for parks, affordable housing and childcare facilities that are needed to support new residents and businesses associated with new development comprising 10 or more residential units in 5 or more storeys. The town may continue to use section 37 (height and density bonusing) until they pass a Community Benefit Charge by-law, or 2 years from September 18, 2020, whichever comes first.	MMAH	<i>Planning Act</i> s. 37	OP policies 3.2.3.14 and 7.23 should be deleted in their entirety, or alternatively, both revised to set out policies with respect to the Community Benefit Charge authority, including the preparation of a community benefits charge strategy that identifies the facilities, services and matters that would be funded with Community Benefit Charges, subject to regulations.	Sections deleted as recommended.
12	3.4	OP section 3.4 does not appear to provide sufficient direction as to how it will ensure that land use compatibility will be maintained for existing or permitted sensitive land uses. PPS section 1.2.6 requires, where avoidance of potential adverse effects is not possible, that the town protect the long-term viability of existing or planned industrial uses that are vulnerable to encroachment by ensuring that adjacent sensitive land uses are only permitted if prescribed criteria are met.	MECP	PPS section 1.2.6	Policy direction should be included that is consistent with the guidance that is provided by MECP Guideline D-6 to ensure that sufficient separation distance is maintained, impacts have been assessed, and mitigation measures have been identified for inclusion as part of the development. This would help to implement the policies of PPS section 1.2.6.	Section 3.4 has been modified to provide additional direction with respect to sensitive land uses and long term viability of industrial areas in the Town.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
13	3.4.1.4	OP objective 3.4.1.4 supports minimizing potential adverse effects of industrial areas but does not as a first step support avoiding adverse effects. Major facilities and sensitive land uses should be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures, as per PPS section 1.2.6.	MMAH	PPS section 1.2.6	Suggest adding "avoid, or if avoidance is not possible," before the word "minimize" in OP objective 3.4.1.4 to be consistent with PPS section 1.2.6.	Modified
14	3.4.3.11	The term employment area is used throughout the OP in reference to matters unrelated to the defined PPS term employment area, such as in reference to extractive industrial and highway commercial designations, and beyond the purpose of PPS policy 1.3.2.4. To avoid confusion and improper interpretation of OP policy 3.4.3.11, it is suggested that a different term be used in policy 3.4.3.11 in place of employment area, such as General Industrial or similar.	MMAH	PPS policy 1.3.2.4 and section 6.0 (definition of "employment area")	The term "employment area" in OP policy 3.4.3.11 should be deleted and replaced with "General Industrial".	Modified

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
15	3.5.3.6	OP policy 3.5.3.6 appears to limit development of wayside pit aggregate operations to only the 'Extractive Industrial' designation, which would not be consistent with PPS policy 2.5.5.1. PPS policy 2.5.5.1 requires that wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts be permitted, without the need for an official plan amendment, rezoning, or development permit under the <i>Planning Act</i> in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.	MNR	PPS policy 2.5.5.1	A new OP policy is required to be consistent with PPS policy 2.5.5.1 that permits wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts, except in areas of existing development or particular environmental sensitivity, which have been determined to be incompatible with extraction and associated activities.	Modified to ensure consistency with the PPSt
16	3.5.3.8	It is possible that there may be abandoned and unknown status petroleum wells within and adjacent to the Town of St. Marys. The town is encouraged to review the information in the Oil, Gas and Salt Resources Library at the following link for the most up to date information on well status and locations (www.ogslibrary.com).	MNR	PPS sections 2.4 and 3.2	Suggest including policies to implement PPS sections 2.4 and 3.2 to inform petroleum resources, depending on the information available.	As noted in Discussion Paper #6, there are 2 petroleum well sites identified however, they date back to 1927 and 1938. With no recent drilling activity, little in terms of policies need to be incorporated into the Official Plan.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
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17	3.6.2.4	OP policy 3.6.2.4 indicates that Council has directed that studies be prepared to assess the potential impacts associated with development in proximity to a former landfill site. If MECP was consulted during this study, there should be no further need for consultation with the ministry on any new site-specific applications that may be proposed for this area.	MECP	PPS policy 1.2.6.1	Suggest removing MECP from having any future review role, if MECP has already reviewed the reports that are referenced.	Maintain
18	3.6.2.7	OP policy 3.6.2.7 deals with new waste management facilities initiated either by the town or a private sector entity. In either case, there are environmental assessment requirements that need to be met for any waste management related activity in order to implement PPS policy 1.6.10.	MECP	PPS policy 1.6.10	Suggest adding reference to environmental assessment requirements for all waste management activities.	Modified
19	3.8	The designation of a Special Policy Area (SPA), and any change or modification to the official plan policies, land use designations or boundaries applying to SPA lands, is approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications.	MMAH and MNRF	PPS policy 3.1.4	Suggest changing "Ministry of Municipal Affairs and Housing has approved" in the third paragraph under natural hazards to "Ministers of Municipal Affairs and Housing and Natural Resources and Forestry have approved".	Modified

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
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20	3.8.2	OP policy 3.8.2 includes a range of permitted uses within the floodway portion of the 'Natural Hazard' designation. The range of uses listed does not appear to be consistent with PPS policies 3.1.2 and 3.1.4 b).	MNRF	PPS policies 3.1.2 and 3.1.4 b)	Suggest revising OP policy 3.8.2 to list uses consistent with the range of permitted uses in PPS policies 3.1.2 and 3.1.4 b), which by their nature should locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.	PPS policy 3.1.2 prohibits development and site alteration in a floodway however policy 3.1.4 b) permits development that, by their nature, must locate in the floodway (including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows). Permitted uses in OP policy 3.8.2 are generally consistent with the PPS; minor modification recommended to specify that 'passive' outdoor recreation uses are permitted.
21	3.9	The third paragraph of OP section 3.9 references locally and provincially significant wetlands, locally significant woodlands, and areas of natural and scientific interest. Please update OP section 3.9 for consistency with PPS policy 2.1.5 and the PPS definition of natural heritage features and areas, specifically with respect to use of the terms locally, provincially, and significant.	MNRF	PPS policy 2.1.5 and section 6.0 (definition for "natural heritage features and areas")	The third paragraph of OP section 3.9 must be revised for consistency with PPS policy 2.1.5 and the PPS definition of natural heritage features and areas, as follows: "The Natural Heritage designation is intended to apply to locally and provincially significant wetlands, locally -significant woodlands, significant portions of the habitats of endangered and threatened species, fish habitats, natural watercourses, significant valley lands, significant wildlife habitats, significant Areas of Natural and Scientific Interest (ANSIs), and ground water recharge areas."	Modified

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
22	3.9.2	The OP does not appear to set out policies consistent with PPS policies 2.1.4 and 2.1.5 respecting development in significant natural heritage features and areas.	MNRF	PPS policies 2.1.4 and 2.1.5	Add to OP section 3.9.2 that development and site alteration shall not be permitted in significant wetlands and that development and site alteration shall not be permitted in significant woodlands, significant valleys, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.	Policy added to Section 3.9.3
23	5.4.1	Provincial ministries do not review applications for development near railways.	MMAH	N/A	Delete "and any appropriate Provincial ministry" in the two instances the phrase appears in OP section 5.4.1.	Modified
24	5.5.3	OP section 5.5.3 states: "Council intends further study to determine which capture zone is most appropriate for the town and formulate development policies to minimize potential impacts on the Town's water resources." Given that the "capture zones" (assuming they are referring to well head protection areas) are delineated and non-negotiable unless wells are either decommissioned or expanded in their pumping capacity, suggest that the town clarify the meaning and intent of this policy.	MECP	PPS policy 2.2.1	Suggest the town clarify the meaning and intent of OP policy 5.3.3 to implement PPS policy 2.2.1.	With the addition of source water protection policies in Section 5.6, the policies of Section 5.3.3 have been modified.
25	5.7	All references in OP section 5.7 should be amended to make it clear that the town will keep track of its reserve servicing capacity and only consider approval for new development if it can be shown that there is sufficient reserve capacity available.	MECP	PPS policy 1.6.6.6	Clarity should be made in all instances where the term "capacity" is used, by referring to "reserve capacity" in OP section 5.7.	Modified to reference 'reserve capacity' where appropriate.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
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26	5.9.4.1 and 5.9.4.2	OP policy 5.9.4.1 states that, as required by the PPS, Small Wind Energy Generation Systems (SWEGS) shall be permitted in all land use designations. OP policy 5.9.4.2 states that the PPS permits renewable energy systems in settlement areas. While these policies reference being required by the PPS, these are not PPS requirements. PPS policy 1.6.11.1 identifies that the town should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.	MMAH	PPS policy 1.6.11.1	Suggest deleting "As required by the Provincial Planning Policy Statement" from OP policy 5.9.4.1, as wind energy generation is not required to be permitted in all designations. Suggest deleting "However, the Provincial Planning Policy Statement permits renewable energy systems (including CWEGS) in settlement areas, in accordance with federal and provincial requirements" from OP policy 5.9.4.2, as wind energy generation is not required to be permitted in settlement areas.	Modified
27	7.27	The OP does not appear to contain policy related to settlement area boundary expansions or adjustments, as per PPS policies 1.1.3.8 and 1.1.3.9.	MMAH	PPS policies 1.1.3.8 and 1.1.3.9	PPS policies 1.1.3.8 and 1.1.3.9 should be included as a new policy 7.27, under the implementation and interpretation section, to specify OP criteria for settlement area boundary expansions and adjustments in the town.	Modified
28	7.28	Municipalities should engage with Indigenous communities and coordinate on land use planning matters, as per PPS policy 1.2.2.	MMAH	PPS policy 1.2.2	Suggest adding a commitment to engage Indigenous communities with traditional territory in the area on land use planning matters that may affect them as a new policy 7.28 under the implementation and interpretation section to be consistent with PPS policy 1.2.2.	Modified

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
29	Schedule A	Draft Schedule A shows two potential areas for settlement area boundary expansions; however, it is unclear whether the requirements of PPS policy 1.1.3.8 have been satisfied.	MMAH	PPS policy 1.1.3.8	The province requires the planning analysis that resulted in the identification of the two potential areas for settlement area boundary expansions so that PPS consistency can be evaluated.	Refer to Discussion Papers 1 and 4 and Staff report DEV 38-2021 for the Town's analysis to support the settlement area expansions.
30	Schedule A	The OP proposes to rename the current 'Agricultural' designation to 'Rural'. In the PPS, <i>Prime agricultural areas</i> represent large, generally contiguous blocks of land that enable current and future opportunities for agriculture. The PPS requires prime agricultural areas be protected for long term use for agriculture and sets out specific criteria for when land can be removed from prime agricultural areas (PPS section 2.3.5). The PPS definition for <i>prime agricultural areas</i> means: "areas where <i>prime agricultural lands</i> predominate. This includes areas of <i>prime agricultural lands</i> and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture." Based on a cursory review of available soils and land use mapping, several of the areas currently designated as 'Agricultural' in the OP appear to exhibit characteristics of a prime agricultural area, as defined by the PPS. It is not clear how the lands to be designated as 'Rural' are not part of the prime agricultural area.	OMAFRA	PPS section 2.3	<p>We appreciate the information and context for the OP that is provided in the Discussion Papers. However, Discussion Paper #5 (Rural) does not appear to provide any analysis to show how it was determined that the areas currently designated 'Agricultural' in the plan are not within a prime agricultural area.</p> <p>The town needs to provide more planning justification to support the proposed 'Rural' land uses designations for these areas. If it is determined that some areas should be designated as a prime agricultural area, this will require updates to the plan's policies to be consistent with Section 2.3 of the PPS. We suggest a meeting be set with MMAH, OMAFRA and the Town of St. Marys to further discuss this matter.</p>	Maintain Agriculture designation.

Revisions Suggested to Implement the Planning Act, Provincial Policy Statement, 2020 and Provincial Plans						
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial	Proposed Revision	Town of St. Marys Response
31	All Schedules	OP schedules should contain the most current information with regards to natural heritage and resource data to ensure effective implementation of the PPS.	MNRF	PPS Section 2.0	Suggest reviewing the provincial natural heritage and resource data available through the Land Information Ontario (LIO) website (https://www.ontario.ca/page/land-information-ontario) to ensure the schedule mapping is using the most up-to-date information.	Most up to date data and mapping used for OP schedules.
32	General	There are references throughout the OP to former names of provincial ministries that should be updated before adoption. The following lists the former and current names of provincial ministries that are referenced throughout the OP: <ul style="list-style-type: none"> The Ministry of Environment / Ministry of the Environment / Ministry of the Environment and Climate Change is now the Ministry of the Environment, Conservation and Parks. The Ministry of Northern Development and Mines is now the Ministry of Energy, Northern Development and Mines. 	MMAH, MECP, and ENDM	N/A	Suggest revising references to provincial partner ministries throughout the OP to refer to current ministry names, or alternatively to "the province". Specifically, we suggest revising the following OP policies listed as indicated: <ul style="list-style-type: none"> "Ministry of Environment" to "Ministry of the Environment, Conservation and Parks" in OP policies 3.1.3 h) and 3.6.2.2. a). "Ministry of the Environment" to "Ministry of the Environment, Conservation and Parks" in OP policies 3.6.2.4 and 3.6.2.7. "Ministry of the Environment and Climate Change" to Ministry of the Environment, Conservation and Parks in OP policy 3.5.3.7. "Ministry of Northern Development and Mines" to "Ministry of Energy, Northern Development and Mines" in OP policy 3.5.3.8. 	Modified

PROCUREMENT AWARD

To:	Mayor Stratthdee and Members of Council
Prepared by:	Doug LaPointe, Recreation Operations Manager
Date of Meeting:	12 April 2022
Subject:	DCS 14-2022 RFT 19-2022 RTU - ACS1 - HVAC REPLACEMENT

PROJECT DETAILS

The project components of the RTU - ACS1 HVAC Replacement include the removal of an HVAC unit on the roof above the Community Centre and replacing it with a new unit of similar size and scope. This unit services the “two thirds” area of the Community Centre Hall when the large partition wall is in place or helps service the whole hall along with other HVAC equipment for larger events.

The unit being replaced was identified and due for replacement in the Asset Management Plan and was already considered in the 2022 capital budget, of which \$200,000 was earmarked for this project. If awarded, the project is expected to be complete in fall 2022 dependent on manufacturing and delivery.

RECOMMENDATION

THAT DCS 14-2022 RFT 19-2022 RTU-ACS1 HVAC REPLACEMENT report be received; and,

THAT the procurement for replacement of the HVAC unit be awarded to Black and McDonald Ltd. for the procured price of \$180,630.50, inclusive of all taxes and contingencies; and,

THAT Council consider By-Law 35-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

PROCUREMENT SUMMARY

A procurement document was administered for the above noted project. The following is a summary of the procurement results, as well as a recommendation for a successful proponent:

Procurement Information	Details and Results
Procurement Title:	RFT-DCS-19-2022
Tender Closing Date:	Wednesday, March 2, 2022
Number of Bids Received:	Five (5)
Successful Proponent:	Black and McDonald Ltd.
Approved Project Budget:	\$200,000.00
Cost Result – Successful Bid (Inclusive of HST):	\$180,630.50
Cost Result – Successful Bid (Inc. Net of HST rebate):	\$159,850.00
Project Over-budget (Net of HST)	0

The procurement document submitted by Black and McDonald Ltd. was found to be complete, contractually acceptable, and ultimately provided the best value for the municipality. As such, staff recommends award of the project to Black and McDonald Ltd.

FINANCIAL IMPLICATIONS

The funding sources for the above noted project are as follows:

General Capital Reserve (budgeted)	\$159,850.00
Tender over-budget (if needed)	\$0
Total	\$159,850.00
Transfer from account (if over-budget)	\$0

STRATEGIC PLAN

☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.

- Pillar #1 Infrastructure – Developing a comprehensive and progressive infrastructure plan:
 - Outcome: St. Marys is committed to developing a progressive and sustainable infrastructure plan that meets the infrastructure needs of today and tomorrow. This will require a balance between building and regular maintenance.

OTHERS CONSULTED

André Morin, Director of Corporate Services / Treasurer

ATTACHMENTS

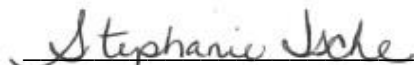
1. Bid Summary

REVIEWED BY

Recommended by the Department




Doug LaPointe
Manager of Recreation Operations



Stephanie Ische
Director of Community Services

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

VENDOR OPENING SUMMARY SHEET

CONTRACT NO: DCS-19-2022-RFT

TITLE: Replacement of HVAC Unit RTU ACS 1

March 2 2022 MOC 2:30 PM

NO	VENDOR	DATE	TIME	AMOUNT	Site Visit
1	Ainsworth Inc.				NO
2	Arcadian Projects	Mar 2/22	1:51pm	185,173.10	Yes Feb 25/22 @ 10:30am
3	Black & McDonald Limited	Mar 21/22	1:19pm	180,630.50	Yes Feb 24/22 @ 8am
4	Cimco Refrigeration, a Division of Toromont Industries Ltd.	Mar 21/22	1:26pm	186,414.97	Yes Feb 23/22 @ 1pm
5	Clark Multi-Trade Contractors Inc.	Mar 21/22	1:47pm	181,397.21	Yes Feb 25/22 @ 8am
6	ContructConnect				
7	Ken Robinson Refrigeration Inc.				
8	ProTemp Refrigeration Inc.	Mar 21/22	12:55pm	189,333.79	Yes Feb 25/22 @ 8am
9					
10					
	Opened By: <i>DLH</i>				
	Recorded By: <i>DLH</i>				

FORMAL REPORT

To: Mayor Strathdee and Members of Council

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

Date of Meeting: 12 April 2022

Subject: **COR 16-2022 CBHFM Agreement Background**

PURPOSE

To provide Council with background information in relation to the Canadian Baseball Hall of Fame and Museum (CBHFM) agreement in order for Council to consider a request from CBHFM for a financial contribution of \$30,000 for upgrades to field security and a new storage facility.

RECOMMENDATION

THAT COR 16-2022 CBHFM Agreement Background report be received; and

THAT Council **approve/deny** the funding request from CBHFM for up to \$30,000.

BACKGROUND

At the March 22nd Council meeting, the CBHFM presented a request for a financial contribution from the Town to assist with upgrades to the field security and a new storage facility. Council passed the following resolution:

THAT the correspondence from the Canadian Baseball Hall of Fame and Museum regarding a capital project funding request be received; and

THAT staff report back on the Town's obligations for funding site improvements at the Canadian Baseball Hall of Fame and Museum; and

THAT staff report back on the 2022 budget implications of the CBHFM's request by April 12, 2022.

REPORT

In 2018, the Town entered into a new capital facilities agreement with the CBHFM. The agreement identifies the terms in respect to the use, maintenance, operation, and financial obligations of both parties. Below is a summary of the most relevant sections.

Section V – Maintenance

- CBHFM is responsible for the repairs and maintenance of the land and facilities
- If CBHFM ceases to operate, the facilities will become the responsibility of the Town

Section VI – Services

- The Town will provide Sanitary sewer, picnic tables, snow plowing/salting/dust control of roads/parking lots at no charge
- If these services leads to a significant increase, the Town may require extra payment

- The agreement does not address future servicing needs
- Town will provide water up to \$7,000/year indexed each year (This amount has not been exceeded since inception of this agreement)

Section VII – Management and Administration

- The Town manages and administers all contracts, bookings, scheduling of the “Town’s use” of the recreational field facilities
- The CBHFM manages and administers call contracts, bookings, scheduling of the “Premier use” of the recreational field facilities
- The CBHFM manages and administers the use of the Museum
- All fees are to be collected by the Town (save and except for fees relating to non baseball activities (ie. Weddings)
- The CBHFM shall have priority for use of the fields for baseball functions with several rules and conditions built into the agreement

Section IX – Upgrades and Improvements (This section is relevant in relation to the current request)

- No upgrades and improvements can occur without receiving written authorization to proceed
- CBHFM is solely responsible for the costs, subject to the Town’s decision to provide funds at its discretion
- The Town is responsible for improvements at Teddy’s field
- Beginning in 2019, CBHFM will provide the Town with detailed proposals and costs for the following year no later than October 31 of the year before the work is to begin, or such later date as may be acceptable to the Town
- The CBHFM is responsible for all procurement and management of project and to ensure the Town’s policies and laws are followed by anyone performing the work

Section XIII – Accounting and Payment requirements

- The Town pays CBHFM for all maintenance and repair costs – there was a phase in period until 2020 in relation to this revised cost model
- CBHFM provides cost estimates for the following year no later than November 1st of the preceding year
- The Town submits payment to CBHFM monthly based on approved budget
- Each year, the actual costs are reconciled
- Revenue for the year over \$5,000 for the “Premier” field bookings is shared 50/50 by the Town and CBFHM

In relation to the operating financial components, the costs in 2022 are estimated at \$65,000 for the year. The total revenue is estimated at \$20,000 (pre-pandemic the revenue was between \$20 - \$25,000). Of the \$20,000, the Town would retain \$12,500.

Since the new agreement in October 2018, the CBHFM has requested Council for capital funds on one occasion - \$29,500 was approved as part of the Town’s capital budget and paid in 2021 for improvements.

In relation to the capital request, the breakdown of the CBHFM request has been clarified as follows:

Costs

- Field Repairs \$3,600

• Cameras	\$22,600
• Shed	\$59,800
Total	\$86,000

Proposed Funding

• Donations	\$15,000
• CBHFM	\$41,000
• Town	\$30,000
Total	\$86,000

In a follow-up conversation staff asked CBHFM representatives if they have prepared a 5-year capital plan and were asked to help provide information about why the funding request deadline of October 31st was not met. The following reply was received:

“The damage to the field didn’t happen until January and therefore cost determination and improved security of the site couldn’t have been known until recently.

The shed plans and costing wasn’t completed by October as we were still working through the right location on the site with the town in early October, and then the sizing and costing needed to be completed.

No we don’t have a 5yr capital plan, however the fixing of the field and security camera’s wouldn’t have been on it anyways as it’s not something we were planning to have to deal with.

We will try and work to Oct 31 in the future, but we feel this request couldn’t have been know or determined by Oct 31 and was presented to council as one request when we had the details.”

FINANCIAL IMPLICATIONS

The Town’s operating and capital budgets have been passed for 2022 – the Town had not received any formal requests from the CBHFM for site improvements by the October 31st deadline in the agreement. Any approvals for extra funds would be an unbudgeted variance for 2021 and ultimately be funded by the Town’s working capital reserve.

SUMMARY

The Canadian Baseball Hall of Fame Museum has requested funding from the Town in the amount of \$30,000 to assist in funding field repairs, cameras, and a new storage shed totally \$86,000.

In relation to this request, Council has the discretion to approve, reject, or refer to the 2023 budget.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

Stephanie Ische, Director of Community Services

Scott Crawford, CBHFM

ATTACHMENTS

None

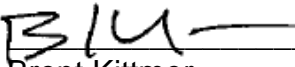
REVIEWED BY

Recommended by the Department



Andre Morin
Director of Corporate Services/Treasurer

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

PROCUREMENT AWARD

To:	Mayor Stratthdee and Members of Council
Prepared by:	André Morin, Director of Corporate Services / Treasurer
Date of Meeting:	12 April 2022
Subject:	COR 17-2022 Enterprise Resource Planning Software RFP Award

PROJECT DETAILS

To provide Council with the results of the staff evaluation committee's recommendation for the supply and implementation of a new Enterprise Resource Planning (ERP) software.

RECOMMENDATION

THAT COR 17-2022 Enterprise Resource Planning Software RFP Award report be received; and,

THAT the procurement for the Enterprise Resource Planning Software be awarded to MuniSight Ltd. for up to the procured price of \$279,844.50, inclusive of all taxes and contingencies; and,

THAT Council approve the Director of Corporate Services/Treasurer to negotiate and finalize the scope of the project; and,

THAT Council consider By-Law 38-2022 and authorize the Mayor and the Clerk to sign the associated agreement.

PROCUREMENT SUMMARY

Staff conducted this RFP through 2 parts. First the Town accepted proposals (without costs) for supply and implementation of an ERP software solution. The Town received six (proposals) and shortlisted the top three (3) to move to the next step. The initial scoring was as follows:

ERP - Step 1 Evaluation Summary	
Central Square	85.75
Lovis	69
Geegle	0
Origin	71.5
TownSuite	85
MuniSight	82.5

The evaluation matrix was based on the following:

Category	Description	Points
Experience, Qualifications, Project Management	Company history, qualifications of staff, project management experience	30
ERP Software Design and Application	Overall software design and usability. Do the modules and components meet the Town's needs	40
Training Philosophy	Does the training philosophy meet the needs of the Town	10
Customer Support	Will the proponent be able to meet the Town's customer support requirements	10
References	List of previous clients/professional references	10

The next phase of the procurement process included each proponent providing the Town a full day demonstration of their software and applications, followed by follow up questions, and submitting a final implementation plan and detailed costing.

The final evaluation matrix was determined as follows:

Category	Description	Points
Original Proposal	Based on the information provided in the original RFP proposal	20
Demonstration	Overall impression, preparedness, quality, and the software application look, feel, and needs satisfaction	35
Development Plan	Overall satisfaction with the future direction of the software application(s)	5
Implementation Plan	Is the plan reasonable and assist the Town in being successful	10
Costing	The Town will not only consider the proponent's one-time costs and annual costs, but also review the savings the Town can expect by eliminating current applications and the assumed internal efficiencies gained	30
TOTAL		100

The final scoring was as follows:

ERP - Final Evaluation Summary	*Costing - Year 1 - No HST		Total Score
	Minimum	Maximum	
Central Square	\$305,175	\$473,425	65.84
TownSuite	\$342,834	\$679,544	67.99
MuniSight	\$164,300	\$247,650	80.38

*Note – The costing above shows the minimum scope and the maximum scope with all the applications that software may provide. In the Town's costing evaluation, staff create many scenarios in order to compare equivalent scope, effort, and value added.

The following is a summary of the procurement results, as well as a recommendation for a successful proponent:

Procurement Information	Details and Results
Procurement Title:	COR-15-2022-RFP
Tender Closing Date:	Tuesday, February 15, 2022
Number of Bids Received:	6
Successful Proponent:	MuniSight Ltd.
Approved Project Budget:	\$250,000
Cost Result – Successful Bid (Inclusive of HST):	\$279,844.50
Cost Result – Successful Bid (Inc. Net of HST rebate):	\$252,008.64*
Project Over-budget (Net of HST)	\$0 – scope will be decreased*

*Includes extra applications outside of original scope.

The original scope of the project did not include replacing our asset management software, full HR suite or recreation software. If approved, staff will meet with the proponent to determine the final scope and contract. The price noted above is the maximum of the contract if all applications are accepted; the final cost is expected to be slightly lower than the above based on the software suite the Town requires. Staff will need to explore the options and application suite further with the successful proponent to determine the final suite of products and finalize the contract.

The procurement document submitted by MuniSight Ltd. was found to be complete, contractually acceptable, and ultimately provided the best value for the municipality. As such, staff recommends award of the project to MuniSight Ltd.

FINANCIAL IMPLICATIONS

The Town had budgeted a total of \$325,000 for the project and was awarded extra provincial funding, which increased the total budget to \$416,955. Included in the budget was \$75,000 for project management services which remains to be procured, along with further business intelligence software to augment the ERP system (not yet purchased).

The funding sources for the above noted project are as follows:

01-9055-4160 Provincial Grant	\$189,006
01-9055-4562 General Capital Reserve	\$63,002.64
Tender over-budget (if needed)	\$0
Total	\$252,008.64

The software is expected to have an annual impact on our operating budget for annual subscription fees of \$20,000 to \$35,000 depending on the final scope. Based on our Information Systems strategic plan, we estimate once fully implemented, staff efficiencies of up to \$55,000 per year can be gained. These outcomes will be reported on in the future.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Providing Modern and Efficient Municipal Services

OTHERS CONSULTED


Evaluation Team – IT Manager, Workstation Administrator, Finance Clerk
Department subject matter experts were included in product demonstrations

ATTACHMENTS

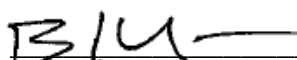
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REVIEWED BY

Recommended by the Department


Andre 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 April 2022

Subject: **COR 18-2022 Provincial Gas Tax Agreement - 2022**

PURPOSE

To provide Council with the details of the 2022 Provincial Gas Tax Agreement and receive the authority to execute the agreement.

RECOMMENDATION

THAT COR 18-2022 Provincial Gas Tax Agreement – 2022 report be received; and

THAT Council confirm that the Town of St. Marys continues to be the host of transit joint service for the Town of St. Marys, Municipality of Perth South, Municipality of Zorra, and Municipality of Thames Centre; and

THAT Council approve By-law 34-2022 authorizing the Mayor and the Clerk to execute the Letter of Agreement for Provincial Gas Tax Funds for Public Transportation Program.

BACKGROUND

The Town of St. Marys administers annual Provincial Gas Tax funding received on behalf of the Town of St. Marys, Municipality of Perth South, Municipality of Zorra, and Municipality of Thames Centre. Each Municipality provides annual operating funding to the St. Marys and Area Mobility Service; along with an \$80,000 operating transfer.

2022 operating funds by Municipality;

Town of St. Marys	\$19,164
Municipality of Perth South	\$ 2,600
Municipality of Zorra	\$ 1,000
Municipality of Thames Centre	\$ 1,000

In 2021, the Town of St. Marys received \$142,538 as part of the Provincial Gas Tax program

REPORT

Each year, the Province reviews and updates the gas tax program and provides each qualifying municipality with a revised funding agreement. For 2022, the Town of St. Marys will receive \$142,538; the same amount as 2021.

FINANCIAL IMPLICATIONS

The Provincial Gas Tax funding is kept in a separate bank account with the Town of St. Marys. In 2022, the Town is expected to provide St. Marys and Area Mobility Service \$80,000 for operating support. The remaining funds will be used for future capital purchases.

SUMMARY

The Town of St. Marys will receive \$142,538 on behalf of St. Marys, Municipality of Perth South, Municipality of Zorra, and Municipality of Thames Centre from the Provincial Gas Tax program in support of mobility public transportation support.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

n/a

ATTACHMENTS

Letter of Agreement

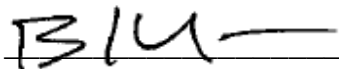
REVIEWED BY

Recommended by the Department



Andre Morin
Director of Corporate Services/Treasurer

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

**Ministry of
Transportation**

Office of the Minister

777 Bay Street, 5th Floor
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transportation

**Ministère des
Transports**

Bureau de la ministre

777, rue Bay, 5^e étage
Toronto ON M7A 1Z8
416 327-9200
www.ontario.ca/transports



January 21, 2022

His Worship Al Strathdee
Mayor, Town of St. Marys
175 Queen Street East, PO Box 998
St. Marys ON N4X 1B6

Dear Mayor Strathdee:

RE: Dedicated Gas Tax Funds for Public Transportation Program

This Letter of Agreement between the **Town of St. Marys** (the "Municipality") and Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario (the "Ministry"), sets out the terms and conditions for the provision and use of dedicated gas tax funds under the Dedicated Gas Tax Funds for Public Transportation Program (the "Program"). Under the Program, the Province of Ontario provides two cents out of the provincial gas tax to municipalities to improve Ontario's transportation network and support economic development in communities for public transportation expenditures.

The Ministry intends to provide dedicated gas tax funds to the Municipality in accordance with the terms and conditions set out in this Letter of Agreement and the enclosed Dedicated Gas Tax Funds for Public Transportation Program 2021-22 Guidelines and Requirements (the "guidelines and requirements").

In consideration of the mutual covenants and agreements contained in this Letter of Agreement and the guidelines and requirements, which the Municipality has reviewed and understands and are hereby incorporated by reference, and other good and valuable consideration, the receipt and sufficiency of which are expressly acknowledged, the Ministry and the Municipality agree as follows:

1. To support local public transportation services in the Municipality, the Ministry agrees to provide funding to the Municipality under the Program to a maximum amount of up to **\$142,538** ("the "Maximum Funds") in accordance with, and subject to, the terms and conditions set out in this Letter of Agreement and, for greater clarity, the guidelines and requirements.
2. Subject to Section 1, the Ministry will, upon receipt of a fully signed copy of this Letter of Agreement and a copy of the authorizing municipal by-law(s) and, if applicable, resolution(s) for the Municipality to enter into this Letter of Agreement, provide the Municipality with **\$106,904**; and any remaining payment(s) will be provided thereafter.

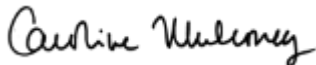
3. If another municipality authorizes the Municipality to provide local public transportation services on its behalf and authorizes the Municipality to request and receive dedicated gas tax funds for those services also on its behalf, the Municipality will in the by-law(s) and, if applicable, resolution(s) described in section 2 confirm that the Municipality has the authority to provide those services and request and receive those funds.
4. The Municipality agrees that any amount payable under this Letter of Agreement may be subject, at the Ministry's sole discretion, to any other adjustments as set out in the guidelines and requirements.
5. The Municipality will deposit the funds received under this Letter of Agreement in a dedicated gas tax funds reserve account, and use such funds and any related interest only in accordance with the guidelines and requirements.
6. The Municipality will adhere to the reporting and accountability measures set out in the guidelines and requirements, and will provide all requested documents to the Ministry.
7. The Municipality agrees that the funding provided to the Municipality pursuant to this Letter of Agreement represents the full extent of the financial contribution from the Ministry and the Province of Ontario under the Program for the 2021-22 Program year.
8. The Ministry may terminate this Letter of Agreement at any time, without liability, penalty or costs upon giving at least thirty (30) days written notice to the Municipality. If the Ministry terminates this Letter of Agreement, the Ministry may take one or more of the following actions: (a) cancel all further payments of dedicated gas tax funds; (b) demand the payment of any dedicated gas tax funds remaining in the possession or under the control of the Municipality; and (c) determine the reasonable costs for the Municipality to terminate any binding agreement(s) for the acquisition of eligible public transportation services acquired, or to be acquired, with dedicated gas tax funds provided under this Letter of Agreement, and do either or both of the following: (i) permit the Municipality to offset such costs against the amount the Municipality owes pursuant to paragraph 8(b); and (ii) subject to section 1, provide the Municipality with funding to cover, in whole or in part, such costs. The funding may be provided only if there is an appropriation for this purpose, and in no event will the funding result in the Maximum Funding exceeding the amount specified under Section 1.
9. Any provisions which by their nature are intended to survive the termination or expiration of this Letter of Agreement including, without limitation, those related to disposition, accountability, records, audit, inspection, reporting, communication, liability, indemnity, and rights and remedies will survive its termination or expiration.
10. This Letter of Agreement may only be amended by a written agreement duly executed by the Ministry and the Municipality.
11. The Municipality agrees that it will not assign any of its rights or obligations, or both, under this Letter of Agreement.
12. The invalidity or unenforceability of any provision of this Letter of Agreement will not affect the validity or enforceability of any other provision of this Letter of Agreement. Any invalid or unenforceable provision will be deemed to be severed.

13. The term of this Letter of Agreement will commence on the date of the last signature of this Letter of Agreement.
14. The Municipality hereby consents to the execution by the Ministry of this Letter of Agreement by means of an electronic signature.

If the Municipality is satisfied with and accepts the terms and conditions of this Letter of Agreement, please print it, secure the required signatures for it, and then deliver a fully signed copy, in pdf format, to the Ministry at the email account set out below. Subject to the Province's prior written consent, including any terms and conditions the Ministry may attach to the consent, the Municipality may execute and deliver the Letter of Agreement to the Ministry electronically. In addition, all program documents are also to be sent to the following email account:

MTO-PGT@ontario.ca

Sincerely,



Caroline Mulroney
Minister of Transportation

I have read and understand the terms and conditions of this Letter of Agreement, as set out above, and, by signing below, I am signifying the Municipality's consent to be bound by these terms and conditions.

Municipality

Date

Name (print):
Title (head of council or
authorized delegate):

I have authority to bind the Municipality.

Date:

Name (print):
Title (clerk or authorized delegate):

I have authority to bind the Municipality.



FORMAL REPORT

To:	Mayor Strathdee and Members of Council
Prepared by:	André Morin, Director of Corporate Services / Treasurer
Date of Meeting:	12 April 2022
Subject:	COR 19-2022 Audited Financial Statements - 2020

PURPOSE

To present to Council the 2020 Audited Financial Statements and to recommend the allocation of the 2020 surplus.

RECOMMENDATION

THAT COR 19-2022 Audited Financial Statements – 2020 report be received; and

THAT the 2020 surplus of \$1,058,008 be transferred to the Working Capital Reserve; and

THAT the Audited Financial Statements for the Year Ended December 31, 2020 be received.

BACKGROUND

In accordance with the *Municipal Act*, a municipality shall prepare annual financial statements in accordance with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board (PSAB). Staff is responsible for preparing and fairly presenting the financial statements in accordance with the above standards. An independent auditor, licensed under the *Public Account Act, 2004*, is responsible to provide an opinion based on obtaining reasonable assurance about whether the financial statements are free from material misstatement.

The consolidated financial statements include the assets, liabilities, revenues, expenses and surplus of the Town, local boards (Library Board, Police Services Board and Business Improvement Area) as well as the Town's proportionate share of the Perth District Health Unit and Spruce Lodge.

REPORT

Seebach & Company Chartered Professional Accountants performed the independent audit for 2020. Paul Seebach, CPA, CA will present the financial statements to Council on April 12, 2022.

There are two important aspects of the Financial Statements that differ from the annual budget and how the Town sets its property tax levy:

Consolidation - means that the Town must consolidate its portion of the financial information from the Business Improvement Area, Perth District Health Unit (4.68%) and Spruce Lodge (8.26%) – for budget purposes, only the annual levy to these outside boards is recorded;

Accrual basis – the financial statements are based on an accrual accounting basis – meaning that revenue is recognized when it is earned and expenses are recognized when the liability occurs; not necessarily when cash is received or paid. The annual budget is prepared on a modified accrual basis. The main difference is that capital items are fully budgeted in the year they are constructed/purchased, while for financial statement purposes, assets are amortized (depreciated) over time. An example is

let say the purchase of a fire truck for \$500,000 – in the budget, we would include the expenses and revenue for the full purchase price of \$500,000. In the financial statements, the purchase of \$500,000 would be placed as tangible capital asset on the balance sheet, and the expense would be the depreciation of that asset on an annual basis – assuming a 20 year life, the annual expense would be \$25,000.

As such, the 2020 annual surplus reported in the Financial Statements is \$4,779,625 and the annual surplus for budget (modified accrual) purposes is **\$1,058,008**. Please note that there is a slight difference between the surplus (\$1,096,235) that was reported to Council last year at the pre-budget meeting due to a change in the estimated liabilities for planning matters.

It is recommended that the 2020 surplus be transferred to the Working Capital Reserve which can be utilized to fund future deficits and/or future priorities.

The issuance of the final audited financial statements over the last couple of years has been late due to several factors but predominantly due to shifting of priorities. We have addressed the resource challenges with the hiring of the Deputy Treasurer (currently expected back from leave in June). Some process issues will be addressed with the implementation of our new ERP software. For the 2021-year end, staff is working with the auditors to ensure we can meet the typical timeline of May each year.

FINANCIAL IMPLICATIONS

Staff reported detailed information in relation to the 2020 surplus in a Pre-Budget report to Council in July 2021. The below is copy of the information taken from that report relating to the contributing factors for the surplus.

For context, this is an unusually high surplus for the Town that is a factor of additional COVID Safe Restart Funding received; aggressive tactics deployed in 2020 to manage the budget during the pandemic; and additional savings/funding that was not expected during pandemic planning. Had none of these positive impacts on the budget materialized in 2020, the Town's surplus would have been in the order of \$398,372, which is a more typical surplus.

Additional information on the contributors to the 2020 surplus is shown below:

i. COVID Funding Received:

The Town received **\$396,700** in COVID Safe Restart funding for 2020/2021. It was estimated that \$146,700 of that funding would be allocated to assist with 2020 deficit, with \$250,000 being carried forward for COVID pressures in 2021.

Based on the criteria of the COVID Restart funding grant, the Town was able to claim \$311,563 in COVID related costs. This was \$164,863 more than originally anticipated, and it is more desirable to claim the funds in 2020 to ensure full use of the funding.

The amount being carried forward to 2021 is \$85,137; this may require funds in 2021 from our Working Capital reserve.

ii. Pandemic Budget Management Tactics:

The Town's cost mitigation measures resulted in higher savings than originally anticipated:

- Staff costs were lower due to extended service reductions and gapping in staff hirings in 2020.
- Repairs and maintenance costs were heavily reduced in 2020. Although this creates a surplus in the 2020 budget, the repairs are still needed, and this may lead to extra costs required towards the end of 2021 and 2022 as full operations come back online.

- Energy costs were anticipated to be lower but were further reduced by COVID related actions taken by the Province – for example the PRC hydro costs for 2020 were expected to be reduced by approximately \$50,000; the final costs were \$100,000 less than budget.

iii. Items not Foreseen During our Pandemic Planning:

- \$103,000 in extra investment income
 - It was anticipated that the severe drop in interest rates would impact our investment income, but the Town was successful in taking advantage of further opportunities.
- \$96,000 reduction in Stratford Social Services costs
 - The Town's portion of the reconciled 2020 shared services costs
- \$228,000 savings from anticipated Childcare costs
 - Extra funding through Stratford, from the Province, to fully fund the cost of childcare throughout the pandemic eliminated the Town's tax levy portion of Childcare services
- \$56,000 rebate received for Policing costs per agreement with the City of Stratford.

The above four items resulted in \$483,000 of the 2020 surplus.

SUMMARY

The Town's auditor, Seebach & Company Chartered Professional Accountants, are presenting Council with 2020 audited financial statements for approval.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED


Seebach & Company Chartered Professional Accountants

ATTACHMENTS

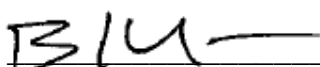
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REVIEWED BY

Recommended by the Department


 Andre Morin
 Director of Corporate Services/Treasurer

Recommended by the CAO


 Brent Kittmer
 Chief Administrative Officer



INFORMATION REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Richard Anderson, Director of Emergency Services / Fire Chief
Date of Meeting:	12 April 2022
Subject:	FD 04-2022 Capital Project Pumper Apparatus Change Orders

INFORMATION

The purpose of this report is to provide Council with information regarding the change orders that were required for the Enclosed Cab Pumper Apparatus. This information will help Council to understand the reason why change orders were required and the final cost.

RECOMMENDATION

THAT FD 04-2022 Capital Project Pumper Apparatus Change Orders be received for information.

BACKGROUND

On the August 24, 2021, staff presented a Formal Report to Council to purchase an Enclosed Cab Pumper Apparatus to replace the current pumper that has surpassed its current life cycle. This would allow the St. Marys Fire department to perform their duties in the safest, most reliable manner for the next 20 plus years. Council approved a Project Budget of \$650,000 + HST.

On December 14, 2021, staff presented a Procurement Award to Council to purchase a new Two Door Commercial Top Mount Enclosed Pumper from Safetek Emergency vehicles. The cost result of the successful bid \$605,042.68, inclusive of all taxes and contingencies (inclusive Net of HST rebate):

Council was informed that the next step of the project will be for the review team to finalize the final specifications on the unit. There was an expectation that some further costs would be required but would not exceed the current budget. The Fire Chief was to update Council on any updated costs, if any once the specifications were finalized.

REPORT

The St. Marys Fire Department truck committee met with the Safetek Emergency Vehicles representative on February 23, 2022, to discuss the required equipment and accessories to ensure the Enclosed Cab Pumper Apparatus met the fire departments expectations.

Safetek Emergency Vehicles provided staff with a change order for our approval on March 15, 2022. A change order is work that is added to or deleted from the original scope of work of the contract. As presented to Council in December 2021, it was known that the process would require a change order to include the final specifications as recommended by the truck committee. The change order total came to \$49,925.

Some of the major items that were added to the apparatus are as follows:

- Command Light tower with option for extended reach.
- Elkhart Cobra Monitor nozzle with electronic extension with wireless controller.

- Single tank Hypro FoamPro 2001.
- 13 adjustable shelves, two sliding tool boards and four roll out tip down trays.

The change order was reviewed & approved by the truck committee. March 15, 2022.

The CAO & Director of Corporate Services/Treasurer have reviewed the change order and given the necessary approval to proceed with the project.

SUMMARY & IMPLICATIONS

The process of obtaining the list and cost of change orders have been completed. Staff worked diligently with Safetek Emergency Vehicles to keep the change orders below budget. Both parties achieved maximum time effectiveness with the submission of the sign change orders, which has kept the St. Marys Fire Department in order to receive the truck in the estimated 14-month time frame.

The final budget inclusive of the change order remains under the original budget approval as presented below.

	Approved Budget	Final Budget
Pumper	\$650,000	\$544,859.67
Change Order		\$49,925
Taxes (net of HST rebate)		\$10,468.21
Total	\$650,000	\$605,252.88

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

Brent Kittmer, Chief Administrative Officer

André Morin, Director of Corporate Services/Treasurer

ATTACHMENTS

None

REVIEWED BY

Recommended by the Department



Richard Anderson
Director of Emergency Services / Fire Chief

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer



INFORMATION REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Dave Blake, Environmental Services Manager
Date of Meeting:	12 April 2022
Subject:	PW 26-2022 James Street Drainage Works Maintenance

INFORMATION

This report provides Council with information regarding the Municipal Drain known as the James Street Drainage Works. Staff have identified a need for maintenance activities within a portion of the drainage works to ensure that it is functioning as designed.

RECOMMENDATION

THAT report PW 26-2022, James Street Drainage Works Maintenance be received for information.

BACKGROUND

Municipal drains have long been a fixture of rural Ontario's infrastructure for years and are generally constructed to improve the drainage of agricultural land by serving as the discharge point for private rural drainage systems. Once a municipal drain has been constructed under the authority of a by-law, it becomes part of that municipality's infrastructure. The local municipality, through its Drainage Superintendent, is responsible for repairing and maintaining the municipal drain.

(Source: *Ontario Ministry of Agriculture, Food and Rural Affairs, February 12, 2021, www.omafra.gov.on.ca/english/engineer/facts/01-059.htm*)

In the mid-1980's, the Town commissioned a report entitled "James Street Drainage Works", dated June 27, 1986 to attend to flooding problems that were experienced around the James Street South Right-of-Way (ROW) and the former CN Lands (now Loop Trail network) by the improvement of two channels. This work was authorized by Municipal By-law 35 of 1988 that resulted in the James Street Drainage Works.

In circa 1996, improvements to the north branch of the James Street Drainage Works were undertaken as part of a larger residential development within the area to the North that resulted in the configuration as seen today.

Minor maintenance and routine inspections of the James Street Drainage Works have been completed by the Public Works department or sub-contractors over the years.

The following image provides an aerial depiction of the James Street Drainage works, noting the north and west branches appropriately:



REPORT

In the fall of 2021, a significant precipitation event occurred within the region that resulted in widespread flooding that taxed the Town's stormwater infrastructure, including the James Street Drainage works. Persistent precipitation throughout the fall prevented water levels from receding to sufficiently low levels within the drainage works to properly assess any impacts related to sedimentation or erosion throughout the extent of the municipal drain, although minor maintenance items were identified at this time.

As precipitation subsided later in 2021 and water flow within the drainage works declined, additional inspections identified areas where sedimentation had occurred that was exacerbated by the large volume of water through the drainage works throughout the Fall season. This requires targeted maintenance to improve stream flow and channel grade.

In the Spring of 2022, during a large spring run-off event, a targeted inspection of the drainage works was completed that identified the need for a larger maintenance undertaking in order to ensure that the drainage works is operating as designed.

As such, in accordance with Section 74 of the Drainage Act, a Municipality is required to maintain and repair the Municipal Drains within its boundaries. Furthermore, Section 93 of the Drainage Act provides authority to the Municipality to appoint a Drainage Superintendent for the purpose of ensuring the existing drains are maintained.

Currently, routine inspection and minor maintenance works of Municipal Drains are completed by the Public Works Department using available resources with nominal costs funded through annual operating budgets. However, given the larger scope of maintenance work now envisioned for the James Street Drainage Works, staff are advising Council that an engineering consultant will be retained to assess the full condition of the drainage works, assess recommendations for maintenance activities

and associated costs and to assist in facilitating proportional cost allocations to applicable land owners as appropriate via the Drainage Act.

As such, Staff plan to retain an engineering consultant experienced with municipal drains to help guide staff through the maintenance requirements and the intricacies of the Drainage Act. Based on an initial assessment, the following scope of work is anticipated:

- Retain engineering consultant and complete a survey of the municipal drain (west leg) to verify maintenance requirements and anticipated material removals, if any.
- Obtain necessary permitting from Conservation Authority, as applicable
- Complete targeted maintenance activities to reconstitute the western leg of the James Street Drainage Works in accordance with the drain design specifications.
- Verify function and possible replacement of Gabion Weir flow diversion structure at the confluence of the North and West drainage channels
- Proportion costs to applicable land owners in accordance with the engineering report for the James Street Drainage Works

An initial assessment of the drain by Staff estimates maintenance activities to be completed over a 600 metre section of the western leg of the James Street Drainage works from the north/west confluence of the drain at the trail culvert, west to the of the Municipal Operations Centre yard access culvert. The maintenance activities on the Municipal Drain are anticipated to be completed after July 15th, 2022 to be mindful of in-water-work requirements.

SUMMARY & IMPLICATIONS

Based on information detailed herein, maintenance works on the James Street Drainage Works municipal drain are required to return the drain, and specifically the western branch of the drain to its design specifications.

This work is proposed to be initially funded through the Town's general stormwater maintenance fund with appropriate costs being allocated to applicable benefiting landowners as per the engineers report for the drainage works. As a municipal drain, ongoing maintenance costs can be proportioned and recovered from benefiting landowners, thus reducing the overall financial impact to the Town.

During maintenance work activities, a section of the loop trail located on the former CN railway in this area will likely need to be closed to facilitate equipment for the maintenance works.

STRATEGIC PLAN

☒ Not applicable to this report.

OTHERS CONSULTED

Jed Kelly, Director of Public Works – Town of St. Marys

ATTACHMENTS

None

REVIEWED BY

Recommended by the Department

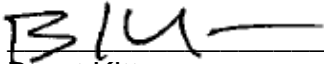


Dave Blake, C.E.T.
Environmental Services Manager



Jed Kelly
Director of Public Works

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

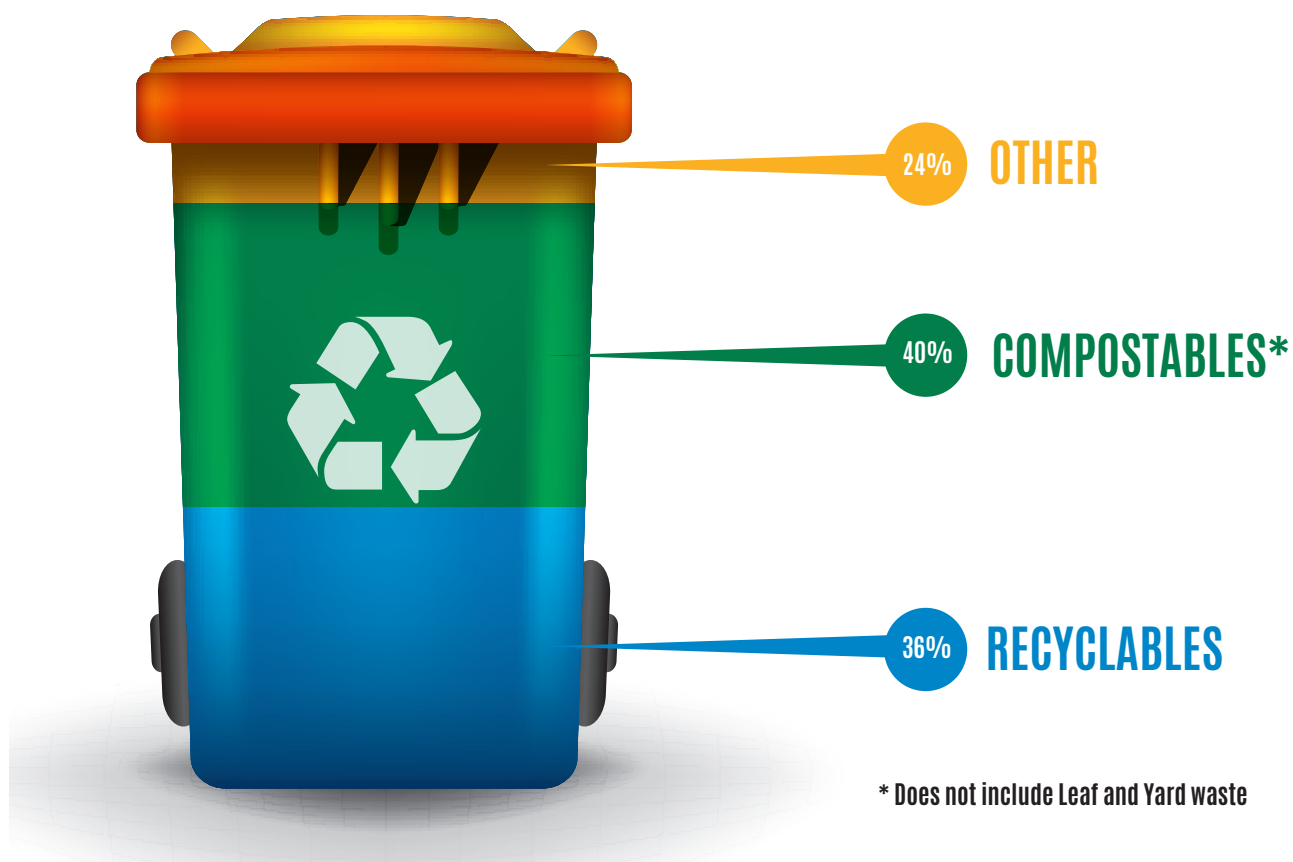
Board of Directors Meeting Highlights
Held on March 17th, 2022 at 8:30 AM
as a Virtual Meeting



Association Able to Offer Green Bin Organics Collection Program

After Food Waste Action Week we are pleased to make to launch this initiative. In 2004, the Bluewater Recycling Association completed an operational review that would become the roadmap to its future services. It was at that time that we made the decision to implement single stream recycling using an automated collection system using wheelie bins with the vision to add organics collection services in the future since it forms the largest portion of our waste stream.

The future is now. The Association always had the ability to collect organic materials, but it did not have access to a reputable processing facility to deliver the material for conversion. Today we are pleased to announce we have access to two options with the assistance of Try Recycling and Storm Fisher. Each partner uses different technology that result in different end products to satisfy your environmental commitments.



The new service would add a “green” bin to your current collection services to gather compostable materials.

The same truck would collect the materials and keep them separate.

Because our organics consist of most of the waste in the black bin and they are the most offending in terms of odour, the collection of the “green” bin would occur on a weekly basis. To keep the collection system as efficient as possible, we recommend that the remaining waste in the black bin be collected every other week. Recycling would also be collected on a biweekly schedule. The new collection schedule could look something like this:



Week	Green- Organics	Blue - Recycling	Black - Waste
1	Collected	Collected	
2	Collected		Collected
3	Collected	Collected	
4	Collected		Collected

If you are interested in exploring the potential, contact Francis at francis@bra.org or call 800.265.9799 extension 225.



Food Waste Action Week Aims To Teach Canadians How To Produce Less Food Waste

Canadians produce nearly 10 million tonnes of greenhouse gases each year, simply by wasting perfectly edible food at home; however, there are plenty of simple actions everyone can take to help prevent unnecessary food waste.

In 2022, from March 7 to 13, Canada joined with environmental charity WRAP for the first global Food Waste Action Week, with the goal of driving home the message, "Wasting food feeds climate change." The international week of action will be delivered through the National Zero Waste Council, an initiative of Metro Vancouver, and its well-known Love Food Hate Waste Canada campaign.

Sixty-three percent of the food Canadian households throw away is considered avoidable, meaning it could have been eaten. Nationwide, that amounts to almost 2.2 million tonnes of edible food wasted each year, at a cost of more than \$17 billion. The environmental impact of this waste is equivalent to 9.8 million tonnes of CO₂ emissions, or 2.1 million cars on the road.

Globally, around one-third of all food produced is lost or wasted, which accounts for between eight and 10 percent of total greenhouse gas emissions. Fighting food waste at home has a direct impact on these emissions. Every tonne of household food waste that is avoided is the equivalent of taking one car off the road each year.

To participate in Food Waste Action Week, Canadians were encouraged to use the food-saving tips shared on the Love Food Hate Waste Canada social media channels (Instagram, Facebook, and Twitter) and through the #foodwasteactionweek hashtag. From storing food correctly, to using up leftovers and making sure none of the food we love goes to waste, every small change can make a big difference.

Food Waste Action Week has the support of Love Food Hate Waste Canada strategic partners and other businesses, non-profits, government organizations, and citizens working across Canada in the fight against food waste.



State of Organics: Ontario

The days of disposing of organic waste in landfills in Canada may soon be coming to an end. As a signatory to the Paris Climate Accord and with the commitment to reduce greenhouse gas emissions to reduce emissions by 40-45% below 2005 levels by 2030, the federal government has just focused its attention on Canada's landfills and the methane they release.

A 2021 report from Environment Canada and Climate Change (ECCC) stated municipal solid waste landfills are responsible for almost 23% of Canada's emissions. It should as no surprise that the government wants to lower these emissions as part of its commitment to honour the Paris Accord.

The ECCC recently took the first step to curbing emission from landfills with the recent release of a discussion paper on new measures to reduce pollution from landfills. Included in the proposed measures is increased diversion of biodegradable waste from landfills.



The organic waste sector in Ontario has long been a proponent for the diversion, if not outright ban, of organics to landfill. With the increased focus in a growing number of jurisdictions across North American on renewable natural gas and growing interest in green hydrogen, the calls for organic waste as a feedstock for generation of these two fuels is beginning to be heard by investors, politicians, and the general public.

In Ontario, the current government has been slow to the understanding that organic waste is a valuable feedstock in the production of energy. The Food and Organic Waste Policy Statement was released in 2018 under the Resource Recovery and Circular Economy Act, 2016. It includes resource recovery of food and organic waste.

The outright banning of organic waste from landfill is currently being practice in some countries in Europe and even in five U.S. states. With Canada's international commitments, the release of the ECCC discussion paper, and growing voices from industry and environmentalists alike, the day a landfill ban for organics may be coming in Ontario sooner than later.

It's one thing to ban organics from landfill, it's another to prepared for utilizing it as a feedstock. As of today, Ontario does not have the capacity to manage all the organics that could be utilized as feedstock for anaerobic digestion or composting.

A recent report on Ontario's organic waste industry by Ecostrat Inc. for The Atmospheric Fund (January 2022) provides an overview or the total amount of solid and liquid recyclable organic feedstock ("ROF") and source-separated organics ("SSO") generated in the province. It also assesses the current capacity for recycling and disposing of the feedstock and related tipping fee costs.

In summary, the report identifies a potential surplus supply over one million tonnes per year of organic waste in Ontario. It counts a total of 24 ROF-consuming anaerobic digesters in the Ontario that can have an intake capacity of approximately 360,000 tonnes per year with four more AD's currently under construction.

Windsor Joins Regional Organic Waste Project To Meet 2025 Diversion Target

The City of Windsor decided to join a regional organic waste program to help it divert its organic waste away from the landfill.

City councillors unanimously agreed to join a regional food and organics waste management project, run by the Essex-Windsor Solid Waste Authority (EWSWA). The program is being offered to



abide by provincial legislation that requires regions to divert organic waste away from landfills by 2025.

The City of Windsor is required to provide curbside collection of food and organic waste and must divert 70 per cent of its organic waste. Meanwhile, smaller communities — Leamington, Amherstburg, LaSalle and Tecumseh — only have to divert 50 per cent. These regions also don't need to provide curbside collection, but instead can do a public, drop-off depot or create a community composting area. Kingsville, Essex and Lakeshore are currently exempt due to their population size.

In 2020, the city hired a company, GHD, to create a waste management plan. Last year, council approved another company to perform a third party review on the plan presented by GHD. The review recommended that all local municipalities should join together in a regional plan.

This regional plan would see the municipalities sign on to a short term contract with a service provider.

Municipalities have until March 31 to sign on to the regional plan, at which point EWSWA will look to sign a short-term contract with a waste processing provider.

So far, Leamington and Amherstburg have "committed" to a regional approach, Lakeshore has agreed "in principal" and LaSalle has expressed its interest to Essex County.

After March, EWSWA's Food and Organic Waste Management Oversight Committee will continue to work on a permanent, long-term food and organic waste processing solution. A "significant amount of effort" needs to be put forward to establish a long-term program.

EWSWA needs to look into permanent solutions as the Ministry of Environment, Conservation and Parks has said that the province is looking to implement a ban on organic disposals in landfills and is tentatively planning for it to start in 2030.

Treating Food Waste With Egg-Shaped Micro Digestors To Produce Biogas

MyGug offers egg-shaped micro digesters to transform food waste into renewable energy and fertilizer. The digestors are uniquely shaped to provide ideal mixing conditions, heat gain, and lack of odour. The digestors also vary in size, allowing users to treat food waste on-site, eliminating problems associated with transportation, storage, and contamination of food waste.

Kieran Coffey has been a design engineer for water and wastewater projects for over 25 years. With his egg-shaped micro digesters named MyGug, he wants to make it easy for everybody to treat food waste.



There are reported to be over 30 million small-scale anaerobic digesters in China, most of them buried in the ground and many in rural areas. These digesters provide a way for communities to deal with all their organic wastes locally, creating millions of micro circular economies.

The egg shape has been used for decades in many large municipal wastewater treatment plants. The egg shape provides ideal mixing conditions as there are no corners within the tank and this aids excellent mixing. There are numerous other advantages too: the egg shape is extremely strong, reducing material usage in the product; an egg is ideally shaped for solar heating gain and probably most importantly as a consumer product; and an egg is a very attractive shape.

As with most new green technologies such as Tesla cars and solar panels, we are seeing a small cohort of people who are already convinced and are our early adopters, but as we scale and our prices reduce we see an enormous market for our products. Having one of our digesters is like having a bin that

doesn't fill, a gas cylinder that doesn't empty and an unlimited amount of liquid bio-fertiliser for growing more food. We look forward to convincing many people of the benefits of micro anaerobic digestion!

Micro digesters for treating food waste allow the technology to be available to customers using MyGug in small commercial and domestic contexts. We are making it possible for our customers to create their own micro circular economies by treating their food waste on site and eliminating the problems associated with the storage and transport of food waste as well as creating biogas and bio fertilizer for their own use.

All the digesters are heated and insulated, and operate at mesophilic temperatures. Both our premium domestic digesters and our commercial digesters are fully automated. This allows our digesters to operate year round in temperate and colder climates. They also have IoT capabilities designed into the units, which allows for remote monitoring and backup support to the customers. The IoT capabilities also provide us with valuable data to ensure our product is serving the customers well.

The smallest domestic digesters are designed to treat 0.55 tonnes of food waste per year and will cater for a household of six persons. This equates to an average of 1.5 kg per day, but there is a balance tank so this figure can be between zero and up to approximately 15 kg of food waste per day. MyGug has various sizes depending on the needs of the customer.

Our target group for the commercial units includes small food producers, cafés, hotels, nursing homes, golf courses and schools. For the domestic digesters, the target group is home owners with outside space. The digesters are ideal for those who are interested in gardening and horticulture as the liquid biofertilizer that our digesters produce is ideal for growing food and fertilizing shrubs.

The advantages of small-scale digesters are numerous and include:

- Convenient and quick food waste disposal for the user
- Environmentally friendly
- No odour or vermin issues as the system is fully enclosed
- Nutrient value of the food retained and reused locally in the form of liquid fertilizer
- Use of biogas for cooking and heating (offsetting use of fossil fuels)
- Reduced carbon footprint associated with the transport of waste
- Reduced disposal costs for the user
- Reduced energy/gas costs as the biogas produced is used for cooking
- No mixing of food waste with other municipal wastes (where there is no brown bin collection), resulting in zero contamination and emissions associated with segregation of wastes or landfilling
- Less likelihood of contamination of waste as the householder or business owner is responsible for their own system.

There is a great need to empower people to play a part in reducing the carbon footprint associated with traditional food waste disposal methods. They provide a clean abundant source of energy (biogas) which is available all year round to the consumer (unlike solar and wind), a reduction of waste disposal and associated energy costs, and provision of free and abundant on-site cooking energy and liquid fertilizer for one's own use.

MyGug will operate in all weathers and climates from -20 deg C to +40 deg C.

Ontario Is Running Out Of Landfill Space

For all the recent talk of a circular economy, Ontario's is more like a linear pipeline: Resources are extracted, used once, then disposed of.

The province committed long ago to diverting more refuse into recycling and reuse programs, but missed the mark widely. This leaves it heavily reliant on landfill sites – its own, and those of neighbouring U.S. states.

Its own are filling up quickly. According to the Ontario Waste Management Association (OWMA), an industry lobby group that tracks available capacity, the remaining space will be exhausted by 2036.

In September 2018, the Ontario Ministry of Environment received a report from two consultants, GHD and Policy Options, examining Ontario's landfill capacity needs. That report concluded Southeastern Ontario would run out of currently approved landfill capacity as early as 2030, and Southwestern Ontario by 2035. The consultants recommended officials begin planning for new capacity immediately.

Instead, in 2020 the government of Premier Doug Ford changed the province's Environmental Assessment Act, introducing a new provision that granted municipalities the power to veto landfills. Bill 197 (also known as the COVID-19 Economic Recovery Act) represented one of the biggest changes to waste management practices in Ontario's history. As long as the Bill 197 veto remains in place, opening new landfills is virtually impossible.

According to data from the World Bank, Canadians produce more waste than people of almost any other nationality, with the notable exception of those from small island nations like Bermuda and Puerto Rico, where hordes of tourists are a factor. OWMA estimates that Ontarians send about 12 million tonnes of waste to landfills annually. That works out to 2.21 kilograms per person per day, on par with the average American.

Partly, this wastefulness is rooted in economics. According to a report released by the Council of Canadian Academies in November, virgin materials and disposal charges are cheap throughout Canada, which creates economic disincentives for waste reduction and the use of secondary materials.

That's particularly true in Ontario, which enjoys the lowest tipping fees of any province. Disposal costs are even cheaper in Michigan and New York. So, despite the high costs of trucking garbage long distances, Ontario has long exported nearly a third of its trash to the U.S.

Ontario has aspired to do better. In 2004 – amid mounting protests from Michigan residents over trans-border waste shipments – the province announced ambitious plans to divert 60 per cent of its waste from landfills. But wishful thinking wasn't enough: When the province's Auditor General checked in 2010, he found that the diversion rate was just 24 per cent. (According to the World Bank, the average diversion rate among high-income countries is 35 per cent.) The situation has changed little since then.

There are bright spots: The City of Ottawa, for instance, produces less than 1 kilogram of waste per capita per day, far below the North American average. But whatever progress municipalities have made with blue and green bin programs has been overshadowed by increasing waste from industrial, commercial and institutional sources, which generate more than half the province's trash. Ontario is considered a laggard in comparison with European countries, but also among Canadian provinces.

Just outside the Town of Ingersoll, in Oxford County, Carmeuse Lime and Stone's Beachville quarry was – until recently – on track to begin a second life. Walker Industries planned to establish Ontario's first major new landfill site in decades in a mined-out section of the quarry. Early in 2020, having spent more than \$15-million, the company was nearing the end of an eight-year environmental review of the project, which it called its Southwestern Landfill.

The province hasn't approved a major new landfill since the Taro Landfill in Stony Creek, in 1996. Even before Bill 197, opening a new landfill was no cakewalk. Decades ago, the province introduced standards on groundwater protection, air emissions, leachate control, buffer areas – all issues that must be addressed during the environmental assessment process.

For landfill proponents, there was a silver lining: the Ministry of Environment almost always said yes. According to a Globe analysis, of the 50 EAs for new landfills, expansions and other waste management projects submitted since 1996, only two were refused. That didn't sit well with many smaller municipalities, and it set the stage for an epic battle over rubbish – one that pitted them against the province's megacities and the waste management industry.

That led to Bill 197. Passed in 2020, it required that, prior to commencing an environmental assessment, a landfill proponent obtain a copy of a local municipal council resolution indicating that the council supports the project. If the site is located within 3.5 kilometres of a border with an adjacent municipality, the proponent needs to obtain a separate resolution from that council as well.

The Southwestern Landfill would have been located in the Township of Zorra. Ingersoll and the Township of Southwest Oxford are both within 3.5 kilometres. All three municipalities passed motions saying they wanted nothing to do with Walker's landfill.

According to the Ministry of Environment, the Bill 197 veto doesn't apply to expansions of existing landfills. Even before Bill 197, expansions were easier to pull off than new construction. According to OWMA, since 2016 Ontario has approved seven expansions totaling more than 47 million tonnes of new capacity. (An expansion of the nearly full Ridge Landfill near Blenheim, Ont., approved in 2020, accounted for well over half of that.)

Consequently, over time Ontario has become increasingly reliant on a dozen or so "megadumps." But there are physical limitations. You can only build high for so long, and then you start to get into slope stability issues.

According to provincial forecasts, Ontario will produce 17 million tonnes of waste each year by mid-century, and will need 16 new or expanded landfills. Industry officials claim that even before Bill 197 the province was heading for trouble.

Not all Ontarians would be affected equally. many municipalities, particularly small- and medium-sized ones, have sufficient capacity to meet residential waste needs for as long as half a century. They protect that capacity carefully, for example by charging high fees for commercial waste so that it flows elsewhere. Densely populated municipalities like Toronto, York and Peel, on the other hand, lack sufficient available land for large new landfills, and long ago began shipping their waste farther afield. Some large cities, along with generators of industrial and commercial waste, now depend on a handful of privately owned landfills, most of which are accepting close to their annual limits already.

Coors Light To Eliminate Plastic Ring Packaging By End Of 2023

In Canada, Coors Light's transition from plastic rings to its new cardboard packaging is planned to be completed by the end of 2023.

Coors Light will eliminate plastic rings from packaging where Molson Coors owns the brewing operations. To support the move to more sustainable packaging, Molson Coors Beverage Company will invest \$85 million, enabling Coors Light to begin the transition to fully recyclable and sustainably sourced cardboard-wrap carriers later this year.



The Molson Coors investment will upgrade packaging machinery, which will also allow the company's entire North American portfolio of brands to advance to cardboard wrap carriers by the end of 2025. In total, the move by Molson Coors will save 1.7 million pounds of plastic waste annually. In 2021, Molson Coors removed plastic rings across all major brands sold in the United Kingdom, including Coors and Carling, and transitioned to recyclable cardboard sleeves. Molson Coors in Canada moved to more sustainable plastic rings in 2021 as an initial step and commits to eliminating plastic rings entirely.

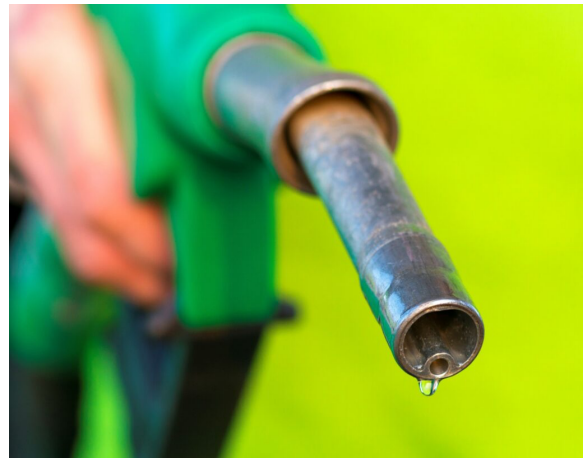
In Canada, Coors Light's transition from plastic rings to cardboard packaging is planned to be completed by the end of 2023. In the spring of 2022, Coors Light in Canada also plans to support Plastic Bank in its mission of helping prevent plastic from entering the world's oceans in 2022.

Energy Analyst Warns Of Soaring Diesel Prices

One of Canada's leading energy analysts is warning of "stratospheric" diesel prices in coming weeks and months, and the pressure is not limited to Russia's invasion of Ukraine.

Prices traditionally rise five to six cents per liter as refiners shift away from producing winter diesel in favor of summer blends

But that is building on top of challenges relating to overall supply and the global market, now facing added pressures relating to economic sanctions on Russia.



All these things are compounding the scenario where diesel will continue to rise dramatically – likely ahead of gasoline. Oil marching to \$120 a barrel, that's a given. That should add another 10 cents/liter.

Brent crude, a global benchmark for oil prices, hit \$131 per barrel recently, reaching levels not seen since 2008.

While Canada is banning all petroleum products from Russia as part of a series of economic sanctions linked to the invasion of Ukraine, it's largely a symbolic gesture. Canada has not imported crude oil from Russia since 2019. To compound matters, the federal carbon tax is set to increase to \$50 per tonne on April 1, up from the \$40 per tonne charged today.

EPA Proposes Stronger Standards To Reduce Truck Emissions

The U.S. Environmental Protection Agency (EPA) proposed new, stronger standards to reduce emissions of soot-forming nitrogen oxides (NO_x) from heavy-duty gasoline and diesel engines starting in model year 2027.

EPA intends to reduce NO_x emissions from trucks by as much as 60% in 2045.

It would also update greenhouse gas standards for sectors where electrification is advancing at a more rapid pace – including commercial delivery trucks and short-haul tractors.



EPA will be setting new GHG emissions standards for heavy-duty vehicles as soon as model year 2030 to comprehensively address the long-term trend toward zero emissions vehicles across the heavy-duty sector.

EPA said the action is the first step in its “Clean Trucks Plan”. The goal is to “deliver significant and needed public health benefits by designing a program that sets ambitious standards and that are feasible for the trucking industry after giving appropriate consideration to cost and other factors, while supporting the American economy.”

Truckers must be willing and able to invest in the next generation of advanced diesel products to emerge from these rules to ensure continued progress on meeting clean air and climate objectives. Otherwise, without continued turnover in the fleet, older generations of technology with relatively higher emissions will stay in service longer, thereby delaying benefits to disadvantaged communities and contributing to worse air quality all around the country.

Meanwhile, the U.S. Department of Energy on Monday released a study showing that by 2030, nearly half of medium- and heavy-duty trucks will be cheaper to buy, operate, and maintain as zero emissions vehicles than traditional diesel-powered combustion engine vehicles. Published by the DOE’s National Renewable Energy Laboratory, the study found that continued improvements with zero emission vehicle and fuel technologies will enable clean trucks to become cheaper and more readily available over the next decade.

Medium- and heavy-duty vehicles account for less than 5% of the vehicles on the road but produce over 20% of the emissions from the transportation sector, which currently accounts for more than one-third of U.S. green-house gas emissions. The report suggests that cost competitiveness of zero-emissions medium- and heavy-duty vehicles can largely be achieved by 2035.

Battery electric trucks are expected to become cost-competitive for smaller trucks before 2030 while heavy trucks with less than 500-miles of range are projected to be cost-competitive by 2035. Due to advancements for fuel cells and clean hydrogen production, hydrogen fuel cell electric vehicles are expected to become cost-competitive for long-haul heavy-duty trucks with greater than 500-mile range by 2035.

Global electric truck market not going anywhere

It's time for fleets to begin testing emerging battery-electric and fuel-cell-electric models as they begin to emerge, learning all-important lessons along the way and not everything will work as promised. We're trying to do in 120 months what it took 120 years to get to. You cannot do that without breaking a few eggs.



Fleets might also want to look overseas for signs of what will emerge. In terms of drivelines, we expect close alignment with European truck models, given the presence of Daimler, Volvo, and Traton in North America. Even Europe's DAF is connected to Paccar.

They look completely different, but the drivelines in terms of batteries, in terms of voltage, in terms of axles, are all the same in models like the Volvo FL and Daimler's eActros.

The push for zero-emission vehicles is also leading to a different industry in other respects. Energy companies and manufacturers are now coming together to develop solutions. Manufacturers will become energy companies in their own right, as they look to offset the 30-40% repair and maintenance savings when comparing diesel and electric equipment.

Even arch rivals are joining forces in key joint ventures. Volvo and Daimler have partnered in cellcentric fuel cells. Daimler, Iveco, Shell and Volvo Group are working to roll out hydrogen networks in Europe. Daimler, Volvo and Traton have announced plans for a joint venture to install 1,700 charging points close to highways and logistics centers within five years.

Regulators in other countries are also accelerating the plans with timelines that would even be considered tight from California standards. All vans sold in the UK, for example, will need to be powered electrically as early as 2030.

Still other pilot projects are looking beyond batteries and fuel cells. Catenary systems could, in some cases, power trucks that connect to wires strung above their routes. DAF is also experimenting with hydrogen as a gaseous fuel in the XF combustion system.

Even warranties will evolve and require a new approach. Rather than mileage, a vehicle's battery system might come with the promise to reach a collective 350 megawatts over its life. But exactly what does that mean? Fleets will need to find out.

It's upside-down residuals. Diesels are cheap to buy, expensive to run. Electric vehicles expensive to buy but cheap to run. We're turning the TCO [total cost of ownership] model on its back.

Ontario's New Plastics Recycling Plan Is 'Dangerous' And 'Magical Thinking,' Critic Warns

Province updating rules for advanced facilities that convert plastic into fuel and other products, but environmentalists say there's no quick fix to the problem of plastic waste and they're worried that's exactly what the Ontario government is promising with its new recycling plan.

Doug Ford's government is embracing "advanced recycling," which uses chemicals and heat to break down non-recyclable plastic waste and convert it into fuel and other products. The province is crafting regulations for advanced recycling facilities that would exempt some projects from environmental assessments.

Proponents say advanced recycling will keep plastic products out of landfills and that the government's plan will reduce unnecessary red tape in the approval process. But critics say the process is experimental, potentially harmful, and requires more public oversight, not less.

"The real solution is to reduce the amount of plastic that we're making," said Karen Wirsig, project manager for Environmental Defence, who describes the province's proposal as "magical thinking" and "dangerous."

Advanced recycling targets the roughly 50 per cent of plastics that can't be recycled traditionally. An increasingly common type of plastic food packaging that often has a zip seal and can stand upright uses different kinds of plastic in a single product. It can't be melted down or mechanically separated but can be broken down using advanced recycling.

The heat used in the process can come from microwaves, among other sources. Advanced recycling is a fundamental shift. It essentially takes the plastic back to its molecular origins, back to its raw materials.

According to Ontario's Ministry of the Environment, advanced recycling plants do not burn plastic. Advanced recycling projects, even those exempted from environmental assessments, will still have significant government oversight and be subject to rules under the province's Environmental Protection Act.

Along with supporting the growth of advanced recycling, the government is also committed to reducing plastic waste through its Strategy on Zero Plastic Waste, approved in 2018.

In its proposed regulations, the province wants to remove the requirement for certain advanced recycling projects to undergo an environmental assessment.

The thresholds are based on tonnes of waste treated per day and the percentage of recycled product recovered. The province wants to encourage high recovery rates by lowering the procedural burden on facilities that can recover more than 80 per cent of the waste they treat. Very large projects, treating more than 1,000 tonnes daily, would continue to require a comprehensive environmental assessment regardless of their recovery rates.

Despite any proposed change in [environmental assessment] requirements, all advanced recycling facilities will continue to be subject to all other permits and approvals required, including Environmental Compliance Approvals.

Senators Introduce Legislation To Strengthen Recycling, Compost Efforts

The Recycling and Composting Accountability Act aims to improve data collection on recycling systems and explore the potential of a national composting strategy.

When we look at opportunities for reducing pollution and waste and creating good-paying jobs domestically, recycling is an area that unites most Americans. Yet, our nation continues to recycle only about one-third of the products we consume each year, leading to more and more waste overflowing from our landfills and polluting our oceans.

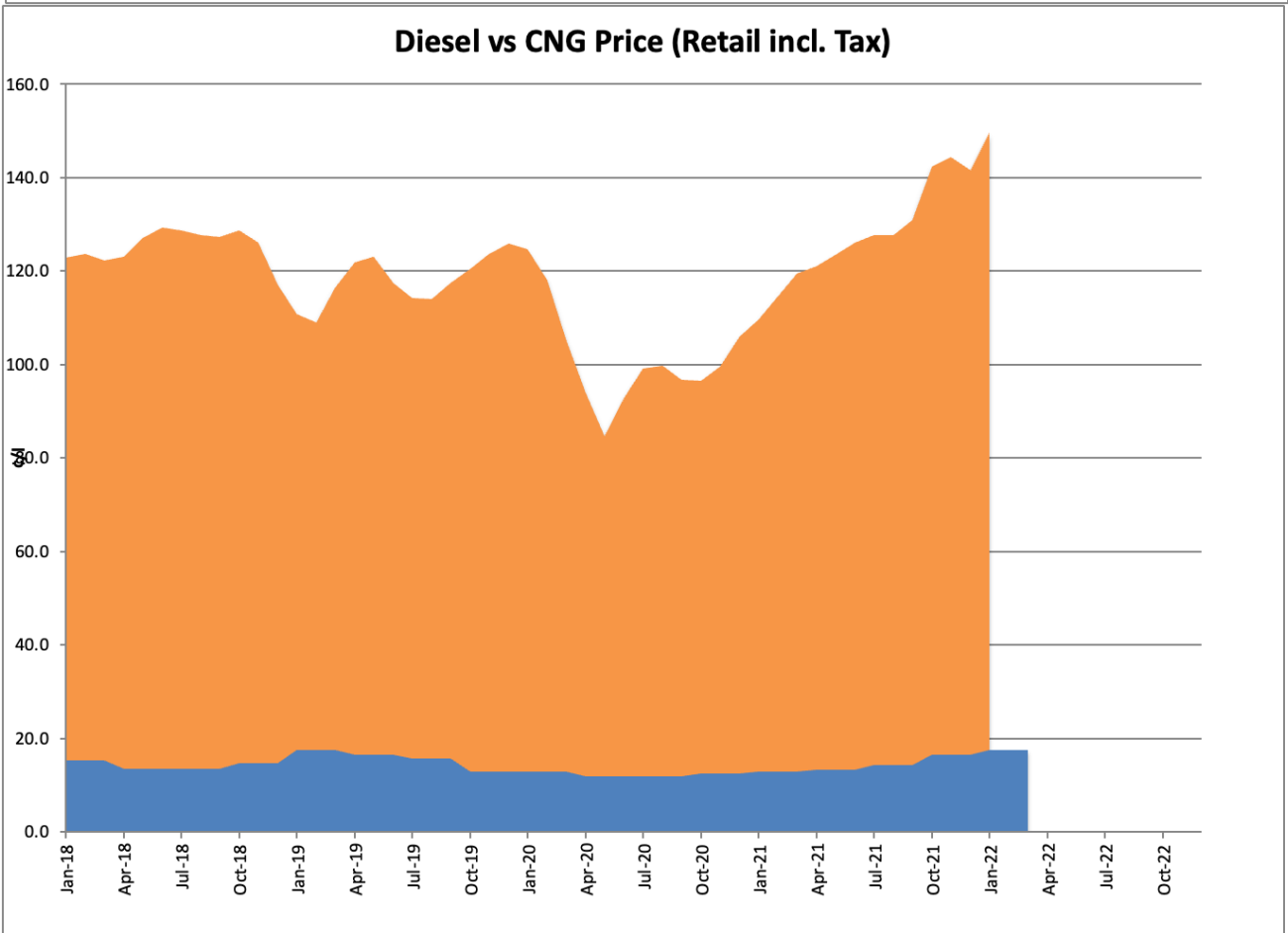
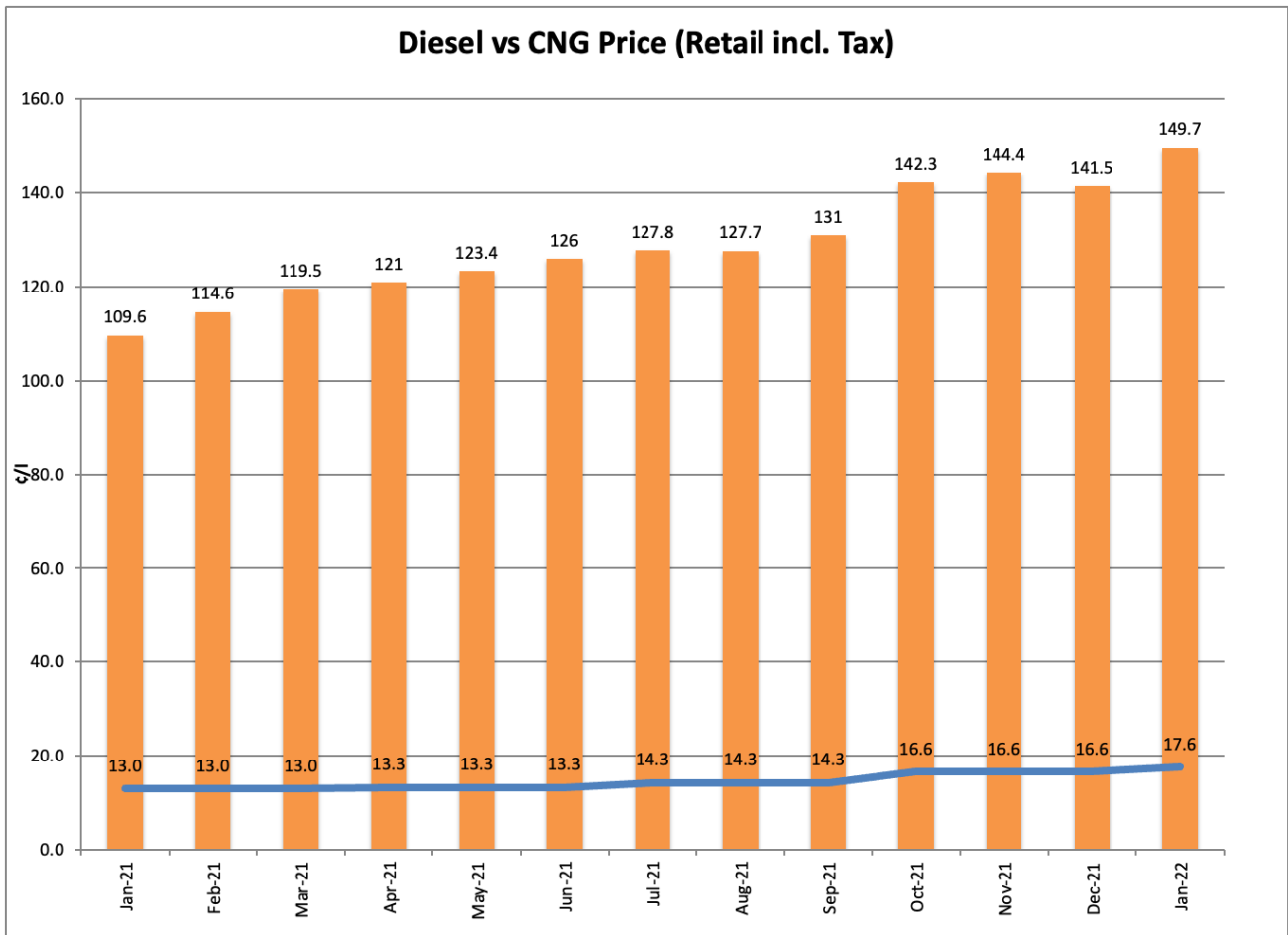
Recycling and Composting Accountability Act

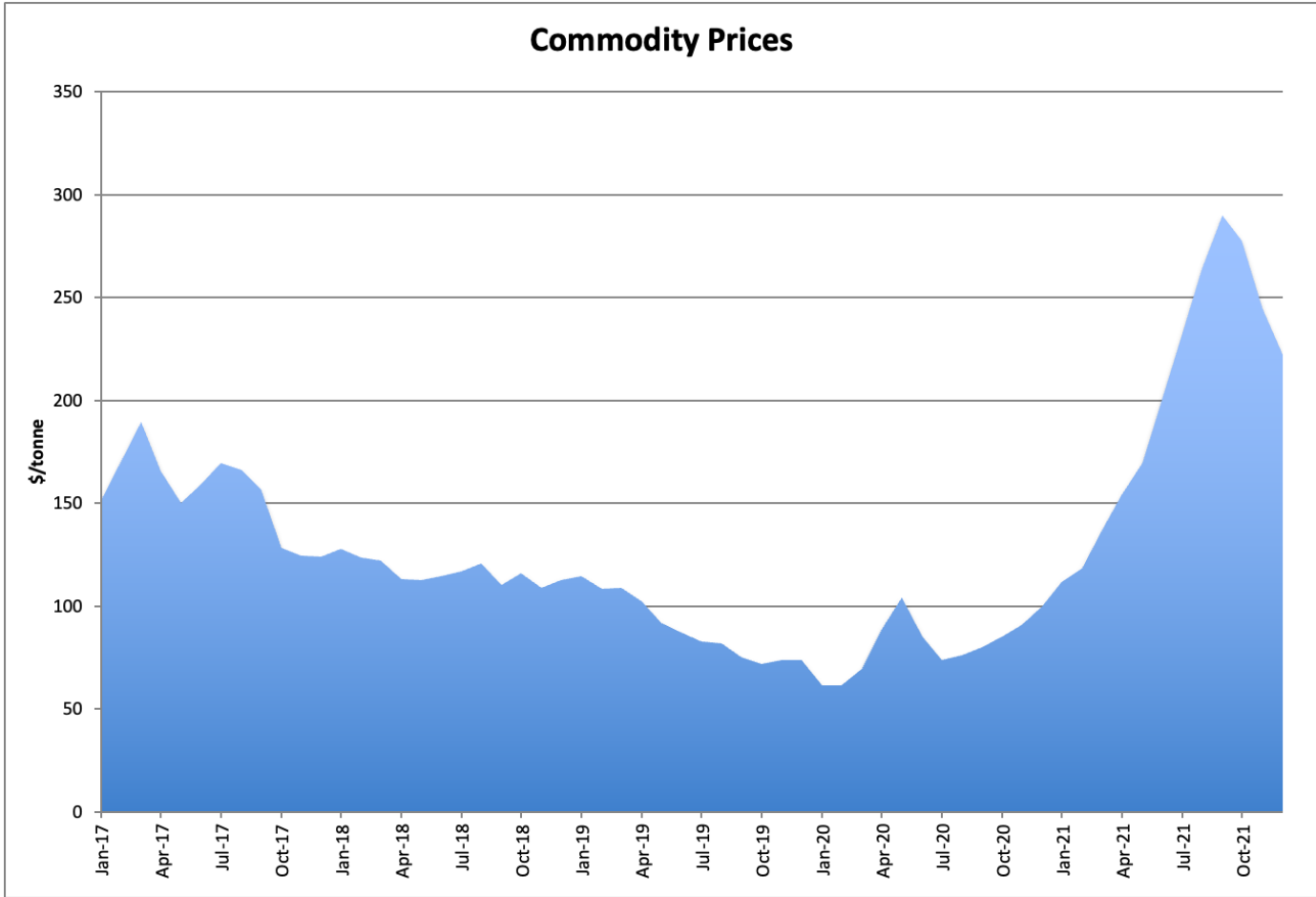
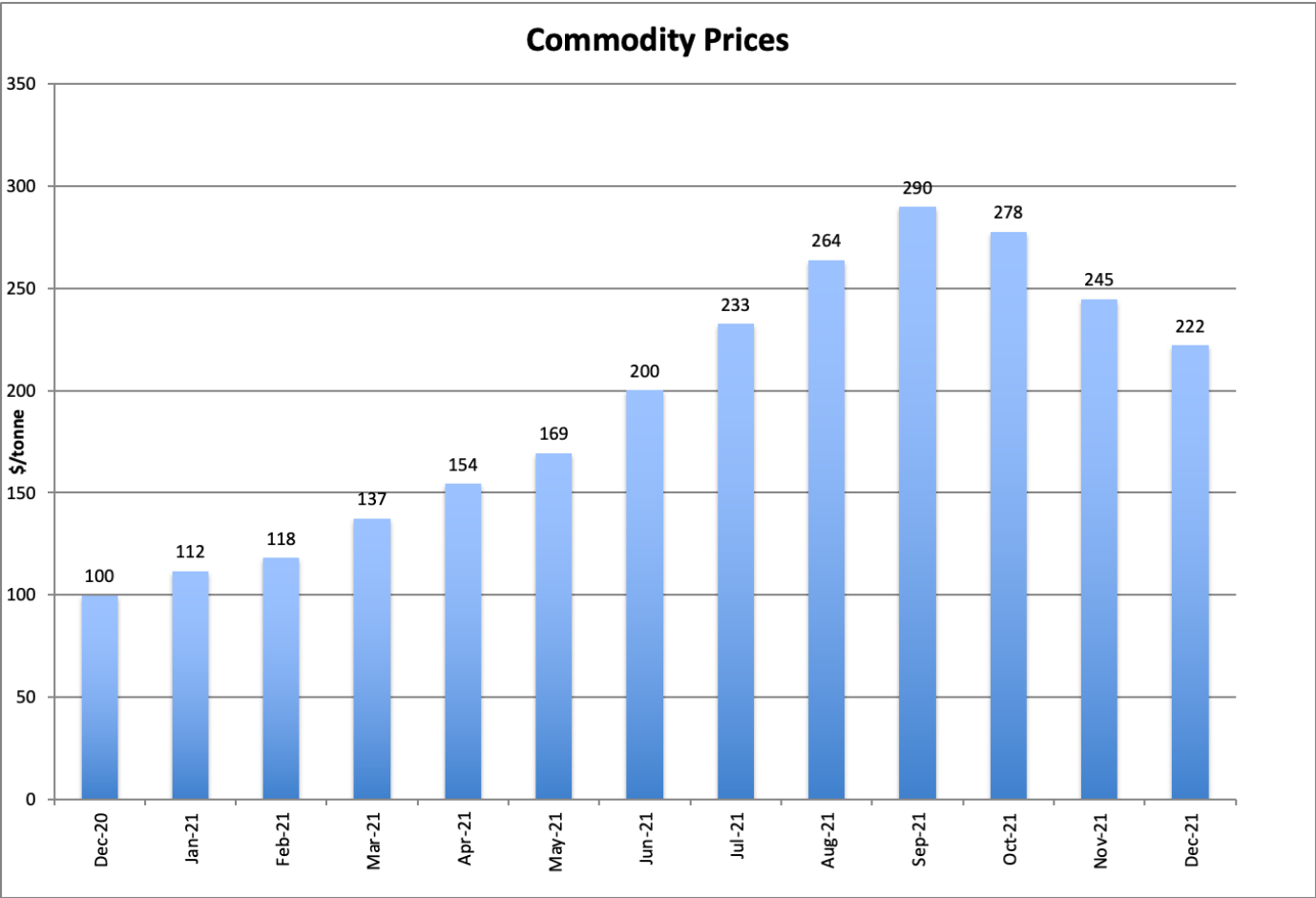
The Recycling and Composting Accountability Act aims to improve data collection on recycling systems and explore the potential of a national composting strategy. The legislation would require EPA to collect and publish data on recycling and composting rates across the country to provide an accurate reflection of performance both nationwide and at the state level. Officials supporting the bill say this information is critical to improving existing recycling and composting programs and evaluating future recycling policies.

Recycling Infrastructure and Accessibility Act

The Recycling Infrastructure and Accessibility Act would establish a pilot recycling program at the EPA. This program would award grants, on a competitive basis, to eligible entities for improving recycling accessibility in a community or communities within the same geographic area. The goal of the program is to fund eligible projects that would significantly improve access to recycling systems in underserved communities through the use of a hub-and-spoke model for recycling infrastructure development.









Minutes

Library Board

March 3, 2022

6:45 pm

Video Conference

Click the following link:

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

Member Present	Mayor Strathdee, Councillor Craigmile, Councillor Edney, Lynda Hodgins, Melinda Zurbrigg, Reg Quinton, Joyce Vivian
Member Absent	Barbara Tuer, Cole Atlin
Staff Present	Rebecca Webb, Staff Liaison, Sarah Andrews, Library CEO

1. CALL TO ORDER

The March 3, 2022 Regular Meeting of the St. Marys Public Library Board was called to order at 6:49 pm by Board member R. Quinton.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Lynda Hodgins

Seconded By Joyce Vivian

That the agenda for the March 3, 2022 regular meeting of the St. Marys Public Library Board be approved as presented.

Carried

4. DELEGATIONS

None present.

5. CONSENT AGENDA

Moved By Councillor Craigmile

Seconded By Joyce Vivian

That consent agenda items 5.1 though 5.4 be approved as presented.

Carried

5.1 Acceptance of Minutes

5.1.1 Minutes of the February 3, 2022 Regular Meeting

5.2 CEO Report

CEO S. Andrews gave a verbal update about operations in the Library and the CEO Monthly Library Report including the annual project report.

5.2.1 Monthly Library Report

5.2.2 ALPP Report

5.3 Library Statistics

5.3.1 Statistics Infographic

5.3.2 Statistics Graphs

5.4 Financial Report

5.4.1 Library Financial Report

5.4.2 ALPP Financial Report

6. NEW AND UNFINISHED BUSINESS

6.1 Board Evaluation Discussion

The Board deferred the Board Evaluation Discussion to the next regular Board meeting.

6.2 Mercury Theatre Project

CEO S. Andrews updated the Board on the purchase of the Mercury Theatre project.

7. ROUNDTABLE DISCUSSION

7.1 Friends of the Library Report

8. UPCOMING MEETINGS

The next regular meeting of the St. Marys Public Library Board will take place on April 7, 2022 at 6:45pm.

9. ADJOURNMENT

Moved By Lynda Hodgins

Seconded By Reg Quinton

That the March 3, 2022 regular meeting of the St. Marys Public Library Board be adjourned at 7:36pm.

Carried

Chair

Board Secretary

HURON PERTH PUBLIC HEALTH BOARD

Via Zoom

**March 4, 2022
10:16 am**

Members present: Jim Fergusson, Bonnie Henderson, Dave Jewitt, Todd Kasenberg, Marg Luna, Bernie MacLellan, Myles Murdock, Kathy Vassilakos, Bob Wilhelm, Bob Parker, Paul Robinson

Staff present: Dr Miriam Klassen, Medical Officer of Health/CEO; Julie Pauli, Director of Corporate Services (Interim Chair); barb Leavitt, Director of Population Health; Tanya Sangster, Director of Community and Family Health; Christina Taylor, Director of Health Protection; Dr Lauren Hayward, Physician Consultant; Melissa Rintoul, Executive Assistant to the MOH (Recorder)

Regrets: Bernie MacLellan

Approval of the Agenda

Moved by: Bob Wilhelm
Seconded by: Bonnie Henderson

**That the agenda for today's meeting be adopted as presented.
Carried.**

Pecuniary Interest

There were no disclosures of pecuniary interest.

Acceptance of the Motions and Minutes of the Risk and Governance Committee

Moved by: Jim Fergusson
Seconded by: Myles Murdock

**That the Board of Health receive and accept the recommendations and minutes of the Risk and Governance Committee.
Carried.**

Acceptance of the Motions and Minutes of the Finance and Personnel Committee Meeting

Moved by: Todd Kasenberg
Seconded by: Bob Wilhelm

**That the Board of Health receive and accept the recommendations and minutes of the Finance and Personnel Committee.
Carried**

Closed Session – Labour Relations

Moved by: Bob Parker
Seconded by: Bob Wilhelm

That the Board of Health enter into Closed Session at 10:20 am for the discussion of labour relations matters.

Carried

Board of Health returned to open session at 10:27 am

Director of Corporate Services Report

Statement of Accounts – January 31, 2022

Moved by: Bob Parker
Seconded by: Bob Wilhelm

That the Board approve the Statement of Accounts for period ending January 31, 2022.

Carried.

Financial Transactions Reports

Julie Pauli, provided an overview of the final GL Trial Balance Transaction Details for the period of December 31, 2021 to January 31, 2022.

Moved by: Myles Murdock
Seconded by: Bonnie Henderson

That the Board approve the Financial Transaction Reports for the period ending January 31, 2022 in the amount of \$4,428,017.01.

Carried.

Julie Pauli, provided a presentation reviewing the mileage rates across the municipalities within Huron and Perth counties.

Moved by: Bob Parker
Seconded by: Paul Robinson

That the Board approves the adjustment of the Mileage rate for Huron Perth Public Health to \$0.61/km for the first 5000 km and \$0.55/km after that.

Defeated.

Moved by: Dave Jewitt
Seconded by: Bob Wilhelm

That the Board approves the adjustment of the Mileage rate for Huron Perth Public Health, to \$0.56/km.

Carried.

Julie Pauli, provided a presentation to the Board of the HR Metrics for 2021 for Huron Perth Public Health for information purposes.

MOH Report

A written report, was presented by Dr Miriam Klassen and updated to current information in regards to the COVID-19 pandemic and the public health response, including time for questions from the Board of Health and discussion.

Moved by: Bob Wilhelm
Seconded by: Dave Jewitt

**That the Medical Officer of Health Report be adopted as presented.
Carried.**

Staff Report – HPPH COVID-19 Intake

Dr. Klassen presented the report describing the activities and services provided by the COVID Intake Team through the period of February 1, 2021 to January 31, 2022. This report was presented for information purposes.

Correspondence

- a. SDPH letter re: Health and Racial Equity: Denouncing Act and Symbols of Hate
- b. COMO letter re: PHSD motion in support OPHA statement against displays of racism
- c. PPH letter re: Enhancing uptake of Third COVID-19 Vaccine Doses and Proof of Vaccination
- d. PPH letter re: COVID-19 Vaccine and the Immunization of School Pupils Act
- e. HPPH letter re 2022 Base and Mitigation Funding

Moved by: Bonnie Henderson
Seconded by: Myles Murdock

**That the Board receive correspondence items for information purposes.
Carried.**

Approval of the Minutes of the March 4, 2022 Board of Health Meeting.

Moved by: Jim Fergusson
Seconded by: Dave Jewitt

**That the minutes of today's Board of Health meeting be approved as presented.
Carried.**

Adjournment

Moved by: Bob Wilhelm
Seconded by: Dave Jewitt

**That we now adjourn.
Carried.**

Meeting adjourned at 11:30 am

Next Meeting
Friday, April 1, 2022 at 930 am

Respectfully submitted,

A handwritten signature in black ink, consisting of a series of loops and flourishes, likely representing the name Kathy Vassilakos.

Kathy Vassilakos, Chair

HURON PERTH PUBLIC HEALTH BOARD

Via Zoom

April 1, 2022
9:30 am

Members present: Jim Fergusson, Dave Jewitt, Todd Kasenberg, Marg Luna, Bernie MacLellan, Kathy Vassilakos (Chair), Bob Wilhelm, Bob Parker, Paul Robinson

Staff present: Dr Miriam Klassen, Medical Officer of Health/CEO; Julie Pauli, Director of Corporate Services; Tanya Sangster, Director of Community and Family Health; Christina Taylor, Director of Health Protection; Dr Lauren Hayward, Physician Consultant; Melissa Rintoul, Executive Assistant to the MOH (Recorder)

Regrets: Bonnie Henderson; barb Leavitt, Director of Population Health; Myles Murdock

Approval of the Agenda

Moved by: Bob Parker
Seconded by: Marg Luna

**That the agenda for today's meeting be adopted as presented.
Carried.**

Pecuniary Interest

There were no disclosures of pecuniary interest.

Closed Session – Personal and Legal matters

Moved by: Bernie MacLellan
Seconded by: Todd Kasenberg

That the Board of Health enter into Closed Session at 9:31 am for the discussion of personal and legal matters.

Carried.

Board of Health returned to open session at 9:45 am

Moved by: Bernie MacLellan
Seconded by: Jim Fergusson

That the Board of Health approve and adopt motions and minutes of the Closed Session.

Carried

Director of Corporate Services Report

Statement of Accounts – February 28, 2022

Moved by: Todd Kasenberg
Seconded by: Dave Jewitt

That the Board approve the Statement of Accounts for period ending February 28 31, 2022.

Carried.

Financial Transactions Reports

Julie Pauli, provided an overview of the final GL Trial Balance Transaction Details for the period of February 1 - 28, 2022.

Moved by: Bernie MacLellan
Seconded by: Paul Robinson

That the Board approve the Financial Transaction Reports for the period ending February 28, 2022 in the amount of \$1,619,095.68.

Carried.

MOH Report

A written report, was presented by Dr Miriam Klassen, including time for questions from the Board of Health and discussion.

Moved by: Marg Luna
Seconded by: Dave Jewitt

That the Medical Officer of Health Report be adopted as presented.

Carried.

Staff Report – HPPH Board of Health Meetings

Dr. Miriam Klassen presented a staff report with recommendations regarding the frequency and forum for Board of Health meetings going forward.

Moved by: Bob Parker
Seconded by: Bob Wilhelm

That the Board of Health continues with regular meetings on the 1st Friday of the month at 9:30 am;

And,

That meetings be paused during July and August except for any time-sensitive matters that arise;

And,

That meetings be held in person at least 3 times per year (February, May, and October (with this year being June in place of May)) aiming to start this June if possible (joint meetings will preferably be held in Mitchell and staff are exploring facility availability, and will confirm location in the next Board of Health agendas);

And,

That in-person meetings include an option to join electronically for those who would prefer that option; with special attention to operationalizing a hybrid model in an inclusive manner;

And,

That active screening continue for in-person meetings while rates of COVID-19 transmission remain high;

And,

That masks continue to be worn during in-person meetings while rates of COVID-19 transmission remain high;

And,

That anyone attending in-person meetings attest to being up-to-date with COVID-19 vaccination;

And,

That physical distancing be maximized (and 2 metres apart where possible);

And,

That staff update By-Law NO 1 to allow for electronic participation in alignment with Bill 197.

Carried.

Staff Report – Health and Racial Equity

Dr Miriam Klassen, presented the report describing the HPPH Anti-racism Strategy.

Moved by: Todd Kasenberg

Seconded by: Dave Jewitt

That the Board of Health endorse the Ontario Public Health Association (OPHA) statement on denouncing acts and symbols of hate, and further that the Board of Health commit to the ongoing development of HPPH's anti-racism strategy.

Carried.

Correspondence

- a. aPHa – Elections Primer and cover letter
- b. SMDHU letter – re Opioid Crisis Advocacy

Moved by: Bob Wilhelm

Seconded by: Marg Luna

That the Board receive correspondence items for information purposes.

Carried.

Approval of the Minutes of the April 1, 2022 Board of Health Meeting.

Moved by: Dave Jewitt
Seconded by: Marg Luna

**That the minutes of today's Board of Health meeting be approved as presented.
Carried.**

Adjournment

Moved by: Bob Wilhelm
Seconded by: Jim Fergusson

**That we now adjourn.
Carried.**

Meeting adjourned at 10:41 am

Next Meeting

Friday, May 6, 2022 at 930 am to be chaired by Dave Jewitt

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Kathy Vassilakos', with a stylized, cursive script.

Kathy Vassilakos, Chair

SPRUCE LODGE
Board of Management Meeting
February 16th, 2022

Present: *Peter Bolland, David Schlitt, and Jennifer Facey*
Councillors: *Jim Aitcheson, Ronda Ehgoetz (at 5:15 p.m.), Danielle Ingram, Marg Luna, Fern Pridham, Kathy Vassilakos*
Regrets:
Guests:

Chairperson Councillor Kathy Vassilakos brought the meeting to order.

Moved by Councillor Pridham
Seconded by Councillor Ingram

That the agenda for February 16th, 2022 be approved as presented.
CARRIED

➤ Declaration of pecuniary interest.

Approval of Minutes:

Moved by Councillor Ingram
Seconded by Councillor Luna

That the minutes of January 19th, 2022 be approved as presented.
CARRIED

Business Arising: *None noted.*

New Business:

Ratification of Accounts:

Moved by Councillor Aitcheson
Seconded by Councillor Pridham

That the January 2022 accounts in the amount of \$498,929.53 to be ratified.
CARRIED

Financial Report:

The Business Manager distributed the Spruce Lodge Home for the Aged Financial Statement for the 12 months ending December 31, 2021 for review and discussion. The budget is reporting a surplus of approximately \$322,000.00. Resident revenue remains under budget. Occupancy rate is at approximately 91%. Compensation for lost revenue has been received at approximately \$62,000 to date. The surplus includes the federal government student grant of \$72,000 and \$86,000 from the Conestoga College student initiative. \$182,000 in agency fees offset staff wages.

Unspent COVID related funding will be clawed back after March of 2022. The Ministry will be reviewing the level of care homes, and it is not know what will happen if level of care is not at the minimum of 3 hours.

The Business Manager presented the Summary of Reserve Accounts at December 31, 2021 for future discussion after the audit.

An arbitration settlement is anticipated in the next few weeks. A 1.5% wage increase for both 2020 and 2021 are included in the accrual.

SPRUCE LODGE - Continued

Board of Management Meeting

February 16th, 2022

Moved by Councillor Aitcheson
Seconded by Councillor Pridham

**To accept the Spruce Lodge Home Financial Report for the 12 months ending
December 31st, 2021 as presented.**

CARRIED

Administrator's Report:

COVID Update:

The OMICRON variant is present with staff cases every week detected through surveillance testing. There have been no positive resident results.

Spruce Lodge has a great testing team. Staff and essential visitors are being tested up to three (3) times per week, and with general visitors permitted again in mid March, the hopes are that the Ministry will relax its testing guidelines.

Occupancy:

Admission have been suspended this week due to registered staffing shortages. Spruce Lodge has contacted five (5) agencies. The entire sector is concerned with the level of staffing. Occupancy is currently at 85%.

Vaccinations:

Residents have received their fourth (4th) dose.

The deadline of January 27th, 2022 for triple vaccination for staff has been extended to March 14th, 2022. 90% of Spruce Lodge staff have received their third vaccination. There are concerns as we approach the March 14th deadline about staff who have still chosen not to receive their third dose. Our policy is in keeping with the directive.

A meeting will take place with C.U.P.E. in March to discuss the November 2021 layoffs, and the staff currently on unpaid leave. Arbitration over severance is expected, and case law supports the employer. C.U.P.E. wants these staff severed, but we have indicated that these staff are welcome to resign. There is currently another case in arbitration that involves the unpaid leave of absence (LOA) approach, so we will hold off for that decision. The lines have not been posted to avoid grievance and arbitration.

Quality Projects:

The Avon Maitland District School Board (AMDSB) program will begin after March break. There will be a classroom setting one day a week with ten (10) participants. There are now three (3) sessions starting in March. The program is available to those who have not received their Ontario Secondary School (OSS) diploma.

Workforce Edge (WFE) Consulting:

The staff survey received a 75% response. WFE will report their findings next month. They have begun their analysis of the collective agreement, and started the process of building the schedules. Recent suggestions include equity of lines, with no sweetheart lines. We are hoping that the lines are equitable and appealing to attract and retain staff. The WFE approach is to fill holes in the

SPRUCE LODGE - Continued

Board of Management Meeting

February 16th, 2022

staff complement before the need arises. We are hoping to see the information next week, but there is no time line on new schedule yet.

Air Conditioning:

Research continues with the air conditioning. The hope was to update the roof top system to a centralized unit. We have been steered in the direction wall-mount systems. The engineering company presented options with a cost of \$980,000.00. We are waiting on electrical load capacity calculations to send to the engineer. A proposal will be sent to the Ministry for funding. If funding is not approved, we would have to use IPAC and minor capital funding if wasn't used to fix hallway systems. The cost to install units in the dining rooms is approximately \$110,000.00. Decibel levels should be requested for the VRF units to determine the noise pollution.

Spruce Lodge Pool:

Parts that were delayed arrived yesterday. The pool is filled, and being heated. It should be open in a week for the benefit of the Woodland Towers residents.

Ontario Health Team:

The Huron Perth Ontario Health Team sent out a partnership agreement. This organization retains its own autonomy and budgets, and contributions are optional. Spruce Lodge has no intention on contributing.

Resident Waiting List:

With an 85% occupancy rate, is there an eight (8) year wait for residents to get into Spruce Lodge? We are unable predict wait times, as different situations determine placement.

Moved by Councillor Luna
Seconded by Councillor Ehgoetz

To enter closed session at 5:38 p.m. to discuss an identifiable individual.

CARRIED

Moved by Councillor Ingram
Seconded by Councillor Pridham

To enter open session at 5:52 p.m.

CARRIED

Moved by Councillor Luna
Seconded by Councillor Ehgoetz

That the Administrator's report be accepted as presented.

CARRIED

Other Business: None presented.

Correspondence: None presented.

Dress Down Days:

☺ *For January 2022, the lucky charitable receipt winner is Jennifer Facey!*

SPRUCE LODGE - Continued

Board of Management Meeting

February 16th, 2022

Moved by Councillor Ingram

That the meeting be adjourned.

CARRIED

Date & Time of Next Meeting:

Wednesday, March 16th, 2022 @ 5:00 p.m.

Councillor Vassilakos

Chairperson

Jennifer Facey

Secretary

Date

Mar 16/22

Minutes

Upper Thames River Conservation Authority Board of Directors

Annual General Meeting

Thursday, February 17, 2022

Virtual Meeting Due to COVID-19 Pandemic.

Alan Dale, UTRCA Board Chair, called the meeting to order at 9:31am.

Members Present:

M.Blosh	P.Mitchell
A.Dale – Chair	A.Murray
A.Hopkins	B.Petrie
T.Jackson	J.Reffle
S.Levin	J.Salter
M.Lupton	M.Schadenberg
N.Manning	A.Westman
H.McDermid	

Regrets: None

Staff:

J.Allain	S.Howley
T.Annett	M.Kyte
E.Chandler	C.Saracino
B.Dafoe	J.Schnaithmann
J.Dony	D.Schofield
B.Drybrugh	P.Switzer
K.Flear	C.Tasker
B.Glasman	B.Verscheure
B.Hertner	M.Viglianti - Recorder
T.Hollingsworth	

1. Approval of Agenda

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: N.Manning

Seconder: H.McDermid

THAT the Board of Directors approve the agenda as amended.

Carried.

2. Declaration of Conflicts of Interest

The Chair inquired whether the members had any conflicts of interest to declare relating to the agenda. There were none.

3. Minutes of the Previous Meeting – January 25, 2022

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: P.Mitchell

Secunder: A.Murray

THAT the UTRCA Board of Directors approve the Board of Directors' minutes dated January 25, 2022, including any closed session minutes, as posted on the Members' web-site.

Carried.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Delegations

There were no delegations.

6. Correspondence

There was no correspondence to consider.

7. Business for Approval

7.1. Review and Approval of the Factual Certificate (Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: B.Petrie

Secunder: J.Reffle

THAT the Board of Directors approve the factual certificate as presented.
Carried

7.2. 2022 Draft Budget (Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

The Board discussed the compensation review. Staff confirmed the Consultant conducting the compensation review will be present when the recommendations are presented to the Board.

Mover: J.Salter

Secunder: M.Schadenberg

That the UTRCA Board of Directors approve the 2022 Draft Operating Budget under Section 27 of the *Conservation Authorities Act* in the amount of \$17,411,197 and that staff be directed to circulate the Approved Budget to member municipalities as part of the required 30 day review period. Please note the 2022 new levy component of the operating budget of \$5,984,456* will be apportioned to member municipalities based on a general levy formula as developed by the Ontario Ministry of Natural Resources and Forestry using Current Value Assessment data from the Municipal Property Assessment Corporation and by Special Benefitting Percentages for structure operations.

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
County of Oxford – Total	-	16.843	23.37	
County of Oxford A.Dale	For	-	-	4.71
County of Oxford M.Lupton	For	-	-	4.71
County of Oxford P.Mitchell	For	-	-	4.71
County of Oxford B.Petrie	For	-	-	4.71
County of Oxford M.Schadenberg	For	-	-	4.71
City of London - Total	-	64.2416	50.00	
City of London M.Blosh	For	-	-	12.5
City of London A.Hopkins	For	-	-	12.5

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
City of London S.Levin	For	-	-	12.5
City of London J.Reffle	For	-	-	12.5
Lucan-Biddulph A.Westman	For	0.3468	0.48	0.48
Thames Centre A.Westman	For	3.1857	4.45	4.45
Middlesex Centre N.Manning	For	2.3789	3.33	3.33
Stratford J.Salter	For	7.2417	10.13	10.13
Perth East H.McDermid	Against	1.4232	1.99	1.99
West Perth A.Murray	For	1.4873	2.08	2.08
St. Marys T.Jackson	For	1.4482	2.02	2.02
Perth South T.Jackson	For	1.2009	1.68	1.68
South Huron T.Jackson	For	0.2028	0.28	0.28

The vote carried with 98.01% support of the weighted vote

*Based on UTRCA share of assessment

Notes: Voting weight is capped at 50% for any municipality unless the number of its representatives exceeds 50% of the total number of municipal appointees. The voting weight of the remaining municipalities is increased proportionally.

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: A.Westman

Secunder: M.Blosh

THAT the UTRCA Board of Directors approve the 2022 Capital Budget under Section 26 of the *Conservation Authorities Act* in two parts:

- a) The amount of \$1,302,557 to support the Authority's 20 year Flood Control Capital Plan for water and erosion control structures. Apportionment of the flood control portion of the 2022 capital levy of \$839,727 is based on Special Benefiting Percentages, by

structure, as presented in the 2022 Draft Budget. It is noted this levy amount has been set based on cooperative discussions with participating municipalities and assumes that the majority of the works will receive a matching funding contribution through the provincial Water and Erosion Control Infrastructure Program (WECI) or federal Disaster Mitigation and Adaptation Fund program (DMAF).

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
County of Oxford – Total	-	16.843	23.37	
County of Oxford A.Dale	For	-	-	4.71
County of Oxford M.Lupton	For	-	-	4.71
County of Oxford P.Mitchell	For	-	-	4.71
County of Oxford B.Petrie	For	-	-	4.71
County of Oxford M.Schadenberg	For	-	-	4.71
City of London - Total	-	64.2416	50.00	
City of London M.Blosh	For	-	-	12.5
City of London A.Hopkins	For	-	-	12.5
City of London S.Levin	For	-	-	12.5
City of London J.Reffle	For	-	-	12.5
Lucan-Biddulph A.Westman	For	0.3468	0.48	0.48
Thames Centre A.Westman	For	3.1857	4.45	4.45
Middlesex Centre N.Manning	For	2.3789	3.33	3.33
Stratford J.Salter	For	7.2417	10.13	10.13
Perth East H.McDermid	For	1.4232	1.99	1.99
West Perth A.Murray	For	1.4873	2.08	2.08
St. Marys T.Jackson	For	1.4482	2.02	2.02
Perth South T.Jackson	For	1.2009	1.68	1.68

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
South Huron T.Jackson	For	0.2028	0.28	0.28

The vote carried with 100% support of the weighted vote

*Based on UTRCA share of assessment

Notes: Voting weight is capped at 50% for any municipality unless the number of its representatives exceeds 50% of the total number of municipal appointees. The voting weight of the remaining municipalities is increased proportionally.

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: A.Hopkins

Secunder: T.Jackson

THAT the UTRCA Board of Directors approve the 2022 Capital Budget under Section 26 of the *Conservation Authorities Act* in two parts:

- b) The amount of \$440,000 to support the Authority's other (non-flood control) capital spending needs. The municipal levy share of this capital amount is \$183,627 and will be apportioned to member municipalities based on a general levy formula as developed by the Ontario Ministry of Natural Resources and Forestry using Current Value Assessment data from the Municipal Property Assessment Corporation.

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
County of Oxford – Total	-	16.843	23.37	
County of Oxford A.Dale	For	-	-	4.71
County of Oxford M.Lupton	For	-	-	4.71
County of Oxford P.Mitchell	For	-	-	4.71
County of Oxford B.Petrie	For	-	-	4.71
County of Oxford M.Schadenberg	For	-	-	4.71
City of London - Total	-	64.2416	50.00	
City of London M.Blosh	For	-	-	12.5

Municipality	For, Against or Absent	Current Value Assessment (CVA) Apportionment Percentage	Voting Weight	Weight Per Member
City of London A.Hopkins	For	-	-	12.5
City of London S.Levin	For	-	-	12.5
City of London J.Reffle	For	-	-	12.5
Lucan-Biddulph A.Westman	For	0.3468	0.48	0.48
Thames Centre A.Westman	For	3.1857	4.45	4.45
Middlesex Centre N.Manning	For	2.3789	3.33	3.33
Stratford J.Salter	For	7.2417	10.13	10.13
Perth East H.McDermid	For	1.4232	1.99	1.99
West Perth A.Murray	For	1.4873	2.08	2.08
St. Marys T.Jackson	For	1.4482	2.02	2.02
Perth South T.Jackson	For	1.2009	1.68	1.68
South Huron T.Jackson	For	0.2028	0.28	0.28

The vote carried with 100% support of the weighted vote

*Based on UTRCA share of assessment

Notes: Voting weight is capped at 50% for any municipality unless the number of its representatives exceeds 50% of the total number of municipal appointees. The voting weight of the remaining municipalities is increased proportionally.

7.3. 2022 Capital Water and Erosion Control Infrastructure (WECI) Projects (Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

There was a brief discussion on the Pittock Dam concrete assessment.

A typo was noted in the recommendation; the date should read February 11, 2022, not 2021.

Mover: S.Levin

Seconder: M.Lupton

THAT the Board of Directors approve the recommendation, as corrected, in the report.
Carried.

7.4. Inventory of Programs and Services

(Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

Staff confirmed they had all materials required to meet the February 28, 2022 Provincial deadline. Staff also confirmed this inventory is to begin discussions with member Municipalities and will change as those discussions progress.

Mover: H.McDermid

Seconder: N.Manning

THAT the Board of Directors approve the recommendations as presented in the report.
Carried.

8. Business for Information

8.1. Section 28 Annual Service Delivery Status Report

(Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

Staff confirmed that information packages outlining the programs and services provided by the UTRCA, which will include data from this report, are being put together to present to member Municipalities.

It was noted that with the staff turnover in the Planning and Regulations department it had been a challenge attracting qualified and experienced staff.

It was noted that ongoing complex major applications that are a continuation from 2021 submissions were not captured in these statistics.

Mover: A.Murray

Seconder: P.Mitchell

THAT the Board of Directors receives the report as presented.
Carried.

8.2. Conservation Authorities Act Phase 2 Regulations Consultation Guidelines (Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

Members raised questions regarding user fees and full cost recovery. Staff noted they were still expecting additional regulations from the Province that are expected to clarify user fees.

Mover: J.Reffle

Secunder: B.Petrie

THAT the Board of Directors receives the report as presented.

Carried.

8.3. Service Awards (Report attached)

The Chair confirmed the mover and seconder were willing to let their names stand.

Mover: M.Schadenberg

Secunder: J.Salter

THAT the Board of Directors receives the presentation as presented.

Carried.

9. Presentation of the 2022 Inspiration Award – Erin Mutch

Erin Mutch was presented with the 2022 Inspiration Award for her significant contributions to environmental education in the UTRCA watershed over the last six years in her role as the Learning Coordinator for Environmental Education, Science and Experiential Learning for Kindergarten to Grade 12 with the Thames Valley District School Board.

10. February 2022 For Your Information Report

The February FYI was presented for the member's information.

11. Other Business (Including Chair and General Manager's Concluding Remarks)

The Chair made his closing remarks, providing the Board and staff with thanks and encouragement.

The General Manager noted the Ministry had begun advertising the Agricultural Sector Representative appointments to all Conservation Authority Board of Directors.

The General Manager announced the Court's decision to allow the appeal of the Fanshawe Cottagers and noted more information would be provided at the March meeting.

12. Closed Session – In Camera

There was no closed session business.

13. Adjournment

The Chair confirmed the mover was willing to let their name stand. There being no further business, the meeting was adjourned at 11:13 am on a motion by M.Schadenberg.

A handwritten signature in blue ink, appearing to read "Tracy Annett", with a long horizontal flourish extending to the right.

Tracy Annett, General Manager
Att.

Minutes
St. Marys Business Improvement Area Committee
Regular Meeting

February 28, 2022

6:00 pm

Video Conference

Click the following link:

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

1. CALL TO ORDER

Members Present: Lanny Hoare (Chair), Gwendolen Boyle (Vice-Chair), Amie Rankin (Secretary), Kyle Burnside (Treasurer), Councillor Tony Winter (Council Representative)

Staff Present: Emily Taylor (Administrative Assistant)

Staff Liaison Present: Kelly Deeks-Johnson (Tourism and Economic Development Manager)

The Chair called the meeting to order at 6:05pm.

2. DECLARATION OF PECUNIARY INTEREST / CONFLICT OF INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By: Gwendolen Boyle

Seconded By: Kyle Burnside

THAT the February 28, 2022 St. Marys Business Improvement Area Board agenda be approved.

Carried

4. DELEGATIONS

4.1 Andrea Macko re: Homecoming/Heritage

Andrea Macko and David Mahaffy presented on Homecoming/Heritage events, which will occur July 1-3, 2022, and answered questions. Andrea Macko asked for sponsorship from the BIA, which has historically sponsored the Heritage Festival. Sponsorship information will be shared with the Board via email for budget consideration.

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT the verbal report by Andrea Macko be received.

Carried

4.2 Jeff Wolfe re: Wellington Street Reconstruction

Jeff Wolfe and Jed Kelly presented on PW 16-2022 and answered questions. The Wellington Street reconstruction will impact the community and the BIA membership directly. The Town of St. Marys is looking for engagement from the BIA and wants to assign representatives to attend construction meetings and help disseminate information to the individuals that will be impacted by the construction.

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT PW 16-2022 BIA Wellington Street Reconstruction report be received; and

Carried

Moved By: Councillor Tony Winter

Seconded By: Gwendolen Boyle

THAT the BIA designate two champions to participate in the project management team.

Carried

5. ACCEPTANCE OF MINUTES

Moved By: Amie Rankin

Seconded By: Kyle Burnside

THAT the January 24, 2022 St. Marys Business Improvement Area Board meeting minutes be approved by the Board and signed by the Chair and the Secretary.

Carried

6. MEMBERSHIP INPUT PERIOD

None.

7. BUSINESS ARISING FROM MINUTES

7.1 Board Member Nomination Period

The BIA Board of Governors is seeking a new board member to fill the role of Treasurer until the end of this term on November 14, 2022. At which time a new election for members will be called. Please send an expression of interest to Kelly Deeks-Johnson, Tourism and Economic Development Manager, Town of St. Marys at kdeeks@town.stmarys.on.ca.

7.2 My Main Street Ambassador Introduction

Mark Azzano and Joani Gerber presented on the My Main Street Ambassador program. Mark Azzano is the newly hired My Main Street Ambassador who will run the Local Business Accelerator Program and provide downtown businesses with connections and hands-on support.

Mark Azzano can be reached at mark@stratfordperthbusiness.ca or 519-305-5055 x 1111.

Moved By: Kyle Burnside

Seconded By: Gwendolen Boyle

THAT the presentation by Mark Azzano and Joani Gerber be accepted.

Carried

8. CORRESPONDENCE

8.1 Chantal Lynch re: Beautification Committee Budget

Moved By: Councillor Tony Winter

Seconded By: Kyle Burnside

THAT the correspondence from Chantal Lynch be accepted.

Carried

8.2 Angela Patterson re: Christmas Committee Budget

Moved By: Councillor Tony Winter

Seconded By: Gwendolen Boyle

THAT the correspondence from Angela Patterson be accepted.

Carried

9. REPORTS

9.1 Council Report

Councillor Winter presented on highlights from Council meetings. These included; the upcoming Municipal Election and Wellington Street reconstruction.

Moved By: Councillor Tony Winter

Seconded By: Gwendolen Boyle

THAT the verbal Council report be received.

Carried

9.2 Treasurer's Report

Moved By: Amie Rankin

Seconded By: Gwendolen Boyle

THAT the January 2022 Treasurer's report be accepted as presented.

10. OTHER BUSINESS

10.1 Administrative Assistant Resignation

Moved By: Kyle Burnside

Seconded By: Gwendolen Boyle

THAT the Board accepts the resignation of Emily Taylor.

Carried

10.2 Quadro Email

The Quadro account that the BIA email (info@downtownstmarys.com) is hosted on experienced an issue where storage had reached capacity and it impacted the use of the email. The Administrative Assistant will be responsible for deleting unimportant emails to keep storage from being exceeded again and lowering the storage cost back to normal functioning levels.

10.3 BIA Laptop

Purchasing a laptop for the BIA Administrative Assistant was discussed. As part of a modernization strategy for the Board, this would allow important files to be stored on the computer instead of on a USB stick. This will be under consideration for the 2022 budget as purchase cost and software subscriptions will be important considerations.

11. UPCOMING MEETINGS

The next Board meeting is the Annual General Meeting which will be held on Monday, March 21, 2022 at 6:00pm and will be live-streamed on the Town of St. Marys' [YouTube page](#).

12. ADJOURNMENT

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT this meeting of the St. Marys Business Improvement Area Board adjourns at 7:41 pm.

Carried

Chair

Committee Secretary

Minutes
St. Marys Business Improvement Area Committee
Annual General Meeting

March 21, 2022

6:00 pm

Video Conference

Click the following link:

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

1. CALL TO ORDER

Board Members Present: Lanny Hoare (Chair), Gwendolen Boyle (Vice-Chair), Amie Rankin (Secretary), Kyle Burnside (Treasurer)

Board Members Absent: Councillor Tony Winter (Council Representative)

Staff Present: Emily Taylor (Administrative Assistant)

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

Members Present: Angela Patterson (Zenfire Pottery), Stewart Grant (St. Marys Independent), Joanie and Claire Chapple (The Yoga Chapple)

The Chair called the meeting to order at 6:01 pm.

2. DECLARATION OF PECUNIARY INTEREST / CONFLICT OF INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT the March 21, 2022 St. Marys Business Improvement Area Annual General Meeting agenda be approved.

Carried

4. ACCEPTANCE OF MINUTES

Moved By: Kyle Burnside

Seconded By: Amie Rankin

THAT the March 15, 2021 St. Marys Business Improvement Area Annual General Meeting minutes be approved by the Board and signed by the Chair and the Secretary.

Carried

5. MEMBERSHIP INPUT PERIOD

None received.

6. ANNUAL ACTIVITY REVIEW

Chair Hoare gave a summary of the activities undertaken by the BIA during the previous year. This included; marketing campaign initiatives by the BIA Marketing and Communications Committee and the Christmas events put on by the BIA Christmas Committee.

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT the verbal Annual Activity Review be accepted.

Carried

7. AUDITED FINANCIAL STATEMENTS

Moved By: Kyle Burnside

Seconded By: Gwendolen Boyle

THAT the BIA Board appoint Seebach & Company, Chartered Professional Accountants as the auditors for the following year.

Carried

8. 2022 BUDGET APPROVAL

Kyle Burnside, BIA Treasurer, presented on the 2022 Draft Budget for approval.

Moved By: Gwendolen Boyle

Seconded By: Amie Rankin

THAT the 2022 BIA Budget be approved as presented.

Carried

9. OTHER BUSINESS

9.1 BIA Engagement

Amie Rankin presented on issues involving BIA engagement. It was noted that if there is anything preventing members from participating in BIA activities, the Board would appreciate hearing them to resolve any issues.

10. UPCOMING MEETINGS

The next regular meeting will occur on Monday, May 9, 2022 at 6:00 pm.

11. ADJOURNMENT

Moved By: Gwendolen Boyle

Seconded By: Kyle Burnside

THAT this Annual General Meeting of the St. Marys Business Improvement Area Board adjourns at 6:25 pm.

Carried

Chair

Committee Secretary

Minutes
St. Marys Business Improvement Area Committee
Special Meeting

March 21, 2022

8:00 pm

Video Conference

Click the following link:

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

1. CALL TO ORDER

Board Members Present: Lanny Hoare (Chair), Gwendolen Boyle (Vice-Chair),
Amie Rankin (Secretary), Kyle Burnside (Treasurer)

Board Members Absent: Councillor Tony Winter (Council Representative)

Staff Present: Emily Taylor (Administrative Assistant)

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

The Chair called the special meeting to order at 6:37 pm.

2. DECLARATION OF PECUNIARY INTEREST / CONFLICT OF INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By: Amie Rankin

Seconded By: Kyle Burnside

THAT the March 21, 2022 special meeting of the St. Marys Business
Improvement Area Board agenda be approved.

Carried

4. SPECIAL MATTERS OF THE BOARD

4.1 Closed Session

Moved By: Amie Rankin

Seconded By: Kyle Burnside

THAT the Board move into a session which is closed to the public at 6:39 pm.

Carried

4.2 Rise and Report

A closed session was held with one matter regarding BIA Treasurer expressions of interest being discussed.

Moved By: Amie Rankin

Seconded By: Kyle Burnside

THAT the Board rise from a closed session at 6:54 pm.

Carried

5. UPCOMING MEETINGS

The next regular meeting will occur on Monday, May 9, 2022 at 6:00 pm.

6. ADJOURNMENT

Moved By: Kyle Burnside

Seconded By: Amie Rankin

THAT this special meeting of the St. Marys Business Improvement Area Board adjourns at 6:54 pm.

Carried

Chair

Committee Secretary



MINUTES
Community Policing Advisory Committee

March 16, 2022
9:00 am
Video Conference

Committee Members Present: Jacqueline Hibbert
Paul Dunseith
Councillor Winter

Committee Member Regrets: Mayor Strathdee
Doug Diplock

Stratford Police Services Present: Chief Greg Skinner
Deputy Chief Foster

Staff Present: Brent Kittmer, Chief Administrative Officer
Jenna McCartney, Clerk

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 am.

2. DECLARATION OF PECUNIARY INTEREST

None.

3. AMENDMENTS AND APPROVAL OF AGENDA

Agenda item 6.2 will be moved to immediately follow the acceptance of the minutes.

Moved By Jacqui Hibbert

Seconded By Councillor Winter

THAT the March 16, 2022 Community Policing Advisory Committee agenda be accepted as amended.

CARRIED

4. ACCEPTANCE OF MINUTES

Moved By Jacqui Hibbert
Seconded By Councillor Winter

THAT the February 23, 2022 Community Policing Advisory Committee meeting minutes be approved by the Committee and signed by the Chair and the Secretary.

CARRIED

6. OTHER BUSINESS

6.2 Automated Speed Enforcement

Jed Kelly provided an update to the Committee regarding automated speed enforcement and confirmed that more details are required while the Town investigates further.

5. REPORTS

5.1 CRIME STOPPERS REPORT

Crime Stoppers continues to manage a recent staffing transition and the Chief anticipates reports in the near future.

5.2 POLICE MONTHLY STATISTICS

Deputy Chief Foster provided a review of the February 2022 monthly statistics.

Moved By Councillor Winter
Seconded By Jacqui Hibbert

THAT the February 2022 Police Monthly Statistics report be received.

CARRIED

6. OTHER BUSINESS

6.1 Road Network Safety Plan Update: B. Kittmer

Brent Kittmer provided an update on the road network safety plan and identified that radar monitoring is in place throughout Town.

Mr. Kittmer stated that the painting contractor will be on site shortly to finalize the painting of bars across the street at new stops signs.

In response to the Chair's inquiry about measurement of road paint, Mr. Kittmer stated that staff do inspect the final painting but do not measure at this time.

6.3 Mental Health, Wellness and Resiliency Coordinator: Chief Skinner

Chief Skinner provided an update on the hiring of a Mental Health, Wellness and Resiliency Coordinator on a one-year pilot project. Stratford Police Service is committed to supporting their members through a number of initiatives including this most recent one.

In response to Councillor Winter's inquiry whether officers of Stratford Police Service were called upon to support the incident command centres throughout Ontario during recent events, Chief Skinner stated that members volunteered however, none were called from the Service.

7. UPCOMING MEETINGS

The Chair reviewed the upcoming meeting as presented on the agenda.

8. ADJOURNMENT

Moved By Jacqui Hibbert

Seconded By Councillor Winter

THAT this Community Policing Advisory Committee meeting adjourn at 9:32 am.

CARRIED

Chair Diplock

Jenna McCartney, Clerk



Minutes

Green Committee

February 23, 2022

5:30 pm

Video Conference

Click the following link:

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

Member Present	David Vermeire, Chair Lynette Geddes Katherine Moffat Councillor Pridham Fred Stam John Stevens
Staff Present	Jed Kelly, Director of Public Works Dave Blake, Environmental Services Manager Morgan Dykstra, Committee Secretary Erica Martin-Coddington, Public Works and Building Assistant

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution: GC-2022-02-01

Moved By Councillor Pridham

Seconded By Fred Stam

THAT the February 23, 2022 Green Committee Agenda be accepted as presented.

Carried

4. DELEGATIONS

None.

5. ACCEPTANCE OF MINUTES

Lynette Geddes noted a clerical error in the minutes, whereby the sentence indicating Councillor Pridham assumes the role of Chair should be replaced with Vice Chair.

Resolution: GC-2022-02-02

Moved By Lynette Geddes

Seconded By John Stevens

THAT the January 26, 2022 Green Committee minutes be approved and signed as amended by the Chair and Committee Secretary.

Carried

6. STRATEGIC PRIORITIES - STATUS UPDATE

Morgan Dykstra gave spoke to the February Green Committee Strategic Priorities Table and responded to questions from the Committee.

Resolution: GC-2022-02-03

Moved By Fred Stam

Seconded By Katherine Moffat

THAT the February Green Committee Strategic Priorities Table be received for information.

Carried

7. REPORTS

7.1 PW 15-2022 Climate Change Action Plan – Draft Initiatives

Jed Kelly and Morgan Dykstra spoke to the Corporate Climate Change Action Plan.

The Committee inquired how the Corporate Climate Change Action Plan (“the Plan”) will be implemented across the organization, and who will lead the implementation process. Jed Kelly responded that each Town Department will be responsible for sections of the Plan, the Town will also be considering the expertise of a consultant as required.

The Committee asked how the Plan will integrate with the Town’s budget. Jed Kelly responded that as per Item 1.2, a business tool will be created to assess the financial and climate impact of each project, the tool outcomes will help inform budget deliberations.

Councillor Pridham noted that the re-development of Milt Dunnell Field Park project could be a test case for adopting a climate change lens and an opportunity for pursuing greener options.

The Committee discussed Item 2.4 of the Plan and different mechanisms available for greener development. The Committee noted that the Town should consider green alternatives while reviewing development.

The Committee was of the consensus that Pillar #4 Community Support should be expanded, and that staff consider how the public can be involved in climate change initiatives.

The Committee requested that a Mission Statement be included in the Corporate Climate Change Action Plan.

The Committee sought more information regarding the quantity of organic materials that are transferred the landfill site. Dave Blake responded that the Town estimates that each year the community generates between 400 and 800 tonnes of organic material.

The Committee discussed how greenhouse gas production will be tracked including how projects will reduce or increase greenhouse gases. The Committee recommended that to better understand the baseline of greenhouse production that the Town create a survey with the purpose of determining its demographics including population size, and age of the population.

The Committee asked if a Climate Change Coordinator will be hired, Jed Kelly responded that the partner municipalities are reviewing their options, the Town has not yet determined if they will be participating.

Resolution: GC-2022-02-04

Moved By Fred Stam

Seconded By John Stevens

THAT PW 15-2022 Report Climate Change Action Plan – Draft Initiatives report be received,

THAT the Green Committee endorse in principle Draft #1 of the Climate Change Action Plan, as amended; and,

THAT Green Committee recommend to Council:

THAT the Council endorse Draft #1 of the Climate Change Action Plan, and,

THAT Council task Town Staff and the Green Committee to identify short-term, mid-term, and long-term initiatives to be incorporated into the Climate Change Action Plan for Council's approval.

Carried

8. OTHER BUSINESS

None

9. UPCOMING MEETINGS

March 23, 2022 at 5:30 p.m. via Zoom

April 27, 2022 at 5:30 p.m. via Zoom

Morgan Dykstra asked to change March 23, 2022 meeting to March 30, 2022 and mentioned an email will be sent out to determine availability.

10. ADJOURNMENT

Resolution: GC-2022-02-05

Moved By Lynette Geddes

Seconded By Katherine Moffat

THAT this meeting of the Green Committee adjourns at 6:56 P.M.

Carried

David Vermeire, Chair

Morgan Dykstra, Committee Secretary



Minutes

Green Committee

March 30, 2022

5:30 pm

Video Conference

Click the following link:

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

Member Present	David Vermeire, Chair Lynette Geddes Katherine Moffat Councillor Pridham Fred Stam John Stevens
Staff Present	Jed Kelly, Director of Public Works Morgan Dykstra, Committee Secretary

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Resolution: GC-022-03-01

Moved By Councillor Pridham

Seconded By Fred Stam

THAT the March 30, 2022 Green Committee Agenda be accepted as presented.

Carried

4. DELEGATIONS

None.

5. ACCEPTANCE OF MINUTES

Resolution: GC-022-03-02

Moved By John Stevens

Seconded By Lynette Geddes

THAT the February 23, 2022 Green Committee minutes be approved and signed by the Chair and Committee Secretary.

Carried

6. STRATEGIC PRIORITIES - STATUS UPDATE

Morgan Dykstra and Jed Kelly spoke to the March Green Committee Strategic Priorities Table.

Resolution: GC-022-03-03

Moved By Katherine Moffat

Seconded By Lynette Geddes

THAT the March Green Committee Strategic Priorities Table be received for information.

Carried

7. REPORTS

7.1 PW 27-2022 Review Green Initiative Awareness Program Submissions

Morgan Dykstra spoke to the report and responded to questions from the Committee.

Resolution: GC-022-03-04

Moved By Fred Stam

Seconded By John Stevens

THAT PW 27-2022 Review Green Initiative Awareness Program Submissions report be received;

THAT the Committee confirms that the submissions detailed in this report meet the criteria of the Green Initiative Awareness Program Framework; and,

THAT Staff proceed with featuring the submissions as provided in the Green Initiative Awareness Program Framework.

Carried

8. OTHER BUSINESS

Lynette Geddes inquired on the status of the curbside recycling survey, Morgan Dykstra responded that the survey results will be presented to the Committee at its next meeting.

Fred Stam asked what the next steps for the textile recycling program are. Jed Kelly responded that the Town issued a Request for Proposal and received no submissions, the textile recycling program is being considered during the St. Marys Landfill Environmental Compliance Approval process.

Councillor Pridham sought more information regarding the program parameters for the fall round of the Green Initiative Awareness Program. Morgan Dykstra responded that this should be considered at the June or September Green Committee meeting.

9. UPCOMING MEETINGS

April 27, 2022 at 5:30 p.m. via Zoom

May 25, 2022 at 5:30 p.m. via Zoom

10. ADJOURNMENT

Resolution: GC-022-03-05

Moved By John Stevens

Seconded By Lynette Geddes

THAT this meeting of the Green Committee adjourns at 5:50 p.m.

Carried

David Vermeire, Chair

Morgan Dykstra, Committee Secretary



MINUTES

Heritage Advisory Committee

March 14, 2022

6:15 pm

Video Conference

Click the following link:

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

Members Present	Councillor Pridham Barbara Tuer Clive Slade Janis Fread Michael Bolton Michelle Stemmler Paul King Sherri Winter-Gropp Stephen Habermehl
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Staff Present	Amy Cubberley, Cultural Services Manager
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Members Absent	Mayor Strathdee
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1. CALL TO ORDER

Chair Habermehl called the meeting to order at 6:15pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Clive Slade

Seconded By Barbara Tuer

THAT the March 14, 2022 agenda be accepted as presented.

CARRIED

4. DELEGATIONS

None.

5. CORRESPONDENCE

None received.

6. AMENDMENT AND ACCEPTANCE OF MINUTES

Moved By Michael Bolton

Seconded By Sherri Gropp

THAT the February 14, 2022 Heritage Advisory Committee minutes be accepted as presented.

CARRIED

7. BUSINESS ARISING FROM MINUTES

Addressed in sections 8.4.1 and 10.1 of the agenda

8. REGULAR BUSINESS

8.1 Heritage Conservation District Update

8.1.1 Sign Applications

8.1.1.1 6 Water Street South Sign Permit

Amy Cubberley spoke to DEV 16-2022 and responded to questions.

Moved By Councillor Pridham

Seconded By Michelle Stemmler

THAT DEV 16-2022 Water St S Sign Permit report be received; and

THAT the Heritage Committee support the window sign permit.

CARRIED

8.1.1.2 47 Water Street South Sign Permit

Amy Cubberley spoke to DEV 17-2022 and responded to questions.

Moved By Barbara Tuer

Seconded By Clive Slade

THAT DEV 17-2022 47 Water St S sign permit be received; and

THAT the Heritage Committee support the window sign permit.

CARRIED

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

None Identified.

8.3 Municipal Register, Part 2 - List of Significant properties

None identified.

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

8.4.1 135 Queen Street East- follow up

Amy Cubberley confirmed that Town staff have contacted the owner of 135 Queen Street East. Based on the owner's response, the concerns raised by a delegation to the February 8 Council meeting have been addressed.

8.5 Homeowner/Property owner letters

None identified.

9. COUNCIL REPORT

Councillor Pridham gave an update on recent Council activities, including the climate change action plan, green initiatives, and the Town purchasing 14 Church Street North.

10. OTHER BUSINESS

10.1 Heritage Interpretive Signs

Amy Cubberley shared the list of current Heritage Interpretive Plaques and the following list of suggested themes for new plaques:

- Marys Cemetery- general history, somewhere near the entrance
- George Graham- near gravestone
- Grand Trunk Trail/Trestle- somewhere along trail or below trestle
- Maxwells- near former site/proposed skate park
- Park Street Bridge/Flooding- former swinging bridge, Helen Wilson
- D. Moore- near Community Living building
- West Ward School
- Indigenous history

The Committee gave staff direction to decide on the 2022 plaque theme based on which topics have sufficient information at the Museum.

11. UPCOMING MEETINGS

Monday, April 11, 2022 at 6:15pm

12. ADJOURNMENT

Moved By Janis Fread

Seconded By Michelle Stemmler

THAT the March 14, 2022 Heritage Advisory Committee meeting adjourn at 6:44 pm.

CARRIED

Chair

Committee Secretary



Minutes
Planning Advisory Committee

April 4, 2022

6:00 pm

Video Conference

Click the following link:

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

Members Present	Vice Chair Councillor Craigmile William Galloway Councillor Hainer Susan McMaster
Member Absent	Chair Don Van Galen
Staff Present	Mark Stone, Town Planner Grant Brouwer, Director of Building and Development Morgan Dykstra, Committee Secretary
Others Present	Dave Hanaam, Zelinka Priamo Ltd. Mimi Ward, Ward Land Economics Inc.

1. CALL TO ORDER

Grant Brouwer, Director of Building and Development called the meeting to order at 6:00 p.m..

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. COMMITTEE APPOINTMENTS

Grant Brouwer asked the Committee for nominations for Chair.

Councillor Hainer nominated Don Van Galen to assume the role of Chair. While not in attendance, prior to the meeting Don Van Galen had indicated he would accept the role of Chair.

Moved By Councillor Hainer

Seconded By Susan McMaster

THAT Committee member Don Van Galen be appointed Planning Advisory Committee Chair effective April 4, 2022 through to November 14, 2022.

Carried

Grant Brouwer asked the Committee for nominations for Vice Chair.

Councillor Hainer nominated Councillor Craigmile to assume the role of Vice Chair. Councillor Craigmile accepted the nomination.

Moved By Councillor Hainer

Seconded By William Galloway

THAT Committee member Councillor Craigmile be appointed Planning Advisory Committee Vice-Chair effective April 4, 2022 through to November 14, 2022.

Carried

Councillor Craigmile assumed the role of Vice Chair.

4. AMENDMENTS AND APPROVAL OF AGENDA

Moved By William Galloway

Seconded By Susan McMaster

THAT the April 4, 2022 Planning Advisory Committee agenda be accepted as presented.

Carried

5. ACCEPTANCE OF MINUTES

Moved By William Galloway

Seconded By Susan McMaster

THAT the December 6, 2022 Planning Advisory Committee meeting minutes be approved and signed by the Chair and the Committee Secretary.

Carried

6. REPORTS

Vice-Chair Councillor Craigmile advised how members of the public can participate in the meeting and provide comments related to the application being considered by the Planning Advisory Committee.

6.1 DEV 19-2022 Application for Zoning By-law Amendment (Z05-2021) for 752 Queen Street East by North Bay Capital Investments Ltd.)

Vice Chair Councillor Craigmile asked the Town's Planner, Mark Stone to speak to the Application.

Mark Stone spoke to the amended Application as detailed in the staff report.

Councillor Craigmile asked the Applicant's Agents, Dave Hanaam of Zelinka Priamo Ltd. and Mimi Ward of Ward Land Economics Inc. to speak to the Application.

Dave Hanaam provided an overview of the Planning Justification Report prepared by Zelinka Priamo Ltd.

Mimi Ward spoke to the Market Assessment and Opinion Report prepared by Ward Land Economics Inc.

Vice Chair Councillor Craigmile asked the Committee if they had any questions regarding the amended Application.

Councillor Hainer inquired how Ward Land Economics Inc. conducted the customer market pathing and commented that the parking available at the subject property does not appear to be an oversupply of parking.

In response to Councillor Hainer's comment regarding parking, Mark Stone responded that a lease agreement will typically reference a reserved parking area, but organizations such as Pet Valu, banking institutions and grocery stores will require a minimum number of parking spaces notwithstanding zoning requirements. Grant Brouwer advised there are sixteen parking spaces and confirmed that the parking being supplied meets the Zoning By-law's parking requirements for retail use.

In response to Councillor Hainer's comment regarding how the customer market pathing was collected, Mimi Ward explained that the data is collected via permission-based cell phone tracking and is collected over a twelve-month period, a location is defined, and travel patterns can be determined based on the cell phone tracking.

Vice Chair Councillor Craigmile commented that the Planning Justification Report acknowledged that the use would include pet adoption components and sought clarity on the meaning of components and whether there will be overnight pet accommodations.

Dave Hanaam responded that adoption activities will only be on occasion when partnering with local shelters for cat and kitten adoption, in some cases, those animals will need to be held at the store for a short period of time.

Vice Chair Councillor Craigmile asked Morgan Dykstra if any public comments have been received during the meeting. Morgan Dykstra confirmed no public comments had been received.

The Committee made the following recommendation:

Moved By William Galloway

Seconded By Councillor Hainer

THAT DEV 19-2022 Application for Zoning By-law Amendment (Z05-2021) by North Bay Capital Investments Ltd. for 752 Queen Street East be received; and,

THAT the Planning Advisory Committee recommend to Council:

THAT Council proceed with a public meeting to consider the Application; and,

THAT the Planning Advisory Committee endorse the Application, in principle.

Carried

7. UPCOMING MEETINGS

May 2, 2022 at 6:00 p.m. via Zoom Webinar

8. ADJOURNMENT

Moved By William Galloway

Seconded By Councillor Hainer

THAT this meeting of the Planning Advisory Committee be adjourned at 6:47 pm.

Carried

Councillor Craigmile, Vice-Chair

Morgan Dykstra, Committee Secretary



Minutes

Recreation & Leisure Advisory Committee

March 3, 2022

5:30 pm

Video Conference

Click the following link:

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

Member Present	Chelsea Coghlin-Fewster, Scott Crawford, Councillor Pridham
Member Absent	Candice Harris, Mike Morning
Staff Present	Andrea Slade, Jenny Mikita, Doug Lapointe, Vanessa Bisschop, Darcy Drummond

1. CALL TO ORDER

Stephanie Ische called the meeting to order at 5:30pm

2. DECLARATION OF PECUNIARY INTEREST

None.

3. APPOINTMENT OF CHAIR AND VICE-CHAIR

Staff liaison Stephanie Ische opened the floor for nominations. Nominations were received for absent members. Nomination of the Chair and Vice Chair will be deferred to the next meeting.

4. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Scott Crawford

Seconded By Chelsea Coghlin-Fewster

THAT the March 3, 2022 Recreation and Leisure Advisory Committee agenda be accepted as presented.

Carried

5. ACCEPTANCE OF MINUTES

Moved By Councillor Pridham

Seconded By Scott Crawford

THAT the June 25, 2020 Recreation and Leisure Advisory Committee meeting minutes be approved and signed and sealed by the Chair and Director of Community Services.

Carried

6. BUSINESS ARISING FROM MINUTES

None.

7. REPORTS

7.1 ST. MARYS QUARRY INFLATABLE PARK - VERBAL REPORT

Andrea Slade gave a verbal report on the status of the Inflatable Water park scheduled to open Summer 2022.

7.2 RACKET SPORTS - VERBAL REPORT

Darcy gave a verbal report on options including fee structure for the racket courts. Feedback was given by committee members and a formal report for the committee will come forward at a future meeting.

8. OTHER BUSINESS

8.1 2022 MEETING SCHEDULE

The committee discussed the 2022 meeting scheduled. The committee agreed meetings will be held the first Thursday of the month.

9. UPCOMING MEETINGS

Thursday April 7, 2022

5:30pm

Virtual

10. ADJOURNMENT

Moved By Scott Crawford

Seconded By Coucillor Pridham

THAT the Recreation and Leisure Advisory Committee adjourn at 6.15pm.

Carried

Chair

Committee Secretary



MINUTES

Senior Services Advisory Committee

February 28, 2022

1:00 pm

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI80G-d0YKteFQ>

Member Present	Candice Harris Donna Kurchak Donna Simmons Joyce Vivian Marie Ballantyne Councillor Winter Richard Lyons
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Member Absent	Owen O'Brien
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1. CALL TO ORDER

The meeting was called to order by past Chair Ballantyne at 1:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

None.

3. APPOINTMENT OF CHAIR AND VICE-CHAIR

Chair Ballantyne opened the floor for nominations for Chair of the Committee.

Candice Harris nominated Joyce Vivian. Joyce Vivian accepted the nomination.

Jenny Mikita called for any further nominations. None were received and nominations for Chair were closed.

Marie Ballantyne opened the floor for nominations for Vice-Chair of the Committee.

Donna Simmons nominated Donna Kurchak for Vice- Chair of the Committee. Donna declined

Councillor Winter nominated Marie Ballantyne for Vice- Chair of the Committee. Marie Ballantyne accepted the nomination

Moved By Candice Harris

Seconded By Donna Simmons

THAT Joyce Vivian be appointed as the Chair of the Senior Services Advisory Committee effective immediately to November 2022.

CARRIED

Moved By Councillor Winter

Seconded By Donna Kurchak

THAT Marie Ballantyne be appointed as Vice Chair of the Senior Services Advisory Committee effective immediately to November 2022.

CARRIED

4. AMENDMENTS AND APPROVAL OF AGENDA

Moved By Joyce Vivian

Seconded By Candice Harris

THAT the February 28, 2021 Senior Services Advisory Committee meeting agenda be accepted as presented.

CARRIED

5. ACCEPTANCE OF MINUTES

Moved By Marie Ballantyne

Seconded By Joyce Vivian

THAT the November 22, 2022 Senior Services Advisory Committee meeting minutes be approved by the Committee and signed by the Chair and staff liaison.

CARRIED

6. BUSINESS ARISING FROM MINUTES

6.1 Ontario Health Update

Home Support Services third quarter reports have been submitted. Ontario Health put out a call for one-time funds. The department did not apply based on the surplus position at Q3. Ontario Health has extended the Multi Sector Service Agreement with Home Support Services. This is the third time that the MSAA has been extended.

There are lots of projects on the go with the Huron Perth and Area OHT.

7. REPORTS

7.1 DCS 07-2022 February Monthly Report (Senior Services)

Staff reviewed the February monthly program report, highlight what has returned and the expected timeline for any programs that have not yet returned.

8. OTHER BUSINESS

8.1 Recreation Committee Update

The Recreation Committee has not formally met. The next Recreation Committee meeting will be held in March.

8.2 Town of St. Marys Council Update

Councillor Winter updated the committee of various Municipal projects.

9. UPCOMING MEETINGS

Monday March 28, 2022

1:00 p.m.

Virtual

10. ADJOURNMENT

Moved By Donna Kurchak

Seconded By Candice Harris

THAT this Senior Services Advisory Committee meeting adjourn at 2:00 p.m.

CARRIED

Chair

Committee Secretary



Minutes
Youth Council

February 25, 2022

4:00 pm

Video Conference

Click the following link:

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

Member Present Councillor Edney, Megan Richardson, Meghan Hymus, Cate Poulton, Kirsten Pabillano, Jordan Partridge

Staff Present Darcy Drummond

1. CALL TO ORDER

The Chair called the meeting to order at 4:02 pm.

2. DECLARATION OF PECUNIARY INTEREST

None declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved by: Megan Richardson

Seconded by: Meghan Hymus

THAT the February 25, 2022, Youth Council meeting agenda be accepted as presented.

4. ACCEPTANCE OF MINUTES

Moved by: Meghan Hymus

Seconded by: Cate Poulton

THAT the January 7, 2022, Youth Council meeting minutes be approved by the Youth Council and be signed by the Chair and Staff Liaison.

5. BUSINESS ARISING FROM MINUTES

5.1 Eco-friendly Event Update

1) Youth Council communicated with the Green Committee, who provided some direction in promotion and invited the Youth Council to be apart of future green initiatives with the Green Committee.

2) The Youth Council members have named the event Youth Council Composting and Flowerpot Painting. Research has been completed to move forward with social media information graphics. Members will investigate the location of the event, as well as connect with local businesses for their involvement. The Youth Council will formalize the vision of the event by next meeting.

6. UPCOMING MEETINGS

March 11, 2022, at 4:15pm.

7. ADJOURNMENT

Moved by: Cate Poulton

Seconded by: Kirsten Pabillano

THAT this meeting adjourns at 4:33pm.

Chair

Committee Secretary



Minutes

Youth Council

March 25, 2022

4:00 pm

Video Conference

Click the following link:

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

Member Absent	Meghan Hymus, Cate Poulton, Kirsten Pabillano, Jordan Partridge
Member Absent	Megan Richardson, Councillor Edney
Staff Present	Darcy Drummond

1. CALL TO ORDER

The Chair called the meeting to order at 4:06 pm.

2. DECLARATION OF PECUNIARY INTEREST

None were declared.

3. AMENDMENTS AND APPROVAL OF AGENDA

Moved By: Meghan Hymus

Seconded By: Kirsten Pabillano

THAT the March 25, 2022, Youth Council meeting agenda be accepted as presented

4. ACCEPTANCE OF MINUTES

Moved By: Cate Poulton

Seconded By: Kirsten Pabillano

THAT the February 25, 2022, Youth Council meeting minutes be approved by the Youth Council and be signed by the Chair and Staff Liaison.

5. BUSINESS ARISING FROM MINUTES

5.1 Eco-Friendly Event

The Seed Library is open in May allowing Youth Council members to select the desired seeds for the event. Beans were suggested as an easy to grow and maintain plant.

The Farmers' Market was contacted about the event running in May at the market. A follow-up contact will occur as no response was given to date. The potential guest speaker will be contacted once a date and location can be confirmed.

Promotional work is complete and ready to launch when a date is approved. Youth Council will put some promotion out as a teaser in the interim.

Youth Council members will connect with other local businesses to explore donations/partnering with the event.

6. UPCOMING MEETINGS

Friday, April 22 at 4pm.

7. ADJOURNMENT

Moved By: Cate Poulton

Seconded By: Meghan Hymus

THAT this meeting adjourn at 4:20 pm

Chair

Committee Secretary

BY-LAW 32-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

**Being a by-law to exempt from Part Lot Control
Block 51, Registered Plan No. 44M-79 in the Town of St. Marys**

- WHEREAS:** Section 50(7) of the Planning Act, R.S.O. 1990, provides that the Council of a local municipality may, by By-law, provide that the Part Lot Control provisions contained in Section 50(5) of the Planning Act, R.S.O. 1990, do not apply to the lands designated in the By-law;
- AND WHEREAS:** The Council of the Corporation of the Town of St. Marys deems it expedient and in the public interest that Block 51, Registered Plan No. 44M-79 in the Town of St. Marys, in the County of Perth, be exempted from the Part Lot Control provisions of the Planning Act.
- THEREFORE:** The Council of The Corporation of the Town of St. Marys hereby enacts as follows:
- 1.** Block 51 in Registered Plan 44M-79 in the Town of St. Marys, in the County of Perth is hereby exempted from Part Lot Control pursuant to Section 50(7) of the Planning Act, R.S.O. 1990 which land is zoned to permit, among other things, townhouse dwellings in conformity with By-law No. Z1-1997 as amended (the Town of St. Marys' Comprehensive Zoning By-law).
 - 2.** This by-law comes into force on the final passing thereof.
 - 3.** Enactment of this By-law shall be deemed to be authorization to the solicitor for the Town to register same in the appropriate Land Registry Office, without further written authorization.
 - 4.** This By-law shall be in effect for one (1) year from the date of adoption of this By-law. Furthermore, this By-law may be repealed, extended, or may be amended to delete part of the lands described herein by the Council of The Corporation of the Town of St. Marys.
 - 5.** This By-law shall be registered in the Registry Office for the County of Perth, pursuant to Section 50(28) of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this 12th day of April, 2022.

Mayor Al Stratthdee

Jenna McCartney, Clerk

BY-LAW 33-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

**Being a by-law to exempt from Part Lot Control
Block 53, Registered Plan No. 44M-79 in the Town of St. Marys**

- WHEREAS:** Section 50(7) of the Planning Act, R.S.O. 1990, provides that the Council of a local municipality may, by By-law, provide that the Part Lot Control provisions contained in Section 50(5) of the Planning Act, R.S.O. 1990, do not apply to the lands designated in the By-law;
- AND WHEREAS:** The Council of the Corporation of the Town of St. Marys deems it expedient and in the public interest that Block 53, Registered Plan No. 44M-79 in the Town of St. Marys, in the County of Perth, be exempted from the Part Lot Control provisions of the Planning Act.
- THEREFORE:** The Council of The Corporation of the Town of St. Marys hereby enacts as follows:
1. Block 53 in Registered Plan 44M-79 in the Town of St. Marys, in the County of Perth is hereby exempted from Part Lot Control pursuant to Section 50(7) of the Planning Act, R.S.O. 1990 which land is zoned to permit, among other things, townhouse dwellings in conformity with By-law No. Z1-1997 as amended (the Town of St. Marys' Comprehensive Zoning By-law).
 2. This by-law comes into force on the final passing thereof.
 3. Enactment of this By-law shall be deemed to be authorization to the solicitor for the Town to register same in the appropriate Land Registry Office, without further written authorization.
 4. This By-law shall be in effect for one (1) year from the date of adoption of this By-law. Furthermore, this By-law may be repealed, extended, or may be amended to delete part of the lands described herein by the Council of The Corporation of the Town of St. Marys.
 5. This By-law shall be registered in the Registry Office for the County of Perth, pursuant to Section 50(28) of the Planning Act, R.S.O. 1990.

Read a first, second and third time and finally passed this 12th day of April, 2022.

Mayor Al Strathdee

Jenna McCartney, Clerk

BY-LAW 34-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to authorize the signing of an agreement between the Corporation of the Town of St. Marys and Her Majesty the Queen in the right of the Province of Ontario represented by the Minister of Transportation for the Province of Ontario and related to funding provided under the 2021/2022 Dedicated Gas Tax Funds for Public Transportation program.

WHEREAS: The Province of Ontario provides funding on an annual basis through the Dedicated Gas Tax Funds for Public Transportation Program;

AND WHEREAS: The Corporation of the Town of St. Marys provides a public transportation service through St. Marys and Area Mobility Services that includes services to, and receives financial contributions from, the Township of Perth South, the Municipality of Thames Centre, and the Township of Zorra;

AND WHEREAS: The Corporation of the Town of St. Marys deems it expedient to enter into an Agreement with the Province of Ontario;

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

1. That the Mayor and the Clerk are hereby authorized to execute the Letter of Agreement on behalf of the Town of St. Marys between the Corporation of the Town of St. Marys and her Majesty the Queen in the right of the Province of Ontario related to funding provided under the Dedicated Gas Tax Funds for Public Transportation Program.
2. That a copy of the said Agreement is attached hereto this By-law, and to affix the corporate seal of the Corporation of the Town of St. Marys.
3. This By-law comes into force and takes effect on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of April 2022.

Mayor Al Strathdee

Jenna McCartney, Clerk

BY-LAW 35-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to authorize an Agreement between The Corporation of the Town of St. Marys and Black and McDonald Ltd. and to authorize the Mayor and Clerk to execute the Agreement.

- WHEREAS:** Section 5(3) of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;
- AND WHEREAS:** The Corporation of the Town of St. Marys authorized the procurement of HVAC replacement for the two-thirds room at the Pyramid Recreation Centre (the “Project”) and received a proposal from Black and McDonald Ltd. which was subsequently approved by Council on April 12, 2022;
- AND WHEREAS:** The Corporation of the Town of St. Marys deems it expedient to enter into an agreement with Black and McDonald Ltd. (the “Agreement”) for the purpose of clarifying and delineating the respective rights, obligations and of the delivery of the Project;
- AND WHEREAS:** It is appropriate to authorize the Mayor and the Clerk to execute the Agreement on behalf of the Town;
- NOW THEREFORE:** The Council of the Corporation of the Town of St. Marys hereby enacts as follows:
1. That the Agreement between The Corporation of the Town of St. Marys and Black and McDonald Ltd., attached hereto as Appendix “A”, is hereby authorized and approved.
 2. That the Mayor and Clerk are hereby authorized to execute the Agreement on behalf of The Corporation of the Town of St. Marys.
 3. This by-law comes into force and takes effect on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of April 2022.

Mayor Al Stratthdee

Jenna McCartney, Clerk

THE CORPORATION OF THE TOWN OF ST. MARYS
BY-LAW NO. 36-2022
TO ADOPT AMENDMENT NO. 38 TO THE TOWN OF ST. MARYS OFFICIAL PLAN

The Council of the Corporation of the Town of St. Marys in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990 hereby enacts as follows:

1. Amendment No. 38 to the Town of St. Marys Official Plan, consisting of the attached explanatory text and schedule, is hereby adopted.
2. That the Clerk is hereby authorized and directed to proceed with the giving of written notice of the Town's decision in accordance with the provisions of the Planning Act, R.S.O. 1990.
3. 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 this 12th day of April, 2022.

Mayor Al Stratheed

Jenna McCartney, Clerk

BY-LAW 37-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to encourage tree preservation and to require re-planting compensation for the injury and destruction of trees on various properties within the Town of St. Marys

- WHEREAS:** Town Council has determined that it is desirable to enact a By-law to encourage tree preservation and to require re-planting compensation for the injury and destruction of trees on various properties within the Town of St. Marys;
- AND WHEREAS:** Subsection 5(3) of the Municipal Act, 2001, S.O. 2001, c.25, as amended ("Municipal Act, 2001") provides that a municipal power shall be exercised by by-law;
- AND WHEREAS:** Pursuant to subsection 135(1) of the Municipal Act, 2001, without limiting sections 9 and 10, a municipality may prohibit or regulate the destruction or injuring of trees;
- AND WHEREAS:** Subsection 391(1) of the Municipal Act, 2001 provides that a municipality may impose fees and charges on persons;
- AND WHEREAS:** Subsection 391(1) of the Municipal Act, 2001 provides that a municipality may impose fees and charges on persons;
- AND WHEREAS:** Sections 429, 431, 444 and 445 of the Municipal Act, 2001 provide for a system of fines and other enforcement orders;
- NOW THEREFORE:** The Council of the Corporation of the Town of St. Marys hereby enacts as follows:

1. DEFINITIONS

1.1. For the purpose of this by-law:

"Applicant" means the Landowner or the Landowner's authorized representative or agent acting on behalf of the Landowner;

"Arborist" means an arborist qualified by the Ontario Ministry of Training, Colleges and Universities; a certified arborist with the International Society of Arboriculture; a consulting arborist registered with the American Society of Consulting Arborists; or a Registered Professional Forester;

"Arborist Report" means a written report by an Arborist that contains the following:

- a) correct identification of the location, species, size and condition of Trees;
- b) states the Arborist's opinion why a Tree should be Injured or Destroyed , and whether it represents Good Arboricultural Practices or Good Forestry Practices;
- c) describes how the Tree is proposed to be Injured or Destroyed;

- d) an analysis and description of any reasonable alternatives to the Tree Injury or Destruction or an analysis and description as to why there are no reasonable alternatives to the Tree Injury or Destruction;
- e) calculation of the number of Replacement Trees based on the standards set out in this by-law, identifying the caliper and the species to be used for replacement based on the Town's species list;
- f) if Trees are to be Injured but not Destroyed, description of maintenance strategies and protection measures to be implemented;
- g) if requested by the Town, further information such as Tree or Trees on adjacent properties that may be affected, and an aerial map representation showing the Critical Root Zone of those Trees; and
- h) the professional accreditation of the Arborist (e.g. International Society of Arboriculture (ISA) Certification Number);

"Destroy" means to cut down, remove, uproot, unearth, topple, burn, bury, shatter, poison, or in any way cause a Tree to die or be killed, or where the extent of Injury caused to a live Tree or disturbance of any part of its Critical Root Zone is such that it is likely to die or be killed, excepting where a Tree and/or its roots are killed by natural causes. The terms "Destroyed" and "Destruction" shall have a corresponding meaning;

"Good Arboricultural Practices" means the implementation of the most recent techniques or methods of Tree management as recommended by the International Society of Arboriculture or their successor;

"Good Forestry Practices" has the same meaning as defined in the Forestry Act R.S.O. 1990 c. F.26;

"Injure" means to harm, damage or impair the natural function or form of a Tree, including its roots within the Critical Root Zone, by any means excepting injury by natural causes, and includes but is not limited to carving, drilling, injection, exploding, shattering, improper Pruning that fails to meet Good Arboricultural Practices, removal of bark, deliberate introduction of decay fungi, inserting or driving foreign objects into or through the Tree or its roots, soil compaction, root excavation, suffocation, drowning, burying or poisoning. The terms "Injury", "Injuring" and "Injured" shall have a corresponding meaning;

"Landowner" means a person having title in the land on which the Tree(s) are situated;

"Qualified Person" means a person who has satisfactory qualification, experience, education or knowledge to be an expert in the matter;

"Replacement Tree" means a Tree of a size and type determined by this by-law that is required to be planted to replace a Tree Destroyed;

"Security" means a cash deposit or an irrevocable letter of credit from a financial institution to specify and lodge a sum of money as determined by the Town as a condition of a Tree compensation agreement;

"Site" means the general area where activities subject to this by-law are planned or executed, and in the case of a tract of land that extends over multiple landholdings, each separate landholding is a separate "Site";

“Tree” means a woody perennial plant, whether alive or dead, healthy or unhealthy, including saplings or seedlings and including the root system, where the plant has reached, could reach, or could have reached a height of at least 4.5 metres (15 feet) at physiological maturity;

1.2. In this by-law, words importing the singular number include the plural and vice versa, unless the context requires otherwise.

2. SCOPE

2.1. This by-law applies to private property in the Town of St. Marys:

- a) To all properties with an open pre-consultation or application seeking an approval under the *Planning Act*;
- b) To all properties that are equal to or greater than 1.5 acres in size.

3. EXEMPTIONS

3.1. This by-law does not apply to:

- a) Activities or matters undertaken by a municipality or a local board of a municipality;
- b) Activities or matters undertaken under a licence issued under the Crown Forest Sustainability Act, 1994;
- c) The Injuring or Destruction of Trees by a person licensed under the Surveyors Act, to engage in the practice of cadastral surveying or their agent, while making a survey;
- d) The Injuring or Destruction of Trees by a transmitter or distributor, as those terms are defined in section 2 of the Electricity Act, 1998, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section;
- e) The Injuring or Destruction of Trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the Aggregate Resources Act;
- f) the Injuring or Destruction of Trees undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land,
 - i. that has not been designated under the Aggregate Resources Act or a predecessor of that Act, and
 - ii. on which a pit or quarry is a permitted land use under a By-law passed under section 34 of the Planning Act;
- g) The Injuring or Destruction of Trees that are a noxious weed as defined in the Weed Control Act, R.S.O. 1990, c. W.5 if the Injury or Destruction is being controlled by an appropriate method under the oversight or direction of a Qualified Person and no Trees other than a noxious weed are being Injured or Destroyed;
- h) The Injuring or Destruction of Trees undertaken by a Conservation Authority or any private Landowner on its own lands or in response to a Declared Emergency;
- i) The Injuring or Destruction of Trees at the direction of Emergency Services;

- j) Pruning that is necessary to maintain the health and condition of the Tree and is carried out in accordance with Good Arboricultural Practices;
- k) Injury or Destruction of a Tree that is located within a building, a solarium, or a rooftop garden;
- l) Injury or Destruction of a Tree that is an immediate threat to health or safety;
- m) Injury or Destruction of the Tree that is required by a Property Standards Order issued under the Building Code Act;
- n) Injury or Destruction that is a Normal Farm Practice as defined in the Farming and Food Production Protection Act, 1998, S.O. 1998, c.1.;
- o) Injury or Destruction of a Tree that is located within a cemetery; or
- p) Injury or Destruction of a Tree that is located within an actively managed golf course.

4. REQUIREMENTS FOR TREE COMPENSATION

4.1. No Landowner, or person acting on behalf of a Landowner, shall Injure or Destroy a Tree or cause or permit the Injury or Destruction of a Tree unless compensation for the Injury or Destruction is provided.

4.2. Replacement Tree compensation for the Injury or Destruction of a Tree shall be approved by the Town prior to the Injury or Destruction of the Tree.

4.3. The Landowner shall ensure that the number of Replacement Trees as determined by this by-law are planted on the same Site by the date agreed to with the Town.

4.4. Compensation for any Tree Destroyed shall be provided by a Landowner following one of the two methods described below:

4.4.1 Simplified Process

- a) The number of Replacement Trees required for any Trees Destroyed shall be calculated at the Town's replacement ratio of 3:1 (three Replacement Trees required to be planted for every one Tree removed, regardless of age or condition of the Tree).
- b) The species, or choice of species, size and location of Replacement Trees shall be reviewed by Town staff and approved by Town Council.
- c) Where there is insufficient space and some or all the Replacement Trees cannot be accommodated on the Site, the Landowner and/or Applicant shall provide the Town cash in lieu for Replacement Trees by multiplying (the number of Replacement Trees that could not be planted on Site due to insufficient space) x (\$200, the Town's rate to procure a Tree and provide maintenance for a one (1) year period).

4.4.2 Arborist Report

- a) Landowner and/or Applicant shall submit an Arborist Report, as defined in this by-law.
- b) The number of living Replacement Trees that will be required shall be based on the chart set out in this section. The diameter of the Tree to be Destroyed, as set out in Column 1, shall correspond to the number of Replacement Trees required, as set out in Column 2.

- c) Where there is insufficient space on the same Site to plant all of the number of Replacement Trees, the Landowner shall plant as many Replacement Trees as the Site will allow as determined by the Arborist Report, and with respect to the number of Replacement Trees that could not be planted due to insufficient space, the Arborist Report shall calculate the cash-in-lieu of Replacement Trees required by multiplying (the number of Replacement Trees that could not be planted on site due to insufficient space) x (\$200, the Town's rate to procure a Tree and provide maintenance for a one (1) year period).

Column 1: Trunk Diameter of Tree Destroyed	Column 2: Number of Replacement Trees Required
50 cm	1
51-60 cm	2
61-70 cm	3
71-80 cm	4
81-90 cm	5
91-100 cm	6
101-110 cm	7
111-120 cm	8
121-130 cm	9
131-140 cm	10
>141 cm	11

4.5. In addition to the above, the Landowner or Applicant shall provide the Town with the following information:

- a) A drawing of the Site showing any proposed development, construction, works, excavation or site alteration that may require the Tree Injury or Destruction, and a schedule for this proposed activity, including start and end dates.
- b) Confirmation of any other matters (past or present Planning applications or otherwise) affecting the land upon which the Tree or Trees are to be Injured or Destroyed.

4.6. The Landowner shall pay all fees required by this by-law within thirty (30) days of the date of the Tree compensation agreement with the Town. The Town shall place all cash in in lieu of Replacement Trees received within in its reserve for parklands.

4.7. If Tree compensation is required for as a condition of an approval Provided under the *Planning Act* , the Town shall require the posting of a Security that the Town may draw upon in full if this by-law is contravened or if there is a failure by the Landowner to fulfil their obligations for Tree compensation, such that Replacement Trees for all or part of the Site has to be done by the Town.

4.8. The Landowner shall ensure that the Injury or Destruction of the Tree is carried out in accordance with Good Arboricultural Practices or Good Forestry Practices

4.9. The Landowner shall allow, at any reasonable time, the Town to inspect the Site.

5. ENFORCEMENT

- 5.1. This by-law may be enforced by a By-law Enforcement Officer.
- 5.2. No person shall hinder or obstruct or attempt to hinder or obstruct the By-law Enforcement Officer in the discharge of duties under this By-law.
- 5.3. Where a By-law Enforcement Officer is satisfied that a contravention of this by-law has occurred, the By-law Enforcement Officer may make an Order to Discontinue Activity requiring the person who contravened the By-law or a person that caused or permitted a contravention of the By-law or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity.
- 5.4. The Order to Discontinue Activity shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date and time by which there must be compliance with the Order to Discontinue Activity.
- 5.5. Where a By-law Enforcement Officer is satisfied that a contravention of this By-law has occurred, the By-law Enforcement Officer may make a Work Order requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to do work to correct the contravention.
- 5.6. A Work Order shall set out reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred, and the work to be done and the date by which the work must be done. This includes, but is not limited to, providing Tree compensation at a ratio deemed appropriate at the sole discretion of the Town Council and/or the By-law enforcement officer.
- 5.7. If a person is required, under a Work Order under this By-law, to do a matter or thing, then in default of it being done by the person so required to do it, the matter or thing may be done by the Town at the person's expense under the direction of a By-law Enforcement Officer.
- 5.8. The Town may recover the costs of doing a matter or thing under this by-law from the person required to do it, by adding the costs to the tax roll for the subject land and collecting them in the same manner as property taxes.
- 5.9. The amount of the costs borne by the Town, including interest, constitutes a lien on the land upon the registration in the proper land registry office of a notice of lien.

6. OFFENSES AND PENALTIES

- 6.1. Any person who contravenes any provision of this by-law, or an Order to Discontinue Activity, or a Work Order, is guilty of an offence.
- 6.2. A director or officer of a corporation who knowingly concurs in the contravention of any provision of this By-law is guilty of an offence.
- 6.3. A person convicted under this by-law is liable to a minimum fine of \$500.00 and a maximum fine of \$100,000.00, where the fine is not a set fine.
- 6.4. Contravention of an Order to Discontinue Activity or a Work Order is a continuing offence, and a person who is convicted of an offence under this By-law is liable, for each day or part of a day that the offence continues, to a minimum fine of \$500 and a maximum fine of \$10,000 and the total of all daily fines for the offence is not limited to \$100,000.

- 6.5. A person convicted under this By-law is liable to a special fine of maximum \$200,000.00 which may be imposed in addition to the regular fine, to eliminate or reduce any economic advantage or gain from contravening the by-law.
- 6.6. Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for by the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended.
- 6.7. Under section 431 of the Municipal Act, 2001, when this by-law is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by the by-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an order:
- a) prohibiting the continuation or repetition of the offence by the person convicted; and
 - b) in the case of a by-law described in section 135 of Municipal Act, 2001, requiring the person convicted to correct the contravention in the manner and within the period that the court considers appropriate.

Read a first, second and third time and finally passed this 12th day of April 2022.

Mayor Al Stratheed

Jenna McCartney, Clerk

BY-LAW 38-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to authorize the signing of an agreement between The Corporation of the Town of St. Marys and MuniSight Ltd.

- WHEREAS:** The Corporation of the Town of St. Marys released COR-15-2022-RFP for the purpose of obtaining a firm to supply and implement a new enterprise resource planning software (the “Project”);
- AND WHEREAS:** A proposal for the Project was submitted by MuniSight Ltd. which was subsequently approved by Council on April 12, 2022;
- AND WHEREAS:** The Corporation of the Town of St. Marys deems it expedient to enter into an Agreement with MuniSight Ltd. for the purpose of clarifying and delineating the respective rights, obligations, payments and billing arrangements of and for the delivery of the Project;
- NOW THEREFORE:** The Council of the Corporation of the Town of St. Marys hereby enacts as follows:
- 1.** That the Mayor and the Clerk are hereby authorized to execute an Agreement on behalf of The Corporation of the Town of St. Marys between The Corporation of the Town of St. Marys and MuniSight Ltd.
 - 2.** That a copy of the said Agreement is attached hereto this By-law, and to affix the corporate seal of the Corporation of the Town of St. Marys.
 - 3.** This by-law comes into force and takes effect on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of April 2022.

Mayor Al Stratthdee

Jenna McCartney, Clerk

BY-LAW 39-2022

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to appoint persons to a Board of Management for the Business Improvement Area, and to amend By-law 97-2019.

- WHEREAS:** The Council of The Corporation of the Town of St. Marys has the authority under Section 204 of *Municipal Act, 2001*, S.O. 2001, c.25, as amended, to appoint persons to a Board of Management for the Business Improvement Area of the Town of St. Marys;
- AND WHEREAS:** Kyle Burnside was appointed to the Business Improvement Area Board of Management, and has since resigned;
- AND WHEREAS:** _____ was nominated to fill the vacancy,
- NOW THEREFORE:** The Council of The Corporation of the Town of St. Marys hereby enacts as follows:
1. That the appointment of Kyle Burnside as a member of the Business Improvement Area's Board of Management be rescinded.
 2. That By-law 97-2019 be amended to remove Kyle Burnside.
 3. That Council accept the nomination of _____, and that _____ be appointed to the Business Improvement Area's Board of Management.
 4. That _____ be added to By-law 94-2018 as members of the Board of Management.
 5. 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 April 2022.

Mayor Stratthdee

Jenna McCartney, Clerk

BY-LAW 40-2022

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 April 12, 2022

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 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 April 2022 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 April 2022.

Mayor Al Stratthdee

Jenna McCartney, Clerk