



**Regular Council Meeting Agenda**  
**August 18<sup>th</sup> 2021**

<https://us02web.zoom.us/j/88474231717?pwd=UjJ0QmtBQWxBenhvaG5ldHJlWDNpUT09>

**1. CALL TO ORDER: Minutes of July 21<sup>st</sup> 2021**

**2. DISCLOSURES OF PECUNIARY INTEREST: Statements for the Month of July 2021**

**3. DELEGATIONS: Dave Lillie, Investments**

**4. STAFF AND COMMITTEE REPORTS: August 2021**

**5. ADOPT ADDENDUM:**

**A. 6. OLD BUSINESS:**

1. Receive RfQ for a Planner to prepare an Official Plan Amendment to incorporate a Community Improvement Plan
2. General discussion to create a list of ideas for inclusion in a CIP

**B. 7. NEW BUSINESS:**

- 1.

**C. 8. INFORMATION:**

1. Amendments to the Main Street Recovery Act

**D. 9. MEETINGS/WORKSHOPS:**

- 1.

**10. NOTICE OF MOTION:**

1. Staff recommendation to reduce the speed limit on Government Road from Civic # 4715 to the intersection at Puddingstone Road.

**11. CLOSED SESSION:**

1. To receive an offer to purchase Municipal Property, Lots 4-5-6 on Amory Street
2. To review draft correspondence from the Municipal Lawyer

**12. ADJOURNMENT:**



The Corporation of the Township of Johnson

**DECLARATION OF PECUNIARY INTEREST – Municipal Conflict of Interest Act**

I, Council member (print) \_\_\_\_\_, declare a potential (deemed/direct/indirect) pecuniary interest on Council Agenda (check) \_\_\_\_ Committee Agenda (check) \_\_\_\_

Dated \_\_\_\_\_ Agenda Item Number \_\_\_\_\_

Agenda description of item \_\_\_\_\_ for the following reason:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of member of council or committee

\_\_\_\_\_  
print name

**NOTE: To be recorded in a registry along with the associated Minutes and available upon request for public inspection**  
\*\*\*\*\*

**Definition of interests:**

**Indirect pecuniary interest**

2 For the purposes of this Act, a member has an indirect pecuniary interest in any matter in which the council or local board, as the case may be, is concerned, if,

- (a) the member or his or her nominee,
  - (i) is a shareholder in, or a director or senior officer of, a corporation that does not offer its securities to the public,
  - (ii) has a controlling interest in or is a director or senior officer of, a corporation that offers its securities to the public, or
  - (iii) is a member of a body,

that has a pecuniary interest in the matter; or

(b) the member is a partner of a person or is in the employment of a person or body that has a pecuniary interest in the matter. R.S.O. 1990, c. M.50, s. 2.

**Interest of certain persons deemed that of member**

3 For the purposes of this Act, the pecuniary interest, direct or indirect, of a parent or the spouse or any child of the member shall, if known to the member, be deemed to be also the pecuniary interest of the member. R.S.O. 1990, c. M.50, s. 3; 1999, c. 6, s. 41 (2); 2005, c. 5, s. 45 (3).



Agenda Item MINUTES  
Date: 8-18-21

*Minutes of the Regular Meeting*  
*July 21<sup>st</sup> 2021*  
**ELECTRONIC MEETING**

The following minutes are comprised of resolutions and the Clerk's interpretation of the meeting. The meeting was called to order at 5:31 PM.

Present: B. Mersereau, G. Grant, J. Kern, D. MacFarlane, R. McKinnon  
Staff: G. Martin, H. Tener

No declaration of pecuniary interest was declared.

Delegation: Dave Lillie of IPC Investment Corporation presented to Council opportunities for investing of the Municipal Reserves that would yield a much higher return than the current Bank GIC's.

Res: 85-2021 G. Grant, R. McKinnon

Be it resolved that Council approves the investing of Reserves with IPC Investment Corporation. (cd)

Clerk's verbal Report: The Town of Bruce Mines has agreed to enter into an arrangement to share a Recreation Co-ordinator. The lifting of COVID restrictions will allow us to advertise and promote the use of the Arena, Hall and Kitchen. We have begun to receive calls asking if the facility is or will be available for rent. The kitchen has been closed since April due to the stove being locked out until cleaned and serviced. Staff are washing down walls and ceilings and would like at this time to repaint the kitchen before it is used again. Council has agreed to end the rental agreement for the Kitchen in the Hall to permit the return to normal use and renting options for the public. The Water Plant will be shut down for a few hours to permit the replacement of a high-pressure valve. This shut down of water will require a boil water advisory and notice will be provided to the residents affected. Gordon Lake Hall had a water pipe leak and resulted in some damages, the insurance company has been notified and an investigation and claim have been filed. The office has been experiencing some issues with uploading documents to the Township Website, this has been resolved.

Res: 86-2021 R. McKinnon, J. Kern

Be it resolved that Council agrees to share a Recreation Co-ordinator with the Town of Bruce Mines. (cd)

Res: 87-2021 D. MacFarlane, J. Kern

Be it resolved that Council adopts the Minutes of June 23<sup>rd</sup> 2021 as presented. (cd)

Res: 88-2021 J. Kern, G. Grant

Be it resolved that Council approves the Statements for June 2021 as presented. (cd)

Res: 89-2021 R. McKinnon, J. Kern

Be it resolved that Council provides second and final reading and review of the 2021 Municipal Budget; and Hereby, passes By-Law 2021-1002 adopting the Budget and Tax Rates for 2021 representing the policies, procedures and practices of the Township. (cd)

Res: 90-2021 G. Grant, D. MacFarlane

Be it resolved that Council approves the insert of information to accompany the Final Tax Notices as presented. (cd)

Res: 91-2021 G. Grant, D. MacFarlane

Be it resolved that Council adopts the Community Safety and Well Being Plan for the Township as presented. (cd)

Res: 92-2021 R. McKinnon, J. Kern

Be it resolved that Council approves the quote and options for the cleanout and rehabilitation of the Lagoons from Bishop Water in the amount of approximately \$186,398.00. (cd)

Res: 93-2021 J. Kern, D. MacFarlane

Be it resolved that Council passes By-Law 2021-1003 being the adoption of a Zoning By-Law Amendment for Application ZBA-01-089, Applicant R. Spina(cd)

Res: 94-2021 D. MacFarlane, G. Grant

Be it resolved that Council supports the resolution from the City of St Catharines seeking better treatment and research into Lyme Disease. (cd)

Res: 95-2021 D. MacFarlane, J. Kern

Be it resolved that Council supports the Job Description for the Landfill Attendant as provided by Tarbutt staff; and  
Further, Council supports the application to MECP to amend the Landfill C of A to allow for the acceptance of and use of non-hazardous contaminated soil from the area, Sault Ste Marie to Thessalon including St Joseph Island; and  
Finally, Council supports some form of financial compensation for the work performed in managing the share shed. (cd)

Res: 96-2021 G. Grant, D. MacFarlane

Be it resolved that Council passes By-Law 2021-1004 being a by-law to adopt, ratify and confirm the actions of Council. (cd)

Res: 97-2021 R. McKinnon, J. Kern

Be it resolved that Council adjourns at 6:14 PM until the next schedule meeting of Council or at the call of the Mayor. (cd)

Deputy Mayor \_\_\_\_\_  
R. McKinnon

Clerk \_\_\_\_\_  
G. Martin

Date: \_\_\_\_\_

Corp. of the Township of Johnson  
 Departmental Income Statement 01/01/2021 to 07/31/2021  
**TOTAL INCOME & EXPENSE**

Agenda Item STATEMENTS

Date: 8-18-21

|                                      | 2020 Budget         | Dec 31 2020         | 2020<br>Variance   | 2021 Budget         | Jul 31 2021       | 2021 Variance     |
|--------------------------------------|---------------------|---------------------|--------------------|---------------------|-------------------|-------------------|
| <b>REVENUE</b>                       |                     |                     |                    |                     |                   |                   |
| <b>Tax Revenue</b>                   |                     |                     |                    |                     |                   |                   |
| Tax Levy - Municipal                 | 1,419,158.00        | 1,416,065.24        | 3,092.76           | 1,598,509.32        | 859,168.93        | 739,340.39        |
| Tax Levy - English Public            | 115,241.00          | 166,892.80          | -51,651.80         | 163,410.42          | 0.00              | 163,410.42        |
| Tax Levy - French Public             | 1,600.00            | 1,508.09            | 91.91              | 461.76              | 0.00              | 461.76            |
| Tax Levy - English Separate          | 57,937.00           | 16,945.14           | 40,991.86          | 14,630.22           | 0.00              | 14,630.22         |
| Tax Levy - French Separate           | 8,456.00            | 3,017.16            | 5,438.84           | 1,852.54            | 0.00              | 1,852.54          |
| Taxes - Tax Certificates             | 750.00              | 1,110.00            | -360.00            | 0.00                | 380.00            | -380.00           |
| Taxes - Penalty & Interest           | 22,500.00           | 23,325.53           | -825.53            | 0.00                | 3,879.70          | -3,879.70         |
| <b>Total Tax Levy</b>                | <b>1,625,642.00</b> | <b>1,628,863.96</b> | <b>-3,221.96</b>   | <b>1,778,864.26</b> | <b>863,428.63</b> | <b>915,435.63</b> |
| <b>Grants</b>                        |                     |                     |                    |                     |                   |                   |
| Grants - Federal                     | 38,310.00           | 0.00                | 38,310.00          | 0.00                | 0.00              | 0.00              |
| Grants - Provincial                  | 582,005.00          | 836,855.05          | -254,850.05        | 864,271.91          | 521,862.61        | 342,409.30        |
| Grants - Gas Tax                     | 45,565.02           | 132,601.60          | -87,036.58         | 47,636.16           | 47,636.16         | 0.00              |
| Transfer To Reserves                 | 0.00                | 0.00                | 0.00               | 266,000.00          | 0.00              | 266,000.00        |
| <b>Total Grants</b>                  | <b>665,880.02</b>   | <b>969,456.65</b>   | <b>-303,576.63</b> | <b>1,177,908.07</b> | <b>569,498.77</b> | <b>608,409.30</b> |
| <b>Utility Environmental Revenue</b> |                     |                     |                    |                     |                   |                   |
| Utilities - Water Charges            | 126,000.00          | 114,330.93          | 11,669.07          | 108,360.00          | 50,222.83         | 58,137.17         |
| Utilities - Water Capital Charges    | 15,300.00           | 16,200.00           | -900.00            | 16,200.00           | 13,400.00         | 2,800.00          |
| Utilities - Water Other              | 1,500.00            | 462.80              | 1,037.20           | 0.00                | 437.75            | -437.75           |
| Utilities - Sewer Charges            | 34,000.00           | 31,993.34           | 2,006.66           | 32,400.00           | 13,895.00         | 18,505.00         |
| Utilities - Sewer Capital Charges    | 5,400.00            | 4,900.00            | 500.00             | 4,900.00            | 78.57             | 4,821.43          |
| Utilities - Sewer Other              | 3,700.00            | 0.00                | 3,700.00           | 0.00                | 0.00              | 0.00              |
| Utilities - Transfer Reserves        | 0.00                | 0.00                | 0.00               | 0.00                | 0.00              | 0.00              |
| <b>Utility Environmental Total</b>   | <b>185,900.00</b>   | <b>167,887.07</b>   | <b>18,012.93</b>   | <b>161,860.00</b>   | <b>78,034.15</b>  | <b>83,825.85</b>  |
| <b>Arena Revenue</b>                 |                     |                     |                    |                     |                   |                   |
| Arena - Ice Rental                   | 56,000.00           | 20,026.60           | 35,973.40          | 2,500.00            | 0.00              | 2,500.00          |
| Arena - Public Skating               | 1,200.00            | 913.00              | 287.00             | 2,000.00            | 0.00              | 2,000.00          |
| Arena - Hall Rental                  | 0.00                | 1,239.72            | -1,239.72          | 2,000.00            | 106.50            | 1,893.50          |
| <b>Arena Subtotal</b>                | <b>57,200.00</b>    | <b>22,179.32</b>    | <b>35,020.68</b>   | <b>6,500.00</b>     | <b>106.50</b>     | <b>6,393.50</b>   |
| <b>Recreation Revenue</b>            |                     |                     |                    |                     |                   |                   |
| Recreation - Adult Hockey            | 14,000.00           | 8,460.00            | 5,540.00           | 10,000.00           | 0.00              | 10,000.00         |
| Recreation - Misc Programs           | 53,000.00           | 9,026.54            | 43,973.46          | 10,000.00           | 800.00            | 9,200.00          |
| Recreation - Gordon Lake Hall        | 1,050.00            | 415.95              | 634.05             | 500.00              | 0.00              | 500.00            |
| <b>Recreation Subtotal</b>           | <b>68,050.00</b>    | <b>17,902.49</b>    | <b>50,147.51</b>   | <b>20,500.00</b>    | <b>800.00</b>     | <b>19,700.00</b>  |
| <b>Other Revenue</b>                 |                     |                     |                    |                     |                   |                   |
| Interest Revenue                     |                     |                     |                    |                     | 23.51             | -23.51            |
| Fire Emergency Calls                 | 5,000.00            | 6,547.50            | -1,547.50          | 5,000.00            | 14,398.60         | -9,398.60         |

## TOTAL INCOME & EXPENSE

|                                    | 2020 Budget         | Dec 31 2020         | 2020<br>Variance   | 2021 Budget         | Jul 31 2021         | 2021 Variance       |
|------------------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| Fire Permits                       | 1,500.00            | 1,270.00            | 230.00             | 0.00                | 0.00                | 0.00                |
| Building Permits                   | 12,000.00           | 12,879.40           | -879.40            | 12,000.00           | 6,174.00            | 5,826.00            |
| Joint Waste other Municipalities   | 15,000.00           | 19,523.69           | -4,523.69          | 22,000.00           | 21,118.05           | 881.95              |
| Cemetery Revenue                   | 600.00              | 713.00              | -113.00            | 700.00              | 500.00              | 200.00              |
| Kitchen Rentals                    | 3,300.00            | 2,712.40            | 587.60             | 3,000.00            | 3,300.00            | -300.00             |
| Planning/Zoning Fees               | 5,000.00            | 5,559.22            | -559.22            | 2,500.00            | 0.00                | 2,500.00            |
| Miscellaneous Revenue              | 9,662.00            | 27,010.05           | -17,348.05         | 18,095.37           | 10,353.25           | 7,742.12            |
| Donations                          | 0.00                | 500.00              | -500.00            | 100.00              | 100.00              | 0.00                |
| Equipment Project Expense - Offset | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| <b>Total Other Revenue</b>         | <b>52,062.00</b>    | <b>76,715.26</b>    | <b>-24,653.26</b>  | <b>63,395.37</b>    | <b>55,967.41</b>    | <b>7,451.47</b>     |
|                                    |                     |                     |                    |                     |                     |                     |
| <b>TOTAL REVENUE</b>               | <b>2,654,734.02</b> | <b>2,883,004.75</b> | <b>-228,270.73</b> | <b>3,209,027.70</b> | <b>1,567,835.46</b> | <b>1,641,215.75</b> |
|                                    |                     |                     |                    |                     |                     |                     |
| <b>EXPENSE</b>                     |                     |                     |                    |                     |                     |                     |
|                                    |                     |                     |                    |                     |                     |                     |
| <b>Payroll Expense</b>             |                     |                     |                    |                     |                     |                     |
| <b>Total Payroll</b>               | <b>771,073.00</b>   | <b>800,931.63</b>   | <b>-29,858.63</b>  | <b>741,571.02</b>   | <b>399,977.16</b>   | <b>341,593.86</b>   |
|                                    |                     |                     |                    |                     |                     |                     |
| <b>School Board Expense</b>        |                     |                     |                    |                     |                     |                     |
| Tax Expense - English Public       | 115,241.00          | 166,892.80          | -51,651.80         | 163,410.42          | 81,209.00           | 82,201.42           |
| Tax Expense - French Public        | 1,600.00            | 1,508.09            | 91.91              | 461.76              | 523.91              | -62.15              |
| Tax Expense - English Seperate     | 57,937.00           | 16,945.14           | 40,991.86          | 14,630.22           | 7,481.88            | 7,148.34            |
| Tax Expense - French Seperate      | 8,456.00            | 3,017.16            | 5,438.84           | 1,852.54            | 1,090.54            | 762.00              |
| <b>Total School Board Expense</b>  | <b>183,234.00</b>   | <b>188,363.19</b>   | <b>-5,129.19</b>   | <b>180,354.94</b>   | <b>90,305.33</b>    | <b>90,049.61</b>    |
|                                    |                     |                     |                    |                     |                     |                     |
| <b>Expenses</b>                    |                     |                     |                    |                     |                     |                     |
| Accounting & Legal                 | 65,000.00           | 47,789.56           | 17,210.44          | 30,000.00           | 35,794.94           | -5,794.94           |
| Advertising                        | 1,300.00            | 3,568.05            | -2,268.05          | 1,800.00            | 267.36              | 1,532.64            |
| Elections                          | 500.00              | 0.00                | 500.00             | 0.00                | 0.00                | 0.00                |
| Banking \ Late Fees                | 3,350.00            | 28,213.22           | -24,863.22         | 3,400.00            | 3,013.89            | 386.11              |
| Business Fees & Licenses           | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Training \ Conferences             | 22,500.00           | 24,941.19           | -2,441.19          | 5,900.00            | 781.65              | 5,118.35            |
| Cash Short/Over                    | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Courier & Postage                  | 0.00                | 0.00                | 0.00               | 3,000.00            | 1,413.50            | 1,586.50            |
| Memberships & Subscriptions        | 7,629.00            | 6,533.53            | 1,095.47           | 7,100.00            | 3,460.09            | 0.00                |
| Travel & Meals                     | 11,250.00           | 1,437.87            | 9,812.13           | 1,700.00            | 0.00                | 1,700.00            |
| Currency Exchange & Rounding       | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Tax Adjustments                    | 0.00                | 10,510.01           | -10,510.01         | 0.00                | 0.00                | 0.00                |
| Insurance                          | 76,146.00           | 78,605.34           | -2,459.34          | 89,348.65           | 89,348.65           | 0.00                |
| Office Supplies                    | 19,950.00           | 12,243.59           | 7,706.41           | 10,700.00           | 3,101.24            | 7,598.76            |
| Computer Supplies\Services         | 0.00                | 0.00                | 0.00               | 11,200.00           | 6,500.14            | 4,699.86            |
| Property Taxes                     | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Utilities Expense                  | 116,600.00          | 63,198.70           | 53,401.30          | 88,100.00           | 45,341.62           | 0.00                |
| Telephone\Internet                 | 18,725.00           | 11,074.63           | 7,650.37           | 15,600.00           | 10,623.96           | 4,976.04            |
| Miscellaneous Expenses             | 53,100.00           | 61,656.76           | -8,556.76          | 15,500.00           | 2,598.62            | 12,901.38           |

## TOTAL INCOME & EXPENSE

|                                     | 2020 Budget         | Dec 31 2020         | 2020<br>Variance   | 2021 Budget         | Jul 31 2021         | 2021 Variance       |
|-------------------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| Equipment Costs - Projects          | 0.00                | 0.00                | 0.00               | 0.00                | 8,282.50            | -8,282.50           |
| Small Equipment                     | 7,700.00            | 2,026.08            | 5,673.92           | 5,800.00            | 0.00                | 5,800.00            |
| Equipment Rental                    | 0.00                | 39,742.86           | -39,742.86         | 40,600.00           | 9,789.62            | 30,810.38           |
| Equipment Repairs & Maintenance     | 217,230.00          | 94,110.75           | 123,119.25         | 130,000.00          | 39,423.53           | 90,576.47           |
| Consumables                         | 0.00                | 3,656.00            | -3,656.00          | 32,700.00           | 808.67              | 31,891.33           |
| Building Maintenance                | 55,210.00           | 12,576.57           | 42,633.43          | 29,000.00           | 8,774.63            | 0.00                |
| Loan Interest                       | 116,004.29          | 101,935.27          | 14,069.02          | 111,000.00          | 5,574.68            | 105,425.32          |
| Vehicle Fuel/Gas                    | 35,000.00           | 28,826.61           | 6,173.39           | 36,000.00           | 21,439.77           | 0.00                |
| Equipment Depreciation              | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Building Depreciation               | 0.00                | 291,466.66          | -291,466.66        | 0.00                | 0.00                | 0.00                |
| Roads Depreciation                  | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Utilities Environment Depreciation  | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Materials                           | 309,500.00          | 190,998.65          | 118,501.35         | 252,206.39          | 109,368.44          | 0.00                |
| Roads Paved                         | 0.00                | 0.00                | 0.00               | 119,280.00          | 0.00                | 0.00                |
| Roads Upaved                        | 0.00                | 0.00                | 0.00               | 0.00                | 30,634.09           | -30,634.09          |
| Bridges & Culverts                  | 0.00                | 0.00                | 0.00               | 0.00                | 0.00                | 0.00                |
| Joint Landfill                      | 55,000.00           | 86,123.71           | -31,123.71         | 81,000.00           | 19,874.35           | 61,125.65           |
| Rail Maintenance \ Flashers         | 20,000.00           | 21,934.98           | -1,934.98          | 21,312.00           | 9,949.40            | 11,362.60           |
| Funded Projects                     | 37,682.73           | 0.00                | 37,682.73          | 386,121.92          | 0.00                | 386,121.92          |
| Policing Services                   | 161,000.00          | 148,295.00          | 12,705.00          | 152,393.00          | 87,321.13           | 65,071.87           |
| 911                                 | 500.00              | 0.00                | 500.00             | 1,650.00            | 38.80               | 1,611.20            |
| EMO Emergency Management            | 1,000.00            | 754.57              | 245.43             | 1,200.00            | 600.00              | 600.00              |
| Algoma Public Health                | 28,546.00           | 25,670.46           | 2,875.54           | 27,467.00           | 0.00                | 27,467.00           |
| Hospital Services                   | 8,000.00            | 6,500.00            | 1,500.00           | 8,000.00            | 1,152.00            | 6,848.00            |
| Library Services                    | 2,405.00            | 2,450.00            | -45.00             | 2,405.00            | 0.00                | 2,405.00            |
| Algoma District Services Board      | 330,939.00          | 330,939.00          | 0.00               | 336,443.00          | 221,506.65          | 0.00                |
| Contracts                           | 26,265.00           | 169,326.21          | -143,061.21        | 145,800.00          | 180,996.71          | -35,196.71          |
| Chief Bldg Officer Contract         | 19,500.00           | 15,134.00           | 4,366.00           | 15,000.00           | 9,825.85            | 5,174.15            |
| Planning                            | 30,000.00           | 0.00                | 30,000.00          | 29,000.00           | 4,359.97            | 24,640.03           |
| MPAC Contract                       | 0.00                | 43,670.92           | -43,670.92         | 21,674.78           | 16,255.38           | 5,419.40            |
| By-Law Enforcement Officer Contract | 5,600.00            | 0.00                | 5,600.00           | 3,400.00            | 1,386.38            | 2,013.62            |
| Animal Control Officer Contract     | 3,500.00            | 3,281.00            | 219.00             | 3,200.00            | 2,195.62            | 1,004.38            |
| Safety Equip/Clothing               | 7,600.00            | 6,007.95            | 1,592.05           | 8,000.00            | 2,138.03            | 5,861.97            |
| Donations                           | 0.00                | 2,014.65            | -2,014.65          | 2,000.00            | 942.66              | 1,057.34            |
| Transfer To Reserves                | 66,695.00           | 94,089.00           | -27,394.00         | 1,100.00            | 0.00                | 1,100.00            |
| <b>Total Expenses</b>               | <b>1,940,927.02</b> | <b>2,071,303.35</b> | <b>-130,376.33</b> | <b>2,287,101.74</b> | <b>994,884.52</b>   | <b>833,979.03</b>   |
|                                     |                     |                     |                    |                     |                     |                     |
| <b>TOTAL EXPENSE</b>                | <b>2,895,234.02</b> | <b>3,060,598.18</b> | <b>-165,364.16</b> | <b>3,209,027.70</b> | <b>1,485,167.01</b> | <b>1,265,622.50</b> |
|                                     |                     |                     |                    |                     |                     |                     |
| <b>NET INCOME</b>                   | <b>-240,500.00</b>  | <b>-177,593.43</b>  | <b>-62,906.57</b>  | <b>0.00</b>         | <b>82,668.45</b>    | <b>375,593.25</b>   |



Agenda Item REPORT  
Date: 8-18-21

August 2021

Report to Council

The Roads Department have completed the replacement of a very large culvert on Carter Side Rd. All work on this project was done in house, without tendering.

Ditching continues and clean ditching materials are being stockpiled at the yard for use in preparing the Lagoons for cleanout.

Roads have started a maintenance program of keeping the grass cut on the berms and will now begin building up the edges of the berms to create a flat spot for the installation of the bags to be used in the dewatering process. The work is expected to start around the end of September.

The hard surfacing scheduled for this year is complete.

We have also been working on identifying if we have a possible leak in the water system. Staff are checking shut off valves and working to identify if and where we may have a leak. Currently the water plant is producing more water than we are billing for and a leak is suspected.

We are looking at a program of installing Smart Meters for water and that would include a billing software as well.

Taxes have gone out to residents.

We have begun to open up the arena and start to use it. There are some larger events being planned and it is hoped we can begin to promote its use.

We have hired a Recreation Co Ordinator that we will share with Bruce Mines. In discussions with Bruce Mines we hope to expand this position to do Marketing and Promoting of our facilities and Municipalities.

To date this year we have issued building permits for construction value of \$1,082,680.00

Glenn





Agenda Item A1  
Date: 8-18-21

RESOLUTION FORM

Resolution or By-Law No \_\_\_\_\_

Date: August 18<sup>th</sup> 2021

Moved By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

BE IT RESOLVED THAT COUNCIL accepts the Request for Quote from \_\_\_\_\_  
\_\_\_\_\_ in the amount of \$ \_\_\_\_\_ for the preparation of an Official Plan  
Amendment to adopt a Community Improvement Plan (CIP)

Conflict of Interest      For      Against      Absent

|                           |               |     |     |     |     |
|---------------------------|---------------|-----|-----|-----|-----|
| <b>RECORDED VOTE:</b> ___ | G. Grant      | ___ | ___ | ___ | ___ |
| <b>DEFEATED:</b> ___      | J. Kern       | ___ | ___ | ___ | ___ |
| <b>TABLED:</b> ___        | D. MacFarlane | ___ | ___ | ___ | ___ |
| <b>WITHDRAWN:</b> ___     | R. McKinnon   | ___ | ___ | ___ | ___ |
| <b>DEFERRED:</b> ___      | B. Mersereau  | ___ | ___ | ___ | ___ |

**CARRIED:** \_\_\_

**MAYOR:** \_\_\_\_\_  
Blaine Mersereau

**CLERK:** \_\_\_\_\_  
Glenn Martin



Agenda Item A2  
Date: 8-18-21

## **Suggestions for consideration**

### **Proposed (CIP) Community Improvement Plan**

The following are suggestions and ideas for possible inclusion in a CIP for the Township. All incentives in the CIP would be application based. When this funding or incentive is applied for the application will lay out more details such as how often an applicant may apply, required supporting documents such as drawings or designs, funds paid out upon completion of project, terms if any... etc. The cost of the incentive will be shown as a cost in the budget for each year it is in effect and any lost revenue i.e. writing off building permits will also be shown as an expense in the budget.

### **How does the Tax Increment Equivalent Grant work?**

When there is an improvement to a property resulting in increased assessment an applicant may apply to the township to have the 'increase' in taxes phased in. Once, MPAC has established what the increase for the improvement is the increase in assessment is applied to the property and the owner must pay the full increased taxes. After it has been paid and the account is current, the Township will reimburse the owner the portion of taxes applied for in the TIEG at the agreed to % and term.

This method ensures the owner is fully aware of what his taxes will be at the end of the TIEG and it permits collection of any additional assessment that may occur annually. This also ensures the taxes are current to avoid the default clause of the agreement.

### **Businesses, Commercial or Industrial including Multi-Residential within the Township boundaries:**

- A Grant of 50% to a maximum of \$1000.00 (Maximum available funds are 5000.00 annually)
  - o Façade, landscaping, beautification. (Details further laid out in application)
- A Tax Increment Equivalent Grant for a specified period resulting from increased assessment as a result of expansion or improvement to business.

The increase in assessment resulting from the improvement is paid by the property owner and then reimbursed from the Township. (Details further laid out in application)

Example of dollar values for Commercial based on 2020 tax rate.

- o Based on Assessment Supplemental
- o Assessment of 50K to 100K, tax increase deferred for two year
  - 50k to 100k = 1541.00 to 3083.00
- o Assessment of 100K to 150K, tax increase deferred for three years
  - 100k – 150k = 3083.00 to 4624.00

- Assessment of 150K or more, tax increase deferred for four years
  - 150k to 200k+ = 4624.00 to 6166.00
  -

If a person built a commercial addition with a value of 150K and applied for a TIEG, they would pay the increased taxes and the Township would reimburse them the additional 4624.00 each year for the term of the TIEG. The owner would know what their taxes are going to be and will have paid them so the hit when the TIEG expires is less. The reimbursement, lumpsum cash can be used to grow and enhance the business during that time.

- Development Incentive – Commercial / Industrial / Multi-Residential:
  - Building permit fee refunded for improvements resulting in increased assessment of 30k or more. To be refunded upon completion of inspections and receipt of assessment Supplemental
- Accessibility
  - A Grant of 50% up to a maximum of 1000.00 for the enhancement of accessibility to a maximum of 5000.00 annually
- Planning
  - Township may provide Zoning changes on Municipal owned property to permit development when and where applicable on a case by case basis
  - Township may provide Municipal property for development at no cost on a case by case basis

### **Residential Improvements within the Hamlet**

- A Grant of up to 100% to a maximum of 500.00 (Maximum available funds are 5000.00 annually)
  - Landscaping, flowerbeds, walkways (Details further laid out in application)
- A Tax Increment Equivalent Grant for a specified period resulting from increased assessment as a result of improvements to the Residence.  
The increase in assessment resulting from the improvement is paid by the property owner and then reimbursed from the Township. (Details further laid out in application)
- Development Incentive - Residential:
  - Building permit fee refunded for improvements resulting in increased assessment of 30k or more. To be paid out upon completion of inspections and receipt of assessment Supplemental

### **Property Improvements within the boundaries of the Township**

- A Tax Increment Equivalent Grant for a specified period resulting from increased assessment as a result of improvements to the Residence.  
The increase in assessment resulting from the improvement is paid by the property owner and then reimbursed from the Township. (Details further laid out in application)
- Development Incentive:
  - Building permit fee refunded for improvements resulting in increased assessment of 30k or more. To be paid out upon completion of inspections and receipt of assessment Supplemental



Agenda Item AA  
Date: 8-18-21

## Points to consider in developing a CIP (Community Improvement Plan)

### 1. Property Title transfer.

This is legal cost and may be an option in negotiating the cost of a property as to who covers legal transfer. We have a Sale of Land by-law and that may need to be amended. The sale of disposal of land would be in a separate by-law and not exclusively in a CIP. ***\*This may not need to be part of a CIP.***

### 2. Municipal Services to building location.

We currently have a Water & Sewer by – law that sets out that we put the services to the property boundary not to the building location. In a subdivision for example, each unit would require two lines so a four plex would be eight lines at an estimate today of about \$600.00 per meter. Then the unit would need to pump to a central holding tank that then would feed into the line to the Lagoon. I don't believe we can have each unit feeding directly into the line to the Lagoons. Installing services to the property boundary would be reflected in the budget as a cost to the Township. To put services beyond the property boundary the lost revenue and the costs incurred would be reflected in the budget. ***\*This would need to be in a CIP.***

### 3. Zoning designation.

The Township could change the Zoning of a property in. This work is done in house. The costs would not be shown specifically as they would be in Wages. ***\*This may not need to be part of a CIP.***

### 4. Property Surveys and Severances.

A property may be able to have two severances with a minimum lot size. Severances are handled by the Planning Board. IF there was to be more than two severances it would be considered a subdivision and then the Ministry of Municipal Affairs handles that as the Township and Planning Board do not have subdivision control.

Getting into a subdivision is costly and time consuming, in addition you then have to survey each lot and create deeds for each lot, the legal costs along with survey, time and process would be expensive. This would be a direct cost line item in the budget. ***\*This would need to be in a CIP.***

### 5. Roadway Development.

Cost to grub, construct the base, ditch, run services, cap and hard-surface would be in Hundreds of Thousands of dollars. Typically, a developer would develop the road to the municipal standard and then ask if the municipality would consider taking it over, however a municipality is not required to assume a private road. This would be a direct line item in the budget. ***\*This would need to be in a CIP.***

**6. Current and future Building permits for the development.**

This would be reflected as a lost revenue and also as an expense in our budgets.

***\*This would need to be in a CIP.***

**7. Graduated Tax Schedule.**

A TIEG or Tax Increment Equivalent Grant may be part of a CIP. This allows for the 'difference' in taxation from pre to post development to be refunded for a specified period. The assessment is changed with development, the additional assessment and taxes are placed on the roll and billed to the owner. The owner pays the tax bill and if current and meeting any other conditions, the Township then reimburses the increased taxes as per the TIEG agreement. This would net and have no impact on the budget.

There is no way to cap taxes, that burden cannot be placed on future councils nor can that benefit be provided to one business. This lost revenue in taxes would be shown in the budget annually. ***\*This would need to be in a CIP.***

**8. Mail / Email distribution of marketing materials to neighbouring townships.**

Marketing and selling a private development is typically not a Township responsibility. This would be a line item in the budget. ***\*This would need to be in a CIP.***

Any incentive or benefit provided will be identified and outlined in a CIP, it will then be available for any development anywhere in the township. It is important to keep in mind the impact of a particular incentive if multiple persons applied for it.

Ministry of Municipal  
Affairs and Housing

Office of the Deputy Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7100

Ministère des Affaires  
Municipales et du Logement

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7100

Agenda Item C1

Date: 8-18-21



August 3, 2021

**SUBJECT: *Main Street Recovery Act: Proclamation of Amendments to the Municipal Act and City of Toronto Act***

Dear Chief Administrative Officers and Clerks:

As you may know, in fall 2020, the government introduced amendments to the *Municipal Act, 2001* and *City of Toronto Act, 2006* through [Bill 215, Main Street Recovery Act, 2020](#). I am writing to update you that these legislative changes are scheduled to come into force on **September 19, 2021**.

As we collectively work to recover from the impacts of the pandemic, these legislative changes will help support economic recovery on main streets across Ontario and help ensure that important goods can continue to be delivered to businesses in our communities as efficiently as possible. Past pilot projects, which worked with municipal partners, have shown that the changes could also help reduce rush-hour traffic, lower fuel costs for businesses, and reduce greenhouse gas and other emissions.

From September 19, 2021 onwards, municipalities will not be able to regulate noise related to the delivery of goods to the following destinations:

1. Retail business establishments;
2. Restaurants, including cafes and bars;
3. Hotels and motels; and
4. Goods distribution facilities.

These changes will come into force on the same day as the expiry of temporary regulations (O. Reg. 70/20 and O. Reg. 71/20). These regulations, introduced at the outset of the pandemic, limit municipalities from regulating all noise related to the delivery of goods. From September 19, 2021 onwards, once the temporary regulations expire, municipalities will again have the authority to regulate delivery noise to destinations other than the four categories listed above.

Many municipalities, as well as business and logistics sector stakeholders, have expressed support for providing more flexibility for deliveries because of the benefits they offer Ontario's main street businesses and the local communities these businesses serve. Local businesses also have an interest in working to ensure that they continue to be good neighbours while planning for deliveries of goods to their businesses.

Prior to these amendments coming into force and for clarity for your stakeholders, your municipality may wish to review any applicable bylaws and consider whether any changes are necessary to align with the new framework. If your municipality has any questions on these changes, I would encourage you to contact your local Municipal Services Office.

We will continue to monitor the implementation of this new framework. The Minister of Municipal Affairs and Housing has regulation-making authority to authorize municipalities to regulate delivery noise to the businesses noted above. No regulations are proposed to be made at this time to minimize burden for municipalities and businesses but may be considered in the future if deemed necessary.

Thank you for your continued support and collaboration as we work to support economic recovery in Ontario's communities.

Yours truly,



Kate Manson-Smith  
Deputy Minister

- c: Laurie LeBlanc, Deputy Minister, Transportation  
Giles Gherson, Deputy Minister, Economic Development, Job Creation and Trade  
Brian Rosborough, Executive Director, Association of Municipalities of Ontario  
Bill Bond, President, Municipal Law Enforcement Officers' Association  
Jonathan Lebi, Assistant Deputy Minister, Local Government and Planning Policy Division, Ministry of Municipal Affairs and Housing  
Hannah Evans, Assistant Deputy Minister, Municipal Services Division, Ministry of Municipal Affairs and Housing



Agenda Item 10-1

Date: 8-18-21

August 11, 2021

Report to Council

**Re: Speed limit reduction on a portion of Government Road**

With the intense amount of work and time spent in maintenance and preparing Government Road for Hard Surfacing, staff have identified a public safety concern specifically in the area from Civic #4715 (an S curve) to the boundary of the Township at Puddingstone Road

This area includes the Mennonite Produce Market, intersection of Lake Huron Dr and Margaret Street and a heavy concentration of Mennonite traffic and the heavy concentration of traffic entering and exiting the Landfill.

It is staff's recommendation to reduce the speed limit from 4715 Government Road to the intersection of Puddingstone Road, from 80KM to 60KM.

Glenn Martin, clerk





CLOSED MEETING ITEM  
DATE Aug. 18/21

Resolution or By-Law No \_\_\_\_\_

Date: August 18<sup>th</sup> 2021

Moved By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

WHEREAS THE MUNICIPAL ACT S. O. 2001 CH.25, AS AMENDED, SECTION 239 (2) PERMITS CLOSED MEETINGS, THEREFORE BE IT RESOLVED THAT COUNCIL PROCEEDS IN CLOSED SESSION AT \_\_\_\_\_ PM IN ORDER TO ADDRESS A MATTER PERTAINING TO:

- \_\_\_\_\_ the security of the property of the municipality or local board;
- \_\_\_\_\_ personal matters about an identifiable individual, including municipal or local board employees;
- X  a proposed or pending acquisition or disposition of land by the municipality or local board;
- \_\_\_\_\_ labour relations or employee negotiations;
- \_\_\_\_\_ litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- X  advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- \_\_\_\_\_ a matter in respect of which a council, board, committee or other body may hold a closed meeting under another Act;
- \_\_\_\_\_ information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them, or between municipal governments.
- \_\_\_\_\_ a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;
- \_\_\_\_\_ a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board or an institution and has monetary value or potential monetary value; or
- \_\_\_\_\_ a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

|                             | <u>Conflict of Interest</u> | <u>For</u> | <u>Against</u> | <u>Absent</u> |
|-----------------------------|-----------------------------|------------|----------------|---------------|
| G. Grant                    | _____                       | _____      | _____          | _____         |
| <b>RECORDED VOTE:</b> _____ |                             |            |                |               |
| J. Kern                     | _____                       | _____      | _____          | _____         |
| <b>DEFEATED:</b> _____      |                             |            |                |               |
| D. MacFarlane               | _____                       | _____      | _____          | _____         |
| <b>TABLED:</b> _____        |                             |            |                |               |
| R. McKinnon                 | _____                       | _____      | _____          | _____         |
| <b>WITHDRAWN:</b> _____     |                             |            |                |               |
| B. Mersereau                | _____                       | _____      | _____          | _____         |
| <b>DEFERRED:</b> _____      |                             |            |                |               |
| <b>CARRIED:</b> _____       |                             |            |                |               |

MAYOR: \_\_\_\_\_  
Blaine Mersereau

Acting CLERK: \_\_\_\_\_  
Glenn Martin