

**THE MUNICIPALITY OF NORTH PERTH
COUNCIL AGENDA**



Date: November 4, 2024
Time: 7:00 pm
Location: Municipality of North Perth Council Chambers

Pages

1. CALL TO ORDER

Council Chambers at the Municipal Office is open to the public to attend Council meetings. This meeting will be live streamed on the Municipality's YouTube channel. For more information on how you can view the Council meeting, please contact clerks@northperth.ca.

2. O CANADA

3. LAND ACKNOWLEDGEMENT STATEMENT

"We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

4. COUNCIL RECOGNITIONS

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

6. CONFIRMATION OF THE AGENDA

7. CONSENT AGENDA

Items listed under the Consent Agenda are considered routine, may require discussion but not action on the part of Council. Consent items are received in one motion. Council members may request that one or more items be removed for further action.

7.1	October 21, 2024 Regular Council Meeting Minutes	1
7.2	Amendment to By-law 106-2023, North Perth Procedure By-law	11
7.3	Q3 North Perth Financial Review	13

7.4	Q3 Building, Site Plan and Bylaw Activity Update.	21
7.5	September 10, 2024 Perth County OPP Detachment Police Services Board Meeting Minutes	26
7.6	September 26, 2024 Perth County OPP Detachment Police Services Board Meeting Minutes	29
7.7	September 24, 2024 Perth County Joint Accessibility Advisory Committee Meeting Minutes	31
7.8	GRCA Summary of the General Membership Meeting - October 25, 2024	34
7.9	AMDSB Board Meeting Highlights - October 22, 2024	35
7.10	MVCA Membership Minutes - September 18, 2024	37
7.11	Notice of Adoption of an Official Plan by the Corporation of the County of Perth	43
7.12	Notice of Complete Application for a County of Perth Official Plan Amendment - OPA 233	61
7.13	Bluewater Recycling Association Board of Directors Meeting Highlights - October 17, 2024	63
7.14	Establishment of an Ontario Rural Road Safety Program	74
7.15	Town of Petawawa Resolution re: OPP Costs 2025	76
7.16	Township of Larder Lake Resolution re: AMO Canada Community-Building Fund	79
7.17	Township of Larder Lake Resolution re: Government Regulation of Nicotine Pouches	80
7.18	Municipality of St. Charles Resolution re: Funding for OPP	81
7.19	Municipality of St. Charles Resolution re: Support for Ontario's Forest Sector	82
7.20	Municipality of St. Charles Resolution re: Resume the Assessment Cycle	83

8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

Communications (written and verbal) addressed to Council will become part of

the public record.

8.1	Delegation from Mark Nonkes - Huron-Perth Immigrant Survey	87
8.2	Public Meeting to Consider Draft Plan of Subdivision NP24-01 & Zoning By-law Amendment Z06-2024	108

The proposal affects property legally described as Part Lot 27 and 28 Concession 1, Elma Ward, Municipality of North Perth.

9. REPORTS

9.1	Manager of Corporate Services	
9.1.1	2022 Financial Statements	204
9.2	Manager of Facilities	
9.2.1	Memorial Park Pool – Project update	250
9.2.2	Repairs OPP North Perth Detachment	304
9.3	Manager of Development & Protective Services	
9.3.1	Commencement of Housekeeping Amendment to the North Perth Zoning By-law 6-ZB-1999	306
9.4	Manager of Strategic Initiatives	
9.4.1	Listowel BIA Memorandum of Understanding	309

10. COUNCIL REPORT REQUESTS

11. CORRESPONDENCE

12. BY-LAWS

12.1	97-2024 Amendment to Boards & Committee Appointments	317
12.2	98-2024 Amendment to the Procedure By-law	320
12.3	99-2024 Zoning By-law Amendment Z06-2024	321

13. NOTICE OF MOTION

14. ANNOUNCEMENTS

15. CLOSED SESSION MEETING

In accordance with Section 239 (2)(c) of the *Municipal Act*, a Closed Session pertaining to:

- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding property described as Con 2 Lot 22 Pt Lot 21, Wallace, North Perth.**

16. REPORTING OUT

17. CONFIRMATORY BY-LAW

17.1 100-2024 Confirmatory By-law

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18. ADJOURNMENT

Regular Council Meeting – October 21, 2024
Municipality of North Perth Council Chambers

Members Present	Mayor Todd Kasenberg Deputy Mayor Doug Kellum Councillor Lee Anne Andriessen Councillor Neil Anstett Councillor Sarah Blazek Councillor Matt Duncan Councillor Marc Noordam Councillor Matt Richardson Councillor Allan Rothwell
Members Absent	Councillor Dave Johnston
Staff Present	CAO Kriss Snell Clerk/Legislative Services Supervisor Lindsay Cline Manager of Programs Amy Gangl Manager of Development & Protective Services/Fire Chief Janny Pape Human Resources Team Lead Kelly Fraser Deputy Clerk/Committee Coordinator Sarah Carter Technology Services Technician Simon DeWeerd Library CEO Ellen Whelan Perth County Planner Nathan Garland
Others Present	Daniel Segal, Segal Construction (Remote)

1. CALL TO ORDER

Mayor Kasenberg called the meeting to order at 7:00 p.m.

2. O CANADA

3. LAND ACKNOWLEDGEMENT STATEMENT

Mayor Kasenberg stated, “We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship.”

4. COUNCIL RECOGNITIONS

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

- 5.1 Councillor Anstett declared pecuniary interest on items 9.2.1, 12.1 and 17.1 because he has children who participate in before and after school programming at St. Mary's Daycare and School.

6. CONFIRMATION OF THE AGENDA

Resolution No. 361.10.24

Moved By Doug Kellum **Seconded By** Neil Anstett

THAT: The Agenda for tonight's meeting be approved.

CARRIED

7. CONSENT AGENDA

- 7.1 October 7, 2024 Regular Council Meeting Minutes
- 7.2 May 22, 2024 Recreation Advisory Committee Meeting Minutes
- 7.3 May 14, 2024 North Perth Public Library Board Meeting Minutes
- 7.4 June 11, 2024 North Perth Public Library Board Meeting Minutes
- 7.5 October 1, 2024 North Perth Public Library Board Meeting Minutes
- 7.6 North Perth Public Library Social Return on Investment
- 7.7 Perth County August 2024 Forestry Inspector's Report
- 7.8 Ausable Bayfield Maitland Valley Source Protection Municipal Newsletter - October 2024
- 7.9 Township of Springwater Resolution re: AMO and OMA Joint Health Resolution Campaign
- 7.10 Township of Clearview Resolution re: Updates to the Municipal Elections Act
- 7.11 Town of Bracebridge Resolution re: AMCTO Recommendations for Updates to the Municipal Elections Act
- 7.12 Town of Bradford West Gwillimbury re: Ontario Deposit Return Program
- 7.13 Ontario's Big City Mayors re: SolvethetheCrisis.ca Campaign
- 7.14 Township of McGarry Resolution re: Updates to the Municipal Elections Act

7.15 Town of Tillsonburg Resolution re: Continued Funding Support - Southwest Community Transit

At the request of Council, Library CEO Ellen Whelan provided a summary of Consent Agenda Item 7.6.

Resolution No. 362.10.24

Moved By Allan Rothwell **Seconded By** Matt Duncan

THAT: The Council of the Municipality of North Perth sends a letter of support to the Town of Bradford West Gwillimbury regarding its letter endorsing the expansion of the Ontario Deposit Return Program;

AND THAT: Copies are sent to relevant parties, including the MP, MPP and Perth County Warden.

CARRIED

Resolution No. 363.10.24

Moved By Allan Rothwell **Seconded By** Sarah Blazek

WHEREAS there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario.

WHEREAS the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 and over 1400 homeless encampments across Ontario communities in 2023; and

WHEREAS the province has provided additional funding and supports, such as the recent investment of \$378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

WHEREAS municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

WHEREAS this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and

WHEREAS there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs to those who are unhoused.

THEREFORE BE IT RESOLVED THAT The Municipality of North Perth supports the SolvethCrisis.ca Campaign;

AND Calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

AND that the province officially makes Homelessness a Health Priority

AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

AND that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*;

AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

AND that the federal government is included in these conversations.

AND that both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

AND that this Council calls on the residents of the Municipality of North Perth to join us in appealing to the provincial and federal governments for support by visiting SolvethCrisis.ca and showing your support;

AND further that a copy of this motion be sent to:

Regular Council Meeting – October 21, 2024
Municipality of North Perth Council Chambers

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- John Nater, Member of Parliament, Perth-Wellington
- Matthew Rae, Member of Provincial Parliament, Perth-Wellington
- Ontario's Big City Mayors

CARRIED

Resolution No. 364.10.24

Moved By Doug Kellum **Seconded By** Matt Richardson

THAT: The Council of the Municipality of North Perth supports the resolution the Town of Tillsonburg regarding Continued Funding Support - Southwest Community Transit and that the resolution be circulated to relevant stakeholders.

CARRIED

Resolution No. 365.10.24

Moved By Matt Richardson **Seconded By** Neil Anstett

THAT: Consent Items 7.1 to 7.15 be received for information and the minutes of the October 7, 2024 Regular Council Meeting be adopted.

CARRIED

8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

- 8.1 Delegation from Daniel Segal of Segal Construction Regarding Proposed Municipal Residential Development of Attainable Housing

Resolution No. 366.10.24

Moved By Matt Duncan **Seconded By** Sarah Blazek

THAT: Staff be directed to bring forward a resolution to an upcoming meeting in response to the October 21, 2024, Delegation from Segal Construction.

CARRIED

9. REPORTS

- 9.1 Manager of Development & Protective Services

- 9.1.1 B34-24 Application for Consent by Thomas, Martha and Patrick Etterlin

Resolution No. 367.10.24

Moved By Matt Richardson **Seconded By** Marc Noordam

THAT: the Council of the Municipality of North Perth recommends that the Perth County Land Division Committee, or its designate, approve Consent Application B34-24; and

THAT: the Council of the Municipality of North Perth forwards the conditions listed in the staff report dated October 21, 2024, affecting the property legally described as Lot 49, Concession 3, Wallace Ward in the Municipality of North Perth (8430 Road 175) to the Perth County Land Division Committee, or its designate.

CARRIED

- 9.2 Manager of Programs

- 9.2.1 Amendments to By-law 138-2023 Schedule F Program Department Fees

Councillor Anstett exited the Council Chambers due to his previously declared pecuniary interest.

Resolution No. 368.10.24

Moved By Lee Anne Andriessen **Seconded By** Matt Richardson

THAT: The Council of the Municipality of North Perth approves the amendment to By-Law 138-2023 Schedule F Program Department Fees, effective January 1, 2025.

CARRIED

Councillor Anstett returned to the Council Chambers.

9.2.2 Child Care Operator for additional spaces in North Perth

Resolution No. 369.10.24

Moved By Sarah Blazek **Seconded By** Lee Anne Andriessen

THAT: The Council of the Municipality of North Perth approves the request from the City of Stratford for the Municipality of North Perth to be the licensed operator for the Listowel Eastdale Child Care Centre site and expanded childcare spaces for St. Mary's Child Care Centre, Listowel, site.

CARRIED

10. COUNCIL REPORT REQUESTS

11. CORRESPONDENCE

11.1 Atwood Cenotaph Remembrance Service - Request for Barricades

Resolution No. 370.10.24

Moved By Allan Rothwell **Seconded By** Matt Duncan

THAT: The Council of the Municipality of North Perth directs staff to provide barricades for the Remembrance Day Service at the Elma Cenotaph on November 10, 2024, from 1:30 - 3:30 p.m. to be placed at the following locations:

- Monument Road at King Street
- Monument Road at Queen Street
- Monument Road at Rd 164 (Hwy 23)

AND FURTHER THAT: North Perth Public Works, Fire, OPP and Perth County EMS be advised of the event.

CARRIED

11.2 Listowel Farm & Makers Market: Christmas Market - Request for Picnic Tables

Resolution No. 371.10.24

Moved By Sarah Blazek **Seconded By** Neil Anstett

THAT: The Council of the Municipality of North Perth approves the request from the Listowel Farm and Maker Market to waive the fees for the use of 4 picnic tables, including delivery and pick-up, at the Christmas Market on November 10th at Between the Lines.

CARRIED

12. BY-LAWS

Councillor Anstett exited the Council Chambers due to his previously declared pecuniary interest.

12.1 96-2024 Amendment to 138-2023 Schedule F - Programs Department Fees

Resolution No. 372.10.24

Moved By Allan Rothwell **Seconded By** Matt Richardson

THAT: The following By-law is hereby passed:

- 96-2024, being a By-law to amend By-law 138-2023

CARRIED

Councillor Anstett returned to the Council Chambers.

13. NOTICE OF MOTION

14. ANNOUNCEMENTS

Mayor Kasenberg made the following announcements:

- Mayor Kasenberg, Deputy Mayor Kellum and Councillor Blazek attended the recent Battle of the Badges Hockey Game that was held at the Steve Kerr Memorial Complex. The OPP won the game 6-2.
- Welcomed back Clerk Lindsay Cline from maternity leave and acknowledged the efforts of Sarah Carter who served as Acting Clerk during Ms. Cline's maternity leave.
- Advised that Matt Ropp has been hired as Manager of Operations. Matt's first day was today (October 21), and former Manager of Operations Lyndon Kowch retired effective October 18th

- Perth County Council recently endorsed the new Official Plan

15. CLOSED SESSION MEETING

Resolution No. 373.10.24

Moved By Marc Noordam **Seconded By** Matt Duncan

THAT: Council proceeds "In Camera" at 8:11 p.m. to address matters pertaining to the following:

- labour relations or employee negotiations; **regarding North Perth Volunteer Firefighter Compensation Review;**
- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding WALLACE CON 1 PT LOT 30 RP;44R4735 PARTS 1 AND 3 PT;PART 2; and**
- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding PLAN 194 PT LOT J RP 44R4545;PART 1.**

CARRIED

Resolution No. 374.10.24

Moved By Lee Anne Andriessen **Seconded By** Allan Rothwell

THAT: The minutes of the August 26th, 2024, Closed Session Meeting of Council be adopted.

CARRIED

Resolution No. 375.10.24

Moved By Marc Noordam **Seconded By** Matt Richardson

THAT: The "In Camera" session is now adjourned at 9:27 p.m. and that Council reconvenes into regular open Council.

CARRIED

16. REPORTING OUT

Mayor Kasenberg advised that Council discussed the matters identified in the enabling resolution during closed session and provided staff direction regarding each item.

17. CONFIRMATORY BY-LAW

17.1 90-2024 Confirmatory By-law

Councillor Anstett exited the Council Chambers due to his previously declared pecuniary interest.

Resolution No. 376.10.24

Moved By Marc Noordam **Seconded By** Matt Richardson

THAT: By-law 90-2024, being a by-law to confirm generally previous actions of the Council of the Municipality of North Perth, is hereby passed.

CARRIED

Councillor Anstett returned to the Council Chambers.

18. ADJOURNMENT

Councillor Anstett returned to the Council Chambers

Resolution No. 377.10.24

Moved By Allan Rothwell **Seconded By** Matt Richardson

THAT: The Council meeting adjourns at 9:30 p.m. to meet again for general Council business on Monday, November 4, 2024 at 7:00 p.m.

CARRIED

Mayor

Clerk



INFORMATION REPORT

From: Sarah Carter, Deputy Clerk/Committee Coordinator
Date: Monday, November-04-24
Subject: Amendment to By-law 106-2023, North Perth Procedure By-law

Background:

On September 16, 2024 Council was presented with two options for the 2025 Council Meeting Schedule. Option 1 was prepared following all principles in the Procedure By-law. Option 2, while not in alignment with all of the principles of the Procedure By-law, established a more balanced meeting schedule, eliminating meetings on consecutive weeks and large breaks in between meetings. The resolution of Council at that meeting was:

THAT: The Council of the Municipality of North Perth authorizes a variance from sections 4.3 a) and b) of the Procedure By-law and approves 2025 Council Meeting Schedule – Option 2.

The September 16th Staff Report indicated that should Council choose Option 2, a by-law amendment would be brought forward later in the year to amend section 4.3 a) and b) of By-law 106-2023.

Comments:

By-law 106-2023 currently reads as follows:

4.3 Regular Meetings

- a) Regular meetings of Council shall be held at 7:00 p.m. on the first and third Monday of each month.
- b) When a regular Council meeting is to be scheduled on a statutory holiday, the meeting will be held on the next available Monday.

Staff are proposing the following wording for Section 4.3:

4.3 Regular Meetings

This document is available in alternate formats, upon request.

- a) Regular meetings of Council shall be held two times per month on Mondays at 7:00 p.m.
- b) To the greatest extent possible, regular meetings will not be scheduled on consecutive Mondays, and time between meetings will not exceed two weeks.

A by-law amendment to enact this change is available for consideration in Section 12 of this Council Agenda.

Financial Implications: *(Include amounts and funding source)*

N/A

Reference Material Attached:

N/A

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Sarah Carter, Deputy Clerk/Committee Coordinator

Reviewed by: Kriss Snell, CAO
Tuesday, October-29-24

Sarah Carter, Deputy Clerk/Committee Coordinator



INFORMATION REPORT

From: Adam Siefert, Finance Supervisor
Date: Monday, November-04-24
Subject: Q3 North Perth Financial Review

Background:

Historically, North Perth finance staff report the financial performance of the municipality to Council on a quarterly basis. This is the third quarter update for 2024 on operating and capital financial performance.

Comments:

The attached statement includes the Statement of Operations detailing revenues and expenditures for each department as of September 30, 2024 (un-audited).

Revenues:

- Overall, the Municipality has collected 79.4% of the annual budgeted revenues through three-quarters of the year.
- Recognition of grant revenues will occur for Q4.
- Shut down for SRS being longer than anticipated has led to an anticipated shortfall in wastewater revenues.
- Final tax bills were issued during Q3 leaving only supplemental & write-off billings as the only changes expected during Q4.

Expenses:

- Looking at expenditures, the Municipality has spent \$26.5 million through September 30th, which is 62.8% of the budgeted number, showcasing some savings at this point in the year.
- Most departments are below 70% of expected spend through Q3.
- Personnel costs sit at 71.4% of the 2024 budget at the end of Q3.

The below references the Q3 Statement of Capital Expenditures, detailing capital spend through the end of the third quarter of 2024. Again, these

Capital:

- Project activity picked up through Q3 which saw just under \$4 million in spend during the quarter.
- Total capital spend for 2024 through September 30th has been \$6 million.

This document is available in alternate formats, upon request.

- There were 101 Projects budgeted for 2024 for a total of \$25.3 million. Another 7 projects were either approved or had final expenses during the year.
- 69 projects have begun and are expected to be substantially completed in 2024. Total capital spend is anticipated to be approximately \$9 million for the final quarter of the year.
- 39 projects were deferred to future years, meaning \$10 million in capital spend will be deferred.

Financial Implications:

Considering the above, at this time, there are no other significant deviations anticipated from the 2024 operating budget. Additionally, there are no other significant deviations anticipated from the 2024 capital budget update provided. Staff will note these should they arise in future quarterly updates or when deemed necessary.

Any surplus or deficit from operations or from capital projects will be distributed to the municipality's reserve funds as part of year-end processing.

Reference Material Attached:

Statement of Operations – September 30, 2024 (un-audited)

Statement of Capital Expenditures – September 30, 2024 (un-audited)

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Adam Siefert, Finance Supervisor

Reviewed by:

Ashton Romany, CPA, Treasurer

Kriss Snell, CAO

Wednesday, October-30-24

Adam Siefert, Finance Supervisor

Municipality of North Perth

Statement of Operations (un-audited)

As of September 30, 2024

Municipality of North Perth	YTD Actual	2024 Budget	% of Budget
Revenue	(34,391,359)	(43,314,245)	79.4%
Expenses	26,515,436	42,201,799	62.8%
Total	(7,875,923)	(1,112,446)	708.0%
<u>Departmental Breakdown</u>			
North Perth			
Revenue	(20,131,289)	(20,460,313)	98.4%
Expenses	469,001	465,311	100.8%
Total	(19,662,288)	(19,995,002)	98.3%
Council & Administration			
Revenue	(384,395)	(1,598,878)	24.0%
Expenses	469,343	891,274	52.7%
Total	84,948	(707,604)	-12.0%
Strategic Initiatives			
Revenue	(76,100)	(258,915)	29.4%
Expenses	821,445	1,600,688	51.3%
Total	745,345	1,341,773	55.5%
Human Resources			
Revenue	0	(32,368)	0.0%
Expenses	261,763	393,769	66.5%
Total	261,763	361,401	72.4%
Programs			
Revenue	(3,504,263)	(6,028,410)	58.1%
Expenses	4,856,134	6,627,117	73.3%
Total	1,351,871	598,707	225.8%
Corporate Services			
Revenue	(1,103,937)	(1,343,486)	82.2%
Expenses	1,639,737	2,078,633	78.9%
Total	535,800	735,147	72.9%
Development & Protective Services			
Revenue	(898,615)	(1,227,348)	73.2%
Expenses	4,361,576	6,576,314	66.3%
Total	3,462,961	5,348,966	64.7%
Facilities			
Revenue	(1,521,665)	(2,366,895)	64.3%
Expenses	3,747,605	5,349,453	70.1%
Total	2,225,940	2,982,558	74.6%
Operations			
Revenue	(416,273)	(1,061,081)	39.2%
Expenses	5,295,426	7,020,869	75.4%
Total	4,879,153	5,959,788	81.9%
Environmental Services			
Revenue	(6,354,822)	(8,936,551)	71.1%
Expenses	4,624,406	7,396,147	62.5%
Total	(1,730,416)	(1,540,404)	112.3%

Municipality of North Perth
Statement of Capital Expenditures - Summary (un-audited)
As of September 30, 2024

<u>Department</u>	<u>Approved</u>		<u>2024</u>	<u>Capital Projects</u>
	<u>Budget</u>	<u>YTD Spend</u>	<u>Remaining Spend</u>	<u>Deferred to Future Years</u>
Facilities	9,179,320	1,842,714	1,694,130	5,642,476
CAO	126,500	-	-	126,500
Strategic Planning	72,326	15,423	4,903	52,000
Corporate Services	125,000	52,200	72,800	-
Fire	95,502	7,918	68,584	19,000
Operations	12,519,610	2,219,835	6,515,025	3,784,750
Environmental Services	3,172,000	1,848,892	748,108	575,000
TOTAL	25,290,258	5,986,982	9,103,550	10,199,726

Municipality of North Perth
Statement of Capital Expenditures - Detail (un-audited)
As at September 30, 2024

Capital Projects

Procurement Status

Project	Approved Budget	YTD Spend	2024 Funding Remaining	Defer to 2025	Status	Contract	Amount	Vendor
Facilities Capital Projects								
Listowel Aquatic Facility	2,500,000			2,500,000	Design in Progress			
Listowel Pool Drawings	50,000	18,271.02	31,728.98		Expected Completion 2024			
Facility Review		9,891.18	(9,891.18)		Complete			
PUC Building Roof	650,000	531,432.96	118,567.04		Expected Completion 2024	Complete	\$ 534,652	Atlas-Apex Roofing
Listowel Library Repairs	139,000	77,579.94	-	61,420	Substantial Completion in 2025	In Progress	\$ 82,000	N1 Construction
EMCC - Storage	100,000			100,000	Design in Progress			
MAP '59 Park	1,400,000	502,091.56	897,908.44		Expected Completion 2024	In Progress	\$ 1,400,000	Horst Excavating
Listowel Ball Diamond Replacement	375,000			-	Pushed to Future			
Atwood & Listowel Tennis Court Refurbishment	60,000	59,834.88	165.12		Complete			
Disc Golf	10,000			10,000	Pushed to 2025			
John Bell Backstop & Fencing	15,000	-		15,000	Pushed to 2025			
Kin Station Backstop	15,000	-		-	Pushed to Future			
Nichol Park	481,500			481,500	Pushed to 2025			
Monkton/Atwood Bleachers	30,000	27,012.19	2,987.81		Complete	Complete	\$ 25,452	Sports Systems Canada
Ward Subdivision Park	480,000	23,435.32	56,564.68	400,000	Expected Completion 2024	In Progress	\$ 696,945	Various
ICIP Trail Projects	119,556	-		119,556	Pushed to 2025			
Gowanstown Trail Head Parking	20,000			20,000	Pushed to 2025			
Atwood Fire Station Parking Lot	25,000	-	25,000.00		Complete	In Progress	\$ 25,000	Armstrong Paving & Materials
Listowel Fire Station Accessible Doors	12,000	-	12,000.00		Expected Completion 2024			
SKMC - Asphalt Upgrade	20,000	26,179.08	(6,179.08)		Complete	Complete	\$ 20,000	Armstrong Paving & Materials
SKMC Shed Mezzanine	15,000			15,000	Pushed to 2025			
Atwood Cenotaph Upgrade	14,000			14,000	Pushed to 2025			
Municipal Office Security	40,000	23,139.08	860.92	16,000	Expected Completion 2024	In Progress	\$ 22,623	Brandt Security
OPP Municipal Office Washroom Upgrade	25,000	3,513.77	21,486.23		Expected Completion 2024			
St. Mary's Child Care Centre - Accessibility	40,264	5,009.64	35,254.36		Complete			
EMCC - Parking Lot	375,000			375,000	Design in Progress			
Atwood Fire Station - Office Paint & Flooring	25,000	9,028.40	15,971.60		Complete	In Progress	\$ 11,500	Rmor Floor
Atwood Fire Station - Paint Bay Ceiling	11,000	-	11,000.00		Complete	Complete	\$ 8,872	N1 Construction
ELRC - Dressing Room Floors	40,000	76,711.54	(36,711.54)		Expected Completion 2024	In Progress	\$ 49,015	9241329 Canada
Fairview Cemetery - Columbariums	36,000	18,656.00	17,344.00		Expected Completion 2024	In Progress	\$ 37,312	Sunset Memorial & Stone

Municipality of North Perth
Statement of Capital Expenditures - Detail (un-audited)
As at September 30, 2024

Capital Projects

Procurement Status

Project	Approved Budget	YTD Spend	2024 Funding Remaining	Defer to 2025	Status	Contract	Amount	Vendor
Facilities Capital Projects (Continued)								
Listowel Fire Station - Bay Lighting	10,000	9,005.76	994.24		Complete			
Listowel Fire Station - Parking Lot	60,000	-	60,000.00		Expected Completion 2024	In Progress	\$ 60,000	Armstrong Paving & Materials
EMCC - Facility Rejuvenation Drawings	70,000	-	70,000.00		Expected Completion 2024	Awarded	\$ 80,725	AXIA Design Associates
Kin Park Washroom Upgrades	10,000	5,812.51	4,187.49		Expected Completion 2024			
Wallace Arena Dehumidifier	40,000	-	-	40,000	Pushed to 2025			
SKMC - Sound System Upgrade	10,000	-		10,000	Pushed to 2025			
Monkton Fire Station - Parking Lot Repairs	20,000	-	20,000.00		Expected Completion 2024	Awarded	\$ 20,000	Armstrong Paving & Materials
Monkton Fire Training Parking Lot	50,000	-		50,000	Pushed to 2025			
Perth Meadows Interior Lighting	60,000	-	-	-	Pushed to Future			
Perth Meadows Townhomes Window Replacement	10,000	-	10,000.00		Expected Completion 2024			
Wallace Arena - Washroom Upgrade	14,000	-	14,000.00		Substantial Completion in 2024			
Perth Meadows Iron Filter	20,000	-	-	-	Pushed to Future			
Wallace Arena - Exterior Block Repair	12,000	10,990.08	1,009.92		Complete			
Atwood Lions Park Playground	300,000	86,493.28	213,506.72		Expected Completion 2024	In Progress	\$ 283,325	Park N Water
Wallace Optimist Park Playground	125,000	89,665.76	35,334.24		Complete			
Memorial Park Playground	300,000	228,960.00	71,040.00		Complete			
Hannah's Haven Park	945,000			945,000	Pushed to 2025			
CAO Capital Projects								
School Bus Camera	16,500	-	-		Pushed to Future			
West Development Plan	110,000	-	-	110,000	Pushed to 2025			
Strategic Initiatives Capital Projects								
Website Update		10,504.68	(10,504.68)		Complete			
Welcome/Resource Signage	40,000			40,000	Pushed to 2025			
Downtown Parkette	32,326	4,918.57	15,407.43	12,000	Substantial Completion in 2024			
Corporate Services Capital Projects								
Development Charges / Asset Management Plan	125,000	33,354.59	91,645.41		Expected Completion 2024			
Council Microphones		18,845.42	(18,845.42)		Complete	Complete	\$ 18,496	Matrix Video Communications
Protective Services Capital Projects								
Yearly Equipment - Gear	76,502	7,917.85	68,584.15		Expected Completion 2024			
Yearly Equipment	19,000	-	-		Moved to Operating Expenses			

Municipality of North Perth
Statement of Capital Expenditures - Detail (un-audited)
As at September 30, 2024

Capital Projects

Procurement Status

Project	Approved Budget	YTD Spend	2024 Funding Remaining	Defer to 2025	Status	Contract	Amount	Vendor
Water & Wastewater Capital Projects								
WWTP Waste Station Upgrades		44,962.02	(44,962.02)		Complete			
Bulk Waste Station		6,619.46	(6,619.46)		Complete			
SRS/Clarifier Upgrade	2,290,000	1,603,338.67	436,661.33	250,000	Substantial Completion in 2024	In Progress	\$ 2,280,000	Ontario Greenway
Hydraulic Re-Rating - Wastewater Treatment Plant	47,000	3,630.31	43,369.69		Expected Completion 2024			
Effluent Filters & Pump Replacement	275,000	86,574.67	13,425.33	175,000	Substantial Completion in 2025			
Sanitary Trunk Main Structure Repairs	175,000	4,566.48	170,433.52		Complete	In Progress	\$ 285,000	GFL Environmental
Water Meters		53,139.16	(53,139.16)		Complete			
Annual Well Inspection	110,000	17,857.96	92,142.04		Expected Completion 2024	In Progress	\$ 24,515	Lotowater Technical Services
Atwood Residential High Lift Pump Replacement	90,000			90,000	Pushed to 2025			
Water/Wastewater Rate Study	50,000	28,202.79	21,797.21		Complete	In Progress	\$ 41,580	Hemson Consulting
Atwood Water System Class EA	60,000			-	Pushed to Future			
Landfill Cell Construction	75,000	-	75,000.00		Complete	In Progress	\$ 40,000	Donegan's Haulage
Operations Capital Projects								
York Avenue North Resurfacing	285,000	14,575.12	241,924.88	28,500	Substantial Completion in 2024	In Progress	\$ 637,222	Armstrong Paving & Materials
NEDL Phase 1	540,000	282,395.17	257,604.83		Complete			
NEDL Phase 2	495,000	115,379.13	379,620.87		Design in Progress			
Atwood Core Revitalization & Water	225,000	1,460.26	23,539.74	200,000	Substantial Completion in 2025			
Proposed Truck Route	560,000			560,000	Pushed to 2025			
Louise Avenue North Construction	22,000	3,728.98	18,271.02		Complete			
Elma Street North	195,000	86,084.54	108,915.46		Complete			
Elm Avenue North	105,000	57,538.70	47,461.30		Complete			
Tremaine Avenue South	148,000	-	14,800.00		Pushed to Future			
Road Widening - Highway 23 @ Westwood	850,000	27,794.50	202,205.50	620,000	Substantial Completion in 2025	In Progress	\$ 1,372,893	Moorefield Excavating
Listowel Downtown Reconstruction	132,610			-	Pushed to 2025			
Nelson Avenue	818,000	16,296.36	719,903.64	23,000	Substantial Completion in 2024			
Binning Street Reconstruction	2,940,000	172,994.16	2,542,005.84	90,000	Substantial Completion in 2024	In Progress	\$ 2,424,242	Moorefield Excavating
Inkerman Avenue East Reconstruction	97,000	-	15,000.00	-	Pushed to Future			
Victoria Avenue South	62,000	-	5,000.00	-	Pushed to Future			
Victoria Avenue North	350,000	-	35,000.00	-	Pushed to 2025			

Municipality of North Perth
Statement of Capital Expenditures - Detail (un-audited)
As at September 30, 2024

Capital Projects

Procurement Status

Project	Approved Budget	YTD Spend	2024 Funding Remaining	Defer to 2025	Status	Contract	Amount	Vendor
Operations Capital Projects (Continued)								
Replacement Sweeper	535,000	537,528.88	(2,528.88)		Complete - Awaiting Delivery	Awarded	\$ 615,588	Joe Johnson Equipment
Front Mount Mower/Snow Remover	30,000	35,616.00	(5,616.00)		Complete	Complete	\$ 35,000	Midwestern Equipment
SKMC - Power Washer	10,000			10,000	Pushed to 2025			
Sidewalk Trackless	205,000	-	205,000.00		Complete	Awarded	\$ 156,250	Work Equipment
Tandem Plow Truck	455,000	-	-	455,000	Awaiting Delivery in 2025			
Tractor/Loader	255,000	-	-	255,000	Pushed to 2025			
Pickup Truck	59,000	-	59,000.00		Complete	Complete	\$ 48,627	Larry Hudson Chevrolet Buick
Hybrid SUV	55,000	43,035.42			Complete	Complete	\$ 42,294	Trillium Ford Lincoln
Monkton Dump Trailer	12,000	9,253.60			Complete	Complete	\$ 9,094	Longhaul Trailer Sales
Perth Meadows - Generator	100,000			100,000	Pushed to 2025			
Flatbed Trailer	8,000	8,882.18	(882.18)		Complete			
Hybrid SUV	110,000	86,070.84			Complete	Complete	\$ 84,588	Trillium Ford Lincoln
McDonald Street West Reconstruction	51,000	-	-	-	Pushed to Future			
John Street West	912,000	621,247.25	235,752.75	55,000	Substantial Completion in 2024	In Progress	\$ 759,406	Omega Contractors
071023 Line 71 Replacement	410,000	12,804.60	356,195.40	41,000	Substantial Completion in 2024	In Progress	\$ 410,000	JC Millwrights
075115 Line 75 Replacement	44,000			44,000	Pushed to 2025			
Transportation Master Plan	40,000	-	40,000.00		Complete			
Master Servicing Plan	103,000	31,743.56	71,256.44		Expected Completion 2024			
Annual Bridge Work		15,073.22	(15,073.22)		Complete			
157067 Box Culvert - Road 157	225,000	-	-	-	Pushed to Future			
087125 Line 87	506,000	24,678.17	431,321.83	50,000	Substantial Completion in 2024	In Progress	\$ 506,052	Engineered Concrete
Yearly Asphalt Resurfacing	525,000	12,805.07	512,194.93		Expected Completion 2024	In Progress	\$ 324,500	Donegan's Haulage
Yearly Sidewalk Repairs	20,000	2,849.28	17,150.72		Expected Completion 2024	In Progress	\$ 20,000	Nicholson Concrete
Barber Street Storm Trunk Upgrades	25,000	-	-		Pushed to Future			



INFORMATION REPORT

From: Sally McMullen, Building and Development Supervisor/CBO
Date: Monday, November-04-24
Subject: Q3 Building, Site Plan and Bylaw Activity Update.

Background:

Building and Development Services includes the subject areas of:

- Administration and enforcement of the Ontario Building Code, including plans examination, inspection, permitting, orders, and collection of fees.
- Coordination of site plan control activities.
- Bylaw enforcement including responding to calls, patrol, special events assistance, and community education activities.

This activity report reviews business activity of the Municipality in these subject areas for the previous quarter.

Q3 Building Activity:

1. Permits Applications, Issued Permits and Inspections

In the third quarter, 106 permit applications were submitted for a total of 325 at the end of the quarter to date. 105 permits were issued for a total of 275 at the end of the quarter to date. 1689 inspections have been conducted in the first three quarters of 2024.

The following table shows permits issued by category and the average number of business days they are in review.

Table 1: Review time for Issued Permits

Permit Category	Q3 Avg Days In Review	Q2 Avg. Days in Review	Q1 Avg. Days in Review
Accessory Structures	28	17	20
Agricultural	33*	14	15
Commercial/Ind/Inst	66*	37	25
Demolition	13	11	7
Plumbing	35*	7	6
Pool	5	16	5
Residential	28/83*	18	14
Sewage System	30	12	10
Signs	13	9	12
Other (tents, solar, resub etc.)	13	14*	5

Notes to Table 1:

- Time in review includes time for applicants to make revisions and address deficiencies.
- Statutory timelines for permit review range from 10 to 30 days.
- Averages marked with * were reviewed in detail, revealing that:
 - a. Ag permits:
 - i. Waited on stamped drawings for 4 months for one permit.
 - ii. Waited on truss drawings for 2.5 months for another.
 - b. Commercial Permits:
 - i. One permit took 192 days for complete response to enforcement.
 - ii. One permit was over 200 days to complete site plan requirements.
 - c. Plumbing Permits
 - i. One related to delayed ag permit above.
 - ii. One needed qualified designer for drawings.
 - d. Residential Permits
 - i. Lodging house had HVAC deficiencies for a few months.
 - ii. Townhouse development with zoning and other deficiencies was technically in review for over a year, skewing average by 60 days.

2. Housing Data Update

In the first three quarters of 2024, the following housing developments have been in process:

Table 2: Permit Applications for Housing in 2024

Type of Housing	Total # of Units	Permits Issued	Notes
Additional Dwelling Unit	4	1	3 in review
Duplex	6	6	
Mobile Home	3	2	1 rejected
Multi Unit Building	89**	0, reviewed and ready to issue.	Single building with 89 units, needs Site Plan Approval.
Semi Detached	4	4	
Single Detached	27	23	3 in review 1 rejected
Stacked Townhouse	4	0	4 in review
Row Townhouse	0	0	
Lodging House	2	1	1x10 unit issued 1 withdrawn
Total	139	37	With apartment will be 126 issued.

** This building also includes a proposal for 15 affordable units within the 89 and has qualified for funding through the new CIP program at North Perth.

3. Other Building Related Activity

- A new building inspector was hired is working on qualification courses and exams. Training is ongoing.
- Presentation to the Perth County Federation of Agriculture to help educate on the requirements for Non-Agricultural Buildings on Farms such as commercial operations and lodging houses.
- Significant work on collection and organization of older permit data.
- Established regular meetings with all Perth and area CBO's
- Several compliance issued managed this quarter (7 orders over 3 different sites).
- Two Officials attended the Annual Conference and Training Session of the Ontario Building Officials Association (OBOA).

Q3 Site Plan Activity

The Site Plan Review Committee continues to meet every second week to conduct pre-consultations with potential applicants and to review new applications or resubmitted plans following revisions. A significant amount of time spent on the site plan agreement and related revisions for the upcoming Listowel Gardens Development. There were also 3 pre-consultations.

New applications received:

- CBE Holdings (amendment)
- Dietz Financial
- Bauman Manufacturing
- HLA (amendment)
- Gray's Eggs (amendment)
- St. Mary's School (amendment)

Approvals/Agreements:

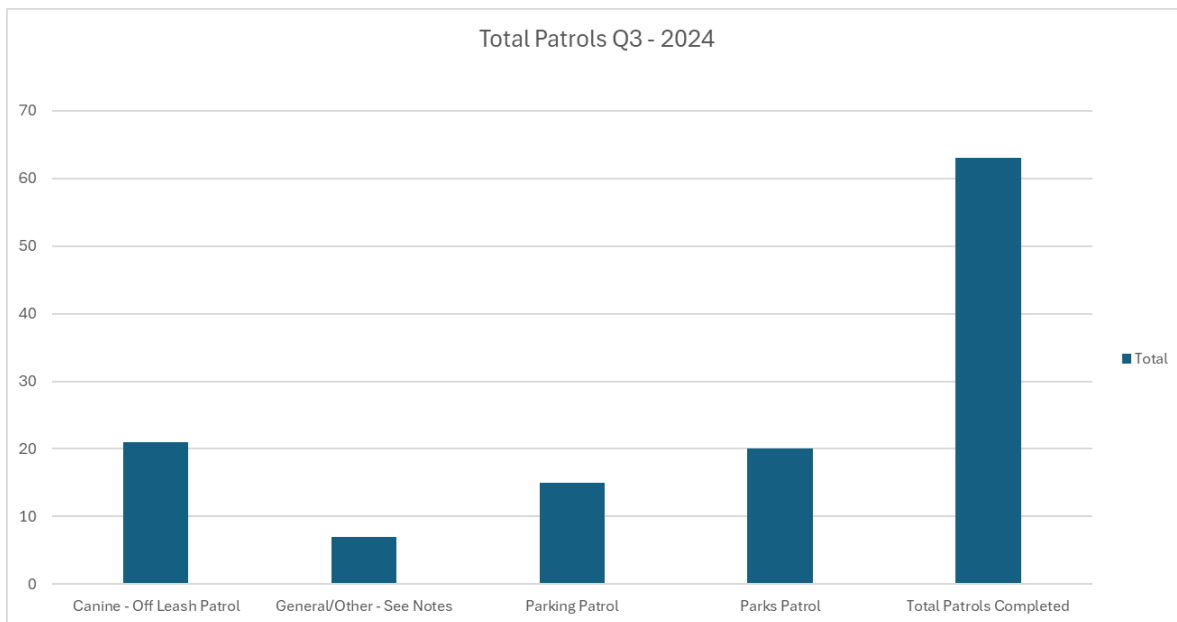
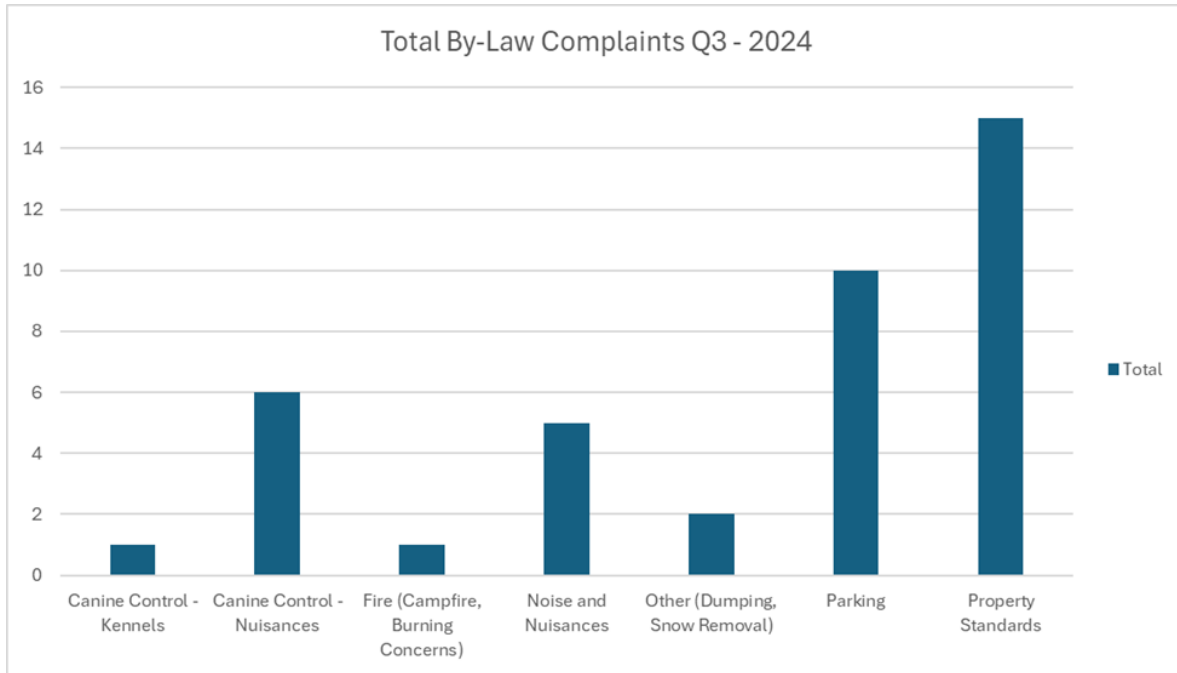
- HLA
- Dynamic Millwrights
- Listowel Gardens
- Oak and Noble
- CBE Holdings
- Deitz Financial

Q3 Bylaw Enforcement Activity

A new By-law Officer was hired, outfitted and trained. One Officer attended the annual conference and training event of the Municipal Law Enforcement Officers Association of Ontario (MLEOA).

A new tracking and recording structure for all incoming service requests (complaints) and patrol findings was launched part way through the quarter. The structure will provide more detailed reporting going forward. There have been 232 services requests year to date which is very close to the same time last year of 230. Going forward, a complainant will receive an automated message to let them know when their service request has been changed to an "in progress" and "completed" status. Currently, the data shows an average completion time of 37 days year to date for investigation and either resolution, dismissal, or reassignment to the appropriate authority. This includes property standards orders, which can take considerable time to make progress on.

Although only partial data is captured in the new system, it is displayed below to provide an example of how the data can be shared. The 40 most recent service requests are displayed, 37 of which are completed. One noise complaint and 2 property standards issues remain open. Patrol activity is displayed for the same period.



Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality’s approved Vision, Mission, and Strategic Plan.

Report Prepared by: Sally McMullen, Building and Development Supervisor/CBO

Reviewed by: Kriss Snell, CAO

Thursday, October-31-24 Sally McMullen, Building and Development Supervisor/CBO

This document is available in alternate formats, upon request.



Members Present: Becky Belfour,
Jerry Smith,
Juanita Kerr,
Matthew Livingstone,
Todd Kasenberg,
Steve Herold, Councillor

Members Absent:

Others Present: Wendy Burrow
Scott Lobb
Ashley Carter
David Sinko
Janny Pape
Barry Cookson

Staff Present: Daniel Hobson, Clerk
Becky DeWetering, Deputy Clerk

1. Call to Order

Clerk Daniel Hobson called the meeting to order at 9:33 a.m.

2. Confirmation of the Agenda

2.1. Acceptance of the Agenda

Resolution #1/24

Moved by Steve Herold

Seconded by Matthew Livingstone

That the Perth County OPP Detachment Police Services Board accept the agenda as presented.

3. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

4. Oaths

5. New Business

5.1. Chair and Vice Chair Appointments

Clerk Dan Hobson discussed chair appointments.

Jerry Smith nominated Todd Kasenberg as the Chair
Steve Herold nominated Jerry Smith as Vice Chair

5.2. Recording Secretary Appointment

Chair, Todd Kasenberg discussed the appointment of a Recording Secretary.

Resolution #2/24
Moved by Matthew Livingstone
Seconded by Juanita Kerr

That the Perth County OPP Detachment Police Service Board appoint Daniel Hobson as the Recording Secretary for the Perth County OPP Detachment Police Services Board.

Carried.

5.3. Code of Conduct

Chair, Todd Kasenberg discussed the Code of Conduct

Resolution #3/24
Moved by Jerry Smith
Seconded by Becky Belfour

That the Perth County OPP Detachment Police Service Board adopt the Code of Conduct.

Carried.

5.4. Terms of Reference

Chair, Todd Kasenberg discussed the Terms of Reference

Resolution #4/24
Moved by Matthew Livingstone
Seconded by Steve Herold

That the Perth County OPP Detachment Police Services Board adopt the Terms of Reference as presented.

Carried.

5.5. Budget Review

Dan Hobson discussed the Budget

Resolution #5/24
Moved by Steve Herold
Seconded by Juanita Kerr

That the Perth County OPP Detachment Police Services Board accept the Budget Review as information, and provide the Recording Secretary with suggestions.

Carried.

5.6. Insurance Update

Wendy Burrow and Dan Hobson provided an update on insurance

5.7. Community Safety and Well-Being Plan Overview (www.cswb-stratfordperthstmarys.com)

Dan Hobson discussed the Community Safety and Well-Being Plan to be read and evaluated before the next meeting where there will be a representative come to the meeting to discuss.

5.8. Training Updates

Dan Hobson discussed further training needed for Board members.

5.9. Initial Meeting Work Chart

Dan Hobson discussed the new legislation and roles and responsibilities that are needed for future meetings.

Resolution #6/24
Moved by Becky Belfour
Seconded by Jerry Smith

That the Perth County OPP Detachment Police Services Board receives the Initial meeting Work Chart for Information.

Carried.

5.10.

Wendy Burrow provided an overview of crimes and prevention strategies in the community.

6. Correspondence

6.1.

Old Business from West Perth Board - Dan Hobson discussed the digital speed sign in Connecting Link

7. Upcoming Meeting Schedule

8. Adjournment

8.1. Motion to Adjourn

Resolution #7/24
Moved by Matthew Livingstone
Seconded by Becky Belfour

That the Perth County OPP Detachment Police Services Board adjourn at 11:30 a.m.

Carried.

Todd Kasenberg, Chair

Daniel Hobson, Recording Secretary



Members Present: Becky Belfour,
Jerry Smith,
Juanita Kerr,
Matthew Livingstone,
Todd Kasenberg,
Steve Herold, Councillor

Members Absent:

Others Present: Ashley Carter
David Sinko

Staff Present: Daniel Hobson, Clerk
Becky DeWetering, Deputy Clerk

1. Call to Order

The Chair called the meeting to order at 7:03 p.m.

2. Confirmation of the Agenda

2.1. Acceptance of the Agenda

Resolution #8/24

Moved by Juanita Kerr

Seconded by Steve Herold

That the Perth County OPP Detachment Police Services Board accept the agenda as presented.

Carried.

3. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

4. Reports

Matthew Livingstone joined the meeting at 7:05 pm

4.1. Board Insurance

Clerk Dan Hobson discussed the Board Insurance Quotes received.

Resolution #9/24

Moved by Jerry Smith

Seconded by Matthew Livingstone

That the Perth County OPP Detachment Board direct the Secretary to complete the application form for the OAPSB Group Insurance Policy for Police Service Boards offered by McFarlan Rowlands Insurance Brokers and Medallion Group Insurance.

Carried.

5. Upcoming Meeting Schedule

6. Adjournment

6.1. Motion to Adjourn

Resolution #10/24

Moved by Juanita Kerr

Seconded by Matthew Livingstone

That the Perth County OPP Detachment Police Services Board adjourn at 7:14 p.m.

Carried.

Todd Kasenberg, Chair

Daniel Hobson, Recording Secretary

PRESENT: JAAC Chair Dennis Manarey
Warden Rhonda Ehgoetz
JAAC Member Karen Danis
JAAC Member Michael Doan
JAAC Member Sharon Flanagan
JAAC Member Vince Judge
JAAC Member Alice Mainland

REGRETS: JAAC Member Christy Bannerman
JAAC Member Shannon Palmer

STAFF: Tyler Sager, Manager of Legislative Services / Clerk
Rachel Cannon, Legislative Services Coordinator / Deputy Clerk

1. CALL TO ORDER

Chair Manarey called the meeting to order at approximately 1:30 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST - None

3. CONFIRMATION OF AGENDA

3.1 Confirmation of the Agenda - September 24, 2024

Moved by: JAAC Member Karen Danis
Seconded by: JAAC Member Sharon Flanagan

THAT the September 24, 2024 Agenda be approved.

Carried

4. ADOPTION OF MINUTES

4.1 Adoption of Minutes for June 25, 2024

Moved by: JAAC Member Vince Judge
Seconded by: JAAC Member Karen Danis

THAT the June 25, 2024 Minutes be approved.

Carried

5. PUBLIC MEETINGS, PUBLIC HEARINGS AND DELEGATIONS - None

6. REPORTS

6.1 Clerk's Update

Moved by: JAAC Member Alice Mainland
Seconded by: JAAC Member Michael Doan

THAT the Joint Accessibility Advisory Committee receives the "Clerk's Update" report for information.

Carried

6.2 2025 Joint Accessibility Advisory Committee Meeting Schedule

Moved by: Warden Rhonda Ehgoetz
Seconded by: JAAC Member Vince Judge

THAT the Joint Accessibility Advisory Committee receives the "2025 Joint Accessibility Advisory Committee Meeting Schedule" report; and

THAT the Joint Accessibility Advisory Committee approve the "2025 Joint Accessibility Advisory Committee Meeting Schedule" report.

Carried

7. CORRESPONDENCE

Moved by: JAAC Member Michael Doan
Seconded by: JAAC Member Karen Danis

THAT the Joint Accessibility Advisory Committee receive correspondence items 7.1 to 7.5 for information.

Carried

8. OTHER BUSINESS

8.1 Working Group Update

D. Manarey announced that he will be vacating his seat on the Joint Accessibility Advisory Committee due to a move.

T. Sager asked if any Committee members would like to participate in the Working Group noting that D. Manarey was one of the four members.

T. Sager also confirmed that recruitment would begin for the vacant seat following the meeting (Perth South recruit).

9. FUTURE MEETINGS

- 9.1 Discussion regarding 2024 meetings:**
October 22, 2024 at 1:30 p.m.
November 26, 2024 at 1:30 p.m.
December 17, 2024 at 1:30 p.m.

The Committee would like to continue with the current meeting schedule.

10. ADJOURNMENT

10.1 Adjournment of Perth County Joint Accessibility Advisory Committee

Moved by: JAAC Member Vince Judge
Seconded by: JAAC Member Sharon Flanagan

THAT the Perth County Joint Accessibility Advisory Committee meeting be adjourned at approximately 2:01 p.m.

Carried

Dennis Manarey, Chair

Tyler Sager, Clerk



Grand River Conservation Authority

Summary of the General Membership Meeting – October 25, 2024

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-10-24-C09 – Labour relations and employee negotiations (Closed agenda)
- GM-10-24-91 - Conservation Areas Strategy
- GM-10-24-96 - Water Control Structures Asset Management Plan
- GM-10-24-95 - Shand Dam Spillway Stoplog Gains Refurbishment - Tender Award
- GM-10-24-97 - Membership, Ticketing, and Equipment Rentals System - Request for Proposals
- GM-10-24-99 - Financial Summary
- GM-10-24-87 - Budget 2025-Draft 1
- GM-10-24-93 - Fee Policy - Planning and Regulations Permit
- GM-10-24-94 - Fee Policy 2025
- GM-10-24-98 - 2025 Board Meeting Schedule
- GM-10-24-90 - Ice Management Plan

Information Items

The Board received the following reports as information:

- GM-10-24-89 - Elora Quarry and GRCA Membership Pass Pilot Project 2024 Update
- GM-10-24-86 - Permits Issued under Ontario Regulation 41/24
- GM-10-24-92 - Cash and Investment Status
- GM-10-24-88 - Budget 2025-Draft 1 - Municipal Apportionment
- GM-10-24-100 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- Town of Bradford West Gwillimbury to the Ministry of Environment, Conservation and Parks regarding the Ontario Deposit Return Program
- Amy Haertel regarding public safety awareness around low head dams in the Grand River watershed
- Hugh Whitely regarding the Conservation Areas Strategy
- Halton Region regarding a municipal alcohol policy Delegations

Delegations

There was 1 registered delegation.

- Susan Watson – Conservation Areas Strategy

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board.

Correspondence & Action Items

The SPA Board approved the resolutions in the following reports as presented in the agenda:

- Ministry of the Environment, Conservation and Parks - Catfish Creek and Grand River Assessment Reports and Source Protection Plans
- Lake Erie Region Source Protection Committee regarding amendments to the Grand River Assessment Report and Source Protection Plan
- SPA-10-24-02 - Source Protection Committee Member Appointments

For full information, please refer to the [October 25 Agenda Package](#). Complete agenda packages for the General Membership and Source Water Protection Authority, and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.

Good News

Welcome Trustee Julie Moore

After hearing from 12 candidates, a voting process occurred and the board voted to elect Julie Moore as the new trustee representing Perth East. Julie resides on a 6th generation farm in Perth East and has two boys who attended North Easthope PS. She is a social worker in an Executive Leadership role at Ontario Health, with subject matter expertise in Mental Health and Addictions. She was elected as the Perth East Trustee to AMDSB in 2010, 2014 and 2018 so has extensive experience in the role. Chair Robert Hunking stated: "We are pleased to welcome Julie back to the board and we thank those who took the time to apply for the position." Julie will be officially sworn into her position at a future session of the board.

Students and Staff Commemorate National Truth and Reconciliation Week

Superintendent Riley Culhane shared that leading up to the National Day for Truth and Reconciliation, AMDSB students and staff participated in a variety of commemorative activities that encouraged students to reflect on both the Truth and what Reconciliation means to them. These activities included:

- Raising the National Centre for Truth and Reconciliation's Survivors' flags with a ceremony done by the Indigenous members of our team
- Sharing out a variety of social media posts that highlight resources and local events
- Supporting teachers with access to an internal National Day for Truth and Reconciliation elementary and secondary resources website, and
- A variety of other commemorative activities that were done as a school collective within individual schools

[This video](#) highlights a few of these activities.

Listowel District SS Commencement



Vice Chair Nancy Rothwell was pleased to share that she attended the fall commencement celebration at LDSS on October 11. She noted that it was an amazing event and very well attended given that the graduating students moved into grade 9 in 2020 so did not celebrate their grade 8 graduation.

Future Board Meetings

Regular Board Meetings are held in person unless otherwise noted. Links to join the meetings online will be posted on the [Board Meeting page](#) the day before the meeting. The public portion begins at 4:45 p.m.

- Tuesday, November 12, 2024 - 6:30 p.m. Committee of the Whole, Open Session
- Tuesday, November 26, 2024 - 4:45 p.m. Regular Board Meeting and Committee of the Whole, Closed Session immediately afterwards.

Future Meetings/Events with Trustee Representation

- Supervised Alternative Learning (SAL) – October 28, 2024 at 9:00 a.m. (online)
- Indigenous Education Advisory – October 28, 2024 (to be confirmed)
- Recognition and Service Committee – October 29, 2024 at 4:00 p.m.
- Parent Involvement Committee (PIC) – October 29, 2024 – 6:30 p.m. (online)
- Special Education Advisory Committee (SEAC) – November 6, 2024 at 4:00 p.m. (online)
- Audit Committee – November 12, 2024 at 5:00 p.m.



Membership Minutes

Membership Meeting #7-2024

September 18, 2024

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Megan Gibson, Andrew Fournier, Matt Duncan, Vanessa Kelly, Evan Hickey, Anita Van Hittersum, Ed Podniewicz

Members Absent: Sharen Zinn, Matt Duncan

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Patrick Huber-Kidby, Planning and Regulations Supervisor
Donna Clark, Source Water Protection Specialist
Erin Gouthro, Watershed Ecologist
Sarah Gunnewick, Water Resources Engineer
Jason Moir, Park Superintendent
Michelle Quipp, Executive Assistant

1. Call to Order

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #6-2024 held on June 19, 2024.

Motion FA #68-24

Moved by: Alvin McLellan

Seconded by: Evan Hickey

THAT the minutes from the General Membership Meeting #6-2024 held on June 19 2024, be approved.

(carried)

4. Business out of the Minutes:

- a) Review of MVCA's Vision, Mission and Ends: Report #47-2024

Report #47-2024 was presented to the members and the following motion was made:

Motion FA #69-24

Moved by: Alison Lobb

Seconded by: Megan Gibson

THAT a change is necessary to shift the short-term goals from "to stabilize MVCA's financial base" to "to ensure MVCA's financial stability."

(carried)

- b) Review of Members Roles and Responsibilities: Report #48-2024

Report #48-2024 was presented to the members and no motions were made.

- c) Emergency Meeting Policy Amendments: Report #49-2024

Report #49-2024 was presented to the members and the following motion was made:

Motion FA #70-24

Moved by: Anita Van Hittersum

Seconded by: Alvin McLellan

THAT the Administrative Regulation be revised to incorporate the revised policy for organizing emergency meetings of the membership.

(carried)

- d) 75th Anniversary Planning: Report #50-2024

Report #50-2024 was presented to the members and the following motion was made:

Motion FA #71-24

Moved by: Alison Lobb

Seconded by: Ed Podniewicz

THAT a report be provided from staff with revised details on a meal and tour and year-round activities.

(carried)

5. **Presentations:**

- a) **Aquatic Health Assessment:** Erin Gouthro, Watershed Ecologist, provided the Members with an overview of the ongoing aquatic health assessment.

- b) **2024 Work Update Plan:** Phil Beard, General Manager-Secretary-Treasurer, provided the Members with an overview of the activities undertaken by MVCA over the summer.

6. Business Requiring Decision and or Direction:

- a) Critical Infrastructure and Equipment Strategy: Report #51-2024

Report #51-2024 was presented to the members and the following motion was made:

Motion FA #72-24

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the Infrastructure and Equipment Strategy outlined in Report #51-24 be used to develop the 2025-2027 Work Plan and Budget Forecast and that the Forecast be updated in 2025 to incorporate the infrastructure and equipment required for Flood Safety Services.

(carried)

- b) Water and Erosion Control Infrastructure Agreements: Report #52-2024

Report #52-2024 was presented to the members and the following motion was made:

Motion FA #73-24

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT the Authority authorize the signing of Recreational WECl cost share agreements with the Municipality of Morris-Turnberry;

AND THAT the Authority authorize the signing of the cost share agreement with the Municipality of Huron East once accepted. (carried)

- c) Pioneer Conservation Area-Possible Transfer of Lands: Report 53-2024

Report #53-2024 was presented to the members and the following motion was made:

Motion FA #74-24

Moved by: Alison Lobb

Seconded by: Megan Gibson

THAT MVCA declare part of the Pioneer Conservation Area as surplus.

(carried)

Motion FA #75-24

Moved by: Alison Lobb

Seconded by: Anita Van Hittersum

THAT MVCA negotiates transfer of part of Pioneer Conservation Area to the Municipality of Morris-Turnberry.

(carried)

d) Administrative Review Policy Development & Status of Technical Guidelines for Natural Hazards-Section 28 Regulation: Report #54-2024

Report #54-2024 was presented to the members and the following motion was made:

Motion FA #76-24

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT at least three of the following four: Chair, Vice Chair, Second Vice Chair and member who is representing that municipality, will be responsible for making decisions on requests for administrative reviews.

(carried)

e) Purchase of Backhoe Attachment–Fall Reserve Conservation Area: Report #55-2024

Report #55-2024 was presented to the members and the following motions were made:

Motion FA #77-24

Moved by: Alvin McLellan

Seconded by: Anita Van Hittersum

THAT the 2024 Budget for the Falls Reserve Conservation Area be amended to include the purchase of a backhoe attachment that configures and matches with our current owned New Holland Boomer 55 tractor;

AND THAT the New Holland model 935GBH backhoe attachment be purchase from Roberts Farm Equipment for an amount \$19,000 plus HST;

AND THAT the purchase be funded from the Falls Reserve Accumulated Surplus.

(carried)

7. Correspondence for Direction: Report #56-2024

Report #56-2024 was presented to the members and the following motions were made:

Motion FA #78-24

Moved by: Megan Gibson

Seconded by: Alison Lobb

THAT MVCA will continue to participate in the Healthy Lake Huron initiative and that the General Manger represents MVCA on the steering committee.

(carried)

Motion FA #79-24

Moved by: Megan Gibson

Seconded by: Evan Hickey

THAT the Letter from Upper Thames River Conservation Authority be noted and filed.

(carried)

Motion FA #80-24

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the letter about the Indigenous Collaborative Planning Hub be noted and filed.
(defeated)

Motion FA #81-24

Moved by: Alvin McLellan

Seconded by: Megan Gibson

THAT MVCA will participant in the Indigenous Collaborative Planning Hub.
(carried)

Motion FA #82-24

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT the letter from Fern Wylie be noted and filed.
(carried)

8. Chair and Member Reports

Chair and General Manager met with the Minister of Environment, Conservation and Parks, as well as MPP, Lisa Thompson, to discuss support for Healthy Lake Huron.

9. Consent Agenda:

The following items were circulated to the Members for their information:

- a) 2024 Work Plan and Budget Update: Report #57a&b-2024
- b) Revenue/Expenditure Report for June, July & August 2024: Report #58-2024
- c) Agreements Signed: Reeport #59-2024

Motion FA #83-24

Moved by: Alvin McLellan

Seconded by: Vanessa Kelly

THAT Report #57b-59 along with the respective motions as outlined in the Consent Agenda be approved.
(carried)

10. Adjournment: Next meeting: October 16, 2024, at 7:00 pm at the Administrative Centre, Wroxeter.

Motion FA #84-24

Moved by: Megan Gibson

Seconded by: Alison Lobb

THAT the Members Meeting be adjourned at 9:27 pm.
(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer

Notice of Adoption of an Official Plan by the Corporation of the County of Perth

TAKE NOTICE that the Council of the Corporation of the County of Perth passed By-law No. 4003-2024, which is a Confirmatory By-law to confirm the proceedings of the Regular Council meeting held on October 17, 2024. At the Regular Council meeting Council passed by resolution to adopt a new Official Plan for the County of Perth under the provisions of Section 26 of the *Planning Act*, R.S.O. 1990.

PURPOSE AND EFFECT:

The 2024 County Official Plan ensures a vision for Perth County and a comprehensive strategy reflective of provincial policy updates and current community priorities and values. The 2024 County Official Plan is supportive of building community, ensuring environmental health, and informed land use decisions within the County.

The 2024 County Official Plan will replace the March 2024 Consolidation of the 1999 County Official Plan and those of its Lower-Tier municipalities, including: the January 2011 Consolidation of the 2010 Official Plan for the Listowel Ward in the Municipality of North Perth; the February 2020 Consolidation of the 2009 Official Plan for the Mitchell Ward in the Municipality of West Perth; and, the April 2015 Consolidation of the 1985 Village of Milverton Official Plan. The 2024 County Official Plan will act as an overall guidance document to ensure consistent policy implementation across the County and provide a clear planning framework that is easier to navigate.

Adoption of the 2024 County Official Plan concludes the County's municipal comprehensive review exercise which has been built upon extensive community engagement. The Plan has regard for matters of provincial interest and is consistent with the Provincial Planning Statement, 2024. The Council of the Corporation of the County of Perth considered oral and written comments from members of the public, which resulted in numerous iterations to the 2024 County Official Plan text and schedules prior to its adoption.

APPROVAL AUTHORITY

The Ministry of Municipal Affairs and Housing is the approval authority for the 2024 County Official Plan. The 2024 County Official Plan does not come into effect until the day after the Minister has issued a decision. Pursuant to Section 17(36.5) of the *Planning Act*, the Minister's decision is final as there is no appeal in respect of a decision of the approval authority where the approval authority is the Minister. Any person or public body will be entitled to receive notice of the Ministry's decision if a written request to be notified of the decision is made directly to County Staff or the Ministry at the following address:

Ministry of Municipal Affairs and Housing, Municipal Service Office – Western
659 Exeter Road, 2nd Floor
London, Ontario N6E 1L3
Tel. (519) 873-4020
Toll Free 1-800-265-4736

ADDITIONAL INFORMATION:

A copy of the 2024 County Official Plan, together with supporting studies and background information, is available at perthcounty.ca/NewOP. A hard copy of the 2024 County Official Plan is available for review at 1 Huron Street, Stratford during normal office hours.

DATED AT THE CITY OF STRATFORD THIS 28TH DAY OF OCTOBER, 2024.

Andrea Hächler
Director of Planning
Tel: (519) 271-0531 ext. 412
Fax: (519) 273-5967
Email: ahachler@perthcounty.ca

Corporation of the County of Perth
County Court House
1 Huron Street
Stratford, ON
N5A 5S4

To: Warden Ehgoetz and Members of Council
Meeting Date: October 17, 2024
Prepared By: Moira Davidson, Senior Policy Planner
Subject: New Draft County of Perth Official Plan 2024 for Adoption

Recommended Action:

THAT Council receives the “Draft County of Perth Official Plan 2024 for Adoption” report; and

THAT Council adopts the proposed draft 2024 Official Plan; and

THAT Council directs staff to forward the proposed draft Official Plan and all required supporting documents to the Ministry of Municipal Affairs and Housing (MMAH) for approval; and

THAT Council directs staff to work with MMAH to approve the proposed draft Official Plan, including incorporating any modifications deemed necessary by the Ministry.

Executive Summary:

This report seeks Council’s approval and adoption of the proposed draft 2024 County of Perth Official Plan (2024 OP). The 2024 OP provides both a vision for Perth County and a comprehensive strategy for cultivating new opportunities, building community, ensuring environmental health and making intelligent and informed land use decisions within the County until 2046. The 2024 OP is a new visionary policy document that is both reflective of provincial policy updates and reflective of current community concerns, priorities and values. The 2024 OP will replace the current County Official Plan and those of member municipalities to act as an overall guiding document for municipalities across the County. The 2024 OP will ensure consistent policy implementation across the County and an easier to navigate planning framework.

The current County Official Plan is over 25 years old and, due to its age, is no longer consistent with current planning legislation. Further, as the population of Perth County is projected to grow to over 60,000 residents and reach 28,400 jobs by 2046, the County requires an Official Plan that is ready to meet the needs of current and future residents. The 2024 OP has added 407 ha of land to the County’s serviced Settlement Areas to plan for additional homes and jobs for new

residents. The 2024 OP also includes long range planning policies to address the projected growth.

Key elements of the 2024 OP include:

- Directing growth to existing Settlement Areas to ensure efficient use of land, existing infrastructure and services
- Protecting agricultural resources for a diversifying range of agricultural uses
- Promoting economic growth by harnessing the strength of the County's agriculture and tourism sectors
- Encouraging well-designed built form to provide high-quality, accessible, and safe spaces
- Preserving the County's cultural heritage values
- Accommodating for appropriate servicing and waste management
- Increasing the variety of housing types and sizes to meet the diverse range and needs of residents and workers

The 2024 OP does not conflict with any Provincial plans, is consistent with the Provincial Planning Statement, and has regard for matters of Provincial interest as listed in Section 2 of the Planning Act.

Highlights of the Official Plan review process and policy document, including alignment with provincial policy, key document changes, and the results of community engagement are outlined below.

Background Information:

Project Timeline

In 2018, County staff and the steering committee started the Official Plan review under the direction of Ontario's Planning Act, R.S.O. 1990. Comprised of seven (7) project phases, the following provides an overview of the Official Plan review timeline.

Table 1: Official Plan review Timeline

Phase	Dates	Purpose	Complete?
1	2017 - 2018	Undertake Preliminary Public Outreach	Yes!
2	2018 – 2022	Complete supporting background reports, including the Perth County Natural Heritage Study and Comprehensive Review	Yes!
3	2022-2023	Completion of draft Official Plan text for County Staff, OP Steering Committee, County Council, and Agency Review	Yes!

4	Winter 2023	Public release of final first draft version of the draft Official Plan text and mapping	Yes!
5	Spring / Summer 2024	Revisions to draft Official Plan based on public, stakeholder, and Agency comment and re-release for Council consideration and public consultation	Yes!
6	Fall 2024	Statutory Public Meeting and Adoption of the 2024 OP by County Council	We are Here
7	Fall 2024	Submit 2024 OP to the Minister of Municipal Affairs and Housing for approval	

Phase 1: Preliminary Public Outreach

Prior to project initiation, a Communications and Engagement Strategy was created for the Official Plan Review. The Engagement Strategy used different approaches and techniques to consult and engage the public and stakeholders. The preliminary public outreach undertaken as part of Phase 1 included an extensive online survey, outreach booth at community events, community workshops, public open houses and stakeholder meetings. A Special Meeting of Council was also held on September 12, 2018 to formally initiate the Official Plan Review and provide the community an opportunity to identify the issues that should be considered in the 2024 OP.

Phase 2: Background Reports

In support of the review, a number of background studies were prepared to support the development of the 2024 OP. The below background reports, created the foundation for the 2024 OP document.

- *Perth County New Official Plan Policy Directions Report*, prepared by WSP Planning Consultants in April 2020, included a review of key issues and proposed policy directions to be considered and implemented through the new County planning framework. As an initial step, background reviews were completed on the themes of Human Activity and the Built Environment/The Natural Environment, and an Assessment of the County's Long-Term Population, Housing and Employment Growth Potential, which included the identification of land need requirements to accommodate the anticipated growth for a 20-year planning horizon.
- *Perth Natural Heritage Systems Study (PNHSS)*, prepared by Upper Thames River Conservation Authority, included a review and evaluation of ecologically important terrestrial resources within the County to guide the Natural Environment (Heritage) policies for the Official Plan. Originally authored in October 2018, the PNHSS utilized 2010 aerial imagery and GIS mapping and modeling to identify various components of the County's natural environment system. Upon the release of revised aerial imagery in 2015 and 2020, the PNHSS was revised at the direction of Council to

accurately measure and locate changes to the natural environment since the last evaluation.

- *Perth County Comprehensive Review*, prepared by Watson and Associates Land Economists, provides population, employment, housing projections for a 30-year planning horizon, as required by the 2020 Provincial Policy Statement. The first Perth County Comprehensive Review was finalized in April 2020. In June 2021, County Council initiated an update of the Comprehensive Review to capture changes in economic trends resulting from the COVID-19 pandemic, including increases in building permit activity. The 2023 Official Plan Update – Comprehensive Review was adopted by Perth County Council on November 2, 2023.

Prior to making any recommendations regarding boundary expansions in response to the County Comprehensive Review, County Staff provided workshops to Lower Tier Councils to highlight the fundamental principles of growth planning. The workshops resulted in recommendations for where land should be designated for anticipated growth based on planning rationale and evaluation of constraints, compatibility, and planned servicing.

Phase 3: Draft Official Plan

Based on the findings of the background reports and proposed policy directions, as well as input from the community received through various methods of engagement held in Phase 1, the first version of the Draft Official Plan was prepared. The initial draft was prepared by project consultants WSP and then sent back to County Staff to provide and apply local context, where applicable. To ensure a local context was applied to the prepared text, County Planning Staff did the following:

- Reviewed over 700 special policies, official plan amendments (OPAs), and urban fringe designations against the draft text to confirm which policies required inclusion in the new Official Plan document;
- Cross-referenced Official Plan designations with data from the Ministry of Natural Resources and Forestry (MNRF), the Ministry of Environment (MOE), and Conservation Authorities;
- Completed Minimum Distance Separation (MDS) reviews on serviced settlement areas to determine growth planning constraints; and
- Undertook Natural Environment public consultation.

Once the local context was applied by staff, each chapter of the draft Official Plan was brought before the Official Plan Steering Committee for review and revision throughout 2023. Following input and approval from the Steering Committee, planning staff and WSP presented the draft Official Plan to County Council on December 21, 2023 and received direction to send the document to the Ministry of Municipal Affairs and Housing for commenting and to proceed with public consultation.

Phase 4: Public Outreach

Phase 4 included the publication of the draft Official Plan and land use schedules to the project website and the scheduling of four public Open Houses. Staff held public Open Houses in North Perth, Perth East, Perth South and West Perth locations over the course of two weeks in February 2024. The Open House meetings were held in person with information boards summarizing the content of the draft Official Plan, large format print-outs of the land use schedules, and a presentation by WSP. It is estimated that over 600 people attended the events. Feedback received at the events related to the following themes: agriculture, clarity, growth management, natural environment mapping and policies, on-farm diversified uses, and site-specific questions.

Phase 5: Revised Official Plan & Public Open Houses

In light of the feedback and questions received at the Open House events, through email, and mail correspondence, staff prepared a revised draft Official Plan document which gave special consideration to revising and improving the policies and mapping relating to the previously noted comment themes. Staff also addressed comments received from MMAH during this iteration of the Official Plan text. Staff presented this revised draft Official Plan to the Steering Committee and then to County Council. Phase 5 also included the release of an online, interactive map viewer that allowed residents to see the proposed draft Official Plan designations on their subject property, as well as another round of public engagement. The County held 2 public open houses and 40 site-specific meetings with residents in July 2024. The open houses were held in person and showcased a summary of updates made to the draft Official Plan text since the first iteration. For site-specific questions related to the Draft Official Plan, planning staff held appointments to meet with residents at their local municipal offices.

Phase 6: Final Draft Official Plan & Public Meeting

This phase of the project included the final review of feedback and incorporation of comments into the draft Official Plan document and supporting land use schedules. Phase 6 also involved the modification of the draft Official Plan to ensure consistency with the proposed 2024 Provincial Planning Statement (2024 PPS), released in August 2024 for adoption in October 2024. A full consistency table is provided in Appendix A of this Report.

In September 2024, the 2024 OP was published online, along with a Notice of Statutory Public Meeting, as required under the Planning Act. The meeting held on October 17, 2024 meets the requirements of a Statutory Public Meeting under the Planning Act. Following completion of the Statutory Public Meeting, County Council will consider the Official Plan for adoption. County Council will utilize information received to date, as well as additional public input heard at the Statutory Public Meeting to decide on the adoption of the 2024 OP.

Phase 7: Ministry of Municipal Affairs Approval

Following adoption of the 2024 OP by County Council, staff will forward the 2024 OP, and supporting documents, to the Ministry of Municipal Affairs and Housing for review and approval. Staff will also issue a Notice of Adoption to anyone who has submitted a written request to be notified of Council's decision regarding the proposed amendment.

Under the Planning Act, the Ministry will review the 2024 OP, and supporting documents, and has 120 days to issue its decision. The Ministry's decision could include approving the amendment as adopted, approving the amendment with modifications or not approving all or any parts of the amendment. The Minister also has the ability to extend the 120-day review period if more time is needed to issue a decision.

Once the Province issues a decision, County staff will work to incorporate any modifications into the Official Plan as a result of the Minister's decision. A report addressing any modifications by the Minister will be provided to Council for information and the final, Minister approved, Official Plan will be implemented. There is no appeal of a provincial decision regarding a new official plan or an official plan update where the minister is the approval authority, and as such, the Minister approved County Official Plan is final.

Comments:

The Official Plan review, and the policies included within the 2024 OP can be summarized by the following categories:

1. Growth Management

Comprehensive Review - The Comprehensive Review assessed Perth County's long-term population, housing and employment growth potential and associated settlement area land needs by local municipality to the year 2048, within the context of County-wide development trends, regional economic growth drivers and available vacant land within the municipal settlement areas.

The Comprehensive Review determined that:

- Perth County population is forecast to increase from 42,400 in 2021 to 62,900 in 2051, representing an incremental increase of 20,500 residents.
- Approximately 290 residential units are forecast to be constructed across the County annually.
- Perth County is forecast to reach 29,700 jobs by 2051, representing an increase of 10,900 between 2021 and 2051.
- Approximately 90% of forecasted housing growth across Perth County over the next 25 years is anticipated to be accommodated within the County's serviced urban areas.

- An additional 245 gross ha across Perth County for residential, commercial and institutional development is required for long-term housing land use need.
- An additional 165 gross ha are required across Perth County for long-term employment development.

At the time of completion, the Comprehensive Review was undertaken using an approach consistent with the 2020 PPS. As such, section 1.4 of the PPS specifies the approach to identifying locations for urban expansion is to be undertaken at the Regional Market Area level, which in this context, identifies all of Perth County as the Regional Market Area. This approach resulted in the 245 hectares of gross residential land and 165 gross hectares of employment land required by 2048 not being limited to local municipal surpluses and deficits but rather identified across Perth County in a logical and efficient manner.

Regional Market Area Settlement Expansion - Using a Regional Market Area Approach, County Staff incorporated the land needs projected by the Comprehensive Review into the serviced settlement area designations of the Official Plan. The PPS 2020 encourages planning approval authorities to direct development to serviced areas where feasible and suitable, as development on full services has a lesser potential for causing adverse environmental impacts. Further, PPS 2020 Policies 1.6.6.1 to 1.6.6.5 encourage municipalities, at the time of their official plan review, to assess the long-term impacts of servicing by individual septic systems and individual wells on the health and character of rural settlement areas, as well as the feasibility of moving to other forms of servicing these communities. Through the Comprehensive Review, County staff determined that the most suitable approach to growth would be in areas with available servicing and therefore directed expansions to the County's serviced settlement areas.

Staff first created an inventory of lands within settlement areas and fringe areas that are vacant and underutilized. Staff then created a list of potential expansion areas that considered all serviced settlement areas as part of Market Area approach and considered expansions based on known land use and servicing constraints.

Growth areas identified within settlement areas and fringe areas were then ranked and evaluated based on the following criteria:

- The need to designate additional lands for growth to accommodate a range of residential and employment uses;
- The availability and capacity of sufficient infrastructure, either existing or planned;
- The availability for logical phased progression of urban development;

- Compliance with minimum distance separation formulae; and,
- The avoidance of impacts on the Agricultural System or where avoidance is not possible, minimized and mitigated to the extent feasible.

In addition to serviced settlement areas, the expansion of hamlets and villages was considered early on in the review process. However, when reviewed at a County-wide scale, an overall addition of 22 ha (54 ac) was being proposed for unserviced settlement areas. These additional lands would not support the direction to establish and enhance efficient growth patterns to support the efficient provision of infrastructure within the County and therefore were not included by Planning Staff in the 2024 OP. Further, throughout the Official Plan Review process, several landowners (or agents representing landowners) submitted requests for designation changes to their properties as part of the development of the 2024 OP. Although the 2024 OP is not meant to be a replacement for a privately initiated Official Plan Amendment (OPA), some of the properties are adjacent to serviced settlement areas that are recommended for expansion and therefore were considered and included, where appropriate.

The following tables depict the proposed expansion areas included within the new County Official Plan, by Settlement Area, as a result of the Comprehensive Review and the Regional Market Area Settlement Expansion undertaking.

Residential		
Settlement Area	Total Growth (ha)	% of Total Allocation
Atwood	30.31	12.25
Listowel	203.01	82.08
Milverton	-0.95	-0.38
Mitchell	6.84	2.77
Shakespeare	8.13	3.29
Grand Total	247.34	100

Employment		
Settlement Area	Total Growth (ha)	% of Total Allocation
Atwood	9.64	5.9
Listowel	131.02	80.26
Milverton	-31.23	-19.13
Mitchell	28.07	17.19
Outside Stratford	0.62	0.38
Perth South	22.22	13.61
Shakespeare	2.91	1.78
Grand Total	163.25	100

2. Resource Conservation and Protection

Resource conservation and protection encapsulates a wide range of policies added to the Official Plan including natural environment features, source water protection, natural hazards, energy sources and mineral, aggregate, and petroleum resources. Where the conservation and protection of resources is undertaken by another authority having jurisdiction, the County aligned the Official Plan policies with those of the authority having jurisdiction. The County also requested review of the Official Plan from these authorities and made revisions to the Official Plan text where warranted, based on these reviews. The County also cross-referenced Official Plan designations with data from the Ministry of Natural Resources and Forestry (MNRF), the Ministry of Environment (MOE), and Conservation Authorities to ensure consistency.

Natural Environment – referred to as Natural ‘Heritage’ within Provincial guiding documents, the County’s Natural Environment system is made up of features such as woodlands and wetlands that provide important environmental, social and economic benefits to residents of the County. As the PPS update in 2004 required a move from the protection of ‘natural heritage features’ to the protection of the ‘natural heritage system’, Perth County undertook the Perth Natural Heritage System Study. While the originally proposed Natural Environment designation was directly based on the recommendations of the Perth County Natural Heritage Systems Study (PNHSS), public consultation, ground truthing exercises, and data updates from conservation authorities resulted in further edits to the Natural Environment Designation to remove thickets, meadows, and various water features, and better align the mapping with the underlying feature. The table below illustrates the changes undertaken to the Natural Environment (NE) Designation, as of September 24, 2024.

	Total Acres Designated
Current Official Plan (1999) (NRE & NRE-Water Designation)	46,486.56 acres
Draft Official Plan (2024) (NE & NE Provincially Significant Wetland Designation)	50,867.30 acres
Overall Increase of NE Designated Lands (from current Official Plan to 2024 OP):	4,380.74 acres

As illustrated above, the overall increase from the current Official Plan (1999) to the draft Official Plan (2024) in designated Natural Environment Lands is 4,380.74 acres. The County GIS staff completed a thorough analysis on the proposed

Natural Environment designation in the 4 Municipalities and the ~4,350 acre increase represents ~0.7% of the total land area within Perth County.

Results of the GIS analysis completed confirmed the majority of the additions are comprised of small areas/slivers which together add up to the total increase. These additions are typically found on the edges of existing forests reflecting normal growth over a 25-year period since the previous Official Plan mapping was completed. Not only has the physical landscape in Perth County changed in the last 25 years through forest succession, but policy standards and mapping technology has also improved to allow for more accuracy and precision within the 2024 OP Natural Environment Designation.

3. Agriculture

Agriculture is the predominant land use and a large economic driver within the County. The County understands the importance of protecting agriculture and farming while balancing the need for growth and development. The protection of prime agricultural land has long been a matter of Provincial interest and changes to the PPS agricultural policies further entrench this. The PPS directs municipalities to identify and designate all Prime Agricultural Areas within their jurisdiction. The types and scale of 'other' permitted uses in prime agricultural areas has been clarified through the establishment of agriculture-related use and on-farm diversified use policies within the PPS.

A review of agricultural issues was undertaken and considerable input was received from the community through the various engagement events. The 2024 OP supports the protection of prime agricultural land for the long term and establishes policies supporting a continuum of agricultural and agricultural-related uses within the County's Agricultural system. The creation of on-site farm labour accommodation and the severance of surplus farm dwellings to preserve the viability of the County's agricultural community is included within the Official Plan. The 2024 OP also identifies the potential for land use conflict within Settlement Areas and the Agricultural System. To mitigate land use conflicts, the 2024 OP recognizes the existing MDS setback as compliant and also requires the registration of a nuisance clause on title for expansion lands to recognize normal farm practices. The 2024 OP also clarifies that Agricultural operations can continue on lands within or adjacent to lands designated Natural Environment, as permitted in the 2024 PPS.

4. Development and Intensification

Housing Options - Across the County, building and development has significantly increased across all types of applications and growth pressures experienced by the County were a driving force for the 2024 OP. As part of the Official Plan project, a review was undertaken of the evolving building forms within the County, including apartment buildings and other infilling proposals that have not historically occurred within the County. Based on trends, best practices, and

comparator assessments, the 2024 OP includes policies on how the County can support a more compact built form in its expanded settlement areas through development and intensification. Specifically, within newly developing residential areas in Serviced Settlement Areas, the minimum overall net residential density target is 15 units per hectare. Further, where a development application proposing residential uses within a serviced settlement area is submitted for a site containing 2 hectares or more of developable lands, the County will require, wherever appropriate, a minimum of 30 percent of the new residential dwelling units to be planned in forms other than single detached and semi-detached dwellings. Lastly, a minimum of 15% of all new residential units approved annually during the planning horizon shall be through intensification.

Affordable Housing - The County recognizes the importance of providing a range and mix of housing options and densities, including affordable housing, to meet projected needs of current and future residents. Using the County's Housing and Homelessness Plan as the foundation, the 2024 OP enacts policies to guide the provision of both affordable market housing and non-market affordable housing to meet the needs of residents. In this regard, the County has an Affordable Market Housing target that requires an average of 20% of new residential development constitute affordable housing within Serviced Urban Areas. This target is to be measured County-wide and is to be implemented through the use of various planning tools (e.g. planning policy, development approvals, financial incentives, partnerships, community education, and monitoring). The City of Stratford Social Services Department is the provincially designated Consolidated Municipal Service Manager (CMSM or 'Service Manager') responsible for administering social services in Stratford, Perth County, and St. Marys. The County will work with the Service Manager to appropriately plan for a full range of housing options in Perth County, including affordable housing needs. This target will be revisited at the time of each official plan update to ensure the target is appropriate.

Additional Residential Units - The Planning Act requires that municipalities include policies within Official Plans to permit Additional Residential Units (ARUs) in most areas where residential uses are permitted, permitting up to two residential units in a single detached dwelling, semi-detached dwelling or townhouse dwelling, in addition to a residential unit in an accessory building or structure for a total of three residential units on a property or up to three residential units in a dwelling house.

ARUs are self-contained dwellings with sleeping accommodation, kitchen, and bathroom facilities and often are referred to as Secondary Units, Accessory Units, or Basement Apartments and may also include Tiny Homes. ARUs are generally thought to be a cost effective and less intrusive way to increase the supply and diversity of primarily rental housing in communities. They may expand housing

options, make efficient use of existing resources and infrastructure, support income-integrated communities, provide opportunities for aging in place, and provide homeowners with additional income. The proposed policies would permit ARUs including tiny homes and require that local zoning by-laws address the Building Code, Fire Code and all other Provincial, County, and Municipal standards. Specific to the creation of ARUs outside of settlement areas, such uses shall be grouped with the primary dwelling, shall meet Minimum Distance Separation formulae, and shall be prohibited from being severed from the property.

5. Provincial Policy Changes

The overall land use planning framework in Ontario has undergone significant change including updates to the PPS and the release of numerous pieces of Legislation that largely are aimed at protecting matters of provincial interest. To support an overall goal of building 1.5 million new homes by 2031, the Province has introduced over 10 bills in the last 3 years addressing matters of land use planning, development and municipal regulatory powers. On August 20, 2024, the Ontario government released the final Provincial Planning Statement 2024 (2024 PPS), which introduces fundamental changes in how growth planning is carried out in the province. The release of this final draft follows two previous draft documents released for consultation in April 2023 and April 2024, respectively.

The 2024 PPS comes into effect on October 20, 2024 and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date. As such, the 2024 OP was modified to ensure consistency with the 2024 PPS. Modifications to the Official Plan regarding the 2024 PPS include:

- Permissions for settlement area expansions to be considered at any time, subject to the new test for expansion;
- Identification of Strategic Growth Areas within existing and emerging downtowns as areas to focus intensification and higher-density mixed uses;
- Establishment of minimum targets for intensification and redevelopment within built-up areas;
- Establishment of minimum housing targets to address a full range of housing options;
- Emphasis on the protection of a geographically-continuous agricultural land use system;
- Permissions for Additional Residential Units, both within settlement areas and within the agricultural system;
- Protection of employment areas, including the removal of previously permitted uses and introduction of policy to avoid land use conflicts within 300 metres of employment areas;
- Addition of policy encouraging watershed planning;

- Inclusion of policy requiring the Official Plan and implementing Zoning By-laws to be kept up to date with the 2024 PPS.

For a complete summary of how the 2024 OP is compliant with the 2024 PPS, please refer to Appendix A of this Report.

7.Site-Specific Policies

The majority of questions and comments received from the public, related to site specific property questions/clarifications or requests for modifications to designations on a site- specific basis. For these inquiries, County Staff reviewed specific property information to ensure designations and mapping proposed was accurate. Where inaccuracies or designation errors were identified, desktop reviews were undertaken, site visits were conducted by an ecologist and/or County Staff, and appropriate changes were made. Where requests were made that conflicted with Provincial Policy, such as the designation of specific land uses (e.g. woodlots), staff provided clarification to the landowner on why further changes could not be supported and suggested next steps that the landowner could take to have their request considered (e.g. an Official Plan Amendment).

Further, many great ideas and comments were shared with Staff regarding site-specific matters, such as lot sizes or setbacks, as well as protection of heritage properties and the improvement of parks. Changes were made to the Official Plan, where possible, however, as the Official Plan is not intended to be a static or rigid document, some of the suggestions were deemed better suited for a more detailed policy document, such as the Zoning By-law or a Parks and Recreation Master Plan. Where comments were better suited for incorporation in a Zoning By-law, these comments were documented by Planning Staff and will be considered in the future planned reviews of the applicable implementing lower-tier Zoning By-laws.

Comments received that were not consistent with Provincial Policy were documented by staff, however, were not included or incorporated into the 2024 OP.

Public Engagement:

A Communications and Engagement Strategy was prepared at the onset of the Official Plan review, which used different approaches and techniques to consult and engage the public and stakeholders on the Official Plan Review process. The following section summarizes consultation and engagement tactics that were employed as part of the Official Plan Review:

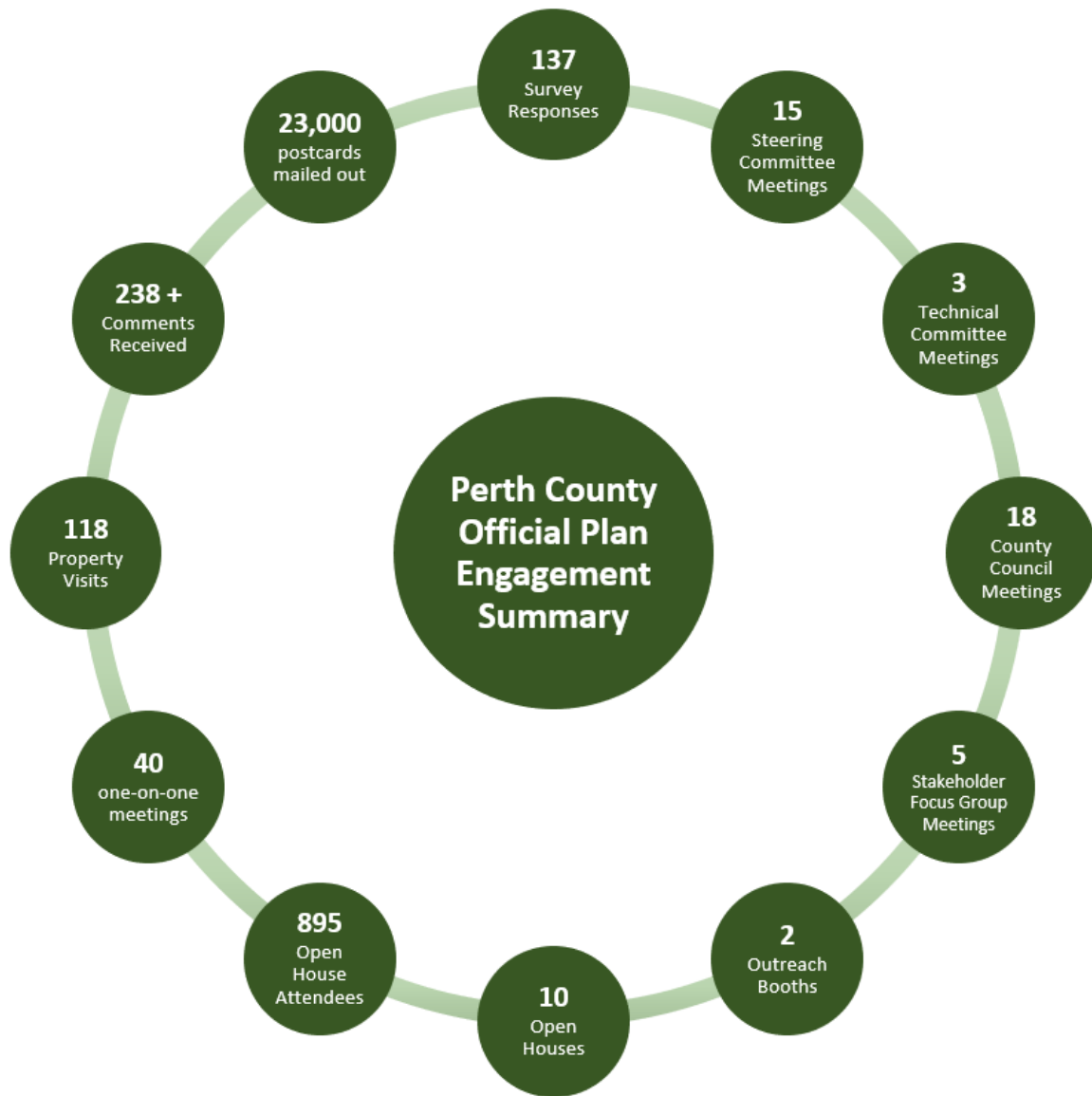
1. *Community Event Booths:* Two outreach booths were hosted in 2018 to initially kick off the Official Plan project and engage residents in the process. The first outreach booth was hosted at the Mitchell Fair in August 2018

while the second outreach booth was hosted at the Milverton Fall Expo in September 2018.

2. *Public Survey:* Using an online community engagement software called Engagement HQ, a public survey was designed to gather feedback from the community to help identify and prioritize key issues and options for consideration in the Official Plan. The survey was opened in August 2018 and closed in February 2019. A total of 137 surveys were completed, in addition to several written comments via the project webpage and email.
3. *Steering Committee:* The County established a Steering Committee, comprised of the Warden and the Mayors (or their delegates), County Planning Manager, County and Local Chief Administrative Officers to provide overall study direction. Staff consulted with the Steering Committee annually beginning in 2019 and quarterly beginning in 2023 as the project progressed to provide leadership, input, and guidance on the proposed Official Plan policies.
4. *Stakeholder Focus Group:* The Stakeholder Focus Group was established in 2019 and met annually throughout the project until 2024. This group was comprised of residents from across Perth County, who together represented the diverse groups and voices of the community.
5. *Technical Committee & Agency Circulation:* A Technical Committee of regulatory agency representatives was established in 2018 to provide technical input throughout the Official Plan review process. The Technical Committee met biennially to review technical reports and components of the Official Plan. In 2023, this Committee was disbanded and replaced with the standard Agency Circulation, as directed by the Planning Act.
6. *Outreach to Indigenous Communities:* Staff, through the County Warden, regularly reached out to potentially interested Indigenous Communities to understand their level of interest in participating, and their preferred mode of engagement regarding the Official Plan. All notices published throughout the Official Plan project were provided to the Chiefs of adjacent communities, however, no comments were received on the Official Plan from these communities.
7. *Public Open Houses / Public Meetings:* Numerous public open houses and public meetings have been held throughout the Official Plan review process. Since 2018, and including the Statutory Public Meeting held October 2024, a total of 10 Open Houses were held with over 895 community members in attendance to receive input on the Official Plan.

8. *Natural Heritage Consultation:* Where the proposed 2024 Natural Environment designation resulted in a 1 acre or 1% increase in natural environment features on their respective properties, property owners were notified. Approximately 2,700 notices were sent to landowners of 5,500 properties and in response to the notice mail out, 416 landowners contacted the Planning Department by phone, e-mail or drop-in, requesting mapping of their property or ground truthing. 246 paper copies of mapping were mailed in response to landowner's requests and 118 property reviews were completed either by site visits or through review of air photos by a Perth County planner. 25 ecologist site visits were also completed by a consulting ecologist.
9. *One-on-one meetings:* In July 2024, one-on-one meetings were held in lower tier municipal offices to answer property-specific questions that the community had regarding the Official Plan and Official Plan designations. Planning staff held 40 meetings with 57 members of the public to provide clarity on the Official Plan.
10. *County Council Consultation:* County Council has regularly been updated throughout the project on the project status and next steps anticipated by staff to complete the Official Plan project. County Council was updated bi-annually starting in 2019 and then quarterly, starting in 2022.
11. *Local Council Consultation & Workshops:* Local Councils and staff were also regularly involved in the Official Plan process and were provided project status updates through County Council report. Local Councils also received direct presentations from staff on an annual basis.
12. *Public Comments:* Public comments have been collected and considered throughout the entirety of the Official Plan project. Comments could be made to the County through email, direct mail, phone, in-person or through the comment form on the County's website. Since 2018, the County has received over 238 comments regarding the Official Plan.
13. *Other Promotional Activities:* Other promotional activities undertaken to engage the community throughout the Official Plan review process included the creation of a project webpage, the use of social media for regular updates, the use of print media for notices and the use of postcards and mailouts for direct engagement.

The following image provides an overall summary of engagement undertaken as part of the Official Plan review. No additional public engagement is required at this time. The public engagement requirements under the Planning Act have been exceeded through the undertaken consultation strategy.



Financial Implications:

The approval of development and the accompanied community growth has indirect long-term financial implications for the County, local municipalities, and partners. The Planning Act states that no public work shall be undertaken, and no by-law shall be passed that does not conform to the Official Plan.

Others Consulted:

- New Official Plan Steering Committee
- New Official Plan Technical Committee
- New Official Plan Stakeholder Focus Group
- County Council
- Local Municipal Councils
- Local municipal CAOs and CBOs
- Conservation Authority planners
- Commenting Agencies

- Ministry of Municipal Affairs and Housing
- Source Water Protection Staff
- WSP Planning Consultants
- Watson and Associates Economists Inc.
- North South Environmental Inc.

Connection to Strategic Plan:

Goal 1 – Growth & Economic Development

Goal 4 – Community Development & Planning

Goal 5 – Corporate Sustainability

Attachments:

[PERTH COUNTY OFFICIAL PLAN - OCTOBER 2024 - AODA V2](#)

[APPENDIX 1 AGGREGATE RESOURCES AND PETROLEUM WELLS-SIZED](#)

[APPENDIX 2 EARTH SCIENCE ANSIs-SIZED](#)

[APPENDIX 3 CONSERVATION AUTHORITY REGULATED LANDS AND WATERSHED BOUNDARIES-SIZED](#)

[APPENDIX 4 SOURCE PROTECTION REGIONS-SIZED](#)

[APPENDIX 5 WILDLAND FIRE HAZARD LEVEL-SIZED](#)

[SCHEDULE A PERTH COUNTY BASE MAP-SIZED](#)

[SCHEDULE C PERTH COUNTY TRANSPORTATION NETWORK-SIZED DESIGNATION MAPS](#)

[DETAILED MAPS](#)

[SOURCE PROTECTION PLANS](#)

[CONFORMITY CHECKLIST TABLE PPS 2024](#)

Reviewed By:

Andrea Hächler, Director of Planning

Lori Wolfe, CAO

Date: October 22, 2024

File Numbers:	OPA 233
Owner(s)/Applicant(s):	1000535777 Ontario Inc. (Bernie Nimer) c/o Patterson Planning Consultants Inc. (Scott Patterson)
Location of Property:	Part Lots 16 and 17, Concession 8, Elma Ward, Municipality of North Perth (306 Woodview Drive, Atwood)

TAKE NOTICE that the County of Perth has received an application from Patterson Planning Consultants on behalf of 1000535777 Ontario Inc. (Bernie Nimer) for an Official Plan Amendment to designate the above noted property as Residential for the pursuant to the provisions of the Planning Act (Sections 17, 22, 34 (10.4)) and Ontario Regulation 543/06 and 544/06.

This application was determined to be complete on October 4, 2024.

Official Plan Amendment 223 to the County of Perth Official Plan proposes to amend the Village of Atwood Serviced Urban Area and re-designate the subject lands from “Agriculture” and “Natural Resources/Environment” to “Serviced Urban Area - Residential” to facilitate a future residential plan of subdivision within the Village of Atwood.

In support of the application, the applicant has provided the following reports and studies:

- Planning Justification/Opinion Report prepared by Patterson Planning Consultants Ltd. dated September 2024
- Environmental Impact Study/Memorandum prepared by Aboud and Associates dated August 29th, 2024
- Floodplain Analysis prepared by K Smart and Associates dated February 15th, 2024
- Archaeology Study prepared by Lincoln Environmental Consulting dated January 2024
- Minimum Distance Separation Analysis prepared by Patterson Planning Consultants Inc. dated January 4th, 2024

HOW TO COMMENT

Comments can be sent in writing by mail, fax or e-mail to the contact information below:

Nathan Garland, Planner

Perth County Planning Department

County Court House, 1 Huron Street, Stratford, ON N5A 5SA

Phone: 519-271-0531 ext. 417

E-mail: n Garland@perthcounty.ca

PUBLIC MEETING: A public meeting will be held following the conclusion of the agency and public comment period. You will receive another notice inviting you to attend these meetings.

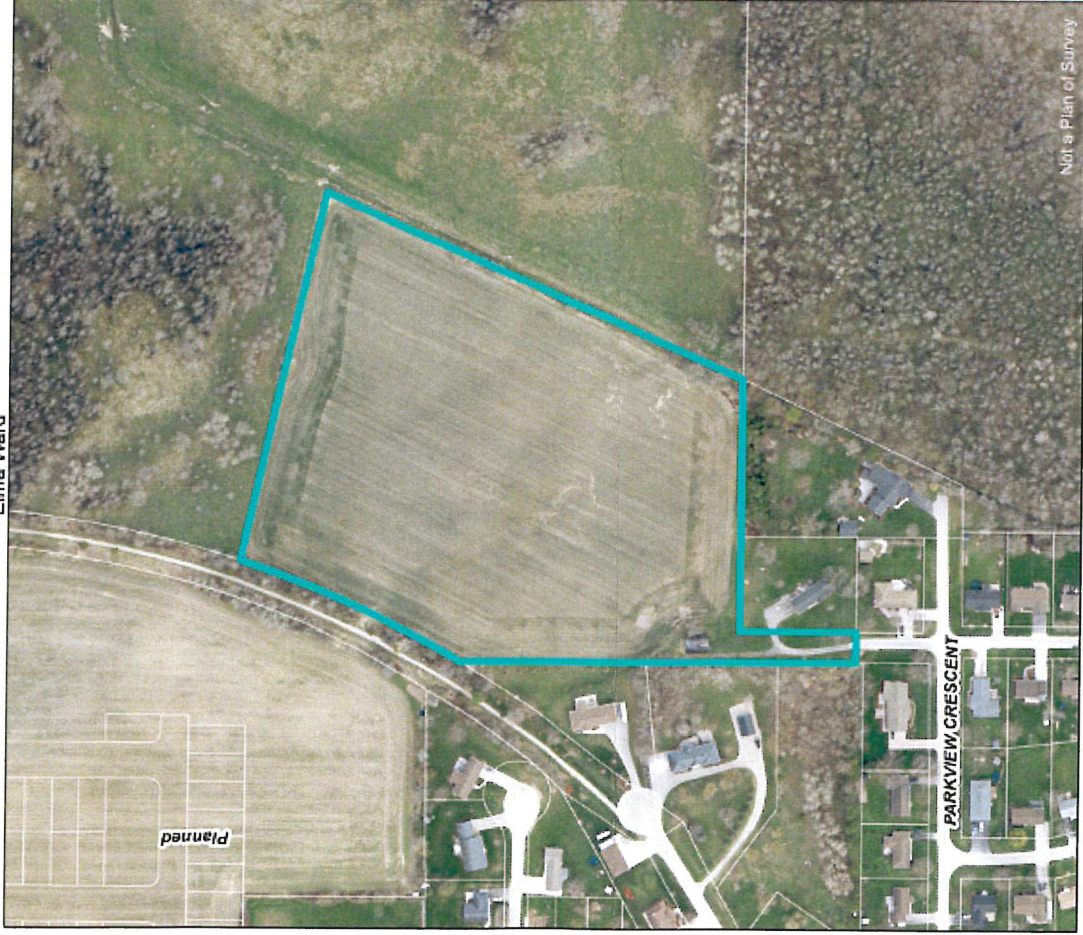
APPEALS: Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to the Official Plan Amendment.

If you receive this notice and are the owner of any lands that contain seven or more residential units in close proximity to the subject lands, please contact the Planning Department. New regulations in the Planning Act require the owner to post this notice in a location that is visible to all residents.

TO BE NOTIFIED: If you wish to be notified of the decision of the County of Perth in respect of the proposed plan of subdivision, you must make a written request to the County of Perth at the address shown below.

DATED IN STRATFORD, ONTARIO THIS 22ND DAY OF OCTOBER, 2024

Andrea Hächler, Director of Planning
County of Perth
County Court House, 1 Huron St.
Stratford, Ontario N5A 5S4



Board of Directors Meeting Highlights
Held virtually via Zoom
BRA MRF Board Room
October 17, 2024 at 8:30 AM



Bluewater Recycling Association's New President A Familiar Face

Michelle Courtney, the Bluewater Recycling Association's (BRA) current controller, has been appointed president, effective Nov. 4, 2024.

"I am honoured to be appointed BRA's next president and I am excited to lead a team of talented and committed colleagues. I look forward to working closely with staff, the members, and all our stakeholders as we enter a critical phase of Ontario's circular economy journey. This journey includes the ongoing transition of Ontario's iconic Blue Box Program, as well as delivery of high quality solid waste management services for the member's waste diversion programs," Courtney wrote in the letter.

According to the letter, Courtney joined BRA as controller in 2016, joining the founding executive team and providing critical financial and strategic advice as the organization was growing and as BRA's automated collection program was being established.

She replaces Francis Veilleux, BRA's current and founding president, who has served in that role for the past 35 years. The letter states Veilleux will remain in place until the appointment becomes effective to ensure a smooth transition in leadership. His role will then become more advisory in nature until the end of the year.

"I have been blessed with such a team of professionals serving the members of the association" Veilleux wrote in the letter. "The experience has been most rewarding, and I am truly satisfied with our accomplishments together locally and in the industry. The association's solid team combined with a great foundation makes it poised to pursue the many opportunities ahead. As such, I believe it is the perfect time for me to step aside and let a new leader chart the course ahead. While too young to say I'm retiring, I expect to shift to a more casual schedule and share my special skill set to help others, where needed. Personally, I look especially forward to refocusing my time with my family that has been most supportive all these years."

The Bluewater Recycling Association was established in 1989 to promote, foster and apply the concept of environmentally conscious resource management within the membership, recognizing that municipal organizations are important contributors to the provision of environmental programs and services that better society's quality of life. It has promoted the reduction, reuse, recycling, and recovery of "waste" generated in Ontario educated and encouraged institutions, industries, businesses and individuals in the community to develop efficient methods of resource management.

2025 Budget

Effective April 1, all our members transitioned to the new full producer responsibility model where producers are 100% responsible for the operation and finance of the residential blue box program.

In 2025, the Association will no longer publish a share price as all our services are now contract based. The contractually based operations depend on the Ontario September CPI rate as published by Statistic Canada in October of every year to adjust service pricing. The September CPI came in at 1.9% in September of 2024. Our final budget will be set to reflect the change.

The last two years we experienced rapidly increasing interest rates that grew beyond our forecast. The results were a continued tight supply chain commanding higher prices for goods and capital investments. Our commodities prices recovered in 2024 and fuel prices that traditionally followed the same trend as our commodities have instead headed in the opposite direction with lower prices. Finally, the inflationary pressures drove wage increases to maintain staff and attract new people to replace our aging workforce.

After two years of deficits, the new operational and financial arrangements will be yielding a surplus that will be taking care of recent losses and enable the Association to continue its capital investments into new equipment that was delayed because of COVID.

Amendments To Four Producer Responsibility Regulations

It is important to underline at the outset that Ontario municipal governments are supportive of the outcomes-based approach taken under the RRCEA along with the provision for a strong oversight body. We also understand that this approach is new and it is important that we get these provisions right so these types of amendments are important.

We do have concerns that in each round of amendments to date including those that were made before the regulations were passed have reduced the outcomes sought (e.g., lower targets, more deductions and exemption) and weakened oversight. This runs counter to the province's ambitious targets to meet a 50% waste diversion target by 2030. As noted in the latest report by AMO entitled 2023 Ontario Baseline Waste & Recycling Report, the province needs to divert an additional 2.5 million tonnes of waste to meet its 2030 waste diversion and based on current activities has no way to achieve this target.

We are also hearing regularly from producers who expect major changes to the Blue Box regulation that will be proposed. These changes include significantly cutting some of the recycling targets like beverage containers and the removal of all public space requirements. We certainly hope this will be the case.

Finally, as many of the proposed amendments are vague and lack analysis to understand the impacts, we recommend that the detailed regulations be posted for comment before finalizing.

Right to Repair Consultation

The federal government has a goal of developing a repairability policy or approach for home appliances and consumer electronics. As municipalities are often responsible for managing the collection, recycling, and disposal of waste, we support the federal government's work on this matter.

In 2021, Ontario's Auditor General summarized the province's waste problem plainly: "The lack of government action on reducing business and industrial waste means that Ontario will be faced with questions about where to put all this waste and how to pay for it in the very near future." Indeed, estimates are that Ontario has less than 10 years left of existing landfill capacity.

Since 2017, Ontario has experienced an increase in the number of waste material diverted. Simultaneously, the overall volumes of both waste generated and waste disposed have also increased. Waste diversion volume increases have been led by greater municipal government investments in organic waste diversion programs while the diversion rates for other waste categories still needs improvement.

This is why municipal government have been advocating for additional action such as designating more materials under producer responsibility policies (e.g., more electronics and hazardous products, mattresses, carpets, clothing and other textiles, furniture and other bulky items).

From 2002-2022, although there was a 124% increase in the amount of residential organic waste composted, the amount of other residential materials recycled by weight decreased by 19%. In total, Ontario is diverting an estimated 25% - 30% of all waste generated.

A key concern is that even though more materials are being diverted from landfill, so too are the amount of materials being sent to disposal. There needs to be a greater emphasis on policies that can reduce the amount of waste being generated in the first place. This is why we are supportive of a federal repairability policy that could significantly assist in reducing the amount of waste that needs to be managed on an annual basis.

Home appliance and consumer electronics are a helpful starting point given the growth of e-waste and ongoing issues associated with fires caused by embedded batteries at waste and recycling facilities. A recent University of Waterloo study found that e-waste has tripled across the country in the last two decades. There are increasing concerns from residences about planned obsolescence. The federal government may want to consider opportunities to align the scope of products captured to home appliances and consumer electronics already caught in provincial Extended Producer Responsibility (EPR) policies (i.e., capturing the widest scope for inclusion) and as part of a longer-term strategy consider developing a list of future targeted products.

Regarding repair initiatives, several Ontario municipalities have implemented repair sessions or cafés. For instance, Peel Region has established an online "Share, Reuse, Repair Hub," providing resources to facilitate sharing, reusing, and repairing items. Similarly, York Region hosts Repair Cafés in community spaces through collaborating with NewMakeIt. These cafés typically utilize volunteers skilled in repairing electronics, small appliances, household items, and textiles. While

such efforts encourage consumers to reconsider their consumption and disposal habits for small appliances and electronics, the impact of these localized initiatives is limited. Municipally supported repair sessions are:

- 1) often highly dependent on volunteers,
- 2) require individual repair skill sets that are being lost in society overall, and
- 3) may be undermined by the increasing lack of repairability (by design) of certain manufactured items.

It is unlikely that a reliance on these diversion efforts, which are often dependent on charities, volunteers, and non-profit organizations, can adequately address with electronic and appliance waste in the long-term. Furthermore, this approach does not address industrial, commercial and institutional waste.

As this consultation states, “Repairability is a shared responsibility in Canada given provincial and territorial responsibility for consumer protection legislation”. We strongly agree that the federal government has an important role to play to drive change in this area. The policy approach should clearly establish the roles and responsibilities of the entities along the value chain. Local governments would be pleased to share their experiences in fostering behavioural change in their communities related to repair.

We would also encourage the federal government to align its repairability efforts with other waste-related efforts. Repairability policies are important to expand the life of products, reduce consumer costs, and improve environmental outcomes. However, they need to be paired with end-of-life management policies that ensure the better management of resources. This includes policies related to end-of-life management of materials like producer responsibility, data capture, mandatory recycled content mandates, disposal bans, disposal levies, and source separation requirements. The federal government should play a greater role in aligning these policies across Canada to achieve better outcomes, such as increasing the scope of appliances and consumer electronics captured under producer responsibility policies.

The Association agrees with the fundamental principle of the right to repair and building things to last. It is aware of the Right-to-Repair Directive in the European Union which will require manufacturers or sellers to repair products under warranty. We are also aware that other governments around the world are taking action to address the issue of repairability (or lack thereof).

The Association supports the federal government’s efforts to address this issue - whether that be by ensuring access to spare parts or warranties, dealing with the high cost of repair, the use of intellectual property protection to hinder repair, or planned obsolescence.

The Association recognizes that there are many approaches to the issue of repairability, and we hope that the federal government’s choices can complement and work in synergy with provincial legislation and regulations as well as with local government’s efforts in this area.

New Greenwashing Provisions

New provisions added to the Competition Act explicitly target greenwashing. As municipalities are often responsible for managing the collection, recycling, and disposal of waste, we are often called to deal with the potential impacts of products or packaging that are labelled incorrectly and, as a result, improperly disposed of at their end-of-life. Examples include items that might be inappropriately labelled in a way that implies that they can be recycled, composted or flushed when municipal systems cannot handle them. Local governments incur the direct costs to manage these materials, and in the case of many products that are labelled as flushable and/or compostable, these products can damage municipal infrastructure.

The Competition Bureau has posed specific questions about environmental benefit claims. These questions focus on claims that are commonly made but are less likely to be based on adequate and proper testing. From municipal experience, we can state that claims about compostability and flushability are two of the most frequent environmental assertions. Testing and certification for compostability does not guarantee an item will compost adequately under municipal or backyard composting system conditions. Compostability testing takes place under ideal temperature and retention times and is not representative of the compost system used by most municipalities. It is also important to note that many municipalities do not provide food waste composting for residents. Additionally, compostability testing does not evaluate the material in anaerobic digestion systems that are becoming more commonly used for municipal organic processing.

We are not aware of any third-party certification standards to evaluate items labelled as flushable. Guidelines developed by manufacturers are not adequate to protect public infrastructure and cost Canadian utilities millions of dollars annually. It should be prohibited to label a product other than toilet paper flushable until a third-party standard is developed and widely available.

Consideration should also be given to challenges with products claiming “chemical free” formulations that often contain traces of manufacturing substances. While these may be undetectable in low concentrations, they accumulate in municipal processing facilities such as wastewater collection and treatment facilities and can harm environmental and human health. Many substances also remain unregulated due to insufficient scientific research in determining their potential harm. A prime example is PFAS (a class of per- and polyfluoroalkyl substances). In such cases, precautionary principles should be applied before making any environmental claims.

Given the global supply chain and the many consumer products utilized, there could be efficiency in adopting similar standards/timelines as other jurisdictions. The policy conversation about appropriate labelling and environmental claims is occurring across the globe. We note that the UK will require mandatory “recycle” or “do not recycle” labelling by March 31, 2026 for most packaging types and by March 31, 2027 for plastic films and flexibles. Both the UK and Australia seem to have made large in-roads into improving information available to consumers through the On-Pack Recycling Label and the Australasian Recycling Label.

These standards should however consider national and provincial conditions to ensure the materials can be properly managed through recycling, compost or wastewater collection and treatment facilities. Where no standards exist that can verify claims, labels should not be used.

Airlines Can Now Recycle From International Flights To The U.S.

Through the new program, it's estimated that incoming passengers will generate over 67 million pounds of recyclables on international flights

Historically, recycling has not been permitted on international flights into the U.S., as the Animal and Plant Health Inspection Service (APHIS) has mandated the incineration or sterilization of all regulated garbage waste upon arrival.



U.S. Customs and Border Protection (CBP) is now participating in a new program enabling airlines to recycle single-use aluminum, paper, and plastic products used during international flights arriving in the United States. This aligns with CBP's Green Trade Strategy, which governs the agency's efforts to "advance environmental sustainability, climate resilience, and green innovation".

This new program will allow international airlines to recycle once appropriate safeguarding measures have been implemented, protecting American agriculture against foreign pests and pathogens while promoting the sustainability of the airline industry.

In addition to its ongoing mission of securing the nation's borders, CBP, in partnership with U.S. Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS) and the International Air Transport Association (IATA), will work with airlines and port authorities at U.S. international airports to set up local policy and procedures for recycling single-use products based on the resources available within each airport's environment.

APHIS and CBP will evaluate and approve airlines prior to granting permission to recycle on their international aircraft. The two agencies jointly regulate and enforce the handling of catering waste on foreign-origin aircraft as part of the Regulated Garbage program.

The new recycling program provides benefits ranging from resource conservation to energy savings. According to the U.S. Environmental Protection Agency (EPA), recycling just 10 plastic bottles saves enough energy to power a laptop for more than 25 hours.

With over 120 million international passengers arriving in the United States annually, it is estimated that incoming passengers will generate over 67 million pounds of recyclables on international flights. This collaboration will lead to a reduction in the amount of material requiring incineration or sterilization, thereby lowering energy consumption and further contributing to sustainable practices in international aviation.

TerraCycle Provides Convenient Solution For Recycling Halloween Candy Wrappers

Zero Waste Boxes help keep flexible plastic-based candy wrappers out of landfill

Flexible plastic-based candy packaging and wrappers are not typically recycled through curbside recycling services.



After the Halloween

costumes come off and the sugar highs come down, there's a frightening amount of non-recyclable waste left over, according to Canadian recycling industry data. Most candy wrappers are tricky to recycle because they are made from a mix of materials, including polypropylene, aluminum foil, and paper. So when the parties are over and trick or treating is done, piles of candy wrappers end up in the trash.

TerraCycle's Zero Waste Box provides a convenient recycling solution for all brands of flexible plastic-based candy packaging and wrappers, which are not typically recycled through curbside recycling services.

In North America, TerraCycle has recycled nearly 20 million candy wrappers and snack packaging through our Zero Waste Boxes to date.

When placed in public spaces such as schools, community centres, local businesses, and neighborhood parks, Candy and Snack Wrappers Zero Waste Boxes encourage people to responsibly dispose of their wrappers instead of tossing items on the ground.

And for a special Halloween treat, TerraCycle created spooky versions of the Halloween Treat Wrappers Zero Waste Box and Halloween Treat Wrappers Zero Waste Pouch, available for a limited time only.

When full, the boxes and pouches can be returned to TerraCycle for processing. The collected waste will be cleaned, melted, and recycled into pellets that can be used to make new products.

TerraCycle specializes in recycling complex waste streams and created Zero Waste Boxes for hard-to-recycle waste that isn't typically recycled through local services.

AG Bonta Sues ExxonMobil for Deceiving the Public on Recyclability of Plastic Products

The first-of-its-kind lawsuit seeks to hold one of the largest petrochemical companies in the world accountable for misleading the public on plastic's recyclability and polluting California's environment and communities

California Attorney General Rob Bonta announced the filing of a lawsuit against ExxonMobil for allegedly engaging in a decades-long campaign of deception that caused and exacerbated the global plastics pollution crisis. In a complaint filed in the San Francisco County Superior Court, the Department of Justice alleges that ExxonMobil has been deceiving Californians for half a century through misleading public statements and slick marketing promising that recycling would address the ever-increasing amount of plastic waste ExxonMobil produces. Through this lawsuit, the Attorney General seeks to compel ExxonMobil, which promotes and produces the largest amount of polymers—essentially the building blocks used to make single-use plastic—that become plastic waste in California, to end its deceptive practices that threaten the environment and the public. Attorney General Bonta also seeks to secure an abatement fund, disgorgement, and civil penalties for the harm inflicted by plastics pollution upon California's communities and the environment.

ExxonMobil is the world's largest producer of polymers used to make single-use plastics. These materials are produced by ExxonMobil from fossil fuels and are then molded (by other companies) into single-use plastic. For decades, ExxonMobil, one of the most powerful companies in the world, falsely promoted all plastic as recyclable, when in fact the vast majority of plastic products are not and likely cannot be recycled, either technically or economically. This caused consumers to purchase and use more single-use plastic than they otherwise would have due to the company's misleading public statements and advertising. For instance, through a trade group launched to promote recycling as an alternative to reducing plastics consumption, ExxonMobil placed a 12-page editorial-style advertisement in a July 1989 edition of *Time* magazine titled "The URGENT NEED TO RECYCLE." This "advertorial" highlighted recycling as a smart solution for plastic waste and efforts to further recycling and recycling technology. Since 1970, ExxonMobil, through this trade association, also adapted and promoted the chasing arrows symbol for plastics. This symbol is now strongly associated with recycling and consumers are led to believe that items with the symbol can and will be recycled when placed in the recycling stream. In reality, only about 5 percent of U.S. plastic waste is recycled, and the recycling rate has never exceeded 9 percent.

More recently, ExxonMobil continues to deceive the public by touting "advanced recycling" as the solution to the plastic waste and pollution crisis. "Advanced recycling" (also known as "chemical recycling") is an umbrella term used by the plastics industry to describe a variety of heat or solvent-based technologies that can theoretically convert certain types of plastic waste into petrochemical feedstock, which can be used to make new plastic. Under its "advanced recycling" program, ExxonMobil uses heat to break down plastic waste. ExxonMobil promotes its "advanced recycling" program as a breakthrough in technology that will make plastics sustainable but hides important truths about its technical limitations, including that:

- The vast majority—92 percent—of plastic waste processed through ExxonMobil's "advanced recycling" technology does not become recycled plastic, but rather primarily fuels,

- The plastics that are produced through ExxonMobil’s “advanced recycling” process contain so little plastic waste that they are effectively virgin plastics deceptively marketed as “circular” (co-opting a term typically understood as a full circle of sustainable reuse, where waste becomes raw material) and sold at a premium,
- ExxonMobil’s “advanced recycling” process cannot handle large amounts of post-consumer plastic waste such as potato chip bags without risking the safety and performance of its equipment,
- Plastics produced through ExxonMobil’s “advanced recycling” program, in ExxonMobil’s best case scenario, will only account for less than one percent of ExxonMobil’s total virgin plastic production capacity, which continues to grow.

ExxonMobil’s “advanced recycling” program is nothing more than a public relations stunt meant to encourage the public to keep purchasing single-use plastics that are fueling the plastics pollution crisis.

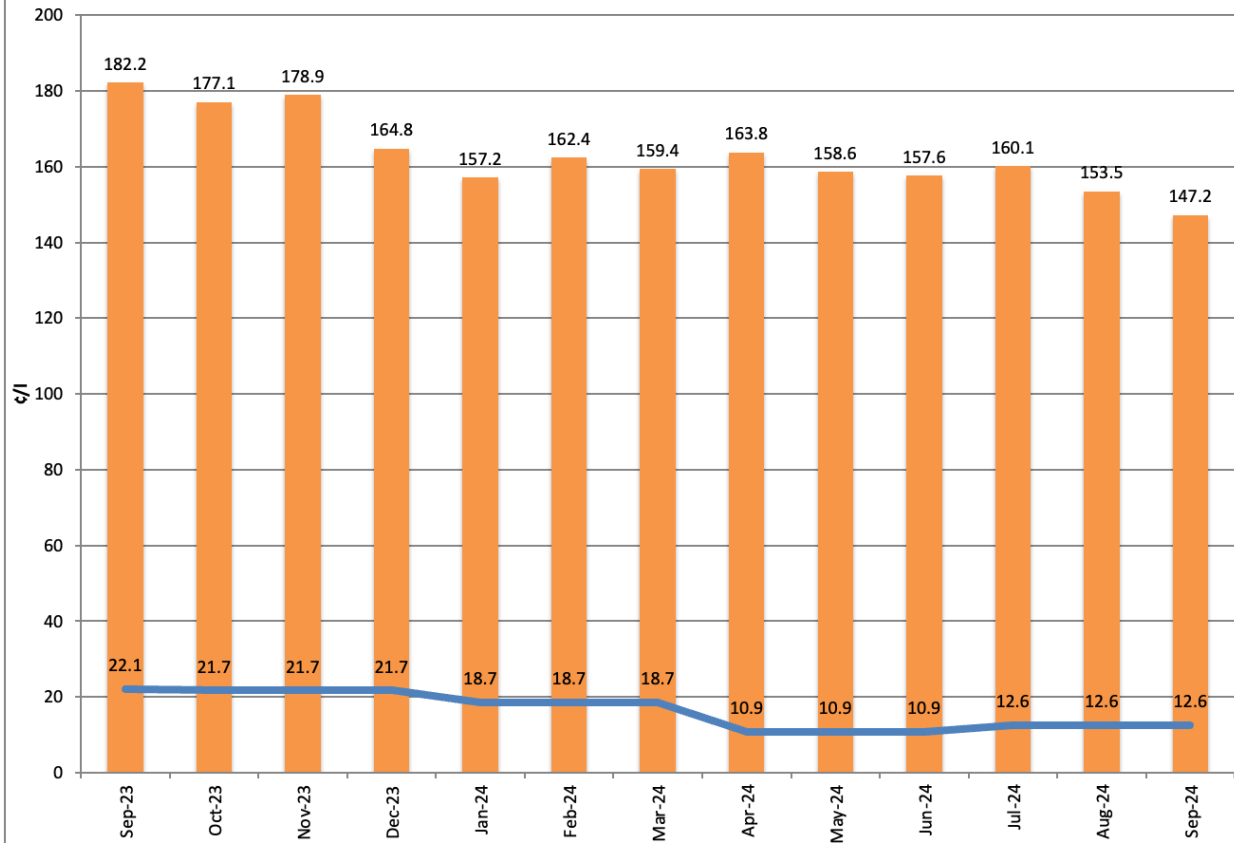
ExxonMobil produces the largest amount of single-use plastic that becomes plastic waste. Since 1985, more than 26 million pounds of trash has been collected from California beaches and waterways, approximately 81 percent of which is plastic. Most of the plastic items collected on the annual California Coastal Cleanup Day can be traced to ExxonMobil’s polymer resins.

Threats Posed by Plastic to the Environment and California Communities

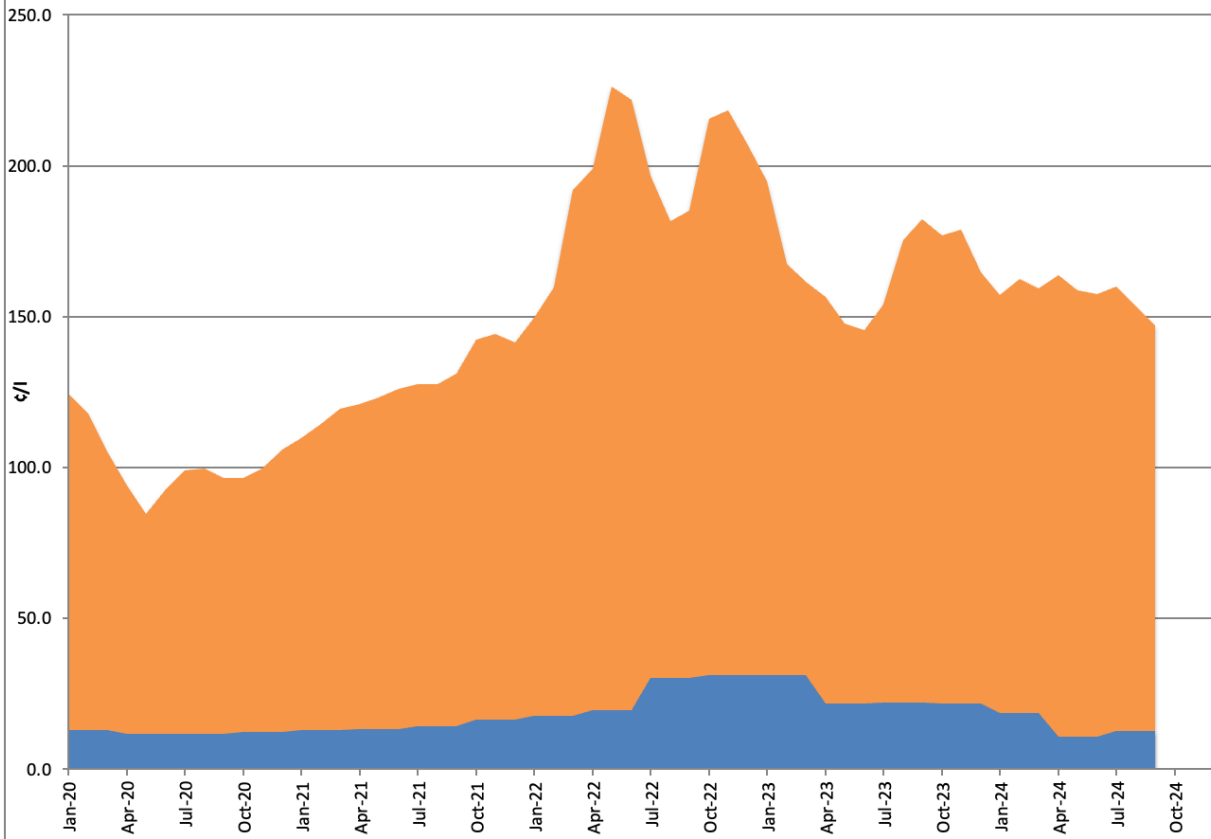
The global plastics waste and pollution crisis has been driven by the fossil fuel and petrochemical industries. Around the world each year, an estimated 12.1 million tons of plastic waste become aquatic pollution, and 19.8 million tons are polluted to land. Together, that is the equivalent of 4 garbage trucks of plastic waste polluted in the water or land every minute.

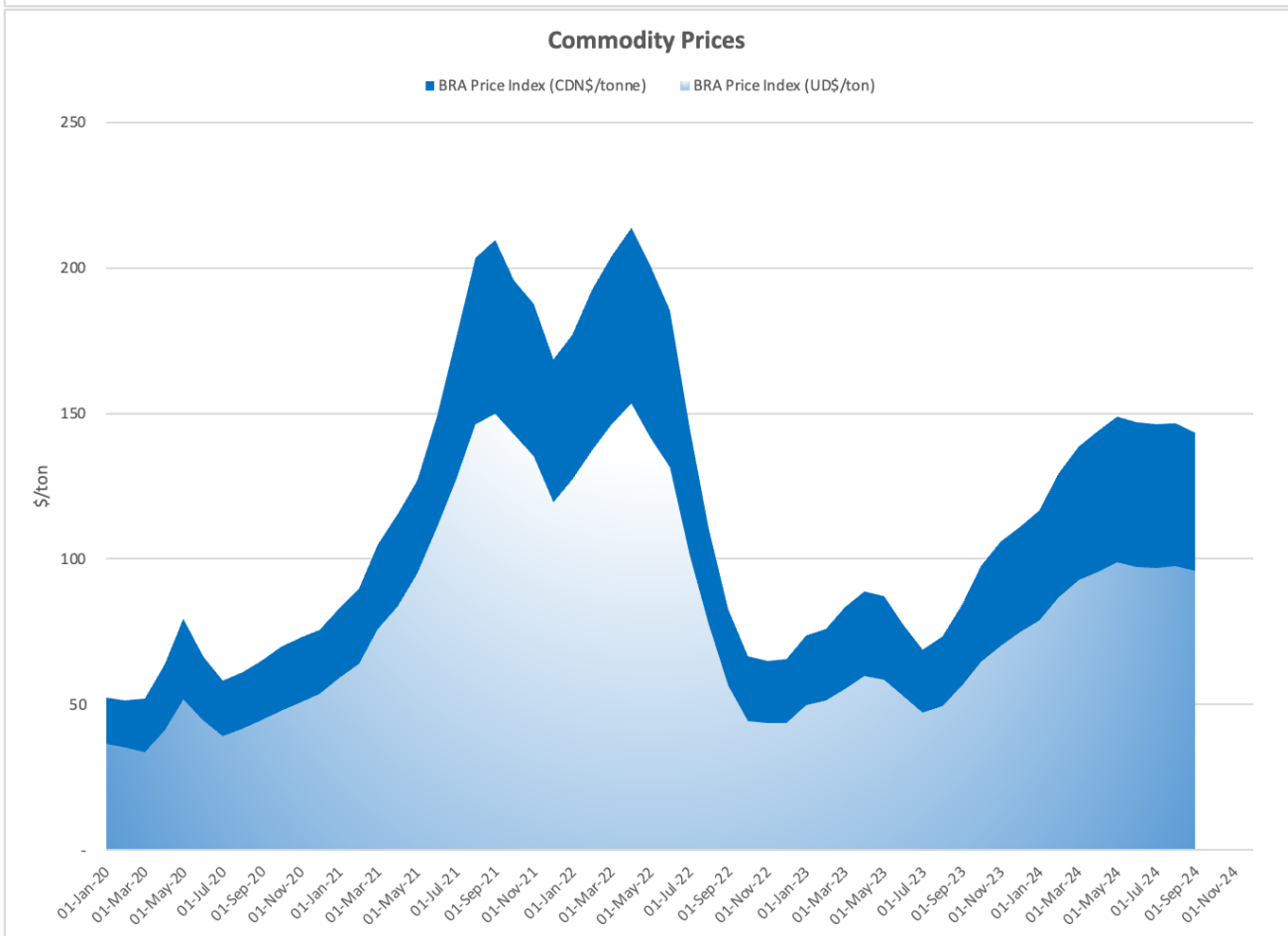
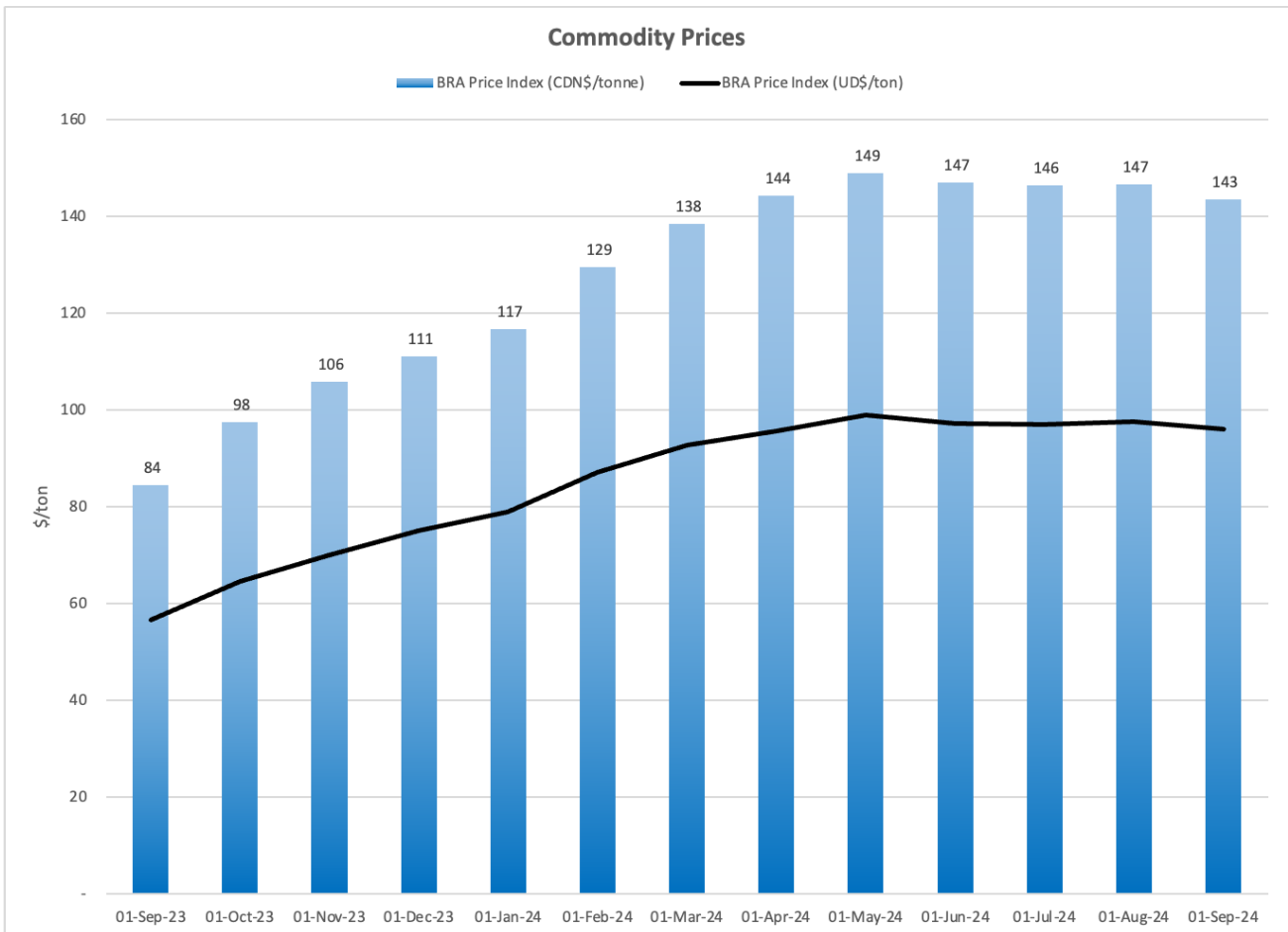
Single-use plastics—plastic packaging, bags, straws, disposable plasticware and utensils, and other products that are typically used once, then disposed—comprise most of the plastic waste that escapes into the environment. Plastic does not biodegrade, instead breaking down into smaller pieces called microplastics. Microplastics have been found in drinking water, food, and even the air people breathe. More recently, microplastics have been found inside the human body: in our lungs, blood, and in breast milk. Through its deception, ExxonMobil has caused or substantially contributed to plastic pollution that has harmed and continues to harm California’s environment, wildlife, and natural resources.

Diesel vs CNG Price (Retail incl. Tax)



Diesel vs CNG Price (Retail incl. Tax)





Wednesday, October 09, 2024

To: Municipality of North Perth Head of Council and Council Members

Sent via email to: lcline@northperth.ca

Subject: Establishment of an Ontario Rural Road Safety Program

Too many Ontarians are being seriously injured or killed on our roads.

In 2023, there were 616 people killed and 36,090 people injured. The number of fatalities is up nearly 20% in the last ten years.

In 2021, the most recent year of complete data from MTO's *Ontario Road Safety Annual Report* (ORSAR), there were 561 fatalities – 426 of which occurred on municipal roads. While rural Ontario only represents 17% of the province's population, 55% of these deaths occurred on rural roads. By any measure, Ontario's rural roads are disproportionately more dangerous.

At the same time, municipal insurance premiums continue to increase. With no plausible reform being considered for joint and several liability, municipalities need to find innovative means for managing risk, particularly on their roadways,

To deal with this crisis, Good Roads has designed a multifaceted rural road safety program and have been in discussions with the Ministry of Transportation to fund it. The program would target a municipality's most dangerous roads, perform road safety audits, and install modern safety infrastructure that prevents serious injuries and save lives. This program is designed to be cost effective while also providing rural municipalities with a direct means for addressing risk associated with their roadways.

Good Roads has proposed leading a five-year \$183 million program that leverages our 131 years of municipal road expertise and our industry partnerships to quickly put in place the solutions that will address some of Ontario's most dangerous roads.

Good Roads is seeking support to address these preventable tragedies.

If the Municipality of North Perth would be interested in pursuing this, a Council resolution similar to the example below should be adopted and sent to the Premier and the Minister of Transportation:

WHEREAS official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

AND WHEREAS, despite only having 17% of the population, 55% of the road fatalities occur on rural roads;

AND WHEREAS, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;

AND WHEREAS, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;

AND WHEREAS, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

THEREFORE, BE IT RESOLVED THAT the Municipality of North Perth requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

FURTHER THAT a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. King Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads; and

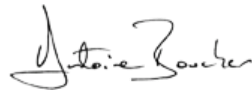
FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.

If you have any questions regarding this initiative please contact Thomas Barakat, Good Roads' Manager of Public Policy & Government Relations, at thomas@goodroads.ca at your convenience.

Sincerely,



Scott R. Butler
Executive Director



Antoine Boucher
President
Good Roads Board of Directors



TOWN OF PETAWAWA

1111 Victoria Street, Petawawa, Ontario K8H 2E6
☎ (613) 687-5536 ✉ email@petawawa.ca 🌐 petawawa.ca

October 25, 2024

Premier Doug Ford
Legislative Building
Queen's Park
Toronto, ON M7A 1A1
Via email: premier@ontario.ca

Premier Ford:

RE: Ontario Provincial Police Costs 2025

Please be advised that at its meeting of October 21, 2024, Council of the Corporation of the Town of Petawawa endorsed the following resolution:

MOVED BY: James Carmody
SECONDED BY: Theresa Sabourin

That Council of the Corporation of the Town of Petawawa supports Resolution No. 229 of the Municipality of Tweed and further calls on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

And further, that Council direct staff to circulate this resolution to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario and all Municipalities in Ontario.

CARRIED

The Town of Petawawa appreciates the Province's attention to the financial challenges faced by small rural municipalities and looks forward to a collaborative solution.

Sincerely,

Colin Howard, Dipl.M.M., Bus.Admin.
Director of Legislative Services/Clerk

Encl: Municipality of Tweed Resolution No. 229

cc: The Honourable Michael Kerzner, Solicitor General
The Honourable Peter Bethlenfalvy, Minister of Finance
The Association of Municipalities of Ontario
All Municipalities of Ontario
Neil Nicholson, Mayor, Township of Whitewater Region

Municipality of Tweed Council Meeting
Council Meeting



Resolution No. 229
Title: Councillor P. Valiquette
Date: Tuesday, April 23, 2024

Moved by P. Valiquette
Seconded by J. Palmateer

WHEREAS it is apparent that the Ontario Government has overlooked the needs of small rural Ontario;
AND WHEREAS Ontario's small rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, bridges, water/wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets;

AND WHEREAS small rural Ontario's operating needs consume the majority of property tax revenue sources;

AND WHEREAS small rural municipalities (of 10,000 people or less) are facing monumental infrastructure deficits that cannot be adequately addressed through property tax revenue alone;

AND WHEREAS in 2015 the provincial government moved to standardized billing for all non-contract J.P.P. (5.1) locations;

AND WHEREAS the Ontario Government has committed \$9.1 billion to Toronto alone to assist with operating deficits and the repatriation of the Don Valley and Gardner Expressway; and \$534 million to Ottawa for the repatriation of Hwy 174;

AND WHEREAS the annual cost of the Ontario Provincial Police, Municipal Policing Bureau for small rural non-contract (5.1) municipalities is approximately \$428 million;

AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;

AND WHEREAS this will afford relief to small rural municipalities for both infrastructure and operating needs while having a minimal impact on the provincial budget;

NOW THEREFORE BE IT RESOLVED THAT The Municipality of Tweed call on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities;

AND FURTHER, that Council direct staff to circulate this resolution to Premier Doug Ford (premier@ontario.ca), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario (amo@amo.on.ca) and all Municipalities in Ontario.

Carried

THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE

69 Fourth Avenue, Larder Lake, ON
 Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

SECONDED BY:

- Thomas Armstrong
- Patricia Hull
- Paul Kelly
- Lynne Paquette

Motion #: 6

Resolution #: 6

Date: October 22, 2024

BE IT RESOLVED THAT Council for the Corporation of the Township of Larder Lake hereby supports resolution no. 24-366 passed by the City of Quinte West, regarding a call on the federal government to provide a supplement to the allocations provided to municipalities under the AMO CCBBF agreement for 2024-2028 for the same amount that was allocated, effectively doubling the allocation for those years; And

FURTHER THAT, this resolution be forwarded to MFOA, AMO, MP Charlie Angus, and Federal Finance Minister Chrystia Freeland, and all Municipalities in Ontario.

Recorded vote requested:

	For	Against
Tom Armstrong	✓	
Patricia Hull	✓	
Paul Kelly	✓	
Lynne Paquette	✓	
Patty Quinn	✓	

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Disclosure of Pecuniary Interest*

Chair: 

*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

THE CORPORATION OF THE TOWNSHIP OF LARDER LAKE
69 Fourth Avenue, Larder Lake, ON
 Phone: 705-643-2158 Fax: 705-643-2311



MOVED BY:
 Thomas Armstrong
 Patricia Hull
 Paul Kelly
 Lynne Paquette

SECONDED BY:
 Thomas Armstrong
 Patricia Hull
 Paul Kelly
 Lynne Paquette

Motion #: 7
 Resolution #: 7
 Date: October 22, 2024

BE IT RESOLVED THAT Council for the Corporation of the Township of Larder Lake hereby supports resolution no. 2024-325 passed by the Municipality of St. Charles, regarding recommendations for government regulations of nicotine pouches; And

FURTHER THAT, this resolution be forwarded to the Premier of Ontario Doug Ford, the Deputy Minister of Health, Sylvia Jones; our local member of Provincial Parliament (MPP); THE Association of Municipalities of Ontario (AMO), the Public Health Sudbury & Districts and ALL Ontario Municipalities.

Recorded vote requested:

	For	Against
Tom Armstrong	✓	
Patricia Hull	✓	
Paul Kelly	✓	
Lynne Paquette	✓	
Patty Quinn	✓	

Disclosure of Pecuniary Interest*

I declare this motion

<input checked="" type="checkbox"/> Carried
<input type="checkbox"/> Lost / Defeated
<input type="checkbox"/> Deferred to: _____ (enter date)
Because:
<input type="checkbox"/> Referred to: _____ (enter body)
Expected response: _____ (enter date)

Chair:



*Disclosed his/her (their) interest(s), abstained from discussion and did not vote on this question.

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 8.5.
Resolution Number 2024-366
Title: Resolution Stemming from July 17, 2024 Regular Meeting of Council - Item 7.1 -
Correspondence #22
Date: October 16, 2024

Moved by: Councillor Pothier
Seconded by: Councillor Laframboise

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution 207-2024 passed by the Township of Terrace Bay, regarding sustainable funding for OPP in small rural municipalities;
AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier Doug Ford; the Solicitor General of Ontario, Michael Kerzner; the Minister of Finance, Peter Bethlenfalvy; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.

CARRIED


MAYOR

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



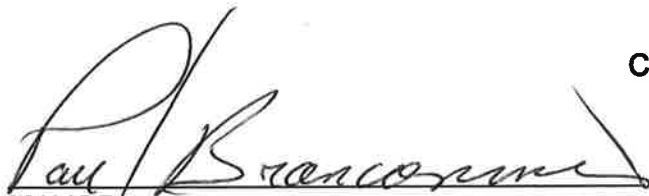
Regular Meeting of Council

Agenda Number: 8.6.
Resolution Number 2024-367
Title: Resolution Stemming from August 14, 2024 Regular Meeting of Council - Item 7.1
- Correspondence #10
Date: October 16, 2024

Moved by: Councillor Pothier
Seconded by: Councillor Laframboise

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution #RC24168 passed by the Municipality of Wawa, regarding Immediate Action Needed to Support Ontario's Forest Sector;
AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier Doug Ford; the Minister of Natural Resources and Forestry, Graydon Smith; the Minister of Northern Development, Greg Rickford; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.

CARRIED


MAYOR

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE



Regular Meeting of Council

Agenda Number: 8.7.
Resolution Number 2024-368
Title: Resolution Stemming from August 14, 2024 Regular Meeting of Council - Item 7.1
- Correspondence #19
Date: October 16, 2024

Moved by: Councillor Laframboise
Seconded by: Councillor Pothier

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution #2024-08-07-10 passed by the Township of Brudenell, Lyndoch & Raglan, urging the Government to promptly resume the assessment cycle;
AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier Doug Ford; the Minister of Municipal Affairs and Housing, Paul Calandra; the Association of Municipalities of Ontario (AMO); our local Member of Provincial Parliament (MPP); and all Ontario Municipalities.

CARRIED


MAYOR



**TOWNSHIP OF
BRUDENELL, LYNDOCH AND RAGLAN**

42 Burnt Bridge Road, PO Box 40
Palmer Rapids, Ontario K0J 2E0
TEL: (613) 758-2061 · FAX: (613) 758-2235

August 7, 2024

The Honourable Doug Ford, Premier of Ontario
Premier's Office
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Premier Ford,

Re: Urging the Government to Promptly Resume Assessment Cycle

Please be advised that at their last Regular Meeting of Council on Wednesday August 7th, 2024, the Council for the Corporation of the Township of Brudenell, Lyndoch and Raglan supported the following resolution:

Resolution # 2024-08-07-10
Moved By: Councillor Quade
Seconded by: Councillor Keller

"Be It resolved that the Council of the Corporation of the Township of Brudenell, Lyndoch and Raglan hereby supports the resolution from the Municipality of Callander urging the Government to promptly resume the assessment cycle.

And further that Council directs staff to provide a copy of this resolution to the Premier, the relevant provincial authorities, the Association of Municipalities in Ontario, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities, the Municipal Property Assessment Corporation, and all municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible."

CARRIED.

Sincerely,

Tammy Thompson
Deputy Clerk

31 May 2024

Premier Doug Ford premier@ontario.ca

RE: Urging the Government to Promptly Resume Assessment Cycle

Please be advised that the Council of the Corporation of the Municipality of Callander passed the following resolution at its Regular Meeting of Council held Tuesday, May 28, 2024.

Resolution No. 2024/05/184:

7.4(c) WHEREAS the assessment cycle is an essential process for maintaining the fairness and predictability of property taxes in our province;

AND WHEREAS the pause in the reassessment cycle has created uncertainty and instability in property taxation, impacting both residential and commercial property owners;

AND WHEREAS the government has delayed an assessment update again in 2024, resulting in Ontario's municipalities continuing to calculate property taxes using 2016 property values;

AND WHEREAS both current and outdated assessments are inaccurate, increase volatility, and are not transparent;

AND WHEREAS frequent and accurate reassessments are necessary to stabilize property taxes and provide predictability for property owners, residents, and businesses alike;

AND WHEREAS the staff at the Municipal Property Assessment Corporation would benefit from further skills enhancement and training in assessments, recognizing the importance of ensuring accurate evaluations for 100% of our municipality;

AND WHEREAS the Government has announced a review of the property assessment and taxation system with a focus on fairness, equity, and economic competitiveness, and therefore further deferring new property assessment;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Callander hereby calls upon the Premier to promptly resume the assessment cycle to ensure the stability and predictability of property taxes while the Government conducts its review of the property assessment and taxation system, or respond with an alternative method for every municipality in Ontario to achieve fair taxation;

AND THAT all Municipalities in Ontario and their constituents are encouraged to apply pressure to the Premier, daily, weekly, and monthly, to resolve the situation before it causes undo stress to everyone in the Municipality;

AND THAT a copy of this resolution be forwarded to the Premier, the relevant provincial authorities, the Association of Municipality in Ontario, the Rural Ontario Municipalities Association, the Federation of Northern Ontario Municipalities, the Municipal Property Assessment Corporation, and all municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible.

Thank you,



**Cindy Pigeau
Municipal Clerk**

**Copy to: Association of Municipalities of Ontario
Rural Ontario Municipalities Association
Federation of Northern Ontario Municipalities
Municipal Property Assessment Corporation
All Ontario Municipalities**



Huron-Perth Immigrant Survey

Summary report



County of Huron | Immigration Partnership
Email: home@huroncounty.ca
www.HuronCounty.ca/immigration-partnership



87 COMMUNITY ENGAGED
SCHOLARSHIP INSTITUTE



Funded by:

Immigration, Refugees
and Citizenship Canada

Financé par :

Immigration, Réfugiés
et Citoyenneté Canada

Background: Immigration in Huron & Perth

Huron County

- 4,200 immigrants in 2021 (all years)
- 1,355 temporary work permits issued in 2022 & '23
- 135 international post secondary students in 2022 & '23

Perth County

- 7,310 immigrants in 2021 (all years)
- 720 temporary work permits issued in 2022 & '23
- 250 international post secondary students in 2022 & '23

North Perth

- 1,665 immigrants in 2021
- 11% of total population
- 225 new immigrants
- 210 non-permanent residents



County of Huron | Immigration Partnership

Email: home@huroncounty.ca

www.HuronCounty.ca/immigration-partnership

Funded by:

Financé par :



Immigration, Refugees
and Citizenship Canada

Immigration, Réfugiés
et Citoyenneté Canada

Background: Huron County Immigration Partnership

Improve newcomer settlement experiences by:

- Bringing newcomer service providers and stakeholders together to collaborate to strengthen programming and services
- Developing strategies to build welcoming and inclusive communities

Funded by Immigration, Refugees and Citizenship Canada

- 89 Immigration Partnerships throughout Canada
- Huron County's Immigration Partnership first received funding in 2010
- Situated in Huron County Economic Development department



County of Huron | Immigration Partnership

Email: home@huroncounty.ca

www.HuronCounty.ca/immigration-partnership



Funded by:

Immigration, Refugees
and Citizenship Canada

Financé par :

Immigration, Réfugiés
et Citoyenneté Canada

About: Huron County Immigration Partnership

Goal: **Huron County is a welcoming community where newcomers to Canada feel supported, at home and integrated in all spheres of their life.**

Four strategic focus areas:

Increase and strengthen collaboration

Strengthen capacity of the newcomer-serving ecosystem

Build welcoming communities by fostering connections and delivering information

Conduct research to deepen understanding of immigrant needs, assets and service gaps



County of Huron | Immigration Partnership

Email: home@huroncounty.ca

www.HuronCounty.ca/immigration-partnership

Funded by:

Financé par :



Immigration, Refugees and Citizenship Canada

Immigration, Réfugiés et Citoyenneté Canada

About the survey: A collaborative process



Who filled out the survey?

195



Immigrants & newcomers filled out the survey



105 Huron | 90 Perth

65%



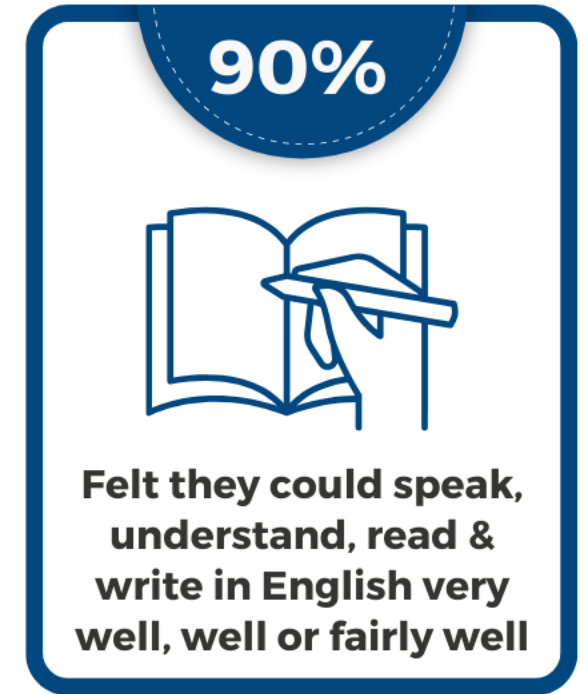
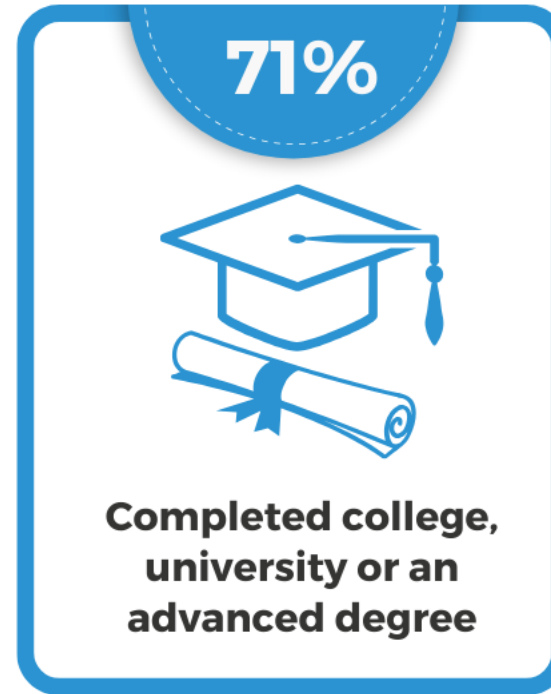
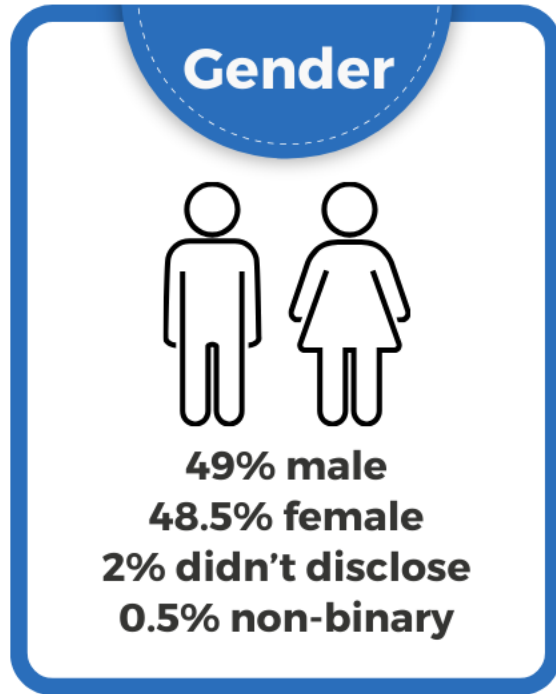
Considered newcomers: been in Canada 5 years or less

49

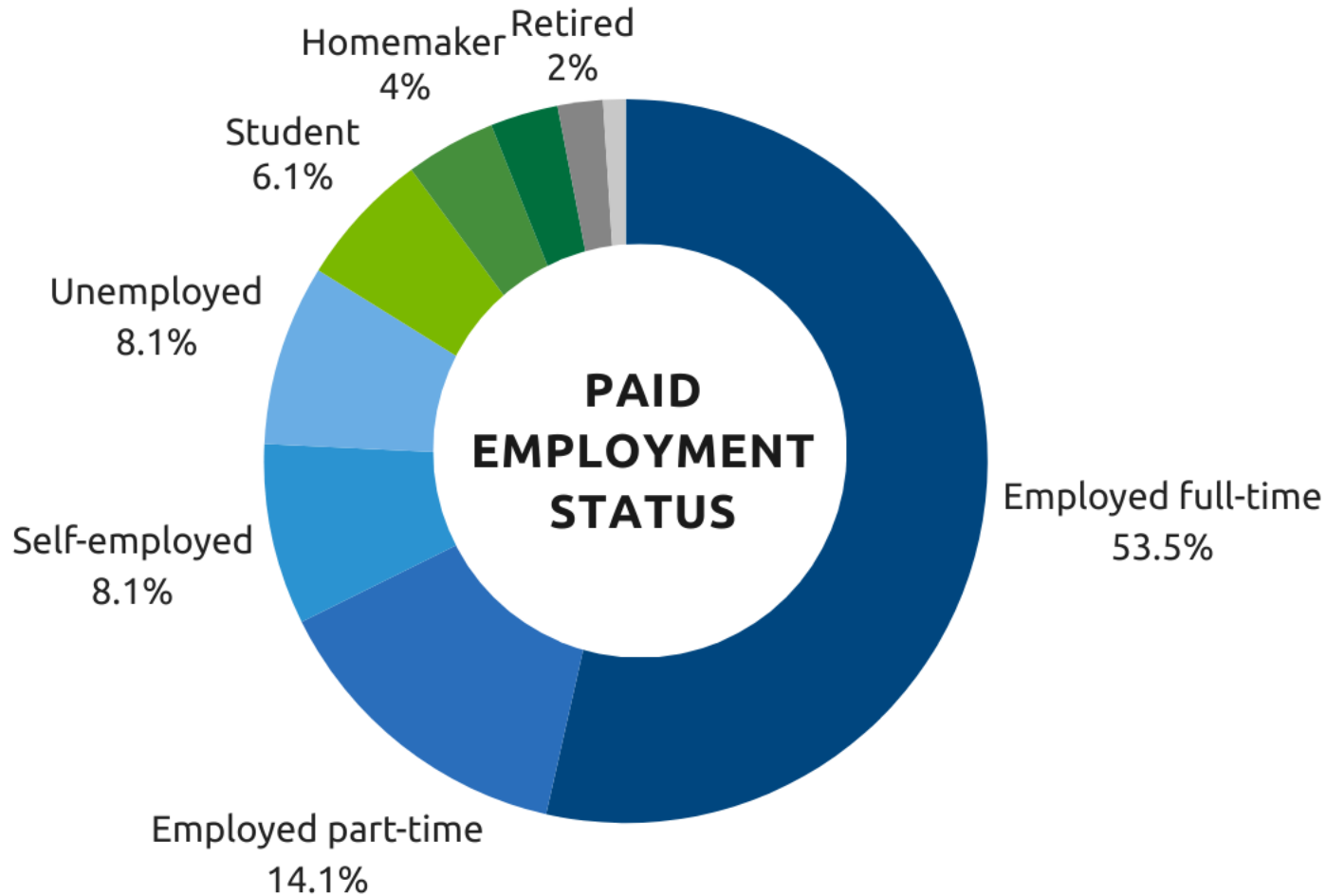


Born in 49 different countries & now live in Huron-Perth

Who filled out the survey?



Community contribution: Employment



39%

Yes, my job in Canada is at the same level as my international experience and education

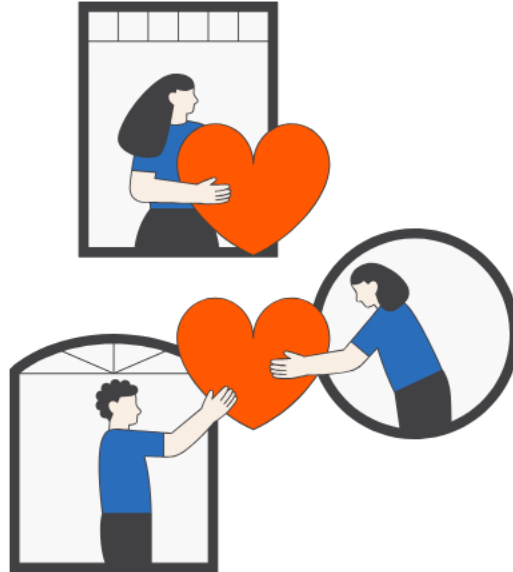
46%

Yes, my international experience and education was recognized in Canada

Community contribution: Volunteering

37%

Yes, I belong to or volunteer with an organization



35%

Volunteered at an immigrant / newcomer organization OR religious organization

Welcoming community

67%



My community is welcoming or very welcoming to immigrants

60%



I would likely, or very likely, recommend Huron or Perth to other immigrants

67%

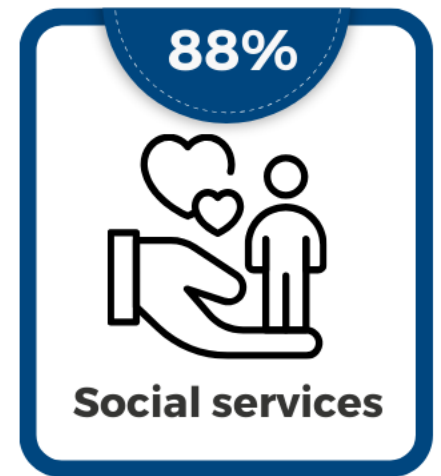


I have a strong or very strong sense of belonging in my community



Experiences of government funded services

Participants rated their experience with the 15 government funded services in the last 12 months. The top 5 services ranked as good or excellent were:



Top challenges identified

What are the biggest challenges you or your family have experienced in the last year in Huron or Perth Counties?



County of Huron | Immigration Partnership
Email: home@huroncounty.ca
www.HuronCounty.ca/immigration-partnership



98 COMMUNITY ENGAGED
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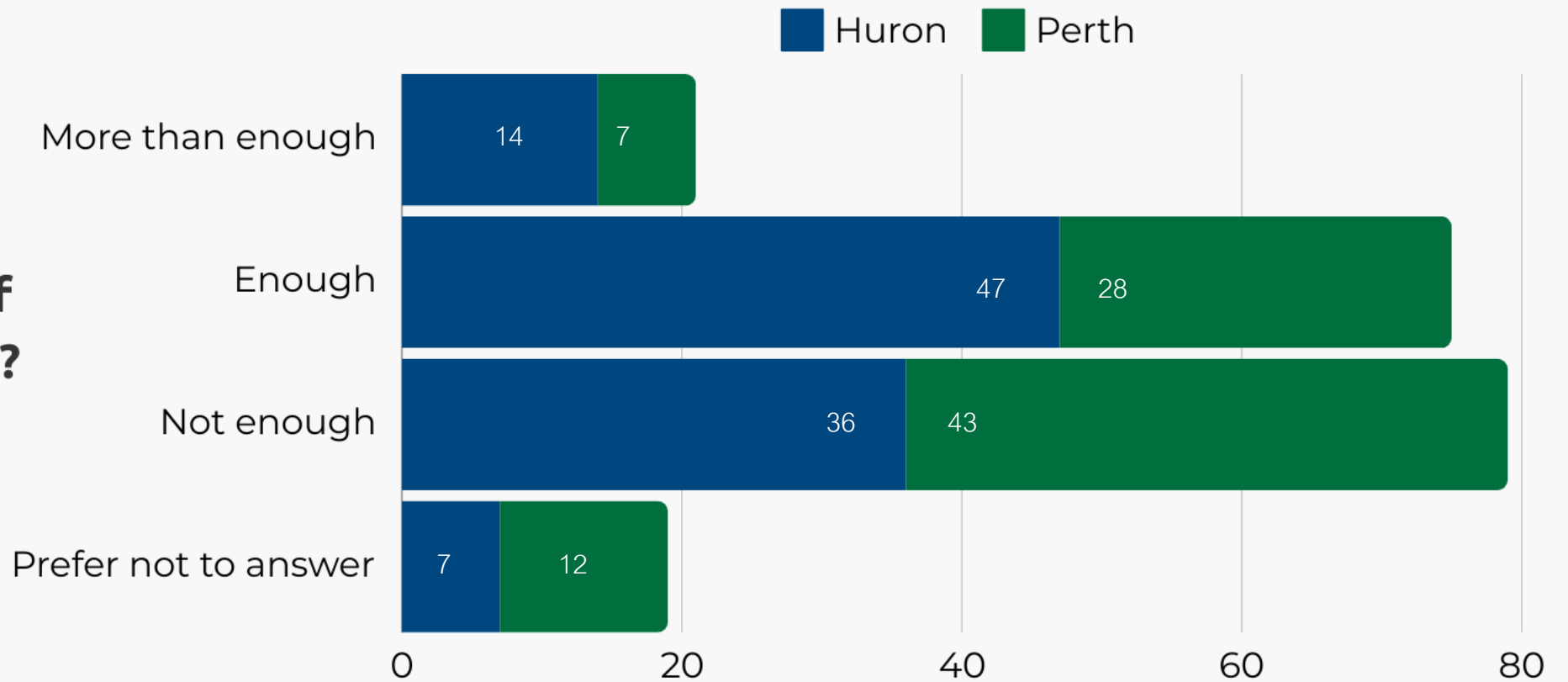
Top challenges identified

What are the biggest challenges you or your family have experienced in the last year in Huron or Perth Counties?



Challenge: Household income

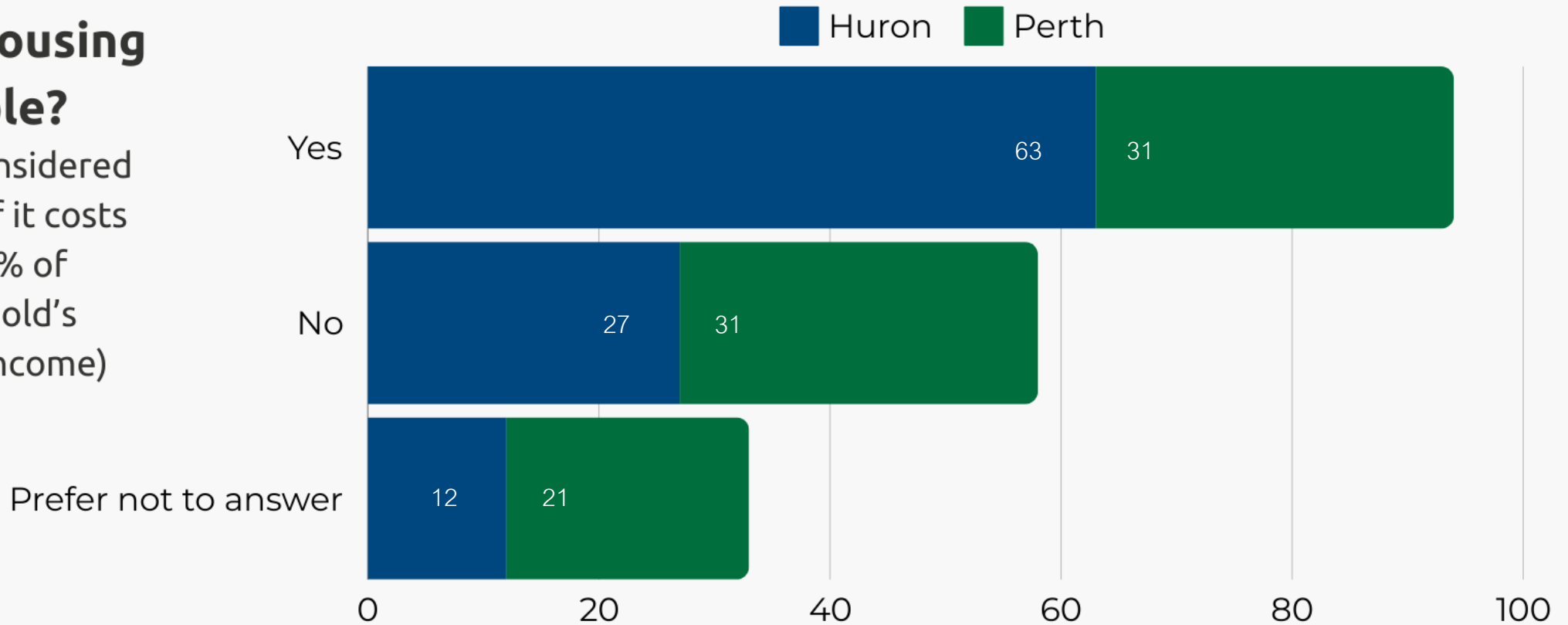
Is your household income enough for the needs of your household?



Challenge: Affordable housing

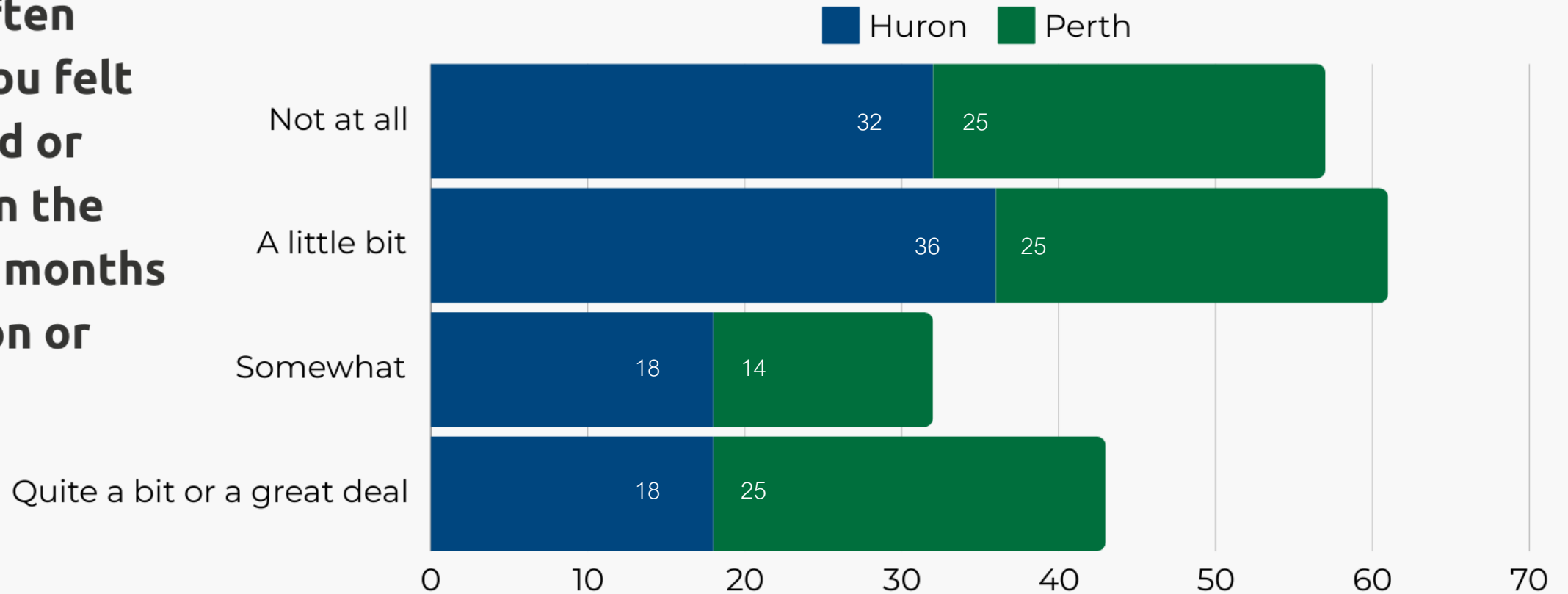
Is your housing affordable?

(Housing considered affordable if it costs less than 30% of your household's before tax income)



Challenge: Isolation and loneliness

How often have you felt isolated or alone in the last 12 months in Huron or Perth?



Top suggestions

What changes would help immigrants and other newcomers to Canada to reach their full potential in your community?



Top suggestions

What changes would help immigrants and other newcomers to Canada to reach their full potential in your community?



Accessing information

Top 5 ways respondents prefer to get information about community and settlement services



County of Huron | Immigration Partnership
Email: home@huroncounty.ca
www.HuronCounty.ca/immigration-partnership



105 COMMUNITY ENGAGED SCHOLARSHIP INSTITUTE

Funded by:



Immigration, Refugees and Citizenship Canada

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Immigration, Réfugiés et Citoyenneté Canada

Next steps

1) Work with partners to address gaps

- Developed & disseminated new information products
- Coordinated an action plan to strengthen newcomers entrepreneur support
- Brought in an immigrant-focused employment officer
- Built awareness about immigrant health care needs
- Organized social events with newcomers
- Developed opportunities for newcomers to access support to learn English

2) Conducting additional research to better understand newcomers experiences of housing in Huron-Perth



County of Huron | Immigration Partnership

Email: home@huroncounty.ca

www.HuronCounty.ca/immigration-partnership



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COMMUNITY ENGAGED
SCHOLARSHIP INSTITUTE



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et Citoyenneté Canada

Feedback, questions?

County of Huron | Immigration Partnership

Mark Nonkes, Manager, Local Immigration Partnership

mnonkes@huroncounty.ca

**APPLICATION FOR DRAFT PLAN OF SUBDIVISION APPROVAL
AND ZONING BY-LAW AMENDMENT**

To: Mayor Todd Kasenburg & Members of Council
Date: Monday, November 4, 2024
Prepared By: Nathan Garland, Planner
File #: NP24-01& Z06-2024
Owner: Connie Evangelho-Bray
Applicant: Tridon Group Ltd. (c/o Don de Jong)
Agent: Baker Planning Group – Caroline Baker
Location: Legally described as Part Lot 27 and 28 Concession 1, Elma Ward, in the Municipality of North Perth. The property is located on the south side of Perth Line 86 and west of Winchester Street.
Attachments: Schedule A – NP24-01 Report Photo
Schedule B – Draft Plan of Subdivision NP24-01
Schedule C – Agency Comments
Schedule D – Zoning Sketch
Schedule E – Draft By-law XX-2024

Recommendation

THAT the Council receive the report dated November 4th, 2024 entitled Draft Plan of Subdivision NP24-01 & Zoning By-law Amendment Z06-2024; and

That the Council of the Municipality of North Perth APPROVE IN PRINCIPLE Zoning By-law Amendment Z06-2024 as recommended by Planning staff to rezone the subject lands from an Agricultural Zone (A) and Natural Resources /Environmental Zone Two (NRE2) to Special Residential Zone Threes (R3-4 and R3-5), Special Residential Zone Fives (R5-22, R5-23, R5-24, R5-25), Special Highway Commercial Zone (C3-H-12) with a holding provision, revised Natural Resources/Environment Zone Two (NRE2) and Institutional Zone (IN); and

THAT the North Perth Council recommend to County Council that the application for Draft Plan of Subdivision (No. NP 24-01) by Tridon Group Ltd. affecting the lands described as Part Lots 27 and 28, Concession 1, Elma Ward be APPROVED subject to the following conditions:

1. That this approval applies to the draft plan prepared by GRIT Engineering, File GE067-21, dated October 1st, 2024 showing a total of 107 Lots, 21 townhouse

blocks, 1 medium density block, 2 High Density Blocks, 1 Commercial Block, a walkway, a storm water management block, three natural environment blocks, two 0.3 m reserve blocks and 10 streets (internal and connecting) with a total area of 31.84 hectares as per the following:

Lots 1 through 107	Low Density Residential (Singles and Semi's)
Blocks 110-114, 116-123, 125-127, 129-131, 136, 137	Townhouse Dwellings
Block 115	Medium Residential
Block 124 and 134	High Density Residential
Block 133	Stormwater Pond
Block 138, 140 and 143	Future Right of Way
Block 141	Walkway
Block 132	Parkland
Block 128, 135 and 139	Natural Areas
Block 108	Commercial
Right of Ways	

2. That the owner/developer enter into a Subdivision Agreement with the Municipality of North Perth, and that the terms of the Agreement be satisfactory to the Municipality of North Perth, including, but not limited to:
 - a. Provision for any phases;
 - b. Provisions for the construction of the streets to a standard acceptable to the Municipality;
 - c. Provisions for the installation of sidewalks and pedestrian walkways to a standard acceptable to the Municipality;
 - d. Provision for the installation of and connection to potable water services, sanitary and storm sewage systems, fire protection, storm water management and conveyance of facilities;
 - e. Provision for lot grading and drainage plans and related installations;
 - f. Provision for trees and landscaping including topsoil and sod on streets and any other public areas;
 - g. Provision for street lighting;
 - h. Financial securities and requirements;
 - i. Provision for the assignment of municipal addresses;
 - j. Provisions to implement the recommendations of the Environmental Impact Study prepared by Natural Resource Solutions Inc. revised date May 2024;
 - k. Other such matters as determined by the Municipality of North Perth.

All development standards will be as specified by the Municipality. The Subdivision Agreement shall also contain satisfactory provisions to address requirements as determined necessary by other review agencies.

3. That a copy of the Subdivision Agreement shall be provided to the County of Perth Planning Department prior to final approval.

4. That the required Subdivision Agreement shall be registered against the land to which it applies once the Plan of Subdivision has been registered.
5. That the owner/developer enter into an agreement with the appropriate service providers for the installation of underground utility services to enable, at a minimum, the effective delivery of communication/telecommunication services for 911 Emergency Services;
6. That the street(s) shown and any reserves in this draft plan shall be dedicated to the North Perth. They shall be named to the satisfaction of North Perth and where those streets are not extensions of existing streets that such new street names shall not be duplicates in spelling or phonetic sounding of street names elsewhere in the County of Perth.
7. That the owner/developer satisfy any outstanding financial charges to the Municipality of North Perth prior to final approval.
8. The owner/developer constructs and installs fencing and/or appropriate property demarcation between the adjacent properties of any or all-Natural Heritage or Natural Hazard features and any or all constructed hazards (stormwater ponds) to the satisfaction of the Municipality of North Perth.
 - a. Fencing may be chain link to a suitable size and quality to the satisfaction of the Municipality of North Perth
 - b. Property demarcation may be the installation of a Natural Buffers such as Native Trees or Shrubs
 - c. Property demarcation may be the installation of signage such as trail, Natural area, Agricultural area, No Trespassing, etc.
 - d. Some combination of the above to the satisfaction of the Municipality of North Perth.
9. That prior to final approval, the North Perth shall confirm that the Plan of Subdivision and proposed development conforms to the Municipality of North Perth Zoning By-law.
10. That a preliminary grading and drainage plan for the proposed development to the satisfaction and approval of the Municipality of North Perth, and that the developer has provided securities for the works to the satisfaction of the Municipality of North Perth.
11. The Owner/Developer shall construct, install and maintain erosion and sediment control facilities satisfactory to the Municipality of North Perth, in accordance with a plan that has been submitted to and approved by the Municipality.
12. That a parkland dedication arrangement be made in accordance with the Planning Act and consistent with the Municipality's Parkland Dedication By-law, to the satisfaction of the Municipality of North Perth.

13. That the road allowances shown on the draft Plan shall be dedicated to the Municipality of North Perth.
14. That prior to final approval, the owner shall receive confirmation from the Municipality of North Perth that there is sufficient capacity in the water and sanitary sewer systems to service the plan of subdivision and that such services have been appropriately allocated through the execution of the Subdivision Agreement. Prior to final approval of any phase the Municipality of North Perth will confirm the servicing allocation for such phase.
15. That prior to final approval, the owner/developer shall submit for the review and approval of the Municipality of North Perth, a detailed (Final) stormwater management plan for the area to the satisfaction of the Municipality.
16. That the owner/developer completes the Abandonment (as per the requirements set out in the *Drainage Act*) of any and all Municipal Drains on the subject lands to the satisfaction of the Municipality of North Perth.
17. That any easements required for municipal services will be provided by the Subdivider to the satisfaction of the Municipality of North Perth.
18. That such easements as may be required for utilities, but not limited to telephone, television cable, gas, hydro, internet or stormwater drainage purposes shall be granted gratuitously to the appropriate utility provider, agency or authorities to the satisfaction of the communication provider.
19. That the owner/developer shall enter into all necessary easements and/or agreements required for utility services.
20. That prior to site alteration the owner/developer provide the County of Perth and the Municipality of North Perth a clearance letter from the from the Ministry of Cultural Tourism and Sport and/or Ministry of Citizenship and Multiculturalism stating the report has been entered into the Ontario Public Registry of Archaeology Reports and that a response has been provided that no further archaeology assessment is required.
21. That the owner/developer installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of the Municipality of North Perth.
22. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, and that any road widenings created which shall be conveyed to the Municipality of North Perth and County of Perth.

Agency Conditions

23. That the owner/developer agrees to satisfy the requirements of Canada Post with respect to the delivery of mail including the suitable location for Community Mail

Boxes, if necessary, and that the Subdivision Agreement include any clauses required by Canada Post.

24. That prior to any grading or construction on the site within the Maitland Valley Conservation Authority regulated area and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Maitland Valley Conservation Authority:
- I. A Final storm water management report. In addition, a storm servicing plan for the site should be included.
 - II. An erosion and siltation control plan in accordance to the requirements of the Maitland Valley Conservation Authority (MVCA) and silt maintained on site throughout all phases of grading and construction.
 - III. Detailed lot grading and drainage plans showing existing and proposed grades within the MVCA regulated areas.
 - IV. A Final Environmental Impact Memo (EIS) to the satisfaction of the Maitland Valley Conservation Authority be provided. The Final EIS memo should include the above noted reports, monitoring and mitigation outlined in the original Environmental Impact Study.
 - V. A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit for any proposed works within the regulated area.

Final Clearance

25. That the appropriate party, agency or organization submit a final clearance letter to the County of Perth stating that all conditions have been cleared with respect to their applicable conditions as noted below.

Municipality of North Perth
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3

Conditions 2, 4 – 22, 25

County of Perth
1 Huron Street
Stratford, ON
N5A 5S4

Condition 3, 20, 22, 25

Maitland Valley Conservation Authority
1093 Marietta Street, Box 127
Wroxeter, ON N0G 2X0

Condition 24, 25

Delivery Planning
Canada Post Corporation
300 Wellington Street
LONDON, Ontario
N6B 3P2

Condition 23, 25

519-808-9661

Bell Canada or Wightman Communications
Bell Canada
Right of Way
Floor 5, 100 Borough Drive
SCARBOROUGH, Ontario
M1P 4W2
1-800-748-6284

Conditions 18, 19, 25

Enbridge Gas
Lands Department
50 Keil Drive North
CHATHAM, Ontario N7M 5M1
519-436-5292

Conditions 18, 19, 25

Hydro One
420 Welham Rd.
Barrie, ON
L4N 8Z2

Conditions 18, 19

NOTES TO DRAFT APPROVAL

Prior to final approval, the Perth County Planning Department has been advised in writing that conditions have been met by the agencies below as listed:

- 1) It is the owner/developer's responsibility to fulfill the conditions of draft approval. **The Planning Department requires that the owner/developer provide one complete package with clearance letters from all agencies listed to the County of Perth Planning and Development Department, quoting the File No. NP 24-01.** The County of Perth Planning and Development Department will require a minimum of thirty days to review the clearing letters prior to approving the subdivision.
- 2) The County suggests that you make yourself aware of the following subsections of the Land Titles Act:
 - a) Subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a lands titles division; and
 - b) Subsection 144(2) allows certain exceptions.
- 3) All measurements in subdivision final plans must be presented in metric units.
- 4) The County's draft plan approval for this development is for a period of 3 years. If an extension is required, the owner/developer must apply in writing to the County for any extension at least 60 days prior to the lapsing date. **There is no authority to reactivate the County's draft plan approval after the lapsing date.** Where an extension is applied for, it is the owner/developer's responsibility to obtain a resolution from the local municipal Council in support of the extension request and such is to be included with the written extension request. The County is under no

obligation to grant an extension of draft plan approval (Note: Section 50(33) of the Planning Act provides that the approval authority may extend and approval time period).

- 5) It is understood that Draft Approval does not constitute a commitment for Municipal water and wastewater. Commitment for Municipal water and wastewater will be made through the Subdivision Agreement on a phased basis.
- 6) That all required municipal services/works provided as a part of the subject development be designed and constructed in accordance with the Municipality of North Perth Municipal Design Criteria & Standard Specifications for Municipal Services.

Registration:

- 7) The final plan approved by the County of Perth must be registered within (30) thirty days or the County may withdraw the approval under Section 51(59) of the Planning Act.

Purpose of the Application (Plan of Subdivision NP 24-01)

The County of Perth Council approved OPA#216 on November 16th, 2023 which expanded the Listowel settlement area to include the development areas of the subject lands. The notice of decision of OPA#216 was circulated and no appeals were received. The appeal period lapsed on December 11th, 2023.

The County of Perth Council has approved Listowel OPA#36 to the Listowel Ward Official Plan on November 16th, 2023 which designated the subject lands as Residential and Highway Commercial. The notice of decision of Listowel OPA#36 was circulated and no appeals were received. The appeal period lapsed on December 12th, 2023.

The related application for Zoning By-Law amendment (Z6-2024) proposes to establish a two Special Residential Zone Threes (R3-4 and R3-5), several Special Residential Zone Fives (R5-22; R5-23; R5-24; R5-25), a Highway Commercial Zone (C3-H-12), an Industrial Zone (M1-H), amended Natural Resources/Environment Zone Two (NRE2) and an Institutional Zone (IN), which will facilitate the proposed development of the plan of subdivision.

The developer has also submitted a Plan of Subdivision application to develop the property with a total of 107 single detached or semi-detached residential dwelling lot and 24 blocks which would facilitate row/townhouse and/or condominiums and apartments. The subdivision plan also includes one commercial block, a stormwater block, park block, natural environment/resources blocks, municipal trails and associated municipal streets.

Background Information

County of Perth Official Plan	Serviced Settlement Area
Listowel Official Plan	Residential, Highway Commercial and Industrial Agricultural (A), and Natural Resources / Environmental Zone Two (NRE2)
Existing Zoning By-law	
Proposed Zoning By-law	Special Residential Medium Zone Three (R3-4; R3-5), Special Residential Zone 5 (R5-22; R5-23; R5-24; R5-25), Highway Commercial Zone (C3-H12), Natural Resources/Environment Zone Two (NRE2) and Institutional Zone (IN).
Surrounding Uses	The subject lands are surrounded by agricultural fields to the west, the Municipality of North Perth Recreation Complex to the north, single detached dwellings and the Listowel Baptist Church to the east, woodlot and the Middle Maitland River to the south
Road Access	Perth Line 86 and extension of Kincaid Street and Twamley Street

Application Review

Provincial Planning Statement 2024

The subject lands are located within a Settlement Area as defined by the 2024 Provincial Planning Statement (PPS). The lands are within the Serviced Urban Area of Listowel in the Perth County Official Plan, and are designated Residential and Highway Commercial within the Listowel Official Plan.

The Provincial Planning Statement states that Settlement Areas shall be the focus for growth and development (Section 2.3.1) and that land use patterns in these areas shall be based on densities and a mix of land uses which efficiently use land and resources and the supporting infrastructure and public service facilities which are planned or available..

Section 2.3.1.2 of the PPS also requires planning authorities to promote land use patterns which optimize existing infrastructure, support active transportation including the use of trails and walkways, and are transit-supportive.

The Provincial Planning Statement also requires planning authorities to establish density targets for new housing which efficiently use land, resources, infrastructure and public service facilities, and reflect local conditions (Section 2.3.1.5).

Section 3.6.1 of the PPS encourages Sewage, Water and Stormwater to be provided for and used in an efficient and cost-effective manner which promotes efficiency use and protects the natural and human environment. Where Section 3.6.2 states that Municipally managed sewage and water systems are the preferred form of servicing.

The PPS encourages and promotes active, healthy and inclusive communities through Section 3.9.1 in the promotion of parks, integrated trails and planning for safe and accessible trails, parks and walkways.

The subject lands contain significant woodland, wetland and significant wildlife habitat. Section 4.1 of the PPS states that natural features and areas shall be protected for the long term and that the long-term ecological function of biodiversity of natural heritage systems should be maintained, restored or where possible improved.

Section 5.2 requires the identification of Natural Hazards and the avoidance of development which would be impacted due to hazards such as flooding and unstable soil.

County of Perth Official Plan

The Perth County Official Plan establishes planning priorities that recognize the need to direct and focus urban and non-farm related growth to the designated settlement areas, and to allow for the orderly growth of serviced settlement areas while protecting, preserving and enhancing natural resources. The Plan also recognizes the need to develop and maintain a comprehensive planning strategy/program that considers Provincial policy, local interests and economic development.

Section 6.4.3 of the Official Plan defines a broad range of permitted uses, including residential, commercial, industrial, institutional, recreational, and utility uses, in the "Serviced Urban Area".

Section 6.4.4.2 of the Official Plan states that all new development in areas designated "Serviced Urban Area" shall be serviced by municipal water supply and sanitary sewage services.

Section 6.4.8 of the Official Plan recognizes that new residential development on municipally serviced lots would involve higher densities than in the past where lots needed to accommodate private services. The policy provides densities targets that are intended to be used as general guidelines with new single detached dwellings being developed at up to 15 units per hectare, semi-detached dwellings in the range of 15-25 units per hectare and townhouse dwellings in the range of 25-40 units per hectare.

Section 16.2.2 of the Perth County Official Plan provides the policies for plans of subdivisions. Planning considerations for the proposed plan of subdivision are to provide for a development that is orderly and contiguous to the existing surrounding development, and incorporate a mix of housing types into the development. The proposed plan of subdivision is intended to include a mix of single, semi-detached and street townhouses. Subdivisions are to be compatible with land uses in the immediate vicinity, servicing and road access is to be provided and natural assets such as forested lands and drainage patterns are to be protected.

Listowel Official Plan

The recent amendment to the Listowel Ward Official Plan has designated the lands as Residential and Highway Commercial. The Listowel Ward Official Plan does not include the eastern portion of the Natural Resources/Environment area or the remnant farm parcel which was created from severance B24-24.

The Residential designation policies of the Listowel Ward Official Plan recognize a variety of residential dwelling types that include single family dwellings, semi-detached dwellings, duplexes, townhouse dwellings, apartments and multiple family dwellings. The designation also recognizes other uses that are primarily oriented to servicing the needs of the local residents such as institutional uses, parks and neighbourhood commercial facilities. The principal goal of the Residential designation is “to promote the continued orderly development of residential land uses within Listowel and to minimize the potential for land use conflicts by preventing the indiscriminate mixing of non-compatible land uses.”

The Highway Commercial designation policies of the Listowel Ward Official Plan allow for commercial establishments and uses oriented to serving the travelling public such as restaurants, automobile related uses, farm machinery sales and service uses, motels and retail or wholesale outlets requiring large enclosed or open storage areas. The principal goal is “to provide a suitable location for those uses requiring large areas of land and locations along heavily travelled roadways outside the central/core commercial area and to ensure that such uses are developed in a manner which is compatible with the surrounding land use.”

Municipality of North Perth Zoning By-law

The applicant is requesting that the subject lands be rezoned to facilitate the development of the proposed plan of subdivision. The lands are currently zoned Agricultural and Natural Resources / Environmental Zone Two. The applicant is proposing to rezone the lands to Special Residential Zone Three (3) with provisions to allow for reduced lot frontages, lot areas, side yards, front and rear yards and allowances for decks. The applicant is also requesting a number of Special Residential Zone Five (5) to establish maximum densities, reductions in front, side, and rear yards and to increase the maximum lot coverage. Changes to the Natural Resources/Environment Zone Two (NRE2) are intended to reflect the Environmental Impact Study (EIS) that was completed and residential lot lines. The applicants have requested the rezoning of the Highway Commercial lands to Highway Commercial Zone (C3) which staff are recommending a Holding provision to not allow for development until such time as the access is constructed for the remnant farm parcel.

The requested zoning is as follows:

R3-4	<ul style="list-style-type: none"> • Minimum Lot Area (interior lot): 370 m² • Minimum Lot Area (corner lot): 450 m² • Minimum Lot Frontage (interior lot): 12 m • Minimum Lot Frontage (corner lot): 15 m • Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m • Minimum Interior Side Yard Width: 1.2 m (2-storey dwelling) • Minimum Exterior Side Yard Width: 3 m • Maximum Lot Coverage: 45% • To exclude decks from the lot coverage calculation
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	<ul style="list-style-type: none"> • To permit an unenclosed porch or deck, up to 1 m in height above the average finished grade, to encroach a maximum of 3.5 m into the required rear yard depth
R3-5	<ul style="list-style-type: none"> • Minimum Lot Area (interior lot): 370 m² • Minimum Lot Area (corner lot): 370 m² • Minimum Lot Frontage (interior lot): 12 m • Minimum Lot Frontage (corner lot): 12 m • Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m • Minimum Interior Side Yard Width: 1.2 m (2-storey dwelling) • Minimum Exterior Side Yard Width: 2.5 m • Maximum Lot Coverage: 45% • To exclude decks from the lot coverage calculation • To permit an unenclosed porch or deck, up to 1 m in height above the average finished grade, to encroach a maximum of 3.5 m into the required rear yard depth
R5-22	<ul style="list-style-type: none"> • Minimum Lot Area (corner lot): 290 m² • Minimum Lot Frontage (corner lot): 9 m • Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m • Minimum Interior Side Yard Width: 1.5 m (End Unit) • Minimum Exterior Side Yard Width: 3 m • Maximum Lot Coverage: 60% • To exclude decks from the lot coverage calculation • To permit an unenclosed porch or deck, up to 1 m in height above the average finished grade, to encroach a maximum of 3.5 m into the required rear yard depth
R5-23	<ul style="list-style-type: none"> • Minimum Lot Area (corner lot): 290 m² • Minimum Lot Frontage (corner lot): 9 m • Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6.0 m • Minimum Interior Side Yard Width: 1.5 m (End Unit) • Minimum Exterior Side Yard Width: 2.5 m • Maximum Lot Coverage: 60% • To exclude decks from the lot coverage calculation • To permit an unenclosed porch or deck, up to 1 m in height above the average finished grade, to encroach a maximum of 3.5 m into the required rear yard depth
R5-24	<ul style="list-style-type: none"> • Maximum Density: 70 units per hectare • Maximum Building Height: 15 m • Minimum Front Yard Depth to a Public Street: 6 m • Minimum Exterior Side Yard Width to a Public Street: 3 m • Minimum Interior Side Yard Width Between Side Walls of Two End Units: 3 m • Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres

	<ul style="list-style-type: none"> • Maximum Lot Coverage: 60% • Minimum Landscaped Open Space: 20% • Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit • Internal lot lines created on the site by: <ul style="list-style-type: none"> a. a registration of a plan of condominium; or b. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.
R5-25	<ul style="list-style-type: none"> • The Minimum Lot Area requirement shall not apply • Maximum Density: 70 units per hectare • Maximum Building Height: 12 m • Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit • Internal lot lines created on the site by: <ul style="list-style-type: none"> a. a registration of a plan of condominium; or b. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.
R5-26	<ul style="list-style-type: none"> • The Minimum Lot Area requirement shall not apply • Maximum Density: 100 units per hectare • Maximum Building Height: 15 m • Minimum Front Yard Depth to a Public Street: 6 m • Minimum Interior Side Yard Between Side Walls of Two End Stacked Townhouse Units: 3 m • Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres • Maximum Lot Coverage: 60% • Minimum Landscaped Open Space: 20% • Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit • Internal lot lines created on the site by: <ul style="list-style-type: none"> a. a registration of a plan of condominium; or b. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

C3-H12	<ul style="list-style-type: none"> • Holding provision would remain in place until such time as access and frontage is provided to the property to the south known as 6175 Perth Line 86.

Comments

Agency Comments:

1. BMRoss – The Municipality of North Perth Consulting Engineer has reviewed the information provided and provided feedback on the internal roads, servicing and stormwater. Comments requested that the applicant confirm that a “Wet Stormwater Pond” be provided and have received a satisfactory response from the applicants Engineer. Final Stormwater Management reports and plans are required as a Condition of Draft Plan.
2. Enbridge Gas has requested a condition in the subdivision draft approval that the necessary easements are provided for gas service.
3. Maitland Valley Conservation Authority has stated they are satisfied with the information provided to date and are requesting draft plan conditions be added for a permit from the Conservation Authority for works within the regulated lands along with sediment and erosion control and final confirmation of the works in conformation with the Environmental Impact Study.
4. Bluewater Recycling Association has provided a response that they will review the detailed design.
5. The Perth County Public Works department provided comments requiring a 3.5 m road-widening along Perth Line 86 and a triangular day lighting corner measuring approximately 4.75 m X 4.75 m.

Public Consultation:

1. Notice of applications was given on July 18th, 2024 for the Plan of Subdivision and Zoning By-law amendment by regular mail to adjacent landowners and a public notice sign was installed on the property. The Notice of Public Meeting for the Zoning By-law amendment was provided on October 14th, 2024 by regular mail and posted on the subject property. Public meetings for the Official Plan Amendments (both County of Perth and Listowel Official Plan) have occurred as previously indicated.
2. Several neighbours have raised concern with Block 124 (formerly Block 17). The concerns raised have been separated into the following categories:
 - No desire for an apartment, and height should be limited to two storeys
 - Loss of Enjoyment and Privacy in rear yard
 - Road in the front and rear yard
 - Posting of the subdivision signs

Each of the concerns have been identified and a response has been provided in the Planning Analysis Section of this report.

Planning Analysis

Provincial Planning Statement

The proposed development includes the recent expansion of the Listowel settlement boundary. The development represents the logical expansion of the settlement boundary that has been analyzed as part of the Draft Approved County of Perth Official Plan, including the analysis completed by Watson and Associates dated October 20th, 2023. The report identified a 4,100 dwelling unit deficit over the next 25 years in the Listowel Urban Serviced Area and a need for an additional 159 net hectares of urban residential land to meet anticipated housing requirements over the next 25 years. The proposed development meets the policies in Section 2.1.3 as it will contribute to meeting the projected needs for a planning horizon of 25 years and represents a mix of land uses within the Listowel settlement boundary which will efficiently use the land, resources and infrastructure in the area.

The proposed development provides for a variety of housing options that will provide for future residents and the Town of Listowel. The proposed residential density provides an overall density of 25.14 units per hectare including both roads and stormwater management. Lower Density development is provided for both single detached dwelling units and town and row houses, while mid-and-high density provided by stacked townhouses and apartment style.

The proposed development provides a connection to the existing residential development to the east and Highway 86 to the North. The draft plan of subdivision is located within the Serviced Urban Area, and servicing will be addressed through the subdivision agreement that is required as a condition of draft approval.

Section 4.1 of the Provincial Policy recognizes the protection of natural features and areas. The applicant submitted a Scoped Environmental Impact Statement authored by Natural Resource Solutions Inc. dated October 2022 and the report was peer reviewed by North-South Environmental. The findings of the scoped EIS included recommendations for mitigation measures and monitoring that will be included in the design of the plan of subdivision, the subdivision agreement and potential permit requirements from Maitland Valley Conservation Authority. The report concluded that if the recommended measures are followed, then the proposal would not result in any negative impacts to the protected areas.

The subject lands are in close proximity to recreational amenities including community centre and the encouragement of active transportation such as walking through the incorporation of the trail design.

The developer will be expected to provide a cash in lieu of parkland dedication for the subject lands along with a portion dedicated as Park. A condition of draft approval has

been included in the staff recommendation and final calculation will be required as part of the development agreement.

The applicant has submitted an Archaeological Assessment prepared by Lincoln Environmental Consulting Corp. No locations of interest were identified and no artifacts were received or required to be assessed further on site. The report recommends that no further archaeological assessment is recommended for the portion of the subject lands that is to be developed. The requirement for a letter from the Ministry accepting the archeology report and that no further works has been included as a condition of draft plan approval.

The proposed development includes a mix of residential housing types and will be integrated with the single detached dwellings located to the east and apartment lands located to the south.

The proposed zoning that includes reduced yard requirements and increased lot coverage provisions are intended to allow for a more compact development that meets the minimum density targets of the Perth County Official Plan. The proposed residential development will be required to meet all other relevant zoning provisions, including landscaped open space and parking. The applicant has recognized that the highway commercial and industrial zones permit a wide variety of potential uses which may vary greatly in impact and compatibility and have proposed that a land use compatibility study is required before the holding provision can be removed to allow development on the commercial and industrial lands.

Drainage

The applicant has submitted a Functional Servicing Report and preliminary Storm Water Management Report as part of the Subdivision application. The consulting Engineer for the Municipality of North Perth has reviewed the submission and has confirmed that the drainage and servicing can be addressed through the detailed subdivision design. There is an existing Municipal Drain on site and a condition of draft approval has been included that requires the drain to be abandoned through the Drainage Act at an appropriate time and phase which will be outlined further in the Subdivision Agreement.

Traffic and Safety

A Traffic Brief was submitted by TraffMobility, dated December 15th, 2022. The study concluded that all study intersections are expected to operate at an acceptable level of service during the weekday peak hours under future total conditions. The study assessed that no intersection improvements would be warranted at this time. Stop signs are identified as being required at the intersection of Street A and Highway 86. Street E will then connect with Twamley Street and Street C will connect with Kincaid Street West. It is noted that Street J will not provide or be directly adjacent to the existing rear yards of developed lots on Winchester Avenue South as a multi-use trail will provide separation. Additionally, the applicant has confirmed they can offset the road or provide additional mitigation and safety measure (bouldering and landscaping) adjacent to the rear yards to mitigate the impacts of the road.

Block 124 (formerly Block 17)

As previously indicated, comments have been provided with respect to the concern around Block 124 through the public notification process. Currently there is no approved plan in place and the applicants have shown a conceptual plan. Development of the block will be required to go through site plan approval if the development is over 10 dwelling units. The applicants have requested an additional 1.5 metres increase in building height to a maximum of 12 metres where the Zoning By-law permits up to 10.5 metres. Drainage on the site will be managed through a site-specific stormwater plan if completed through the site plan agreement. Additional mitigation measures such as landscape buffers, garbage management such as keeping in close proximity to the road, and parking modifications such as facing the parking towards the new residential units may also mitigate potential impacts. Comments have also been provided expressing concern around the integration of a higher density development block within primarily single detached dwellings. Staff would note that there are several R5 Zone blocks adjacent to R3 and R4 Zones throughout Listowel with areas such as along Hollinger Avenue South, Bamford Drive, Hutton Street West and Adams Avenue South along with others.

Signage and Posting

Signs were posted as per the Planning Act on the portion of the property fronting the open Municipal Road which is along Highway 86 where the current farm/residential access is located. Notices were mailed out to affected landowners as per the requirements of the Planning Act to all properties within the radius required abutting the property. Twamley and Kincaid Streets will be extended into the plan of subdivision, however, these portions of the road are currently unopened and therefore are not open frontage streets requiring posting.

Staff have also been working around the establishment of Agricultural information signs which would abut residential development and adjacent agricultural properties. Signs may incorporate information and directional linkages to the North Perth website to provide new residents information around farming operations and identify potentials for normal noise, dust and smells from farming operations. A condition with the subdivision draft conditions list has been provided to identify appropriate usage to the satisfaction of the Municipality of North Perth.

Affordable Housing

The applicants have provided a consideration for off-street parking for affordable units of up to 1 space per unit. This is a variance of the North Perth Zoning By-law where typically 1.5 or 2 spaces are required per unit. The applicant is providing a wide range of housing and block configuration ranging from single detached dwellings to apartments with stacked townhouses, row house and additional residential units contemplated throughout the site. North Perth currently has a Community Improvement Plan (CIP) which has been established to provide funding options for consideration of affordable and attainable development.

In addition, the applicant is proposing the following additional measures to address affordable/attainable housing:

- Inclusion of 10% of the single-detached and street townhouse dwelling units with bachelor and/or 1-bedroom secondary suites through the intentional sizing of the lots and the associated requested building setbacks and lot coverage in the site-specific zoning;
- Within Block 124 (formerly Block 17) (stacked townhouses), providing 16 dwelling units at an affordable rate;
- Within Block 134 (formerly Block 27) (stacked townhouses and/or apartments), providing 5 to 10 dwelling units at an affordable rate, depending on the final product type and design

Conclusion

In light of the above-noted review, it is the opinion of staff that the Draft Plan of Subdivision and Zoning By-law Amendment is consistent with the 2024 Provincial Planning Statement, conforms with the County of Perth Official Plan and Listowel Official Plan and represents good planning.

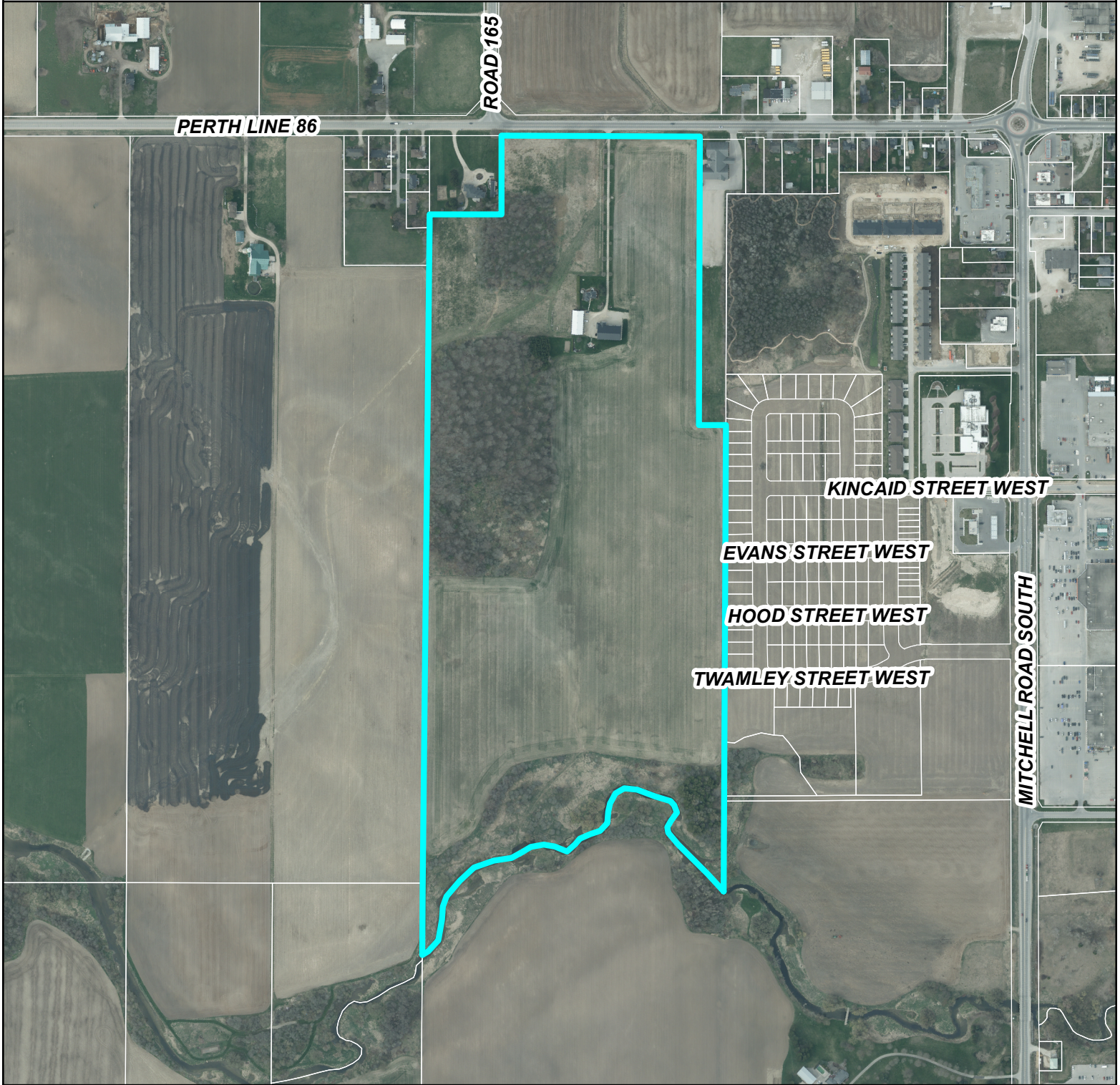
Authored by:

Nathan Garland
Planner

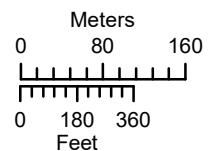
Approved submission by:

Andrea Hächler
Director of Planning

MUNICIPALITY OF NORTH PERTH
Pt Lots 27 & 28, Conc 1, Elma Ward (6175 Line 86)
Application for Plan of Subdivision
by Evangelho-Bray - Connie



AREA SUBJECT TO PROPOSED
DRAFT PLAN OF SUBDIVISION



MUNICIPALITY OF NORTH PERTH

Pt Lots 27 & 28, Conc 1, Elma Ward (6175 Line 86)

Application for Zoning By-law Amendment by Evangelho-Bray - Connie

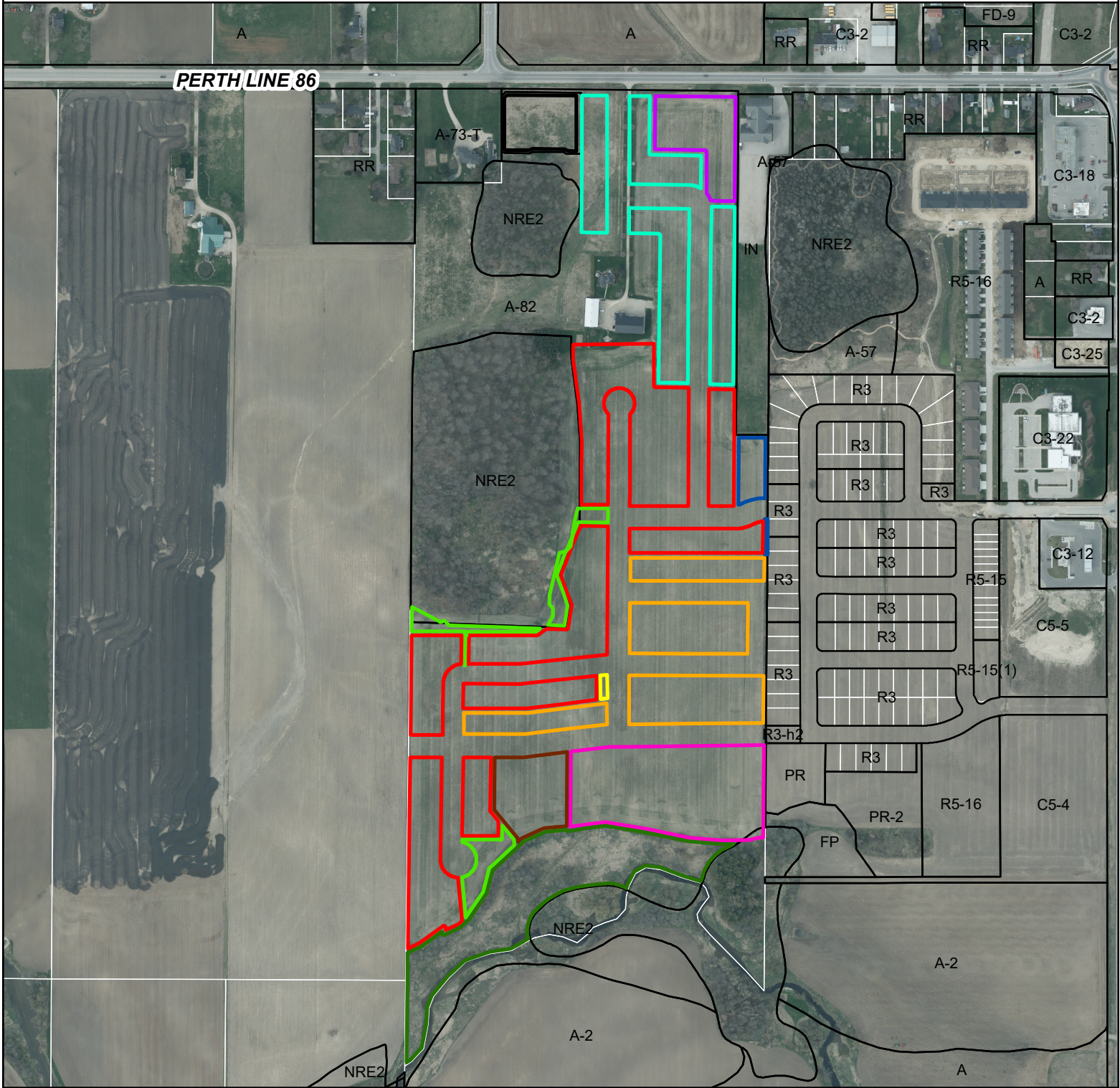
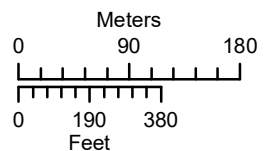


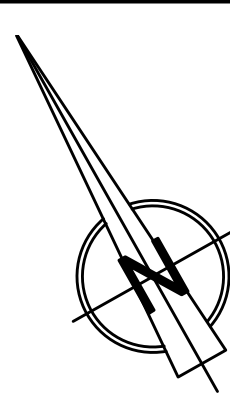
PHOTO DATE: 2020
October 08, 2024

	TO BE ZONED IN		TO BE ZONED R5-23
	TO BE ZONED PR		TO BE ZONED R5-24
	TO BE ZONED R3-4		TO BE ZONED R5-25
	TO BE ZONED R3-5		TO BE ZONED R5-26
	TO BE ZONED C3		TO BE ZONED R5-22



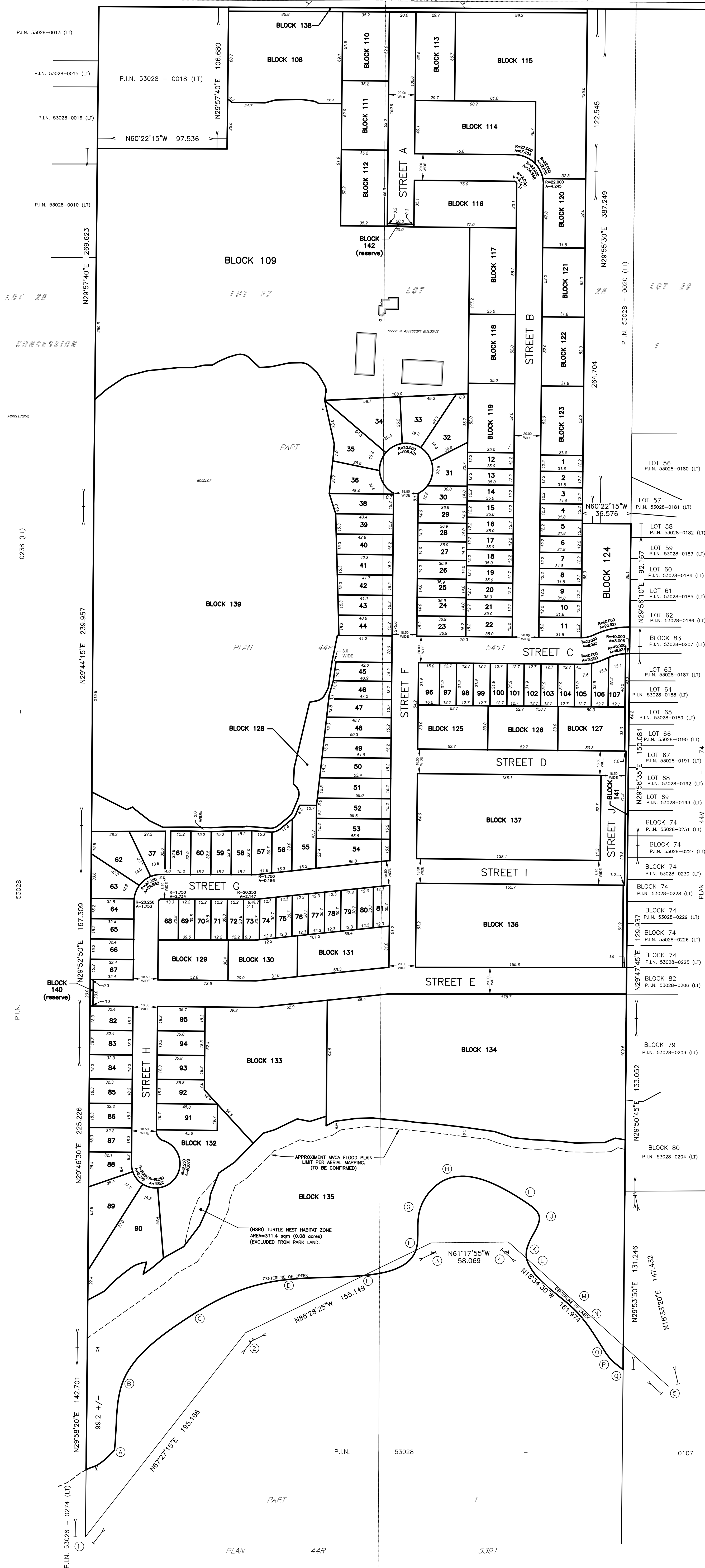
LINE 86

(ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF WALLACE ELMA)
(FORMERLY THE KING'S HIGHWAY No. 86)
P.I.N. 53028 - 0002 (LT)



5.182 WIDENING BY LAND PLAN No. 216

5.182 WIDENING BY LAND PLAN No. 216

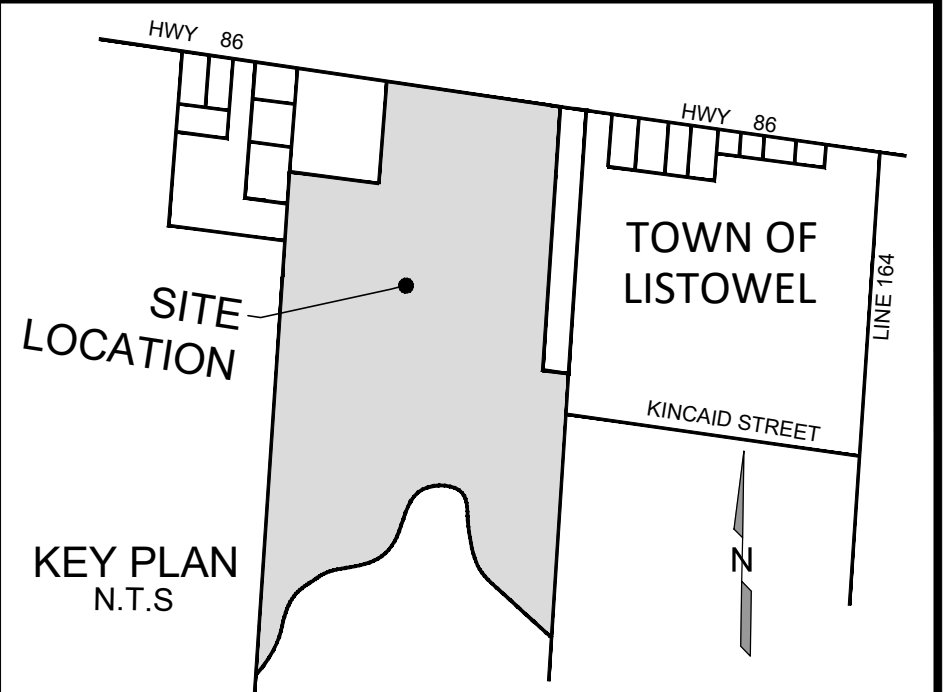


CENTRELINE RIVER STADIA SCHEDULE

Table with 3 columns: NUM, BEARING, DISTANCE. Contains 5 stadia schedules (FROM STATION No. 1 to 5) with 5 rows each.

LAND USE SCHEDULE

Table with 4 columns: DESCRIPTION, AREA (sq M), FRONTAGE, DEPTH. Lists lots 1 through 119 with their respective dimensions.



SITE DATA:
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT
(R.S.O. 1990, CH. P13)
(A) AS SHOWN ON FACE OF DRAFT PLAN
(B) AS SHOWN ON FACE OF DRAFT PLAN
(C) AS SHOWN ON KEY MAP
(D) AS SHOWN ON THE LAND USE SCHEDULE
(E) AS SHOWN ON FACE OF DRAFT PLAN
(F) AS SHOWN ON FACE OF DRAFT PLAN
(G) AS SHOWN ON FACE OF DRAFT PLAN
(H) MUNICIPAL PIPED WATER TO BE INSTALLED
(I) SANDY/SILT LOAM
(J) AS SHOWN ON FACE OF DRAFT PLAN
(K) FULL MUNICIPAL SERVICES TO BE INSTALLED
(L) NO RESTRICTIONS

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 27 AND 28
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF ELMA)
NOW IN THE
MUNICIPALITY OF NORTH PERTH
COUNTY OF PERTH
1:1500 METRIC

LAND USE SCHEDULE

Table with 4 columns: DESCRIPTION, AREA (sq M), FRONTAGE, DEPTH. Lists lots 108 through 142 with their respective dimensions.

SUMMARY OF LAND USE
Table with 3 columns: DESCRIPTION, LOTS/BLOCKS, AREA (ha.)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE GRIT ENGINEERING INC. TO
SUBMIT THIS PLAN FOR APPROVAL.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP AND TO
THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

Logos for FIDDES CLIPSHAM INC. and GRIT ENGINEERING. Includes contact information for both companies and project details: PROJECT No: GE067-21, DRAWN BY: S.CULLITON, CHECKED BY: Z. FIDDES, DATE: OCTOBER 1, 2024.

Planning Justification Report

DRAFT PLAN OF SUBDIVISION CONSENT APPLICATIONS ZONING BY-LAW AMENDMENT APPLICATION

6175 Line 86, Municipality of North Perth, County of Perth

May 2024

Prepared For:
Tridon Group Ltd.

609 William St #200
London, ON
N6B 3G1

Prepared By:
Baker Planning Group

PO Box 23002 Stratford
Stratford, ON
N5A 7V8

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1 INTRODUCTION

On behalf of Mrs. Connie Evangelho-Bray (“Owner”) and Tridon Group Ltd. (“Applicant”), Baker Planning Group is submitting the following applications for lands known municipally as 6175 Perth County Line 86 (“Site”) (Figure 1), and legally described as Lots 27 and 28, Concession 1, Alma Ward, Municipality of North Perth, County of Perth:

1. County of Perth Draft Plan of Subdivision
2. County of Perth Consent Application to sever the land proposed for urban development
3. County of Perth Consent Application to sever the westerly significant woodland for ownership by a nature conservancy trust
4. Municipality of North Perth Zoning By-law Amendment Application

Herein referred to as the “Applications”, the purpose is to implement the approved Official Plan Amendment Nos. 3 and 216 to permit a range of residential and commercial uses, to establish the undersized retained agricultural lot, and to provide for the long-term protection of the natural features and functions.

The Site is approximately 32.9 hectares in size, with frontage on Perth Line 86, Kincaid Street and Twamley Street. The Site is characterized as primarily agricultural land with an existing rural residential dwelling unit and two existing accessory structures on the northwest side of the property.

Further to the approved Official Plan Amendment applications, the Site is designated as follows:

- “Agriculture (Site Specific Policy 63)”, “Natural Resources/Environment” and “Serviced Urban Area” in the County of Perth Official Plan
- “Highway Commercial” and “Residential” in the Listowel Ward Official Plan

The Site is zoned “Agriculture (A)”, with portions zoned as “Natural Resources Environment Two (NRE2)” in the Municipality of North Perth Zoning By-law.

Through the Applications, approval is being requested to permit 524 residential dwelling units and 5,850 square metres of commercial space on the portion of the Site located within the Listowel Ward Official Plan. The remaining portion of the Site is proposed to be severed and zoned for either agricultural or natural environmental uses.

The Planning Justification Report (“Report”) is being prepared to fulfill the submission requirements set out by County of Perth and the Municipality of North Perth. The Report provides a summary of the proposed land uses, the applicable land use policies, will address the appropriateness of the application, and if the application constitutes good land use planning. The Applications are supported by a number of technical studies, including:

- Environmental Impact Study Addendum, prepared by NRSI and dated May 15th, 2024
- Preliminary Functional Servicing Report, prepared by GRIT Engineering Inc. and dated May 29, 2024



Figure:

1

SITE

Site Location: 6175 Perth Line 86, 1341 Towel, ON



- Traffic Impact Study Addendum, TraffMobility Engineering Inc., and dated May 27, 2024

1-1 Summary Planning Opinion

It is our professional opinion that the proposed Draft Plan of Subdivision Application and Zoning By-law Amendment Application provides for the appropriate use of land with access to existing municipal infrastructure, including municipal roads and servicing and for the inclusion of a range and mix of housing types in the Listowel settlement area. Through the preparation of detailed technical studies, it has been demonstrated that the Proposed Development will not cause any negative impact on the natural environment, the regional floodplain is protected from development, and the land is free from archaeological resources.

The proposed Consent Applications implement the recently approved County of Perth and Municipality of North Perth Official Plans to permit an undersized agricultural lot and protect the significant woodlot.

In evaluating the interrelationship between provincial, county, and local planning policies, it is our opinion that the Applications represent good land use planning, are appropriate, and are in the public interest.

2 SITE OVERVIEW

2-1 SITE

The Site is approximately 32.9 hectares in size and is currently utilized as cultivated agricultural land. The northerly property line abuts Perth Line 86, which will facilitate two or the four proposed vehicular access points, including a new road network with the remaining two access points from the subdivision to the east of the Site.

The Site is generally characterized as a cultivated farm and vegetative areas with an existing residential unit and two accessory structures. There are two existing woodland areas on the Site that are considered "Significant Woodlots", located in the northwest corner of the Site. Within the respective woodland limits, there exists a "Locally Significant Wetland". The Middle Maitland River traverses through the southern third of the Site.

There are two sanitary and water servicing connections available: one at the extension of Twamley Street West on the south end of the east side of the Site and one at the extension of Kincaid Street West at the midpoint of the east side of the Site. Stormwater management is proposed to consist of five catchment areas, including one external catchment that drains onto the site.

There are two traffic connections proposed to the subdivision to the east, as well as a connection to Perth Line 86.

Image 1: Site Looking South from Perth Line 86



Source: Google Images, 2022

Image 2: Site Looking Southeast from Perth Line 86



Source: Google Images, 2022

Image 3: Site Looking Southwest from Perth Line 86



Source: Google Images, 2022

Image 4: Site Looking Southeast Towards Twamley Street



Source: Applicant, 2021

Image 5: Site Looking Northeast Towards Existing Place of Worship



Source: Applicant, 2021

Image 6: Site Looking North Along Existing Driveway



Source: Applicant, 2021

Image 7: Site Looking South



Source: Applicant, 2021

2-2 NEIGHBOURHOOD CONTEXT

As noted above, the Site is partially located in the Listowel Settlement Area, in the Municipality of North Perth (Figure 2). Immediately north of the property boundary is Perth Line 86, which contains a range of residential, institutional and commercial uses. Perth Line 86 connects directly to the downtown area of Listowel and east from there to the Region of Waterloo.

The Site is bounded to the south by the Middle Maitland River and further south are agricultural uses. Land to the west is characterized as agricultural land; however, there are pockets of rural residential development.

To the east of the Site is a newly developing residential community, including single-detached dwellings and mid-rise apartments. This development provided for the extension of both Twamley Street and Kincaid Street, westerly from Mitchell Road South (Highway 23), and will connect to the Proposed Development on the Site. It is understood that a new residential and commercial development is proposed at the northwest corner of Twamley Street and Kincaid Street, which will include highway commercial uses and apartment buildings.

The community of Listowel provides a range of community amenities and services. A retail shopping area is provided on Line 86 through the heart of the Settlement Area, and amenities are scattered throughout the community. Medical and recreational facilities are available in Listowel, as are seven (7) retirement and long-term care homes. Elementary and secondary schools are also located in the community.



Figure:

2

SURROUNDING LAND USES

Site Location: 6175 Perth Line 86, Listowel, ON



BAKER
Planning Group

3 PROPOSED DEVELOPMENT

The Applicant is proposing to develop the portion of the Site within the Listowel Settlement Area for the purposes of residential and commercial land uses, along with supporting infrastructure and park space ("Proposed Development"). The undeveloped portion of the Site will be utilized for agricultural and natural environmental purposes ("Retained Lands").

To permit the Proposed Development, the following applications are required (Figure 3 and 4):

1. County of Perth Draft Plan of Subdivision
2. County of Perth Consent Applications (two applications for lot creation, including an easement)
3. Municipality of North Perth Zoning By-law Amendment Application

The vision for the development is to ensure that the land taken out of agricultural production for the purposes of the settlement area expansion utilizes land as efficiently as possible and addresses matters such as alternative transportation modes, a mix of uses and densities and the protection of the natural environment. An overall increase in density is proposed on the Site to limit the amount of agricultural land that is removed from agricultural production and is directly required to support the 25-year housing supply requirements.

The Draft Plan of Subdivision establishes the overall design for the Proposed Development and includes residential blocks, the commercial block, the stormwater management area, road network, proposed municipal parks and natural areas.

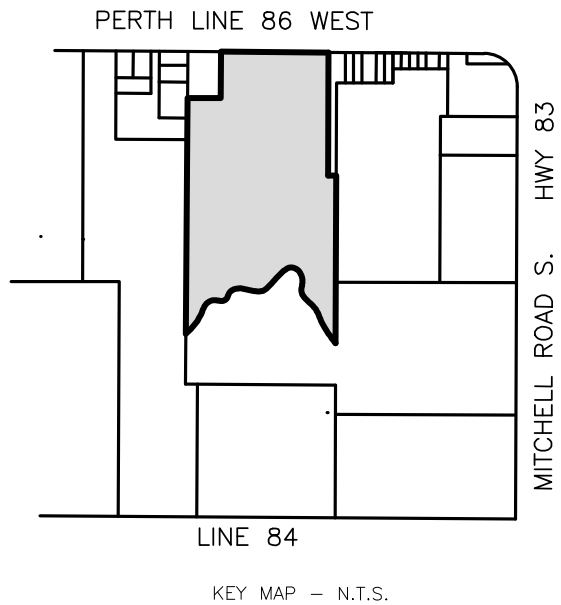
Residential Uses

The Proposed development includes a full range of residential densities, including single detached dwellings, street townhouses, townhouses, stacked townhouses, and apartment dwellings.

The overall density of the development is approximately 25.14 units per hectare (including roads and stormwater management), which is an increase over traditional street-fronting subdivisions in the County of Perth. Based on conceptual site planning details, 524 dwelling units are proposed.

The proposed low-density housing blocks in the development will generally comprise single detached dwellings and street townhouse dwellings on a modified grid road pattern. The Site is proposed to accommodate approximately 107 single-family dwellings. The Applicant is envisioning lots with frontages ranging from 12.1 metres to 25.4 metres. The lot sizes have been proposed to allow for the construction of a single detached dwelling that can accommodate a secondary suite and the associated required off-street parking.

The street townhouse dwellings are proposed for Blocks 3 to 16 and Blocks 30 and 31. It is anticipated that these blocks will accommodate 163 street townhouse dwellings, with potential for 1-storey and 2-storey townhouses, contributing to the mix and range of housing. Each townhouse dwelling unit

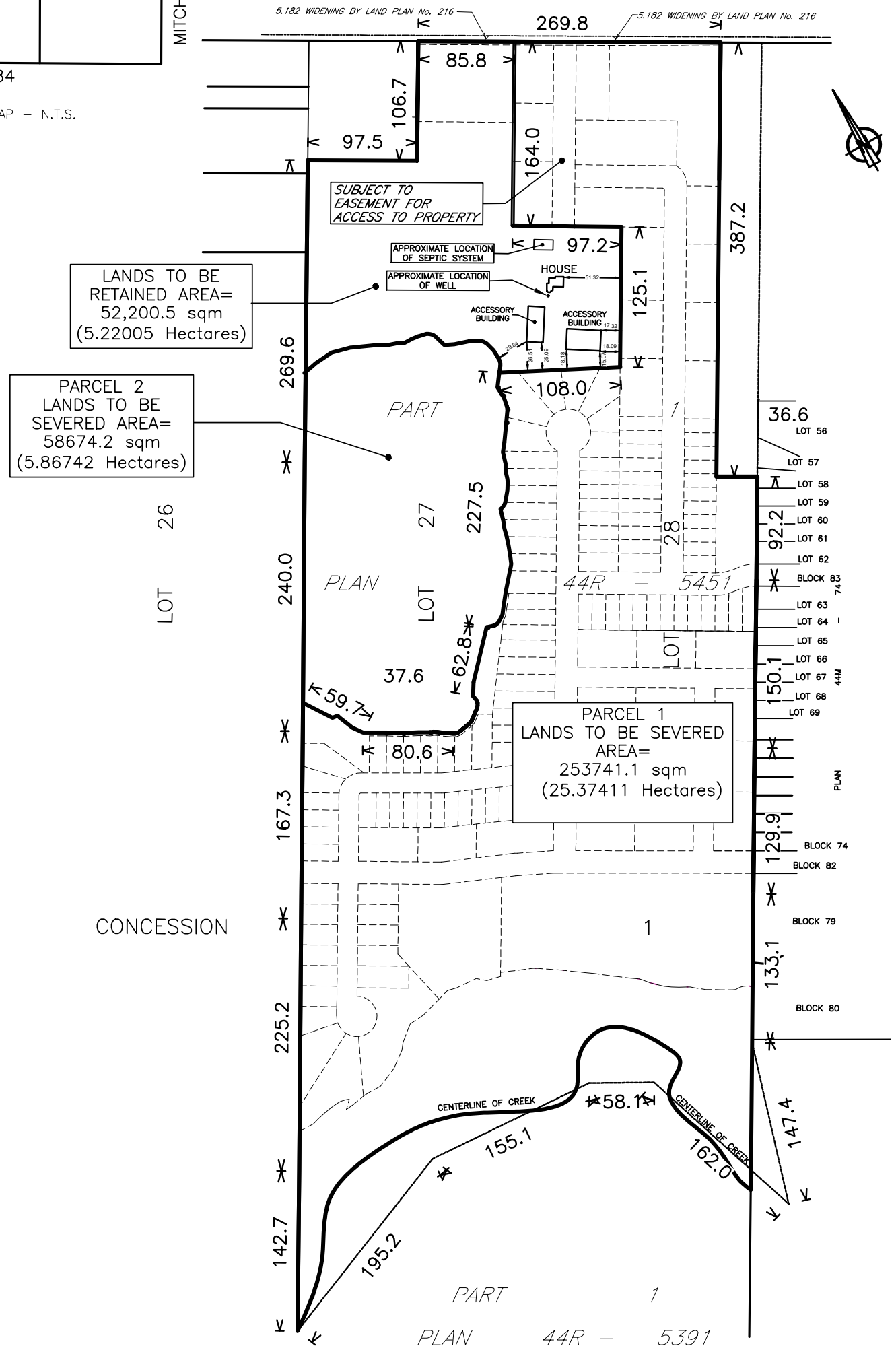


SEVERANCE SKETCH FOR PROPERTY AT 6175 PERTH LINE 86 WEST TOWN OF LISTOWEL COUNTY OF PERTH

1 : 5000 METRIC



(ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF WALLACE ELMA) (FORMERLY THE KING'S HIGHWAY No. 86)



© COPYRIGHT 2024, GRIT ENGINEERING INC.

Metric:
DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Caution:
THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRIT ENGINEERING

133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritengineering.ca

Project:	LINE 86
Project:	LOT SEVERANCE
Client:	TRIDON GROUP LTD.
Client:	DON De JONG
Drawn By:	B. SHRUBSALL
Date:	APRIL 5, 2024
File No.:	GE067-21-1

Figure:
3

CONSENT SKETCH



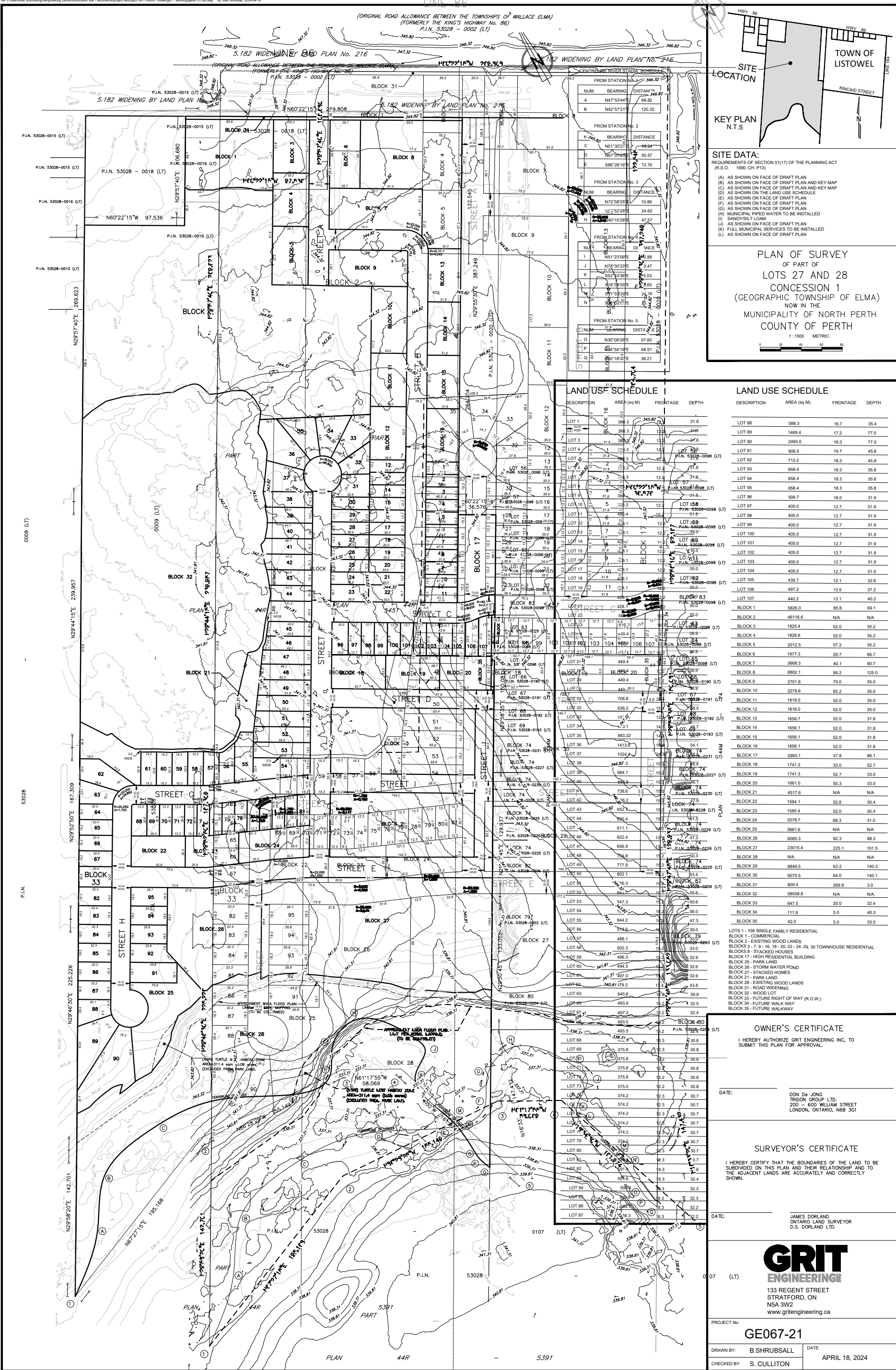


Figure:
4

DRAFT PLAN

Site Location: 6175 Perth Line 86, Listowel, ON 140



will have a minimum of two (2) off-street parking spaces, along with private front and rear yard amenity areas.

The Applicant has prepared Conceptual Site Plans for the medium and high-density blocks to demonstrate potential site layout and yields; however, it is noted that these concepts will be refined through future Site Plan Applications.

Block 8 is proposed to include 64 stacked townhouse dwelling units, along with the required supporting site functions of off-street parking, access, and amenity areas (Figure 5a). Vehicular and pedestrian access is proposed from Street B, within the Draft Plan of Subdivision. Unit sizes are proposed to range between 800 and 900 square feet, with the dwelling units providing two bedrooms.

Block 17 is proposed as a three (3)-storey, low-rise apartment building, providing for 17 dwelling units. The proposed dwelling units will generally range from 700 to 900 square feet with options for 1 and 2-bedroom dwelling units. A total of 1.5 off-street parking spaces per dwelling unit is accommodated on the Conceptual Site Plan, in compliance with the Zoning By-law. An amenity area is provided on the west side of the Block, with design opportunities to be explored through a future Site Plan Application. The Conceptual Site Plan (Figure 5b) has been designed to provide an increased side yard setback of 9.1 metres to the existing low-density residential uses to the east, with a 1.8-metre planting strip. The Applicant is also proposing to provide an opportunity for vehicular access to any future development on Listowel Baptist Church, through the driveway aisle.

Block 27 is proposed for higher-density residential use, with the potential for apartments and/or stacked townhouses (Figure 5c). The Applicant has prepared a Conceptual Site Plan to illustrate proposed apartment buildings; however, the Block could also accommodate stacked townhouses to achieve a similar density and level of affordability. With apartment buildings and compliance with the Zoning By-law requirements for off-street parking, the Block can accommodate 173 dwelling units. The Conceptual Site Plan includes three (3) apartment buildings, generally 15.0 metres in height. The buildings have been oriented to Street E, with off-street parking screened behind the buildings. The third building is oriented to the rear of the Block, optimizing the views over the natural area. Dwelling units will range in size; however, it is anticipated that they will include 1 and 2-bedroom units.

Three (3) centralized vehicular accesses are proposed from Street E to the development, which connects to the proposed off-street parking, accessible parking and loading areas. The internal roadway design also provides for fire access.

A private amenity area for Block 27 is proposed on the southwest corner, adjacent to the natural area. The amenity area, along with the overall development, is connected by a series of sidewalks for pedestrian access.

Through a future Site Plan Application, matters such as landscaping, garbage collection, bicycle parking and snow removal will be considered, along with building design.

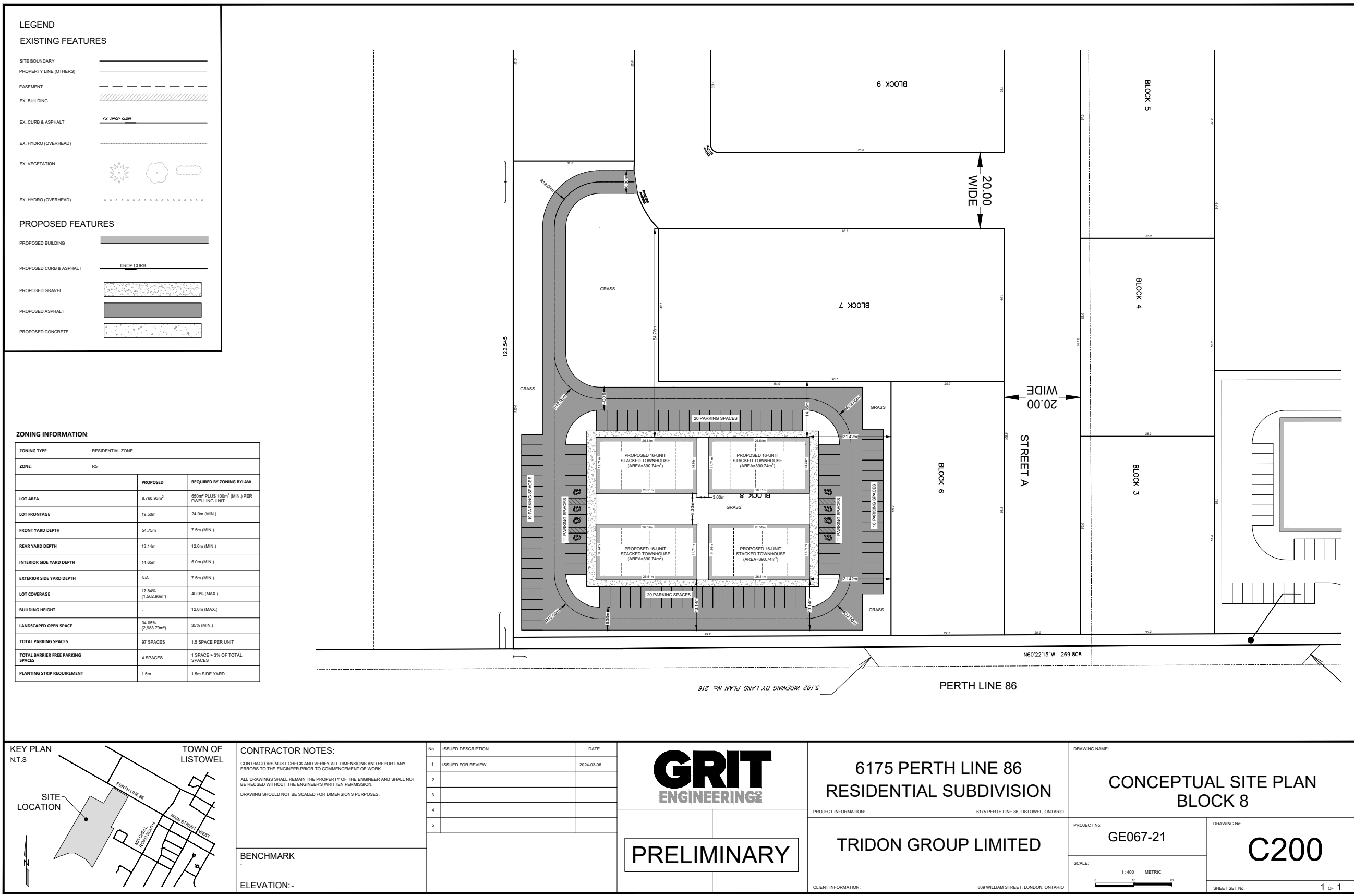


Figure:

5a

**CONCEPTUAL SITE PLAN
BLOCK 8**

Site Location: 6175 Perth Line 86, Listowel, ON



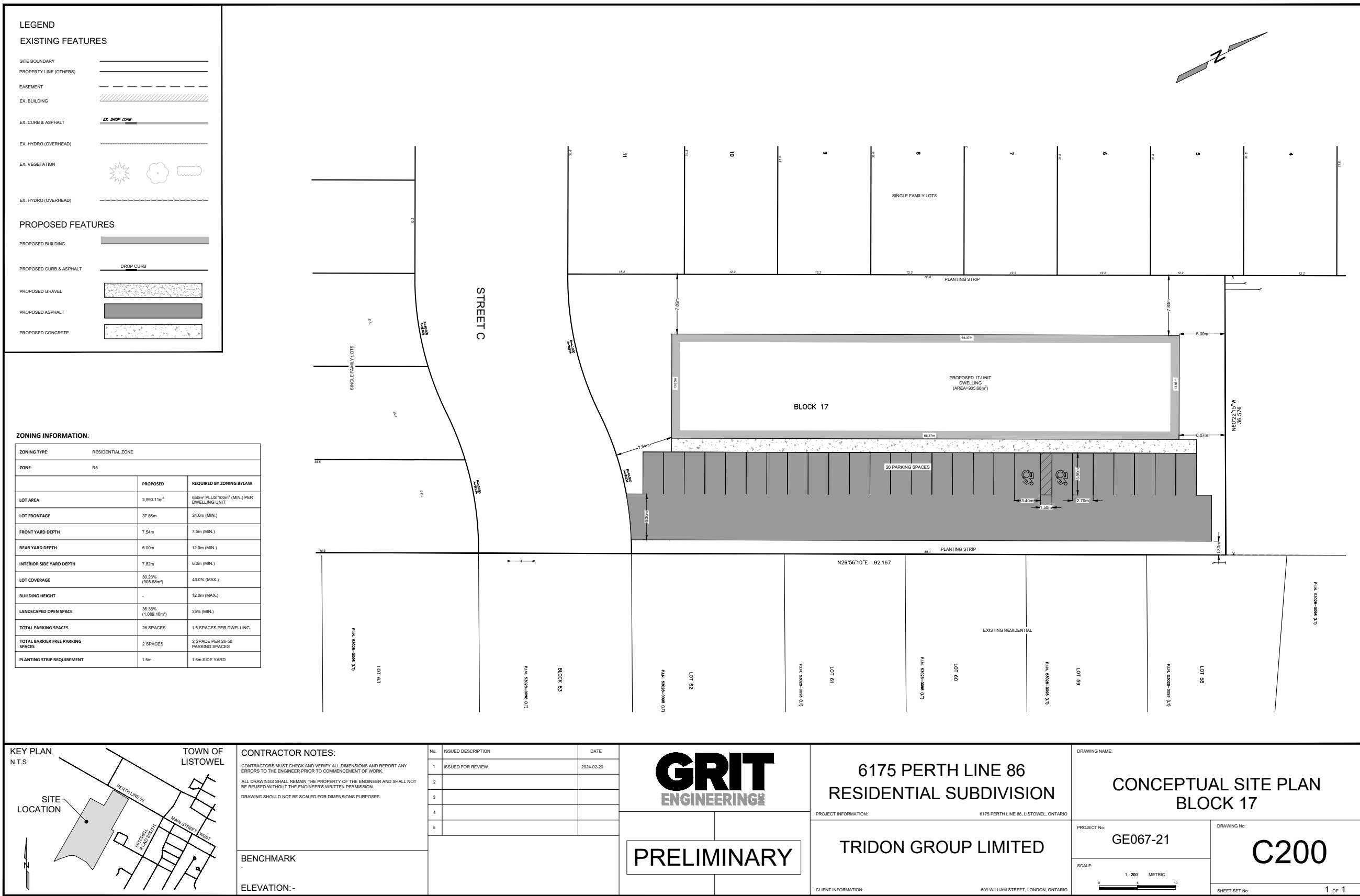


Figure:
5b

**CONCEPTUAL SITE PLAN
BLOCK 17**

Site Location: 6175 Perth Line 86, Listowel, ON



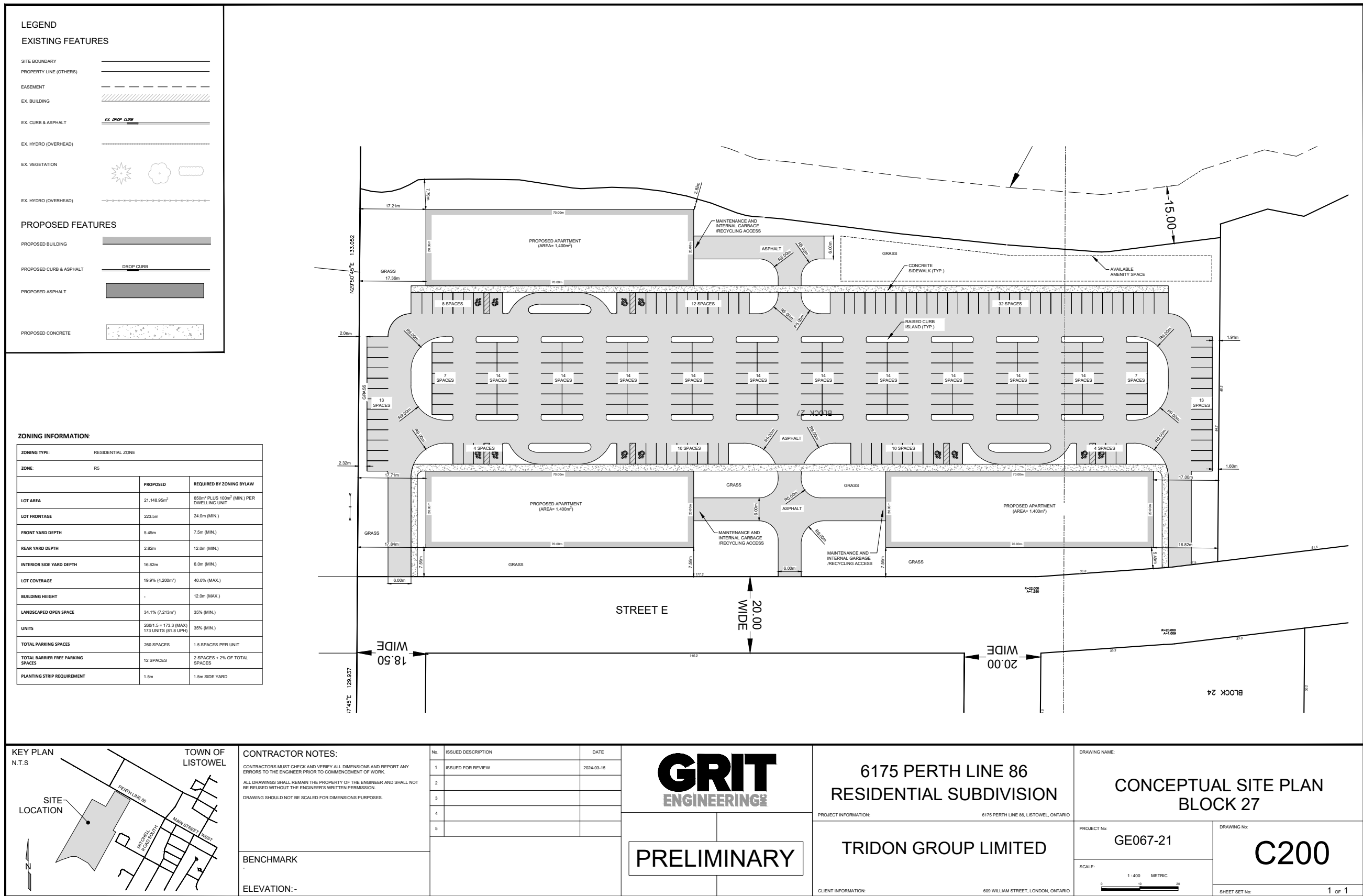


Figure:

5C

CONCEPTUAL SITE PLAN BLOCK 27

Site Location: 6175 Perth Line 86, Listowel, ON

Housing Affordability

Through recent amendments to the Development Charges Act (Bill 23), the following definitions of affordable and attainable residential unit ownership were included:

Affordable residential unit ownership:

A residential unit not intended for use as a rented residential premises shall be considered to be an affordable residential unit if it meets the following criteria:

- 1. The price of the residential unit is no greater than 80 per cent of the average purchase price, as determined in accordance with subsection (6) of the Development Charges Act.*
- 2. The residential unit is sold to a person who is dealing at arm's length with the seller.*

Attainable residential unit ownership:

A residential unit shall be considered to be an attainable residential unit if it meets the following criteria:

- 1. The residential unit is not an affordable residential unit.*
- 2. The residential unit is not intended for use as a rented residential premises.*
- 3. The residential unit was developed as part of a prescribed development or class of developments.*
- 4. The residential unit is sold to a person who is dealing at arm's length with the seller.*
- 5. Such other criteria as may be prescribed.*

To support the implementation of the affordable housing initiatives under Bill 23 and Bill 185, a Minister's bulletin entitled "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin" has been posted ahead of the June 1, 2024 effective date. The bulletin sets out the market-based and income-based thresholds for affordable ownership and rental residential units by local municipality.

The bulleting states that for ownership housing, a unit would be considered affordable when the purchase price is at or below the lesser of:

- Income-based purchase price: A purchase price that would result in annual accommodation costs equal to 30% of a household's gross annual income for a household at the 60th percentile of the income distribution for all households in the local municipality; and
- Market-based purchase price: 90% of the average purchase price of a unit of the same unit type in the local municipality.

The rate for North Perth, effective June 1, 2024 is as follows for purchase price:

- Affordable purchase of a detached house: \$352,100
- Affordable purchase of a semi-detached house: \$352,100
- Affordable purchase of a row/townhouse: \$352,100

For rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- Income-based rent: Rent that is equal to 30% of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and
- Market-based rent: Average market rent of a unit of the same unit type in the local municipality.

The rate for North Perth, effective June 1, 2024 is as follows for rental price:

- Affordable monthly rent of a bachelor unit: \$1,096
- Affordable monthly rent of a 1-bedroom unit: \$1,190
- Affordable monthly rent of a 2-bedroom unit: \$1,087
- Affordable monthly rent of a 3-bedroom unit: \$1,178

The Province has yet to define housing attainability with a quantitative target; however, draft proposals from the Province indicated that “attainable” housing may be limited to modular housing.

In support of the policy context to provide affordable and attainable housing, the Applicant is proposing the following within the development:

- Inclusion of 10% of the single-detached and street townhouse dwelling units with bachelor and/or 1-bedroom secondary suites through the intentional sizing of the lots and the associated requested building setbacks and lot coverage in the site-specific zoning by-law;
- Within Block 17 (stacked townhouses), providing 16 dwelling units at an affordable rate;
- Within Block 27 (stacked townhouses and/or apartments), providing 5 to 10 dwelling units at an affordable rate, depending on the final product type and design.

The Applicant has prepared building designs and floor plans to illustrate that the single detached dwellings and street townhouses can accommodate a secondary suite with reduced construction cost, in an effort to increase the implementation of these suites at the time of building construction. The Applicant has also considered site-specific zoning setbacks that would further encourage the inclusion of secondary suites, including increased lot coverage and reduced building setbacks to allow a suite over an attached garage.

Where affordable units are proposed within the multi-unit blocks (blocks 17 and 27), the Applicant is seeking a reduced off-street parking rate for these units.

Commercial Uses

A small commercial block along Line 86 is proposed to provide for neighbourhood commercial uses that would support the residential growth in Listowel. The proposed commercial block is approximately 0.5 hectares in size and would have visibility and direct access to Line 86, providing a viable commercial area. The potential floor area on the commercial block is approximately 1,450 square metres and a range of highway commercial uses would suit the location.

Recreational Uses

The Proposed Development includes two park spaces, for use by existing and future residents. The first park space is provided on Block 25 and is 0.37 hectares in size (land area size excludes the portion of the park that is required for habitat protection). The park will provide for passive recreation along with a view and vista to the natural area to the south.

The second park consists of two parkettes, connected by a walking trail, proximate to the woodland. Shown as Block 21, this park space is 0.45 hectares in size. The park space is located outside the protected area for the woodland; however, it provides a connection to nature and a looped pedestrian walking system.

Roads

Vehicular and pedestrian access to the Site is proposed from both the adjacent subdivision to the east, and from Perth Line 86, as outlined in the Traffic Impact Study, and as shown on the Draft Plan of Subdivision. The road network within the development will include municipal roads, built to the required engineering standards.

The Applicant is proposing municipal sidewalks along one side of each municipal road, constructed to municipal engineering standards. The proposed sidewalks are intended to connect to the existing pedestrian network in Listowel. The proposed sidewalks connect directly to the park and trail space on Block 21.

Bicycle storage will be considered for the medium-density and high-density blocks.

Through the approval of the County of Perth and Municipality of North Perth Official Plan Amendments, the County of Perth requested a 5.182 metre road widening on Line 86. The required road widening is shown as Block 31 on the Draft Plan of Subdivision.

Stormwater Management

As outlined in the GRIT Engineering Inc. Preliminary Functional Servicing Report, the development will be supported by one dry stormwater management pond (Block 26). As the overland flow generally drains from Perth Line 86 in the north to the Middle Maitland River in the south, five proposed catchment areas, including one external catchment area draining into the site, will ensure there will be no impact to the downstream watershed of the Middle Maitland River due to the development. Further, the five proposed catchment areas will redirect post-development flow from the Nichol Drain West Municipal Drain, increasing the capacity of the Municipal Drain for the rest of the Drain's watershed.

The stormwater management pond is proposed to be located in the southwest portion of the Site.

Natural Resource / Environmental Areas

Three natural Resource / Environmental Areas are located within the property boundaries. These areas are reflected in the findings of the Environmental Impact Study and the Preliminary Functional

Servicing Report, prepared on behalf of the Applicant, as well as the policies in the Provincial Policy Statement, Perth County Official Plan, and Municipality of North Perth Official Plan.

All proposed urban land uses will be located outside the natural features, floodplains, and their associated required buffers. Further, a turtle nesting zone is proposed to be incorporated within the stormwater management block, separate from the portion of the block utilized for stormwater management.

To mitigate disturbance effects on wildlife habitat, all construction activity and related materials should occur between 7 a.m. and 7 p.m., with materials, equipment storage, and vehicle parking located away from the natural features and their associated buffers.

3-1 DRAFT PLAN OF SUBDIVISION

The Draft Plan of Subdivision Application is requesting approvals of the various proposed lots, blocks and roads to facilitate the Proposed Development. The components of the Draft Plan of Subdivision are summarized in the table below.

Table 3-1: Draft Plan of Subdivision

Block/ Lot	Proposed Use	Land Area	Number of Units	Density (uph)
Lots 1-107	Single Detached Dwellings	6.19ha	107	17.28
Blocks 3 to 7, 9-16, 18-20, 22-24, 29 and 30	Street Townhouses	5.48ha	163	29.74
Blocks 8, 17 & 27	Apartments/Stacked Townhouses	3.48ha	254	72.99
Block 1	Commercial	0.58ha	N/A	N/A
Block 25	Park	0.37ha	N/A	N/A
Blocks 34 & 35	Walkway	0.15	N/A	N/A
Block 21, 28 and 32	Natural Area	10.14	N/A	N/A
Block 26	Stormwater Management	0.81ha	N/A	N/A
	Roads	4.59ha	N/A	N/A
TOTAL		20.84 (land area for purposes of calculating density)	524	25.14 uph (minus natural areas and SWM)

3-2 CONSENT APPLICATIONS

The Consent Applications are required to sever the proposed area for development from the retained farm property and to provide for the long-term protection of the woodland.

The first severance (Severed Lot #1) would be transferred to Tridon Group. The Retained Lot will include the land designated as "Agriculture" in the County of Perth Official Plan, which Mrs. Bray will continue to own. The Retained Lot will include the existing farm residence, accessory buildings, along with the existing private well and private septic bed. It is proposed that the Consent Application also create an easement over the Severed Lot #1 in favour of the Retained Lot for the purposes of access to Line 86 until such time as the proposed new municipal roads within the Draft Plan of Subdivision are constructed.

For the purposes of the Consent Application, Block 1 with the proposed Draft Plan of Subdivision will remain in the ownership of Mrs. Bray. The inclusion of Block 1 within the Retained Lot, will ensure that the land has access to a public road and a minimum lot frontage of 20 metres. Upon registration of the Plan of Subdivision and the creation of the internal municipal roads, the Retained Lot will receive a new frontage area of 20 metres on Street A. At this time, Block 1 will be transferred to the Applicant for future commercial development.

The second severance (Severed Lot #2) will create a separate lot for the woodland on the west side of the Site for ownership under a nature conservancy trust.

The Consent Application provides for the following:

Table 3-2: Consent Application

	Lot Size (ha)	Lot Frontage (m)
Retained Lot	4.22ha	N/A (future 20m on municipal right-of-way)
Severed Lot #1	26 ha	269.8
Severed Lot #2	5.86ha	N/A

3-3 ZONING BY-LAW AMENDMENT APPLICATION

To permit the Proposed Development and facilitate the Consent Application, a Zoning By-law Amendment Application is required to rezone the land from "Agriculture (A)" and "Natural Resources Environment Two (NRE2)" to:

Table 3-3: Proposed Zoning

Block/ Lot	Proposed Zoning	Proposed Use
Lot 1-107	Site-specific Residential Zone Three (R3-__) and a Site-specific Residential Zone Three (R3-__)	Single detached dwelling with opportunity for secondary suites
Block 3-7, 9-16; 18-20, 22-24, 29 and 30	Site-specific Residential Zone Five (R5-__) and a Site-specific Residential Zone Five (R5-__)	Street townhouses
Block 8	Site-specific Residential Zone Five (R5-__)	Stacked townhouses

Block/ Lot	Proposed Zoning	Proposed Use
Block 17	Site-specific Residential Zone Five (R5-___)	Apartment
Block 27	Site-specific Residential Zone Five (R5-___)	Apartment/stacked townhouses
Block 21 & 25	Institutional Zone (IN)	Parks and open space
Block 1	Highway Commercial (C3)	Commercial
Block 2	Site Specific Agriculture (A-___)	Agricultural
Block 31 & 32	Site Specific Natural Resource/Environment (NRE2-___)	Natural area
Block 25	Institutional	Stormwater Management Facility

The following site-specific provisions are proposed for the specific lots and blocks.

Lots 1 to 107, except for Lots 11, 22, 23, 68, 81 and 96 (Single Detached Dwellings) – Residential Zone 3 (R3-___)

Notwithstanding all of the provisions of Section 9 of the By-law, the following provisions shall apply to land zoned R3-___:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 450 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 15.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

Lots 11, 22, 23, 68, 81 and 96 (Single Detached Dwellings) – Residential Zone 3 (R3-___)

Notwithstanding all of the provisions of Section 9 of the By-law, the following provisions shall apply to land zoned R3-___:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 370 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 12.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres

- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

Blocks 3-7, 9-16 (Street Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

Blocks 18-20, 22-24, 29 and 30 (Street Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

Block 8 (Stacked Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Maximum Density: 70 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Exterior Side Yard to a Public Street: 3.0 metres
- Minimum Setback Between Side Walls of Two End Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:
 - a. a registration of a plan of condominium; or
 - b. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed and the original lot shall be considered the site.

Block 17 (Apartment) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 70 units per hectare
- Maximum Building Height: 12.0 metres
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:
 - c. a registration of a plan of condominium; or
 - d. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

Block 27 (Stacked Townhouses and/or Apartment) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:

e. a registration of a plan of condominium; or

f. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

Block 2 – Agricultural Zone (A-_____)

Notwithstanding all of the provisions of Section 6 of the By-law, the following provisions shall apply to land zoned A-_____:

- Notwithstanding Section 6, a livestock facility shall not be permitted
- Minimum Lot Area: 4.0 hectares
- Minimum Lot Frontage: 20 metres
- Minimum Setbacks: As existing on the date of creation of the lot through consent

Block 31 (Retained Woodland) – Natural Resources/Environment Two (NRE2-_____)

Notwithstanding all of the provisions of Section 31 of the By-law, the following provisions shall apply to land zoned NRE2-_____:

- Permitted Use: In addition to the permitted uses in Section 31, a new trail may

be permitted, subject to the recommendation of an Environmental Impact Study, prepared by a qualified expert

- To permit the creation of a lot with no frontage on a public road

4 TECHNICAL STUDIES

This section of the report provides a summary of the supporting technical studies to the County OPA and OPA. It is recommended that the full studies be reviewed in conjunction with this report.

4-1 ENVIRONMENTAL IMPACT STUDY (UPDATE)

Natural Resource Solutions Inc. ("NRSI") was retained by the Applicant to complete an Environmental Impact Study ("EIS") for the proposed Applications. The EIS summarizes background information on natural heritage features and results of field surveys completed within the study area. This information was used to identify and delineate natural environment development constraints based on the significance and sensitivity of the features to inform the development's design.

An impact assessment was completed based on comparing the existing natural features to the development plan and construction details as prepared by GRIT Engineering. Recommendations have been provided to avoid or otherwise mitigate impacts to the existing natural features.

The EIS represents an update to the initial December 2022 EIS report that was submitted to the MVCA and County of Perth as part of the County of Perth Official Plan Amendment and the Municipality of North Perth Official Plan. Various updates were made to the EIS report based on review comments provided by the County's natural heritage peer reviewer (North-South Environmental) in February and August, 2023. The EIS includes a comment-response matrix, identifying how the various peer review comments have been addressed.

The EIS concluded that the Draft Plan of Subdivision avoids direct impacts to the Significant Woodlands on Site by including 10-metre buffers from surveyed woodland driplines. The south development limit is set back 15m from the floodplain limit according to regulatory requirements, and this limit accommodates the majority of the recommended 15-metre wetland buffers within the floodplain lands. The portions of the south woodland buffer will be incorporated into the Draft Plan of Subdivision and will be ecologically restored with native seed mix application and woody species plantings.

A preliminary stormwater management plan has been prepared to ensure that water quantity and quality controls are implemented in accordance with MVCA requirements to ensure that negative effects on the receiving Middle Maitland River are appropriately mitigated. The EIS recommends that the southern park block allow for the inclusion of a turtle nesting habitat zone, in which an artificial turtle nesting mound would be constructed, to mitigate the loss of turtle nesting habitat elsewhere along the south edge of the agricultural field.

Recommendations in the EIS have been provided to avoid or otherwise mitigate potential negative effects caused by the Proposed Development. These include recommendations to mitigate direct, indirect and induced impacts that may arise through construction and human use of the Proposed Development. Monitoring measures have been recommended to ensure that construction-stage mitigation measures are functioning as intended, that ecological restoration measures have been successfully established, and that the woodland buffers are being respected and maintained during

and following construction. Monitoring measures have also been recommended to track the use and effectiveness of the turtle nesting mound.

Based on the results of the impact assessment, in conjunction with proposed restoration/enhancement measures, negative impacts to the adjacent natural features are not anticipated subject to implementation of the recommended measures and subject to the results of outstanding assessments noted above. These outstanding assessments include the completion of supplementary impact analysis associated with detailed design elements of the subdivision (e.g., pedestrian trail woodland segment and stormwater management outlet infrastructure) as well as completion of a supplementary bat habitat assessment for woodland edge trees that may be subject to future hazard tree management to confirm compliance with the ESA. Subject to the results of these additional assessments and measures, the Proposed Development is considered to be in conformance with the applicable policies outlined in Section 2.3.

It is intended that this supplementary analysis can be addressed at a later date, specifically the bat habitat assessment is anticipated as a Draft Plan of Subdivision condition to be completed prior to registration.

4-2 PRELIMINARY FUNCTIONAL SERVICING REPORT

GRIT Engineering Inc. was retained by the Applicant to complete a Preliminary Functional Servicing Report ("PFSR") in support of the official plan amendment applications. An updated PFSR has been prepared by GRIT to assess the proposed Draft Plan of Subdivision. The PFSR provides a summary of the general servicing strategy, including water and sanitary servicing, as well as stormwater management.

Sanitary Servicing

The PFSR undertook a review of average daily sanitary flows from surrounding municipalities as well as the Ministry of the Environment, Conservation, and Parks' (MECP) Design Guideline for Sewage Works (2008) to establish design criteria for the Site. The proposed subdivision will have two sanitary outlets: one at the extension of Twamley Street West on the south end of the Site, and one at the extension of Kincaid Street West at the midpoint of the Site.

Based on the above calculations, using the conservative average daily flow rate of 370 litres per capita per day combined with materials and construction techniques to minimize the extraneous infiltration rate, it can be concluded that there is sufficient capacity – while maintaining additional capacity within the receiving sewers for future land use changes – available for the proposed subdivision in both the Twamley Street and Kincaid Street sanitary sewers.

Water Servicing

The Domestic Water Demand was calculated based on 524 units using water distribution requirements and performance criteria for the different demand conditions based on the Ministry of the Environment, Conservation, and Parks' *Design Guidelines for Drinking Water Systems (2008)* (DGDWS), The Municipality of North Perth's *Municipal Development and Servicing Standards (MDSS)*

and the latest edition of the Ontario Building Code (OBC). The proposed 150mm watermain will provide sufficient water for domestic and fire suppression flows.

Stormwater Management

The contributing drainage area from the Site to the ultimate outlet is approximately 32.9 hectares (including retained farmland and woodlot) and an external drainage source.

The preliminary stormwater management (SWM) design for the development achieves the following design goals and requirements:

- Review of the existing drainage and overland flow route patterns and existing site characteristics to determine the allowable outlets,
- Calculation of the pre-development (allowable) runoff coefficients and peak flow rates for the 2, 5, 10, 25, 50, and 100-year design storm events,
- Calculation of the post-development runoff coefficients and peak flow rates for the 2, 5, 10, 25, 50, and 100-year design storm events,
- Calculation of the required on-site stormwater storage volume and the Stormwater Management Facility (SWMF) ponding elevations, and
- Review, evaluation, and recommendation of stormwater quality control techniques and structures to meet the Enhanced level (80%) of Total Suspended Solids (TSS) removal.

No impact to the downstream watershed of the Middle Maitland River due to the development is anticipated.

4-3 GEOTECHNICAL INVESTIGATION REPORT

GRIT Engineering Inc. was retained by the Applicant to complete a Geotechnical Investigation Report. The Geotechnical Investigation Report provides a summary of the general soil and groundwater conditions of the Site, and provides recommendations for site grading, site servicing, pavement design, and subdrainage, foundations and basements.

The Site subsurface stratigraphy comprises topsoil overlaying native deposits of sand and glacial till. The groundwater level was found to be expected between Elevation 337.23 to 344.25m across the site based on the borehole investigations. Based on the results of the exploratory boreholes, the Site is suitable for the proposed development; however, the dilatant silt till and groundwater level will affect design and construction. It is recommended that construction traffic (particularly earth scrapers) be minimized on the finished subgrade, and the subgrade be sloped to promote rainwater drainage. Because some trafficability problems may be encountered for earth scrapers in the low-lying areas of the property, tracked hydraulic excavators may be needed to remove some of the dilatant silt. In order to minimize the effects of groundwater on the site grading operations, it is recommended that the work be carried out during the normally drier summer months.

Minor to moderate groundwater inflow should be expected for excavations above the groundwater table encountered at Elevation 337.23 to 344.25 m across the site. It is anticipated that conventional sump pumping techniques will be able to handle the infiltration in the areas of silty glacial till and a

dewatering system properly constructed sumps and perimeter interceptor ditches and pumps may be needed to control the groundwater inflow in areas of sand and gravel and sandy glacial till. It is the opinion of GRIT Engineering Inc. that extensive pumping may be required to handle the groundwater infiltration in these areas.

It is understood that the proposed residential buildings for the development may be constructed with slab-on-grade floors or with full basements. In general, the undisturbed native soils or approved structural fill are considered suitable to support house foundations. The founding soils are very susceptible to disturbance by construction activity, especially during wet weather and care should be taken to preserve the integrity of the material as bearing strata. It is understood that basements may be installed for the residential buildings at the site. The basement excavations will encounter minor groundwater seepage from wet layers above the groundwater table and moderate to significant groundwater seepage if the basement levels extend into the groundwater table. The portion of the exterior basement wall and floor slab below finished ground level must be waterproofed as per the Ontario Building Code (Subsection 9.13.3). Free-draining sand 14 File No. GE67-21 materials should be used for basement wall backfill. The basement wall backfill should be graded to allow drainage away from the foundation. The basement walls should also be designed to resist the lateral earth pressure.

5-4 TRAFFIC IMPACT STUDY ADDENDUM

TraffMobility Engineering Inc. ("TraffMobility") prepared a Traffic Impact Study ("TIS") Report, dated June 13, 2023 ("June 2023 TIS Report") as part of the official plan amendment applications in 2023. As part of the current Applications, TraffMobility has prepared a Traffic Impact Study Addendum for the Proposed Development to:

- Assess the expected impacts to the transportation network from proposed changes to the number and type of residential units proposed for the site plan.
- Respond to the comments received on the June 2023 TIS Report from the County documented in a Regular Council Report dated November 16, 2023.

The Addendum concludes that the proposed changes in the number and type of residential units and reduced commercial space gross floor area within the Draft Plan of Subdivision will result in lower new auto site trips compared to the new auto site trips documented in the June 2023 TIS Report (455 during the weekday AM peak hour and 569 during the weekday PM peak hour). The trip generation summary for the current proposal is expected to generate 257 new auto trips during the weekday AM peak hour and 382 new auto trips during the weekday PM peak hour.

Given that the current land use proposal results in significantly less new auto trips, the findings from the June 2023 TIS Report with regards to intersection operations are still valid; however, the left turn warrants at the two site accesses were reassessed using the lower new auto trips. The results show that a left turn lane with a minimum storage length of 15 m is still warranted at both Site Access 1 and Site Access 2 during the weekday PM peak hour.

The dedicated right turning lane at Site Access 1 for the commercial space recommended in the June 2023 TIS Report is no longer required since the right turning volumes during the weekday PM peak

hour is reduced from 66 vehicles in the June 2023 TIS Report to 23 vehicles with the updated Draft Plan of Subdivision.

The Addendum also addressed the two comments from the County on the June 2023 TIS Report: an assessment of site lines on Line 86 and the active transportation network. Subsequent communication with Salvini Consulting determined that the municipality is satisfied with the review of the horizontal sight distance provided.

The Addendum outlines the active transportation network, including the provision of new municipal sidewalks to provide pedestrian connectivity internal to the Site and external to the community.

5 PLANNING POLICY FRAMEWORK

This section of the Planning Justification Report provides an overview of the relevant planning policies for the Proposed Development and associated Applications. Each section below analyzes the policies and regulations.

5-1 PLANNING ACT, R.S.O. 1990, CHAPTER P.13

The *Planning Act, R.S.O. 1990, CHAPTER P.13*, provides provincial legislation that “sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled and who may control them.”

Section 51(24) of the Planning Act sets out the matters to be considered in reviewing a Draft Plan of Subdivision, including health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. The following table provides an analysis of the matters to be considered.

Table 5-1: Draft Plan of Subdivision Matters

Section	Provincial Interest	Analysis
a)	the protection of ecological systems, including natural areas, features and functions	<ul style="list-style-type: none"> The Environmental Impact Study, prepared by NRSI concludes that there is no negative impact on the natural features, functions and ecological systems, subject to the proposed mitigation measures outlined in the EIS. All land proposed to be designated and zoned for residential and commercial uses is located outside any natural feature and function and the required buffers.
b)	the protection of the agricultural resources of the Province	The portion of the Site proposed for urban development is located within the defined settlement area of Listowel and has demonstrated no impact on surrounding agricultural operations.
c)	the conservation and management of natural resources and the mineral resource base	The Site is not identified as having natural or mineral resources through Provincial, County or local plans.
d)	the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	A Stage 1 and 2 Archaeological Assessment was completed and confirmed that no archaeological resources were found on the Site and no further archaeological assessment is required.
e)	the supply, efficient use and conservation of energy and water	Full municipal water service is available, through servicing extensions and upgrades to support the proposed land uses.
f)	the adequate provision and efficient use of communication, transportation,	<ul style="list-style-type: none"> Communication services are available to the Site. Waste management can be accommodated.

Section	Provincial Interest	Analysis
	sewage and water services and waste management systems	
g)	the minimization of waste	The Owners will explore opportunities to minimize waste through the construction process, should the application be approved.
h)	the orderly development of safe and healthy communities	<ul style="list-style-type: none"> • The Site represents the logical expansion of the Listowel Settlement Area, with land to the east being developed for residential purposes. • A range of residential housing types are proposed to meet the needs in the community, including affordable and attainable housing. • There are a range of supporting commercial uses on Highway 23 to support the proposed residential uses, as well as proximate education facilities. • The land can be serviced by municipal water and sewage and has safe access to a public road maintained all year. • The on-site natural features will be protected.
h.1)	the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	Through future Site Plan Application(s), matters related to accessibility will be addressed.
i)	the adequate provision and distribution of educational, health, social, cultural and recreational facilities	Being located within the settlement area of Listowel provides access to a range of educational, employment and recreational opportunities.
j)	the adequate provision of a full range of housing, including affordable housing	The Owner is proposing a range of residential uses, and outlined below, a percentage of affordable and attainable housing to assist in meeting provincial and local targets.
k)	the adequate provision of employment opportunities	N/A
l)	the protection of the financial and economic well-being of the Province and its municipalities	<p>The efficient use of land with existing and planned municipal infrastructure, provides for long-term financial stability and cost-effective development.</p> <p>The creation of a minimum of 524 residential dwelling units will provide for increased tax revenue for North Perth.</p>
m)	the co-ordination of planning activities of public bodies	To be addressed through the circulation of the planning applications to applicable public bodies.
n)	the resolution of planning conflicts involving public and private interests	Planning conflicts involving public and private interests have not been identified.

Section	Provincial Interest	Analysis
o)	the protection of public health and safety	<ul style="list-style-type: none"> The proposed urban uses will be fully serviced on municipal water and sanitary, providing for safe services. The Traffic Impact Study, prepared by Paradigm, concludes that the development will not negatively impact the safe and efficient movement of vehicles in the immediate area.
p)	the appropriate location of growth and development	<ul style="list-style-type: none"> The development of the Site for commercial and residential uses represents a logical expansion of the settlement area within Listowel, given its location immediately adjacent to the built-up area. Full municipal services are available and with minor upgrades, has sufficient capacity. The existing road network can accommodate the proposed development with the identified roadway improvements. All natural features and functions are protected.
q)	the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	<ul style="list-style-type: none"> The Owner is proposing a connected road system to allow for the efficient movement of vehicles and pedestrians, through a modified grid-system. The ultimate development is proposed to include recreational opportunities. Public transit is not available in the surrounding area.
r)	the promotion of built form that:	
r.i)	is well-designed	The development includes:
r.ii)	encourages a sense of place	<ul style="list-style-type: none"> A transition of densities to provide for land use compatibility; Connected streets designed to full municipal standard; The protection of natural areas; Public sidewalks; Street trees; and, Opportunities for a range of residential lot sizes and dwelling unit sizes.
r.iii)	provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	The development includes the development of new municipal parks with public road frontage and connecting sidewalks.
s)	the mitigation of greenhouse gas emissions and adaptation to a changing climate	<ul style="list-style-type: none"> Through the utilization of existing municipal services and road infrastructure, additional

Section	Provincial Interest	Analysis
		<p>pressure to construct these services is alleviated.</p> <ul style="list-style-type: none"> • The protection of natural features and functions, as well as the protection of wildlife corridors contributes to managing greenhouse gas emissions.

In summary, the Proposed Development, and the implementing Applications have regard for matters of public interest by protecting the natural features, supporting the surrounding Listowel area, and providing smart, dense, efficient land use growth patterns.

5-2 PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (“PPS”), 2020, is a Province-wide policy document that sets the foundation for regulating development and the use of land. The PPS is issued under Section 3 of the Planning Act. The PPS “provides for appropriate development while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment.” The document is to be read in its entirety, and all relevant policies are to be considered. Municipal Official plans are the most important vehicle for implementing the PPS and achieving comprehensive, integrated, and long-term planning.

The following section provides a summary of the policy directives that are relevant to the proposed future development of the Site for residential uses and the implementation of the Official Plan Amendment application.

Directive #1 – Efficient and Resilient Growth

Section 1.1 of the PPS outlines the general policies for the development of efficient and resilient land use patterns and growth. Specifically, Section 1.1.1 outlines the policies to create sustainable, healthy, liveable, and safe communities, including:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective

- development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - h) promoting development and land use patterns that conserve biodiversity; and
 - i) preparing for the regional and local impacts of a changing climate.

Section 1.1.2 states that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected need for a time horizon of up to 25 years.

Sections 1.1.3.1 and 1.1.3.2 state that growth and development shall be focused to settlement areas and that land use patterns in these areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support *active transportation*;
- f) are *transit-supportive*, where transit is planned, exists or may be developed; and,
- g) are *freight-supportive*.

New development in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities (Section 1.1.3.6).

Section 1.1.3.7 b) of the PPS addresses the phasing of growth, stating that development should proceed in an orderly progression, in keeping with the provision of the necessary public services and infrastructure.

Directive #2 – Housing

Section 1.1 of the PPS provides general policies regarding growth and land use patterns. Section 1.4 of the PPS speaks explicitly to residential growth and the provision of an appropriate range and mix of housing types and densities. Section 1.4.3 states that planning authorities shall provide for a mix of housing types and densities by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper tier municipality, the upper tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
 - e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
 - f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Directive #3 – Supporting Existing Transportation Infrastructure

Section 1.6.7.2 of the PPS states that “efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.”

Directive #4 – Supporting Long-Term Economic Prosperity

Section 1.7 of the PPs provides a detailed list of policies to support long-term economic prosperity in the Province, including optimizing land, resources, and infrastructure.

Directive #5 – Wise Use and Management of Resources

The Site contains isolated treed features in the northwestern portion of the Site, as well as the Middle Maitland River natural corridor to the south of the Site. The treed features are identified as Significant Woodlots according to the County’s Official Plan and, therefore, are subject to the policies in Section 2.0 of the PPS. Section 2.1.1 states that natural features and areas shall be protected for the long term and should be maintained, restored, or, where possible, improved. Development and site alteration shall not be permitted in significant woodlands or significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts on the features or their ecological function.

Section 2.2.2 states that “development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved, or restored.”

Planning Analysis

It is our opinion that the Applications are consistent with the PPS, contributing to the range and mix of housing types in Listowel over the planning horizon. The Proposed Development represents an efficient use of land that can be supported by existing infrastructure, including transportation infrastructure, municipal services and community facilities.

The design and layout of the Proposed Development ensure that the Site achieves a balanced density that is compatible with the range of land uses in the immediate area while also providing an appropriate level of landscaping, outdoor amenity areas and off-street parking. Through the Zoning By-law Amendment, a number of site-specific zoning regulations are requested to address policies in the PPS regarding an appropriate affordable and market-based range and mix of residential types. The site-specific regulations provide for an overall more efficient use of land while ensuring that matters related to privacy and overlook, traffic, walkability, and streetscape design are addressed.

The Proposed Development will provide for the continued protection of the natural environment as well as outdoor recreation opportunities for existing and future residents through the provision of municipal sidewalks and a looped trail system.

The Owner has prepared a Stage 1 and 2 Archaeological Assessment, and the report concluded that no archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and as such, no further archaeological assessment of the property is recommended. It is recommended that a Draft Plan Approval condition be considered to require the clearance letter from the Ministry of Heritage, Sport, Tourism and Cultural Industries for the Stage 1 and 2 Archeological Assessment.

5-3 AUSABLE BAYFIELD MAITLAND VALLEY SOURCE PROTECTION PLAN

The Province of Ontario passed the Clean Water Act in 2006 to ensure clean, safe and sustainable drinking water is available to all Ontarians. The intent is to protect water before it enters the municipal drinking water system. All planning decisions shall be in conformity with the policies that address significant drinking water threats as per Section 39(1)(a) of the Clean Water Act.

The Act established 22 source water protection areas and source protection regions to manage existing and future risks to municipal drinking water sources. The Site is located within the Ausable Bayfield Maitland Valley Source Protection Region and is subject to the policies of the Ausable Bayfield Maitland Valley Source Protection Area (April 2015).

The Listowel Municipal Wells Wellhead Protection Areas mapping does not identify the Site as being within an "Intake Protection Zone", or as being within a wellhead Protection Area. As such, there are no applicable policies or land use restrictions on the Site related to source water protection.

5-4 MINIMUM DISTANCE SEPARATION, 2014

The Minimum Distance Separation (MDS) Document is a land use planning tool developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to prevent land use conflicts and

minimize nuisance complaints from odour. The MDS Document consists of a set of guidelines that provide setbacks between sensitive land uses and livestock facilities.

Through the approved County of Perth Official Plan Amendment No. 216 and Listowel Ward Official Plan Amendment No. 36, MDS calculations were completed for the proposed urban land uses.

5-5 COUNTY OF PERTH OFFICIAL PLAN, 2020

The Site is designated as “Serviced Urban Area”, “Agriculture (Site Specific Policy 63)” and “Natural Resource/Environment” in the County of Perth Official Plan, 2020 (“County OP”)(Figure 6). The purpose and implementation of the Perth County Official Plan (“County OP”), are outlined in Section 1 – Introduction, stating that:

This Official Plan document, as adopted by Perth County Council replaces the previous local Official Plan documents for the former eleven townships in the County. The County Official Plan will serve as both the upper tier and lower tier Plan for these areas. This Plan will not replace the local Official Plans for the serviced urban areas in the County (ie. Listowel Ward in the Town of North Perth, Milverton Ward in the Township of Perth East, Michell Ward in the Municipality of West Perth) at the present time. The local Official Plans for the Listowel, Milverton, and Mitchell Wards will continue in effect and will be updated as necessary to conform to this County Plan. All amendments to a local Official Plan must conform to the county Official Plan. At a subsequent time, these local Plans may be incorporated into the County Plan such that the county Plan will serve as both the upper and lower tier Plan throughout the County.

Section 3-1 of the County Official Plan further clarifies the specific purposes of the Plan:

- a) *To consolidate the current planning policies for the eleven townships into one County-wide planning document;*
- b) *To establish, with the assistance of public input, appropriate goals, objectives, and policy to guide and direct land use activities and decisions through the County;*
- c) *To recognize and emphasize the importance of the serviced urban settlement areas in the County in accommodating future non-farm growth needs in the County;*
- d) *To emphasize the importance of agriculture in the County and to establish a policy framework aimed at protecting and preserving Perth County’s excellent agricultural land resource base for use by present and future generations of farmers for food production;*
- e) *To provide a policy framework which will protect, preserve, enhance, and improve the natural resource base in the County;*
- f) *To reduce the potential for land use conflicts by establishing a policy framework that will assist in discouraging, limiting, and prohibiting the indiscriminate mixing of non-compatible land uses;*
- g) *To provide guidance for County Council, local municipal Councils, the Land Division Committee, Committees of Adjustment, Planning Advisory Committees, and municipal administrators/staff in all decisions regarding land use planning matters and activities;*

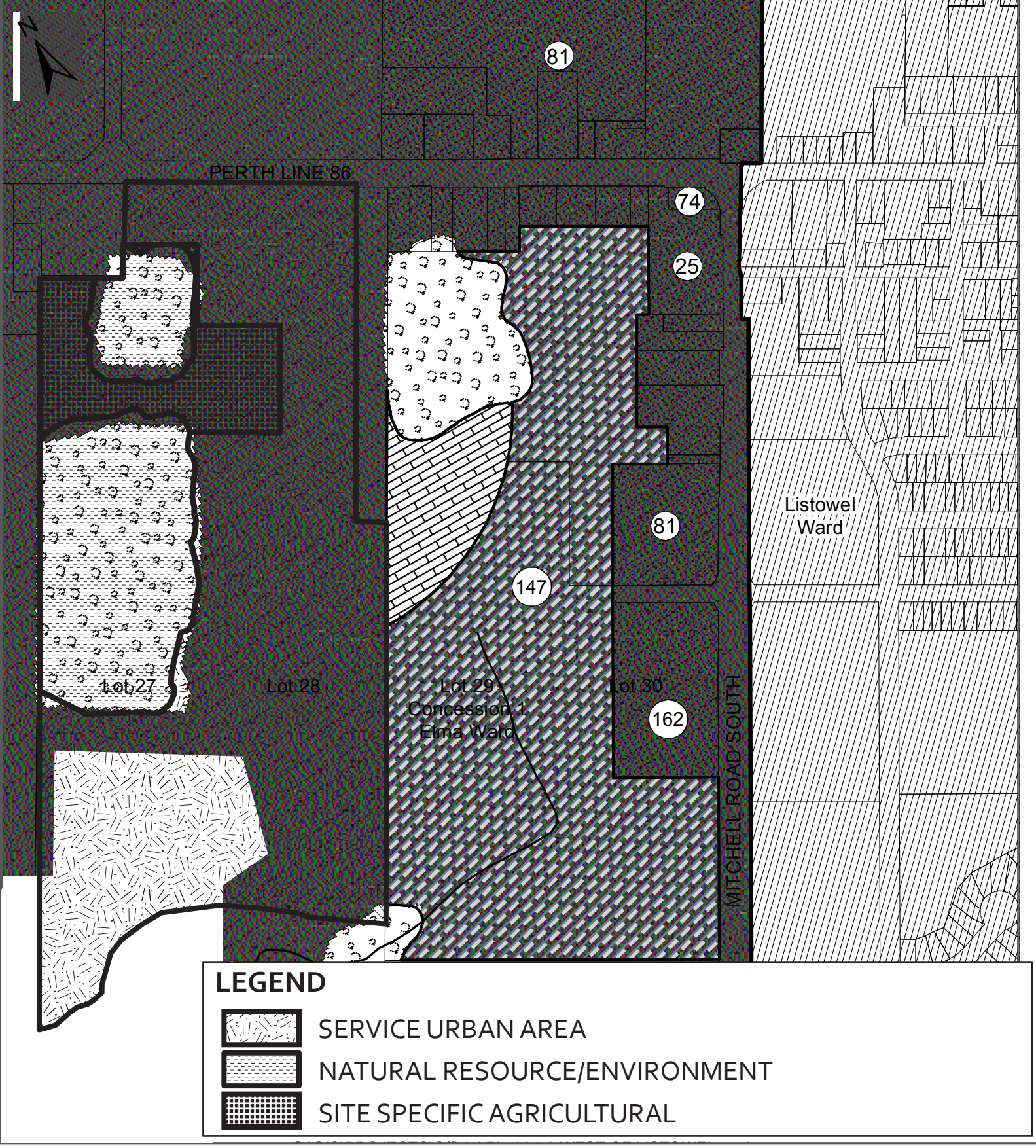


Figure:

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COUNTY OF PERTH OFFICIAL PLAN

Site Location: 6175 Perth Line 86, Listowel, ON



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- h) *To prepare a County-wide Official plan document which will serve to inform property owners and the general public in respect to planning issues and planning goals, objections, and policies throughout the County;*
- i) *To promote an increased public awareness of the policies that will be used to guide future land use activities throughout Perth County and provide a policy framework for the implementation of Provincial and County interests; and,*
- j) *To incorporate the county's economic development goals and objectives into this Plan.*

The following policies have been established for agricultural, settlement, and natural areas with respect to growth:

SECTION 2.2 – Agriculture Resource Base

Previous planning documents throughout the rural or Township portions of the County have placed a major emphasis on the importance of preserving and protecting the agricultural resource base. Agricultural or farming areas have been kept for farming activities while land use activities which are incompatible with agricultural, or farming activities have either been severely restricted or prohibited. New non-farm growth and development has been focused or concentrated in settlement areas, particularly those with full municipal services (Listowel, Milverton, and Mitchell). This Official Plan carries forward the principles and importance of protecting and preserving Perth county's good agricultural land resource base to ensure future food and fibre production by present and future generations of farmers in Perth County.

SECTION 2.3 – Settlement Areas

The primary settlement areas within the geographic boundaries of the County of Perth are Listowel, Milverton, Mitchell, Stratford, and St. Marys. All are services with a full range of municipal services. Listowel, Milverton and Mitchell are member municipalities of Perth County while Stratford and St. Marys are separated municipalities. Listowel, Milverton, and Mitchell are Wards within the Town of North Perth, Township of Perth East, and the Municipality of West Perth, and are therefore a part of the member municipalities of Perth County while Stratford and St. Marys are separated municipalities. The serviced settlement areas have accommodated the vast majority of non-agricultural or non-farm activity which has occurred within Perth County. They are important residential centers in that they have accommodated and will continue to accommodate a large percentage of the County's population. They are important business and commerce centers that serve their resident populations and the surrounding rural populations, both within and outside of the County. They are important for their industrial activities in terms of production of goods and services and employment of resident and area populations. They have in the past played an important role in the overall growth and economy of Perth County and will continue to do so in the future. It is intended that these serviced settlement areas will accommodate most of the non-farm related growth that is to occur in the County during the planning period of this Official Plan and beyond.

SECTION 2.4 – Natural Resources/Environment Areas

Owing to the relatively small amount of natural resource features and areas remaining in Perth County, the significance and importance of the remaining areas is heightened and deserving of greater attention. This County Plan takes a strong position in respect to the protection,

preservation, enhancement, and improvement of the natural resource features and areas within the county. Through the "Natural Resources/Environment" designation, many of the natural resource features and areas are identified as a separate land use designation.

Land Use Designations

Policies for the Agriculture designation are provided in Section 5.4 of the County OP, which provides that the Agriculture designation shall be used and developed for farming uses of all types, including farming, animal or poultry operations, specialty cropping, woodlots/forestry, market gardening, aquaculture and orchards.

The site-specific policy (No. 63), established through County of Perth Official Plan Amendment No. 216, permits land designated as "Agriculture" to have a minimum lot area of 4 hectares and a minimum lot frontage of 20 metres.

The Natural Resources/Environment policies, provided in Section 11.5.1, provide for the protection of significant woodlands and significant habitat for threatened or endangered species. Development and site alteration shall not be permitted within these features unless it has been demonstrated that there is no negative impact.

Policies for the settlement area are provided in Section 6 of the OP, including Urban Serviced Areas. Section 6.2.1 states that Serviced Urban Areas are settlement areas providing a broad range of land uses, including residential, commercial, industrial, institutional, recreational, and utility uses. Full municipal servicing is available and is a requirement for new development. Development form is compact and greater efficiency in the density of land uses. Goals include maintaining these areas as the central focus of growth, maintaining a supply of land to support growth, providing a range of housing types and to conserve natural features.

Section 6.4.4.1 provides that specific land use designations are to be provided in the Listowel Ward Official Plan.

It is noted that the County released a draft Official Plan, under the Comprehensive Review in December 2023. The draft Official Plan, maintains the existing land use designations on the Site (Figure 7). While the draft Official Plan is not yet in force and effect, the Proposed Development and associated Applications have had regard for the following planning principles contained in the document:

- Providing for a range and mix of housing options, including the provision of affordable and attainable housing (Section 2.2.5).
- Considering alternative development standards to promote the inclusion of affordable housing through proposed zoning standards (Section 4.2.2.1 c) vi)).
- Supporting age-friendly communities by including barrier-free housing units (Section 4.2.3).
- Providing for the long-term protection of the natural features and functions (Section 3.7).
- Providing safe access and vehicular movements (Section 4.7).
- Evaluating and providing for pedestrian connections internal and external to the Site (Section 4.4 i) and 4.7.3 e)).

DRAFT

Refer to Schedule 'B' North Perth
Land Use Designations

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
LISTOWEL
LAND USE
DESIGNATIONS

SITE

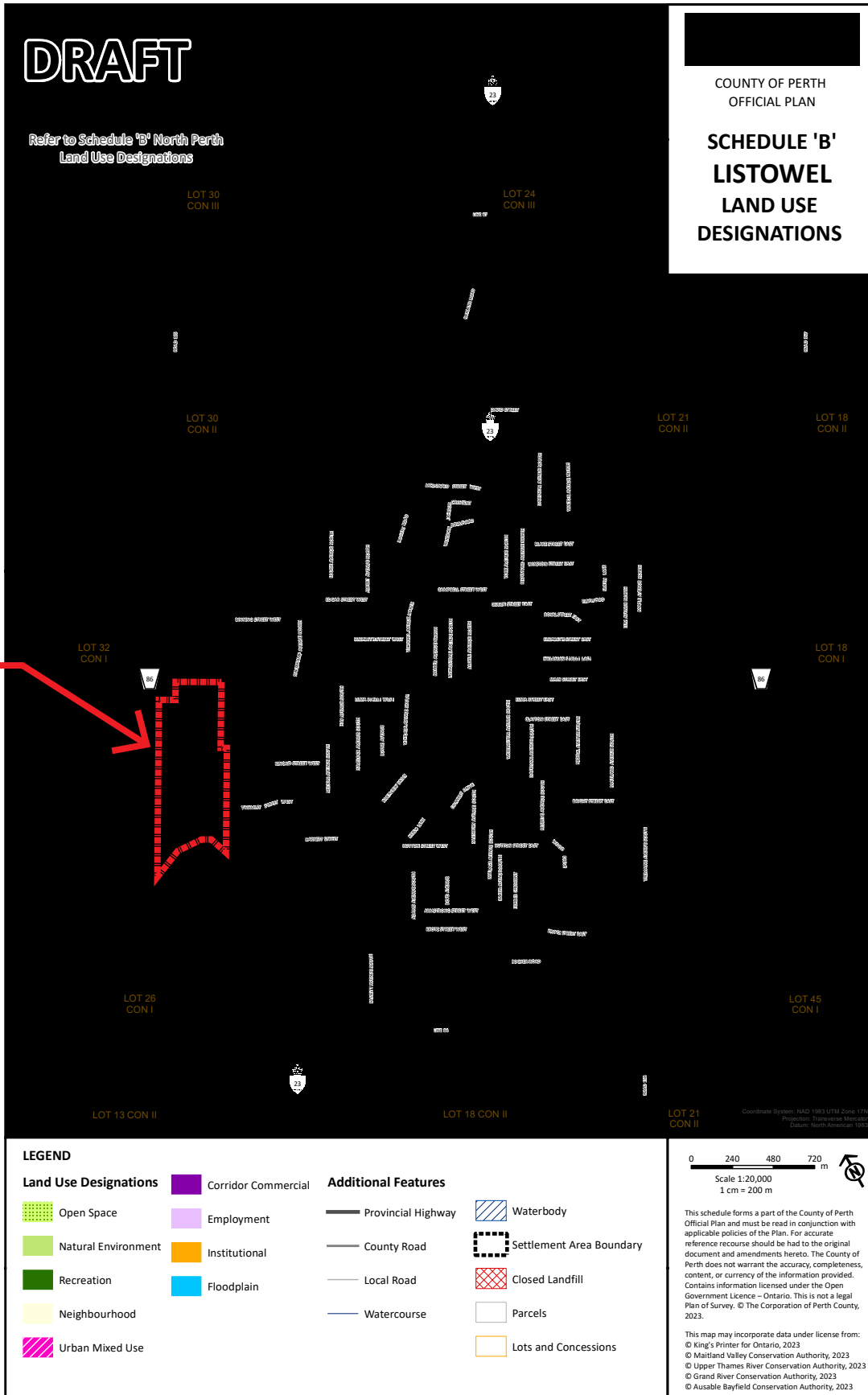


Figure:

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COUNTY OF PERTH
DRAFT OFFICIAL PLAN

(December 4, 2023)

Site Location: 6175 Perth Line 86, Listowel, ON



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- Accommodating commercial uses within the development to create a 15-minute neighbourhood (Section 3.1.1.2.2 a).

Planning Analysis

It is our opinion that the Applications conform to the County OP, by providing for the logical extension of urban development in Listowel, while ensuring that full municipal services are available, that agricultural land is protected over the long term and that there is no negative impact on the existing natural features and functions. The Applications seek to create 524 new residential dwellings in North Perth that will provide for a range and mix of housing.

The Applicant has developed a strategy to include affordable and attainable housing within the Proposed Development to ensure that a broad range of housing choices are available in the community.

NRSI has prepared an Environmental Impact Study to outline the natural features and functions on the Site and the corresponding areas to be protected over the long term. The Applications and the resultant lands intended for long-term protection are consistent with the findings of the EIS. The Consent Application provides for the woodlot as a separate lot/block that will be protected over the long term.

Matters related to transportation have been addressed to ensure there is appropriate and safe access for vehicles and pedestrians, including opportunities for a pedestrian network internal and external to the Site.

5-6 LISTOWEL WARD OFFICIAL PLAN, 2017

Development within the "Serviced Urban Area" designations for the Listowel, Mitchell, and Milverton Wards shall be in accordance with the specific land use designations and policies of existing local Official Plan documents, as set out in the County OP. Each of the serviced urban areas within the County presently has an approved Official Plan document and is required to maintain one through time, or until such time that such local Official Plans are incorporated into the County's Official Plan.

Through Listowel Ward Official Plan Amendment No. 36, the portion of the Site within the Draft Plan of Subdivision has been designated as "Highway Commercial" and "Residential" (Figure 8).

Residential Land Use Designation

Policies for the "Residential" land use designation are provided in Section 5 of the OP. Goals and objectives include promoting new housing stock, the efficient use of infrastructure and public service facilities, and encouraging a wide range of housing types, including for seniors and low-income households.

The Residential designation shall mean land primarily intended for residential uses, and shall include, but not be limited to single detached dwellings, semi-detached dwellings, duplex dwellings, triplex

The Listowel Official Plan is hereby amended as follows:

- Changing the designation of Concession 1 Part Lots 27 and 28; RP 44R5451 Part 1, Elma Ward, Municipality of North Perth on Schedule 'A' Land Use Plan in the Listowel Official Plan to "Highway Commercial" and "Residential" as shown on Schedule A-36, which is part of OPA 36.

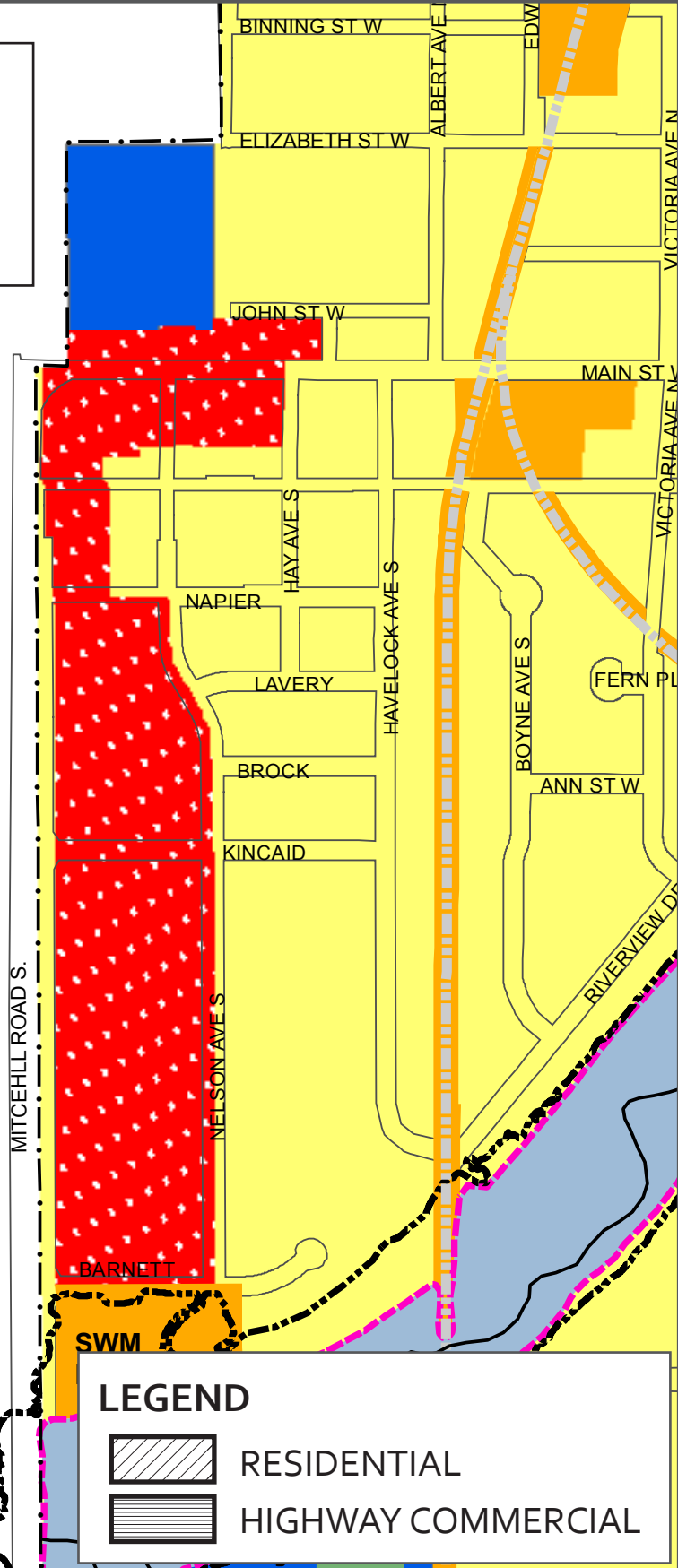
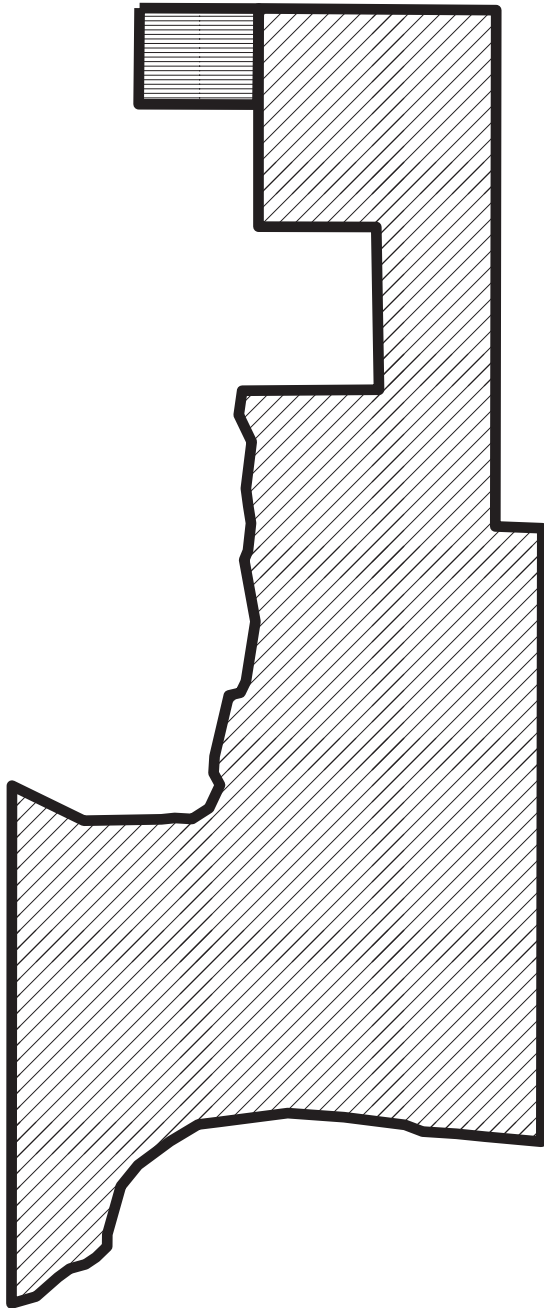


Figure:

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LISTOWEL WARD OFFICIAL PLAN

Site Location: 6175 Perth Line 86173, Listowel, ON



dwellings, fourplex dwellings, converted dwellings, townhouse dwellings, and apartment dwellings. Section 5.5.1 provides that new housing should have a minimum target of 20% of all new housing to be in the affordable range. New housing is encouraged to be located adjacent to existing development where there is logical expansion of municipal services, be of acceptable scale and have access to an arterial road.

Section 5.5.3 sets the following minimum net density targets in the “Residential” designation:

- 10-25 units per hectare single-detached dwellings
- 20-35 units per hectare semi-detached, duplex dwellings
- 30-50 units per hectare triplex, fourplex, row/townhouse dwelling, and converted dwellings
- 40-75 units per hectare low rise apartments

The foregoing densities are general guidelines, which Council may increase or decrease dependent upon specific site circumstances, provision of on-site amenities and municipal servicing.

Specific policies are provided for each form of residential development in Section 5.5.5 of the OP, including single detached dwellings, townhouses, and apartments. The OP provides a number of evaluation criteria in Section 5.5.6, which is assessed below for the proposed townhouses and apartments.

Table 5-2: Evaluation Criteria for Townhouses and Apartments

Policy (5.5.6)	Analysis
Such development should be situated in close proximity to community and neighbourhood recreation and open space areas and have ready access to commercial facilities	The proposed apartment blocks abut the open space protected as natural environment and have access to surrounding parkettes, parks and trails.
Such development shall generally have access to an arterial or collector road to minimize higher traffic volumes	The proposed apartment blocks have direct access to Twamley Street, which connects to an arterial road, being Highway 23.
Such development shall provide for adequate landscaping buffering, and screening in order to enhance the appearance of the development	To be considered as part of future Zoning By-law Amendment and Site Plan Applications.
Building type, form and spatial separation shall be designed to be in keeping with the attributes of the neighbourhood	The overall residential character to the east is extended through the proposed development in a westerly development. It maintains the modified grid-pattern road network, spacing of parks and open space and the mixing of lower density uses with townhouses and low-rise apartments.
Townhouses and apartments shall be encouraged to be clustered in groups	The proposed apartment blocks are generally located adjacent to existing apartment uses on Twamley Street, the institutional uses on Perth Line 86. One smaller townhouse block is located adjacent to existing low density

Policy (5.5.6)	Analysis
	residential development and additional setbacks and buffering will be provided through the Zoning By-law Amendment and Site Plan Applications.
Adequate road access and off-street parking shall be provided	The TIS concludes that there is appropriate road access and sets out the required road improvements on Perth Line 86 to facilitate the development.
A Site Plan Agreement, per Section 41 of the Planning Act shall be required	A future Application will be required for each block.

Highway Commercial Uses

Section 7 of the OP provides policies for the development of uses within the “Highway Commercial” designation. Land within this designation is typically larger lots with good highway exposure. Lots typically have good visibility and exposure and are intended for uses that require heavily travelled roads.

Permitted uses include business and professional offices, restaurants, fast food outlets, automobile service stations, public garages, motels/hotels, furniture and appliance sales and service, farm implement sales, and recreation and entertainment uses. Section 7.5.4 states that entrances and exit points shall be limited in number and shall not generate hazardous traffic conditions.

Planning Analysis

It is our opinion that the Applications address the policies in the OP and conform to the general vision and policies for growth and development. The Proposed Development will provide for additional housing to meet current and future demand while optimizing existing and planned municipal servicing and infrastructure and providing for the protection all natural features and functions.

In our opinion, the Applications conform to the proposed policies for “Residential” and “Highway Commercial”, including the permitted uses and for the following reasons:

- Providing for a transition in massing and density from existing development to the east, alining proposed medium density housing proximate to existing medium density housing.
- Where medium density housing is provided adjacent to existing low density housing, increased building setbacks are proposed, along with buffering to provide for land use compatibility.
- Protecting the existing significant woodland areas, along with the associated buffers.
- The TIS concluded that safe access can be provided to the Proposed Development.
- The proposed residential dwelling units can accommodate the required off-sreet parking, save and accept the proposed affordable housing dwelling units.

- A connected network of municipal sidewalks is proposed to provide pedestrian connectivity and recreational opportunities. Trails may be considered in the future, provided an updated EIS is completed.
- Through the Site Plan Application for the medium-density blocks, matters related to building design, landscaping, fencing, snow removal and garbage collection will be addressed.
- The Proposed Development has access to existing municipal water and sanitary services and detailed grading and stormwater management will be provided through the registration process.

5-7 MAITLAND VALLEY CONSERVATION AUTHORITY

Maitland Valley Conservation Authority (MVCA) mapping indicates the area on either side of the Maitland River, south of the property, is subject to floodplain and a 15 m flood hazard setback. The MVCA uses the 100-year erosion limit as the established hazard setback, in accordance with Ontario Regulation 164/06 and the MNRF Technical Guideline for Rivers and Streams. To determine an appropriate erosion hazard limit (development setback) a three-component system was used as per the MNR Natural Hazards Training Manual (PPS 3.1). These components include the erosion allowance, slope stability allowance and access allowance.

On November 29, 2021, GRIT Engineering Inc. conducted a site visit along the south edge of the property to conduct an Erosion Hazard Assessment. The recommended erosion allowance for the slope is 2 metre as per the Technical Guide, River and Streams Erosion Hazard Limit Table Minimum Toe Erosion- where there is no active erosion and bankfull width between 5 to 30 m. The slope stability allowance is 3.0 horizontal to 1.0 vertical as per the Technical Guide, River and Streams Erosion Hazard Limit. It is noted most of the slope is shallower than 3.0 horizontal to 1.0 vertical, thus no slope stability allowance would apply (assuming existing slopes are maintained). Lastly the access allowance is a setback to ensure there is a big enough safety zone for people and vehicles to enter and exit an area during an emergency, such as a slope failure (Understanding Natural Hazards, 2001). It is typically 6 m or as determined by a valid study.

5-8 MUNICIPALITY OF NORTH PERTH ZONING BY-LAW No. 6-ZB-1999

The Site is zoned "Agricultural (A)" and "Natural Resources/Environment Two (NRE2)" in the Municipality of North Perth Zoning By-law No.6-ZB-1999 (Figure 9). The following chart outlines the permitted uses in the applicable zones.

Table 5-3: Existing Permitted Uses

A	NE2
Bed and Breakfast Establishment	Conservation
Conservation	Forestry
Existing Institutional Use	Maple Syrup Production
Existing Non-Farm Residential Use	Recreational Trails
Farm Uses	Existing Uses
Home Occupation	
Kennel	

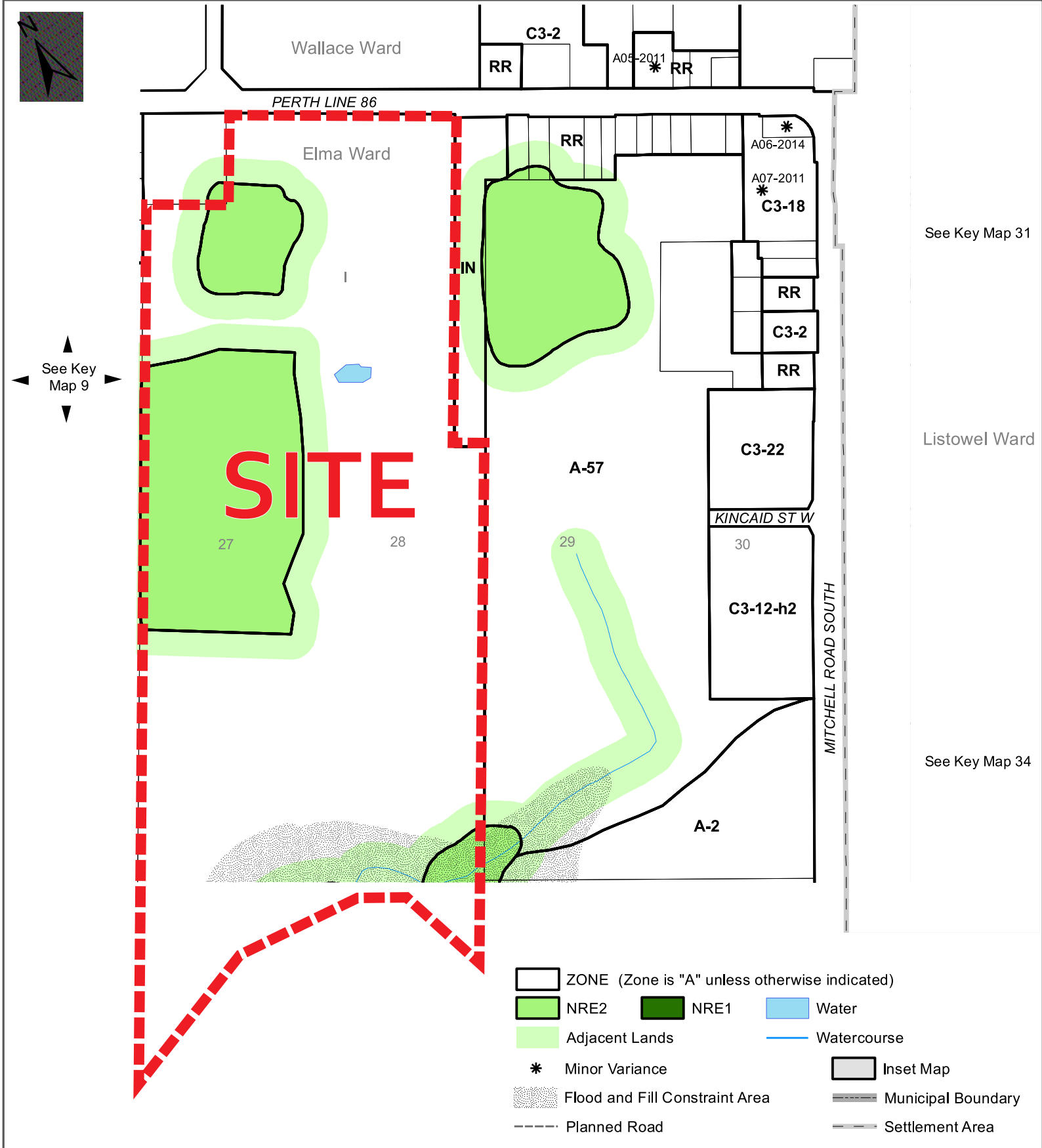


Figure:

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NORTH PERTH ZONING BY-LAW

Site Location: 6175 Perth Line 86, Listowel, ON



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Recreational Trails	
Secondary Farm Occupation	
Wayside Permit Aggregate Operations	
Accessory Uses	

The proposed Zoning By-law Amendment seeks the following zones for the Site (Figure 10). In general, the proposed site-specific zoning provisions reflect current development trends in Perth County and recently approved subdivision plans, where the intent is to increase overall densities and land use efficiencies.

Table 3-3: Proposed Zoning

Block/ Lot	Proposed Zoning	Proposed Use
Lot 1-107	Site-specific Residential Zone Three (R3-__) and a Site-specific Residential Zone Three (R3-__)	Single detached dwelling with opportunity for secondary suites
Block 3-7, 9-16; 18-20, 22-24, 29 and 30	Site-specific Residential Zone Five (R5-__) and a Site-specific Residential Zone Five (R5-__)	Street townhouses
Block 8	Site-specific Residential Zone Five (R5-__)	Stacked townhouses
Block 17	Site-specific Residential Zone Five (R5-__)	Apartment
Block 27	Site-specific Residential Zone Five (R5-__)	Apartment/stacked townhouses
Block 21 & 25	Institutional Zone (IN)	Parks and open space
Block 1	Highway Commercial (C3)	Commercial
Block 2	Site Specific Agriculture (A-__)	Agricultural
Block 31 & 32	Site Specific Natural Resource/Environment (NRE2-__)	Natural area
Block 25	Institutional	Stormwater Management Facility

The following site-specific provisions are proposed for the specific lots and blocks.

#1: Lots 1 to 107, except for Lots 11, 22, 23, 68, 81 and 96 (Single Detached Dwellings) – Residential Zone 3 (R3-_____)

Notwithstanding all of the provisions of Section 9 of the By-law, the following provisions shall apply to land zoned R3-_____:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 450 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 15.0 metres

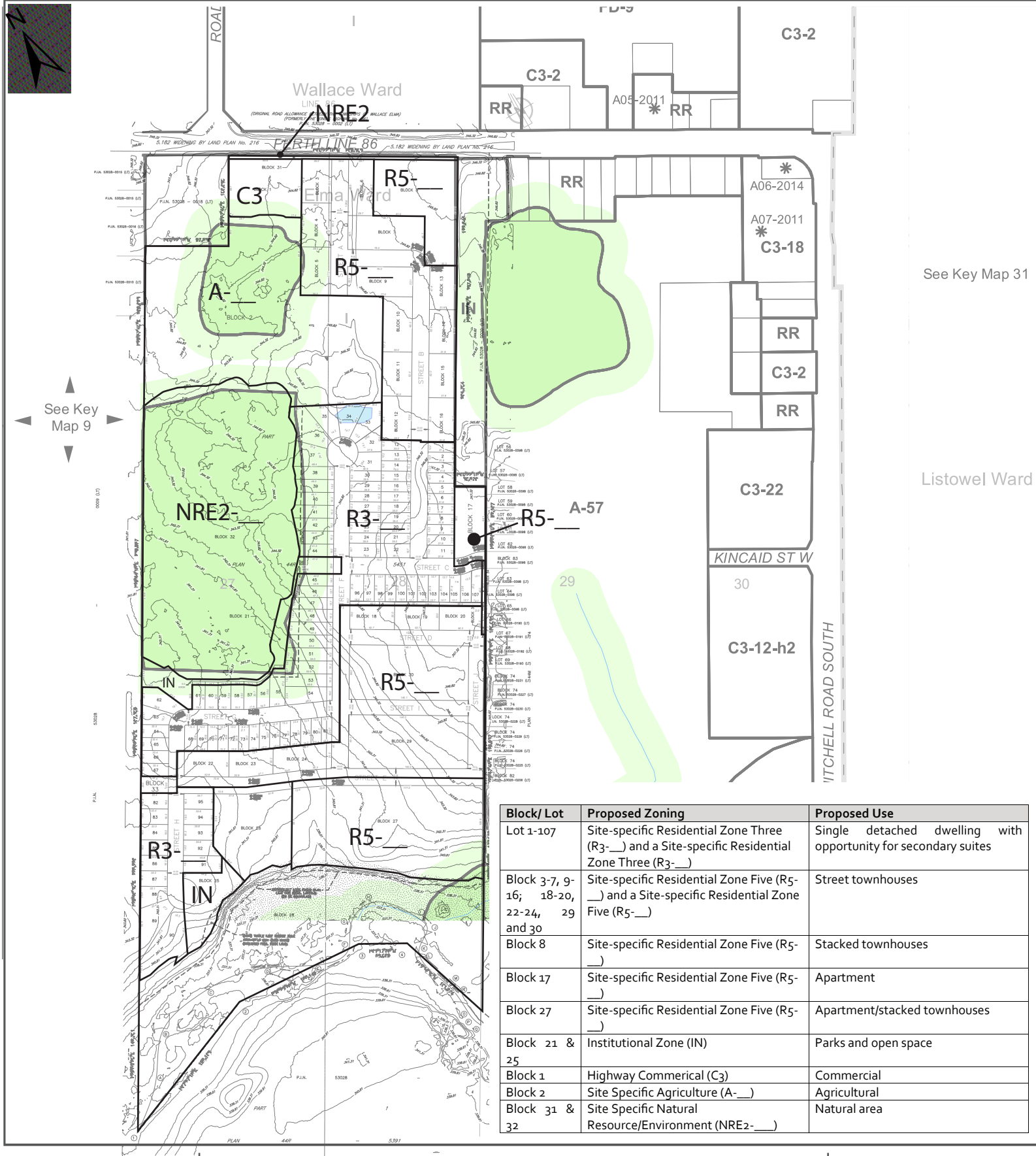


Figure:

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PROPOSED ZONING AMENDMENT

Site Location: 6175 Perth Line 86, Listowel, ON



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- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

ANALYSIS

The requested site-specific provisions for the majority of the single detached building lots are intended to reflect the proposed Draft Plan of Subdivision and typical standards across the County of Perth for new residential developments. The minimum lot area and lot frontage ensure a sufficient area for constructing new single-detached dwellings, along with supporting site features such as off-street parking and landscaped open space.

Increased maximum lot coverages and minor reductions in building setbacks are proposed to increase overall densities and allow the construction of secondary suites on the lots. The reduced yard setbacks provide additional area for dwelling units to the side of a dwelling unit and/or over the attached garage. The appropriate stormwater management and grading can be achieved with the proposed setbacks, along with continued access to the rear yards and compliance with the Ontario Building Code.

#2: Lots 11, 22, 23, 68, 81 and 96 (Single Detached Dwellings) – Residential Zone 3 (R3-_____)

Notwithstanding all of the provisions of Section 9 of the By-law, the following provisions shall apply to land zoned R3-_____:

- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 370 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 12.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

ANALYSIS

Further site-specific provisions for six (6) proposed single detached building lots to reflect the proposed lot area and lot frontage. These smaller lots provide the opportunity for a more modest dwelling and contribute to a greater range of housing sizes and choices within the development.

The reduced exterior side yard setback for these specific lots reflects the Draft Plan of Subdivision design and the location of said units on ends of blocks that do not align with cross streets. The setback will continue to provide vehicular sight lines at the intersections and will not impact a consistent street wall in these locations.

#3: Blocks 3-7, 9-16 (Street Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

ANALYSIS

The requested site-specific provisions for the proposed street townhouse lots implement potential building designs. Generally, the provisions provide for a minimum unit width of 6.0 metres and a minimum lot depth of 30.0 metres.

Increased lot coverages provide the ability to accommodate secondary suites of a suitable size as a dwelling unit.

#4: Blocks 18-20, 22-24, 29 and 30 (Street Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres

- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

ANALYSIS

The proposed zoning provisions align with #3 above; however, a reduced exterior side yard setback of 2.5 metres is proposed. The reduced exterior side yard setback for these specific blocks reflects the Draft Plan of Subdivision design and the location of said units on ends of blocks that do not align with cross streets. The setback will continue to provide vehicular sight lines at the intersections and will not impact a consistent street wall in these locations.

#5: Block 8 (Stacked Townhouses) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- Maximum Density: 70 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Exterior Side Yard to a Public Street: 3.0 metres
- Minimum Setback Between Side Walls of Two End Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:

- g. a registration of a plan of condominium; or
- h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed and the original lot shall be considered the site.

ANALYSIS

The proposed site-specific provisions reflect the conceptual site plan prepared for Block 8 and recently approved stacked townhouse developments in Perth County. The development of stacked

townhouses provides the opportunity to increase overall densities and, therefore, land use efficiency.

Proposed side yard setbacks reflect setbacks for single-detached, semi-detached, and townhouse developments. Reduced rear yard setbacks are proposed as the area between dwelling units does not function as an amenity area (private or communal). The rear yard behind the development units functions as a side yard. The conceptual site plan provides a centralized common amenity area on the south side of the block.

A reduced off-street parking rate is proposed, should affordable housing units be included in the ultimate development. This parking rate will assist in establishing a reduced sale or rental price.

The Applicant is proposing the comprehensive development of the block; however, in order to allow for the phasing of construction and registration, the condominium could be phased. As each phase registers, the land naturally severs, and zoning compliance issues can arise to temporary lot lines until such time as future phases are registered.

#6: Block 17 (Apartment) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 70 units per hectare
- Maximum Building Height: 12.0 metres
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

ANALYSIS

The proposed site-specific provisions reflect the conceptual site plan prepared for Block 27 and the comments received through the approval of the official plan amendments on the Site. The Block maintains the existing required yard setbacks in the R5 Zone and limits the building height to 12.0 metres.

Through a future Site Plan Application, matters such as building design and landscaping will be considered to assist in the transition of density from the east. This includes the placement of the proposed building to the west side of the Block, providing greater separation to the low-density development.

#7: Block 27 (Stacked Townhouses and/or Apartment) – Residential Zone Five (R5-_____)

Notwithstanding all of the provisions of Section 11 of the By-law, the following provisions shall apply to land zoned R5-_____:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
- Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

ANALYSIS

The proposed site-specific provisions reflect the conceptual site plan prepared for Block 17 and recently approved apartment developments in Perth County and the City of Stratford. The site-specific provisions would generally permit a 4-storey building, depending on the finished grade and the type of roof design.

Given the location of Block 17, adjacent to existing 4-storey apartments, the proposed natural area and the stormwater management facility, in our opinion, the height and density are appropriate. Existing low-density development to the east already abuts medium-density development, including the existing 4-storey apartment buildings.

Matters such as building design and landscaping will be considered in a future site plan application to assist in the transition of density from north to south.

#8: Block 2 – Agricultural Zone (A-_____)

Notwithstanding all of the provisions of Section 6 of the By-law, the following provisions shall apply to land zoned A-_____:

- Notwithstanding Section 6, a livestock facility shall not be permitted
- Minimum Lot Area: 4.0 hectares
- Minimum Lot Frontage: 20 metres
- Minimum Setbacks: As existing on the date of creation of the lot through consent

ANALYSIS

The proposed site-specific provisions implement the official plan amendment for the Block that recognized an undersized agricultural lot.

#9: Block 31 (Retained Woodland) – Natural Resources/Environment Two (NRE2-_____)

Notwithstanding all of the provisions of Section 31 of the By-law, the following provisions shall apply to land zoned NRE2-_____:

- Permitted Use: In addition to the permitted uses in Section 31, a new trail may be permitted, subject to the recommendation of an Environmental Impact Study, prepared by a qualified expert
To permit the creation of a lot with no frontage on a public road

ANALYSIS

The proposed site-specific provisions implement the official plan amendment for the Block, establishing the woodlot in an area with no frontage on a municipal road. Further, the requirement for a future EIS is in keeping with NRSI's completed EIS (May 15th, 2024) and the assessment of a future trail within the woodlot.

6 SUMMARY

The Applicant is proposing to develop the Site for the purposes of residential and commercial development, providing for a range and mix of residential uses and densities, that includes the provision of affordable housing. To permit the Proposed Development, a Draft Plan of Subdivision Approval, Consent Applications and a Zoning By-law Amendment Application are required.

In evaluating the appropriateness of the Application, the interrelationship between public interest, the natural environment, public health and safety, economic prosperity and the provision of a range and mix of housing was considered. Through the completion of this Report, along with the supporting technical studies, it is our opinion that the Proposed Development is appropriate, is in the public interest and represents good land use planning. The Applications address the following pillars of public interest and good land use planning:

Protection of Natural Environmental

The completed EIS concludes that both direct and indirect impacts on natural features have been addressed, and the appropriate protection is provided in the Draft Plan of Subdivision.

Protection of Public Health and Safety

In our opinion, matters related to public health and safety have been considered through the Applications and include:

- The Proposed Development will be serviced by full municipal services, including municipal sanitary service and water service; and,
- The completed Traffic Impact Study concluded that the additional traffic generation can be accommodated within the existing transportation network, including pedestrian connections.

Economic Prosperity

The addition of a range of new residential dwellings will provide for the efficient use of municipal services and expenditures in North Perth. A compact form of development provides for long-term operational efficiencies, including road maintenance, snow removal and garbage collection.

From an employment retention standpoint, introducing a greater range and mix of housing will provide housing options for the local labour force who desires to live and work in the same community.

Range and Mix of Housing

The Owner is proposing a range of housing types, including apartments, stacked townhouses, freehold townhouses, and single detached dwellings. The inclusion of these forms of housing in

Listowel will assist in meeting the various housing needs, including first time homebuyers, families and retirees.

The Applicant is also proposing a strategy to include affordable housing within the Proposed Development, in keeping with provincial, county and local planning policies.

In addition to the opinion provided above, it is our opinion that:

- The Applications are consistent with provincial policy, including the PPS, sourcewater protection, and minimum distance separation;
- The Applications conform to the County OP by providing for the logical extension of urban development in the Listowel, while ensuring that full municipal services are available, that agricultural land is protected over the long term and that there is no negative impact on the existing natural features and functions;
- The Applications conform to the Listowel Ward OP, implementing the general vision and policies for growth and development. The Proposed Development will provide for additional housing to meet current and future demand while optimizing existing and planned municipal servicing and infrastructure and protecting the natural features and functions. The Applications conform to the "Residential" and "Highway Commercial" designations in the OP; and,
- The proposed site-specific zoning regulations provide for land use compatibility within the Proposed Development and the adjacent land uses, while providing for modest increases in density and the ability to include affordable housing.

Nathan Garland

From: AllanRose Clemens <[REDACTED]>
Sent: August 20, 2024 1:50 PM
To: Nathan Garland
Subject: Re: Draft Plan - Tridon Plan

Caution! This message was sent from outside your organization.

Yes, we understood that "rear" yard is against the church property but having it this close does block our rear yard vistas.

As well the proposed supposed "laneway" access to the church property would run along the back yards. Again, making snow removal and storage as well as salty water run off an issue. A roadway with only 1.5 m buffer ??

I see on the plan that blocks 14 ,15 and 16 would also allow for access to lands without this issue.

Thank you again

Allan

From: Nathan Garland <ngarland@perthcounty.ca>
Sent: Tuesday, August 20, 2024 11:56 AM
To: 'AllanRose Clemens' <[REDACTED]>
Subject: RE: Draft Plan - Tridon Plan

Good afternoon Allan and Rose,

Thank-you for your email. Snow storage and garbage are both items that would be reviewed once the plan is finalized and its controlled through a process call site plan control. The Municipality has guidelines which must be adhered too. I've attached a link below.

<https://www.northperth.ca/media/aklkiqvk/north-perth-site-plan-guidelines-2023.pdf>

<https://www.northperth.ca/media/wviley15/158-2015-site-plan-control-guidelines.pdf>

Just confirming – the 50% reduction is the rear yard towards the church property.

I can pass these comments along to the applicant.

Regards,

Nathan Garland

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4

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From: AllanRose Clemens <[REDACTED]>
Sent: August 19, 2024 4:51 PM
To: Nathan Garland <ngarland@perthcounty.ca>
Subject: Re: Draft Plan - Tridon Plan

Caution! This message was sent from outside your organization.

We have been digesting the proposed plan for block 17.
On first glance a few issues arise.

There doesn't appear to be any area left for snow clearing or storage. A buffer of 1.8 meter is not enough for the size of parking area. If the snow is piled in the corner of the lot, all of the salty melt water will run into our back yard. Our lots are lower and include a drainage easement.

Is there provision for garbage bins or containers on the property and where would they be located? Smell and appearance are defining issues.

Also noted on drawing a not to zoning requirement rear yard setback. A 50% reduction in setback is too big of an ask and will put restrictions on adjoining properties.

Allan Clemens

From: Nathan Garland <ngarland@perthcounty.ca>
Sent: Wednesday, August 14, 2024 2:18 PM
To: 'clemensarc@gmail.com' <[REDACTED]>
Subject: Draft Plan - Tridon Plan

Good morning Allan,

Following up on our discussion. Please find attached a copy of the draft plan. I'm also providing a copy of what is being considered for Block 17 along with a written description of what they are considering the building to look like and orientation on site.

Block 17 is proposed as a three (3)-storey, low-rise apartment building, providing for 17 dwelling units. The proposed dwelling units will generally range from 700 to 900 square feet with options for 1 and 2-bedroom dwelling units. A total of 1.5 off-street parking spaces per dwelling unit is accommodated on the Conceptual Site Plan, in compliance with the Zoning By-law. An amenity area is provided on the west side of the Block, with design opportunities to be explored through a future Site Plan Application. The Conceptual Site Plan (Figure 5b) has been designed to provide an increased side yard setback of 9.1 metres to the existing low-density residential uses to the east, with a 1.8-metre planting strip. The Applicant is also proposing to provide an opportunity for vehicular access to any future development on Listowel Baptist Church, through the driveway aisle.

Regards,

Nathan Garland

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4

T. 519-271-0531 x417 | C. 226-921-5104 | F. 519-273-5967 | Web: www.perthcounty.ca

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Re: Zoning By-law Amendment NP 24-01 & Z6-2024

I am a property owner adjacent to the parcel in question. (33 Winchester Crescent)

My concern at this time relates to the proposed use of lands directly behind our property.

Block 17 of the draft plan (highlighted in dark blue) is to be zone R5-25. The draft site plan calls for a multi unit 3 story, 17 unit apartment complex.

Abutting "high residential" (R25) next to low residential (R3) properties is not in compliance with Site plan control bylaws. *"Nearby properties be protected from incompatible development"*.

I have been in contact with planner Nathan Garland. (e-mail Aug. 19 2024)

Nathan was quick to respond, acknowledge and exchange dialogue. He promised to pass on concerns but have no way of knowing that they were heard.

I also took the time to e-mail two North Perth Councillors describing our concerns. (Sept. 5 2024).

We are not generally opposed to development. As a resident of Canada and North Perth., I understand the need for housing.

Allowing high density development abutting properties that were sold as single-family executive style lots disregards your and all planning policies for acceptable land use. Having a parking lot less than two steps from your back yard leaves much to be desired. This large acreage development could allow for high residential building in blocks that would have less impact on existing properties. It also should incorporate more park/play areas for that families that are expected to move here.

The block 17 site plan has several flaws. Besides its location. Minimum rear yard set back is not adhered to. Parking does not meet zoning code. Twenty-nine are needed. (Requirement in section 5.18 states minimum of 1.5 spaces per dwelling unit plus 3 visitor spaces). Place to store snow in winter and garbage bins are major concerns.

My concerns surrounding Block 17 are quite clearly laid out in the communications with Nathan and the communications with councillors.

I fully expect this written representation to be part of the public meeting process November 4 2024

Allan and Rose Clemens

Nathan Garland

From: Anne Alden <[REDACTED]>
Sent: August 21, 2024 10:26 AM
To: Nathan Garland; Andrea Hächler
Cc: Michelle Evans
Subject: Re: NP-24-01 Z06-2024

Caution! This message was sent from outside your organization.

Hello Nathan. Thanks for your quick reply. I would like to pass along my concerns about Block 17 and would like you to share my comments and concerns with City council. If we are going to follow the official plan for Listowel, there should not be an apartment building placed behind single dwelling homes in an existing development. My suggestion would be 2 Storey dwellings at most. An apartment building looking over our backyards takes away all the privacy we currently enjoy. Please also note that my neighbors and I have an easement in our backyards for water runoff and cannot plant or build anything on the back 4 meters of our properties.

Also, the road running behind the homes on Winchester Ave leave the existing homes with a road in front of their home and a road behind? Block 17 leaves my neighbors with a road in front and a parking lot behind?? It seems there has been no consideration for the current residents of Westwood Estates. Even after raising these concerns at the last public meeting, there were no changes made by the developer to accommodate us existing residents. I mentioned multiple reasons posted in the city official plan why changes should be made, and the developer made no changes to reflect they would follow the city's official plan.

We rely on our city council members to protect the existing taxpayers to ensure we have peaceful enjoyment of our properties.

As for a posted sign on the property. There are no signs in our neighborhood at all. If there are supposed to be signs posted, I suggest someone post them asap. I now feel the need to have a meeting with our neighborhood to let everyone know what is being proposed.

I did receive more information from my neighbor regarding block 17. Now I know why you suggested there could be an apartment building built directly behind me.

" The applicant is also proposing to provide an opportunity for vehicular access to any future development on the Listowel Baptist Church property through the driveway isle. "

I would also be opposed to an apartment directly behind me where there is an existing septic system. I would also like to know what changes would be made to our existing easement so that fences and trees can be planted for privacy, which we all deserve.

I would like to know more about this future development and if the Listowel Baptist Church is selling their property to the City?

Thank you.

Anne Alden
President
3-304 Stone Rd. West Suite 533
Guelph, ON N1G 4W4



From: Nathan Garland <ngarland@perthcounty.ca>
Sent: Wednesday, August 21, 2024 9:12 AM
To: 'Anne Alden' <[REDACTED]>; Andrea Hächler <ahachler@perthcounty.ca>
Cc: Michelle Evans <mevans@perthcounty.ca>
Subject: RE: NP-24-01 Z06-2024

Good morning Anne,

Thank-you for the email.

There will be a notice of public meeting sent out for a future zoning by-law amendment in regards to the plan of subdivision that would go to North Perth Council which would allow for a public meeting portion and opportunity to speak to North Perth Council. Nothing is scheduled currently as we're still soliciting comments from both the public, staff and consultants on the plan submitted.

You will get notified of the public meeting via mail similar to the notice of application.

If you have comments to provide to the applicant we can pass them along and consolidate them. Otherwise, please keep an eye out for the public meeting notice. It will also be posted on the property as a hard copy sign similar to the signs that are currently there.

Regards,

Nathan Garland

Planner

Corporation of the County of Perth | 1 Huron St., Stratford, ON, N5A 5S4
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From: Anne Alden <[REDACTED]>
Sent: August 21, 2024 9:02 AM
To: Nathan Garland <ngarland@perthcounty.ca>; Andrea Hächler <ahachler@perthcounty.ca>
Subject: NP-24-01 Z06-2024

Caution! This message was sent from outside your organization.

Good morning Nathan and Andrea.

I would like to make sure I have an opportunity to speak at the future upcoming public meeting regarding the draft plan of the subdivision in the subject line. If you would please make a note that I would like to do so, I would appreciate it.

Thank you.

Anne Alden
President
3-304 Stone Rd. West Suite 533
Guelph, ON N1G 4W4



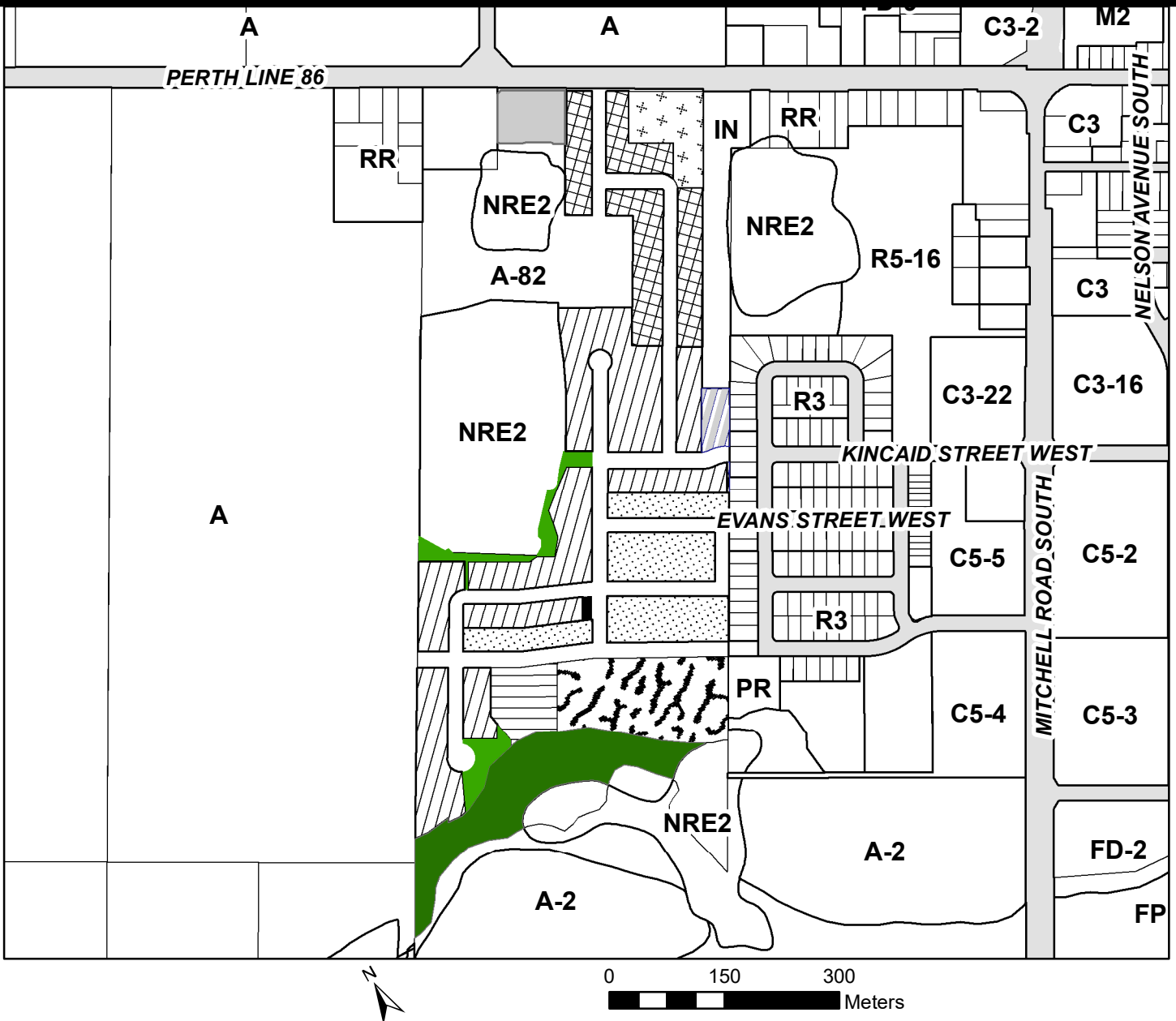
The logo for Alden, featuring the word "Alden" in a black, cursive script font. A thick, golden-yellow brushstroke underline starts under the 'A' and extends to the right, ending under the 'n'.

THIS IS **SCHEDULE "A"**
TO **BY-LAW NO. XXX-2024**
OF THE **MUNICIPALITY OF NORTH PERTH**
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

AREA AFFECTED BY THIS BY-LAW



THIS IS SCHEDULE "A"
TO BY-LAW NO. XXX-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Lot 1 to 107 except Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-4) and that the following provisions would apply:



- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 450 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 15.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-5) and that the following provisions would apply:



- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 370 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 12.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Block 110-114 and 116-123) from Agriculture (A) to Special Residential Zone 5 (R5-22) and that the following provisions would apply:



- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

THIS IS SCHEDULE "A"
TO BY-LAW NO. XXX-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Block 125-127; 129-131; 136 and 137) from Agriculture (A) to Special Residential Zone 5 (R5-23) and that the following provisions would apply:

- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback



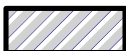
To rezone the subject land (Block 115) from Agriculture (A) to Special Residential Zone 5 (R5-24) and that the following provisions would apply:

- Maximum Density: 70 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Exterior Side Yard to a Public Street: 3.0 metres
- Minimum Setback Between Side Walls of Two End Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;



To rezone the subject land (Block 124) from Agriculture (A) to Special Residential Zone 5 (R5-25) and that the following provisions would apply:

- The Minimum Lot Area requirement shall not apply
- Maximum Density: 70 units per hectare
- Maximum Building Height: 12.0 metres
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.



THIS IS SCHEDULE "A"
TO BY-LAW NO. XXX-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Block 134) from Agriculture (A) to Special Residential Zone 5 (R5-26) and that the following provisions would apply:

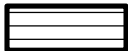
- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres



- Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.



To rezone the subject land (Block 108) from Special Agriculture Zone (A-82) to Highway Commercial (C3)



To rezone the subject land (Block 133) from Agriculture (A) to Institutional (IN)



To rezone the subject land (Block 128 and 132) from Agriculture (A) to Parks and Recreation (PR)

THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. XX-2024

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, or use of buildings or structures within the municipality for or except for such purposes as may be set out in the By-law, and for regulating in certain respects buildings or structures to be erected or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 4(R3-4)", and shall be subject to the provisions of Section 9.6.4 (R3-4) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-4" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
2. **THAT** the following provisions be added to Section 9.6.4:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 450 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 15.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
3. **THAT** the area shown as black on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 5(R3-5)", and shall be subject to the provisions of Section 9.6.5 (R3-5) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-5" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
4. **THAT** the following provisions be added to Section 9.6.5:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 370 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 12.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
5. **THAT** the area shown as cross hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 22(R5-22)", and shall be subject to the provisions

of Section 11.6.22 (R5-22) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-22" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

6. **THAT** the following provisions be added to Section 11.6.22:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.

7. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 23(R5-23)", and shall be subject to the provisions of Section 11.6.23 (R5-23) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-23" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

8. **THAT** the following provisions be added to Section 11.6.23:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.

9. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 24(R5-24)", and shall be subject to the provisions of Section 11.6.24 (R5-24) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-24" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

10. **THAT** the following provisions be added to Section 11.6.24:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Maximum Density: 70 units per hectare
 - Maximum Building Height: 15.0 metres
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Exterior Side Yard to a Public Street: 3.0 metres
 - Minimum Setback Between Side Walls of Two End Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;
 - b) other applicable provisions of this By-law shall apply.

11. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 25(R5-25)", and shall be subject to the provisions of Section 11.6.25 (R5-25) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-25" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

12. **THAT** the following provisions be added to Section 11.6.25:
- a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 70 units per hectare
 - Maximum Building Height: 12.0 metres
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.
 - b) other applicable provisions of this By-law shall apply.
13. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 26(R5-26)", and shall be subject to the provisions of Section 11.6.26 (R5-26) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-26" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
14. **THAT** the following provisions be added to Section 11.6.26:
- a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 100 units per hectare
 - Maximum Building Height: 15.0 metres
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site
 - b) other applicable provisions of this By-law shall apply.
15. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Highway Commercial – Holding (C3-H-12)", and shall be subject to the provisions of Section 19.4.29 (C3-H12) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "C3-H-12" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
16. **THAT** Section 19.4.29 and Section 35.3.12 of By-law No. 6-ZB-1999 is hereby amended by adding the following provision:
- "19.4.29 C3-H12 a) Location: Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth
- (b) Notwithstanding any provisions of Section 19 to the contrary, prior to removal of the H12 holding provisions road access shall be provided to the property known as 6175 Perth Line 86 which is the large parcel to the south.
- (c) All other provisions of By-law No. 6-ZB-1999, as amended, shall apply." And
17. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Institutional (IN)", and shall be subject to the provisions of Section 27.1.1 (IN)

of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “IN” on Key Map 27 of Schedule “A” to By-law No. 6-ZB-1999 as amended. And

18. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the “Agriculture” to “Parks and Recreation (PR)”, and shall be subject to the provisions of Section 28.1.1 (PR) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as “PR” on Key Map 27 of Schedule “A” to By-law No. 6-ZB-1999 as amended. And

19. **THAT** the Clerk is hereby authorized and directed to provide notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.

20. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

READ A FIRST AND SECOND TIME THIS 4TH DAY OF NOVEMBER, 2024.

READ A THIRD TIME AND FINALLY PASSED THIS 4TH DAY OF NOVEMBER, 2024.

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

Certified a true copy of By-law No. **XX-2024 passed by the Council of the Municipality of North Perth, _____, 2024.**

Lindsay Cline, Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. XX-2024

EXPLANATORY NOTE

By-law No. XX-2024 of the Corporation of the Municipality of North Perth is an amendment to the Municipality of North Perth Zoning By-law No. 6-ZB-1999 and affects lands in the Municipality of North Perth described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth.

By-law No. XX-2024 rezones the lands from “A” to the “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H, IN and PR” zones which would allow for the use of the land area to develop as a residential and commercial subdivision as required by the North Perth Zoning By-law. The zoning on this land shall be shown as “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H12, IN and PR” on Key Map 27 of Schedule “A” to the By-law.

By-law No. XX-2024 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent.

Schedule "A" to the attached By-law No. XX-2024 is a map showing the location and zoning of the subject lands.



COUNCIL REPORT

From: Ashton Romany, CPA, Treasurer
Date: Monday, November-04-24
Subject: 2022 Financial Statements

Background:

In accordance with the Municipal Act 2001, Section 296 Section 5, the auditor of a municipality shall report to the council of the municipality the audited financial report at the conclusion of the annual audit.

Municipalities are also required to submit a copy of the Financial Information Return (FIR) together with the audited financial statements to the Ministry of Municipal Affairs and Housing (MMAH).

Comments:

The 2022 external audit is complete and the 2022 Consolidated Financial Statements for the Municipality of North Perth, including the Cemetery Board, Public Library Board and BIA, and the 2022 Financial Statements for the Cemetery Care and Maintenance Trust Fund are attached for Council and public review. A copy of these statements will be posted to the municipality's website subsequent to approval. The municipality's auditor will be in attendance for a brief presentation and to address questions.

The 2022 Financial Statements have been significantly delayed due to changes in the municipality's accounting structure made in 2022, staffing changes over the past year, including vacancies for both BDO and the Municipality of North Perth. Staff intend to work with the auditor to expedite the completion of the 2023 fiscal year statements to return the municipality to a regular audit timeline.

Financial Information Return (FIR)

With the completion of the financial statements, the auditor will be working with staff to submit the FIR subsequent to Council approval of the financial statements. A copy of the 2022 FIR will be posted on the municipality's website.

Financial Implications:

Financial Statements are key documents to disclose the financial status of the municipality.

There are no direct financial implications from this report.

Recommendation:

THAT: The Council of the Municipality of North Perth receives the 2022 Financial Statements Report for information purposes; and further;

THAT: the Council of the Municipality of North Perth approves the Municipality of North Perth 2022 Consolidated Financial Statements and the 2022 Cemetery Care and Maintenance Trust Fund Financial Statements; and further;

THAT: the Council of the Municipality of North Perth authorizes the Mayor and Treasurer to sign the Letters of Representation with BDO Canada LLP for their audit and accounting services regarding the 2022 Consolidated Financial Statements and the 2022 Cemetery Care and Maintenance Trust Fund Financial Statements.

Reference Material Attached:

- Municipality of North Perth Consolidated Financial Statements – 2022
- Municipality of North Perth Cemetery Trust Fund Financial Statements – 2022
- Sample 2021 Letter of Representations (Consolidated and Trust Fund Financial Statements)

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Ashton Romany, CPA, Treasurer

Reviewed by: Kriss Snell, CAO
Tuesday, October-29-24

Ashton Romany, CPA, Treasurer

**The Municipality of North Perth
Consolidated Financial Statements
For the year ended December 31, 2022**

DRAFT

**The Municipality of North Perth
Consolidated Financial Statements
For the year ended December 31, 2022**

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Independent Auditor's Report

To the Members of Council, Inhabitants and Ratepayers of The Municipality of North Perth

Opinion

We have audited the consolidated financial statements of The Municipality of North Perth (the Municipality), which comprise the consolidated statement of financial position as at December 31, 2022, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Municipality as at December 31, 2022, and the consolidated results of its operations, consolidated change in net debt and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 Consolidated Financial Statements* section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to the audit of 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 Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Municipality'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 Municipality or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

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 consolidated 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 Municipality'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 Municipality'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 consolidated 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 Municipality 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Municipality to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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.

Chartered Professional Accountants, Licensed Public Accountants

Windsor, Ontario

TBD

The Municipality of North Perth
Consolidated Statement of Financial Position

December 31	2022	2021
		(restated - note 2)
Financial assets		
Cash and cash equivalents (Note 4)	\$ 27,283,069	\$ 18,276,045
Taxes receivable	844,556	879,911
Accounts receivable	3,974,589	3,281,320
Drain receivables	3,418,810	3,274,381
Long-term receivables (Note 6)	845,688	923,333
Investments (Note 5)	<u>19,015,000</u>	<u>19,000,100</u>
	<u>55,381,712</u>	<u>45,635,090</u>
Liabilities		
Accounts payable and accrued liabilities	5,502,770	2,865,475
Employee benefits plan liability	-	5,018
Deferred revenue (Note 9)	18,784,705	17,083,212
Long-term debt (Note 10)	23,470,896	24,338,508
Solid waste closure and post-closure liabilities (Note 11)	<u>3,922,929</u>	<u>3,922,929</u>
	<u>51,681,300</u>	<u>48,215,142</u>
Net financial assets (debt)	<u>3,700,412</u>	<u>(2,580,052)</u>
Non-financial assets		
Tangible capital assets (Note 12)	158,944,245	158,058,743
Prepaid expenses and inventories of supplies	<u>260,893</u>	<u>186,485</u>
	<u>159,205,138</u>	<u>158,245,228</u>
Accumulated surplus (Note 13)	<u>\$162,905,550</u>	<u>\$ 155,665,176</u>

_____ Treasurer

_____ Mayor

The Municipality of North Perth
Consolidated Statement of Operations

For the year ended December 31	Budget 2022	2022	2021
	(Note 21)		(restated - note 2)
Revenue			
Taxation	\$ 17,299,696	\$ 17,770,245	\$ 16,782,898
User fees and service charges	11,508,670	12,734,059	10,874,858
Government grants - Provincial (Note 15)	1,889,415	5,217,132	2,985,343
Government grants - Federal (Note 14)	3,500	1,270,364	13,729
Municipal grants	1,427,904	713,493	1,428,633
Other (Note 16)	1,757,905	1,443,961	3,521,074
	33,887,090	39,149,254	35,606,535
Expenses			
Environmental services	7,939,879	7,285,771	8,388,098
Transportation services	5,402,503	5,832,452	5,488,284
Protection services	5,360,825	5,090,769	5,140,926
Recreation and cultural services	5,383,840	4,675,719	4,156,772
General government	3,395,286	4,143,154	2,543,631
Social and family services	3,339,444	3,697,437	3,125,765
Perth Meadows	575,444	572,594	511,359
Planning and development	344,440	404,746	538,794
Health services	257,783	206,238	242,772
	31,999,444	31,908,880	30,136,401
Annual surplus	1,887,646	7,240,374	5,470,134
Accumulated surplus, beginning of year	161,638,399	155,665,176	150,195,042
Accumulated surplus, end of year	\$163,526,045	\$162,905,550	\$155,665,176

The Municipality of North Perth
Consolidated Statement of Change in Net Financial Assets (Debt)

For the year ended December 31	Budget 2022	2022	2021
	(Note 21)		(restated - note 2)
Annual surplus	\$ 1,887,646	\$ 7,240,374	\$ 5,470,134
Acquisition of tangible capital assets	-	(7,387,969)	(8,783,019)
Amortization of tangible capital assets	3,524,944	4,924,725	5,037,271
Loss (gain) on sale of tangible capital assets	-	1,570,488	734,952
Proceeds on sale of tangible capital assets	-	7,254	130,116
	5,412,590	6,354,872	2,589,454
Consumption (acquisition) of prepaid expenses and inventory of supplies	-	(74,408)	(6,880)
Net change in net financial assets (debt)	5,412,590	6,280,464	2,582,574
Net debt, beginning of year	(2,580,052)	(2,580,052)	(5,162,626)
Net financial assets (debt), end of year	\$ 2,832,538	\$ 3,700,412	\$ (2,580,052)

The Municipality of North Perth
Consolidated Statement of Cash Flows

For the year ended December 31	2022	2021
		(restated - note 2)
Operating transactions		
Annual surplus	\$ 7,240,374	\$ 5,470,134
Items not involving cash		
Amortization	4,924,725	5,037,271
Loss on disposal of tangible capital assets	1,570,488	734,952
Solid waste closure and post-closure liabilities	-	1,905,929
Changes in non-cash operating balances		
Taxes receivable	35,355	(203,066)
Accounts receivable	(693,269)	406,471
Drain receivables	(144,429)	(1,204,859)
Prepaid expenses and inventories of supplies	(74,408)	(6,880)
Accounts payable and accrued liabilities	2,637,295	(357,851)
Employee Benefits Plan liability	(5,018)	-
Deferred revenue	1,701,493	2,574,155
	<u>17,192,606</u>	<u>14,356,256</u>
Capital transactions		
Acquisition of tangible capital assets	(7,387,969)	(8,783,019)
Proceeds on sale of tangible capital assets	7,254	130,116
	<u>(7,380,715)</u>	<u>(8,652,903)</u>
Investing transactions		
Decrease (increase) in long-term receivables	77,645	74,617
Investments	(14,900)	(19,000,100)
	<u>62,745</u>	<u>(18,925,483)</u>
Financing transactions		
Repayment of long-term debt	(867,612)	(903,248)
Net change in cash and cash equivalents	9,007,024	(14,125,378)
Cash and cash equivalents, beginning of year	<u>18,276,045</u>	<u>32,401,423</u>
Cash and cash equivalents, end of year	<u>\$ 27,283,069</u>	<u>\$ 18,276,045</u>

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

1. Significant Accounting Policies

**Management's
Responsibility for the
Financial Statements**

The consolidated financial statements of the Municipality are the responsibility of management. They have been prepared in accordance with Canadian public sector accounting standards. The Municipality of North Perth is a municipality in the Province of Ontario and operates under the provisions of the Municipal Act. The Municipality provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

Basis of Consolidation

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, and changes in accumulated surplus of all municipal organizations, committees and boards which are owned or controlled by the Municipality. The following boards have been consolidated:

Business Improvement Area
North Perth Cemetery Board
North Perth Public Library Board

All inter-entity assets, liabilities, revenues and expenses have been eliminated on consolidation.

Trust funds and their related operations administered by the Municipality are not consolidated. The financial activity and position of the trust funds are reported separately.

**Cash and Cash
Equivalents**

Cash and cash equivalents are represented by cash on hand, cash on deposit in chartered banks and investments that mature within three months.

Deferred Revenue

Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the consolidated statement of financial position. This revenue is recognized in the consolidated statement of operations in the year in which it is used for the specified purpose.

Development charges received are deferred and recognized in revenue when funds are approved for specific projects or expenses.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

1. Significant Accounting Policies (continued)

Solid Waste Closure and Post-Closure Liabilities

The estimated costs to close and maintain solid waste landfill sites are based on estimated future expenses in current dollars, discounted, adjusted for estimated inflation, and are charged to expense as the landfill site's capacity is used.

Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Contributed tangible capital assets are recorded at fair value at the time of the donation, with a corresponding amount recorded as revenue. Assets under construction are not amortized until the asset is put in use.

Amortization is calculated on a straight-line basis over each asset's estimated useful life for all classes except land. Land is considered to have an infinite life and so is not amortized. Amortization is based on the following classifications and useful lives:

Land improvements	20 to 50 years
Buildings	30 to 100 years
Equipment and furniture	5 to 30 years
Fleet	10 to 25 years
Information technology equipment	5 years
Infrastructure - roads	20 years
Infrastructure - bridges and culverts	30 to 75 years
Infrastructure - water, sewer and landfill	4 to 100 years

Subdivision Infrastructure

Subdivision streets, lighting, sidewalks, drainage and other infrastructure are required to be provided by subdivision developers. Upon completion they are turned over to the Municipality at which time they are given accounting recognition. The Municipality is not involved in the construction.

Inventory

Inventory is recorded at the lower of average cost and net realizable value.

Retirement Benefits and Other Employee Benefit Plans

The Municipality participates in a multi-employer defined benefit pension plan, however, sufficient information is not available to use defined benefit accounting. Therefore, the Municipality accounts for the plan as if it were a defined contribution plan. As such, no pension liability is included in the Municipality's financial statements and contributions are recognized as an expense in the year to which they relate.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

1. Significant Accounting Policies (continued)

**Reserves for
Future Expenses**

Certain amounts, as approved by Municipal Council, are set aside in reserves and reserve funds for future operating and capital expenses.

Revenue Recognition

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period of time for which the tax is levied. As taxes recorded are initially based on management's best estimate of the taxes that will be received, it is possible that changes in future conditions, such as reassessments due to audits, appeals and court decisions, could result in a change in the amount of tax revenue recognized. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts.

User fees and service charges, including fees for work on drainage, are recognized when the services are performed or goods are delivered and there is reasonable assurance of collection.

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability - in which case they are reported as deferred revenue on the Statement of Financial Position. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Other revenue is recorded as it is earned and collection is reasonably assured.

Investment income earned on operating surplus funds and reserves and reserve funds (other than obligatory reserve funds) are recorded in the period earned. Investment income earned on obligatory reserve funds are recorded directly to each respective fund balance and forms part of the deferred revenue - obligatory reserve funds balance.

Perth Meadows Phase I and Phase II life leases purchased by tenants of the Perth Adult Life Care Residences have been recorded as deferred lease revenue and are being amortized over the life of the buildings. Amortization is provided on a straight line basis over 50 years.

**County of Perth and
School Boards**

The Municipality collects taxation revenue on behalf of the school boards and the County of Perth. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of these entities are not reflected in these financial statements. (Note 17)

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

1. Significant Accounting Policies (continued)

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 at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Significant estimates relate to the allowance for taxes receivable, tax revenue, accounts receivable and drain receivables, accrued liabilities, employee benefits plan liability, solid waste closure and post-closure liabilities, useful lives of tangible capital assets, and the deferred life lease revenue. Actual results could differ from management's best estimates as additional information becomes available in the future.

2. Prior Period Adjustment

During the current year, the Municipality determined that there were unrecorded tangible capital assets with in-service dates ranging from 1920 to 1999. As a result, tangible capital assets were understated in prior years. The result of this correction to the prior year is as follows:

Consolidated Statement of Financial Position as at December 31, 2021

	As originally reported	Change	Restated
Tangible capital assets	\$ 156,746,505	\$ 1,312,238	\$ 158,058,743

Consolidated Statement of operations as at December 31, 2021

	As originally reported	Change	Restated
Protection services	\$ 5,140,453	\$ 473	\$ 5,140,926
Transportation services	5,448,943	39,341	5,488,284
Annual surplus	5,509,948	(39,814)	5,470,134
Accumulated surplus, beginning of year	148,842,990	1,352,052	150,195,042
Accumulated surplus, end of year	\$ 154,352,938	\$ 1,312,238	\$ 155,665,176

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

2. Prior Period Adjustment (continued)

Consolidated Statement of Change in Net Debt

	As originally reported	Change	Restated
Amortization of tangible capital assets	\$ 4,997,456	\$ 39,815	\$ 5,037,271

3. Comparative figures

Certain comparative figures have been reclassified to conform with the current year's financial statement presentation.

4. Cash and Cash Equivalents

	2022	2021
Unrestricted	\$ 14,336,192	\$ 10,231,065
Restricted - obligatory reserve funds	12,946,877	8,044,980
	\$ 27,283,069	\$ 18,276,045

5. Investments

	2022	2021
Principal protected notes	\$ 19,015,000	\$ 19,000,100

Principal protected notes are stated at cost, have a principal balance of \$19,015,000 (2021 - \$19,000,100) and mature in April 2024, April 2025, April 2026 and April 2028. The return is based on certain market performance over the life of the notes and is determined upon maturity.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

6. Long-Term Receivables

	2022	2021
Long-term receivable from several land owners bearing interest at 3.15% per annum. Secured by land due 2032. \$	38,105	\$ 41,304
Long-term receivable from several land owners bearing interest at 3.45% per annum. Secured by land due 2047.	85,160	87,308
Long-term receivable from several land owners bearing interest at 3.95%, receivable in blended annual payments of \$61,672, due 2025.	171,308	224,124
Long term receivable from several land owners bearing interest at 4.57%, receivable in blended annual payments of \$45,575, due 2040.	551,115	570,597
	\$ 845,688	\$ 923,333

7. Temporary Borrowings

The Municipality has an authorized line of credit of up to \$5,000,000 at Canadian Imperial Bank of Commerce bearing interest at prime. The outstanding amount as of December 31, 2022 was \$nil (2021 - \$nil). The facility is secured by general borrowing by-laws.

8. Retirement Benefits

The Municipality makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employer plan, on behalf of its staff. The plan is a defined benefit plan which specifies the amount of retirement benefit to be received by the employees based on their length of service and rates of pay.

Employees and the Municipality contribute equally to the plan at rates ranging from 9% to 15.8% depending on the member's designated retirement age and level of earnings. The amount contributed to OMERS for 2022 was \$688,343 (2021 - \$633,661) for current service and is reported as an expense on the consolidated statement of operations.

As at December 31, 2022, the OMERS plan is in a deficit position of \$6.68 billion (2021 - \$3.13 billion), which will be addressed through temporary contribution rate increases and, if needed, benefit reductions. The multi-employer plan is valued on a current market basis for all plan assets. The projected benefit method prorated on services was used for the actuarial valuation.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

9. Deferred Revenue

	Opening balance	Contributions received	Externally restricted investment income	Revenue recognized or refund issued	Ending balance
Development charges	\$ 6,307,745	\$ 2,585,107	\$ 111,502	\$ (791,762)	\$ 8,212,592
Federal gas tax	833,071	416,420	16,661	(1,266,152)	-
Provincial gas tax	597,837	80,089	9,288	-	687,214
Recreational land	306,327	-	-	-	306,327
Other restricted grants	2,893,045	1,448,609	-	(600,910)	3,740,744
Deferred life lease revenue	6,145,187	-	-	(307,359)	5,837,828
	\$ 17,083,212	\$ 4,530,225	\$ 137,451	\$ (2,966,183)	\$ 18,784,705

Federal gas tax

Gas tax revenue is provided by the Government of Canada. The use of the funding is established by a funding agreement between the Municipality and the Province of Ontario. Gas tax funding may be used towards designated capacity building projects as specified in the funding agreements.

Perth Meadows - Deferred life lease revenue

In November 2011, the Municipality purchased the assets of Perth Adult Life Care Residences for \$5,297,241. The assets and deferred revenue associated with this purchase have been recorded at their gross value as an addition in tangible capital assets and deferred revenue on the Consolidated Statement of Financial Position. The senior's complex is currently made up of 18 town homes and 36 suite units which the Municipality is offering as life lease or rental units.

The Phase II life leases purchased by tenants of the Perth Adult Life Care Residences as described in Note 1 to these financial statements contain a "guaranteed buy back clause" whereby the Municipality could be liable to the purchaser for up to 95% of the original purchase price upon termination of the agreement by the resident.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

10. Long-term Debt

Long term debt reported on the consolidated statement of financial position is comprised of the following:

	<u>2022</u>	<u>2021</u>
OSIFA loan, bearing interest at 2.63%; repayable in blended semi-annual payments of \$124,807; due April 2046	\$ 4,354,775	\$ 4,487,241
OSIFA loan, bearing interest at 3.95%; repayable in blended semi-annual payments of \$30,618; due October 2025	171,650	224,534
OSIFA loan, bearing interest at 4.57%; repayable in blended semi-annual payments of \$74,255; due October 2040	1,808,849	1,872,504
OSIFA loan, bearing interest at 4.91%; repayable in blended semi-annual payments of \$60,204; due May 2051	1,836,869	1,866,010
Cemetery Care and Maintenance Trust Fund loan, bearing interest at 5%; repayable in blended annual payments of \$25,678; due December 2027	111,141	130,332
Canada Mortgage and Housing Corporation mortgage, bearing interest at 3.89%; repayable in annual payments of \$109,300; due March 2031	816,772	891,397
OSIFA loan, bearing interest at 3.65%; repayable in blended semi-annual payments of \$168,651; due November 2037	3,869,676	4,060,309
OILC loan, bearing interest at 2.22%; repayable in blended semi-annual payments of \$290,473, due July 2045	10,419,724	10,763,617
Tile drainage loans, bearing interest at 6.0% and repayable in annual installments. The loans are due between 2022 and 2026 and are recoverable from benefiting landowners	81,440	42,564
	<u>\$ 23,470,896</u>	<u>\$ 24,338,508</u>

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

10. Long-Term Debt (continued)

Principal repayments relating to long term debt are due as follows:

	Principal Repayments
2023	\$ 948,224
2024	975,768
2025	1,006,989
2026	977,458
2027	1,000,116
Thereafter	18,562,341
	\$ 23,470,896

11. Solid Waste Closure and Post-Closure Liabilities

Solid waste closure and post-closure care requirements have been defined in accordance with industry standards and include final covering and landscaping of the landfill, removal of ground water and leachates, and ongoing environmental monitoring, site inspection and maintenance. The present value of the Municipality's estimated future liability for this expense is recognized as the landfill site's capacity is used. The liability and annual expense is calculated based on the ratio of utilization to total capacity of the landfill site and the discounted estimated cash flows associated with closure and post-closure activities. The reported liability as at year end was \$3,922,929 (2021 - \$3,922,929) and reflects a discount rate of NIL% (2021 - Nil%).

The liability is based on estimates and assumptions related to events extending over the remaining life of the landfill. Below are the estimated factors for each of the three municipal landfills.

	Remaining Capacity (tonnes)	Undiscounted Future Expenditures	Liability	Remaining Life	Post-closure Care
Listowel	Closed in 2007	\$ 2,002,388	\$ 2,002,388	nil years	33 years
Elma	569,000	2,312,455	512,601	83 years	64 years
Wallace	Closed in 2012	1,407,940	1,407,940	nil years	41 years
		\$ 5,722,783	\$ 3,922,929		

**The Municipality of North Perth
Notes to Consolidated Financial Statements**

December 31, 2022

12. Tangible Capital Assets

	2022									
	Land and land improvements	Buildings	Equipment and furniture	Fleet	Information technology equipment	Infrastructure - roads	Infrastructure - bridges and culverts	Infrastructure - water, sewer, storm and landfill	Assets under Construction	Total
Cost, beginning of year	\$ 15,088,582	\$ 59,305,644	\$ 7,705,601	\$ 4,531,827	\$ 551,423	\$ 43,374,859	\$ 19,357,100	\$ 74,165,656	\$ 1,728,796	\$ 225,809,488
Additions	57,483	423,247	612,983	126,270	105,607	1,338,835	622,392	50,014	4,051,138	7,387,969
Disposals	(73,428)	(1,337,951)	(117,531)	(50,788)	(79,622)	(882,987)	(35,287)	(1,888)	(52,193)	(2,631,675)
Transfers	2,129	72,961	-	-	-	591,922	2,024,633	248,441	(2,940,086)	-
Cost, end of year	\$ 15,074,766	\$ 58,463,901	\$ 8,201,053	\$ 4,607,309	\$ 577,408	\$ 44,422,629	\$ 21,968,838	\$ 74,462,223	\$ 2,787,655	\$ 230,565,782
Accumulated amortization, beginning of year	\$ 1,332,246	\$ 13,805,315	\$ 3,813,725	\$ 1,826,104	\$ 319,638	\$ 14,967,807	\$ 8,069,633	\$ 23,616,277	\$ -	\$ 67,750,745
Amortization	144,970	1,365,794	413,329	221,684	73,744	1,303,722	315,071	1,086,411	-	4,924,725
Disposals	(64,625)	(244,515)	(117,530)	(50,788)	(79,621)	(464,200)	(31,523)	(1,131)	-	(1,053,933)
Accumulated amortization, end of year	\$ 1,412,591	\$ 14,926,594	\$ 4,109,524	\$ 1,997,000	\$ 313,761	\$ 15,807,329	\$ 8,353,181	\$ 24,701,557	\$ -	\$ 71,621,537
Net carrying amount, end of year	\$ 13,662,175	\$ 43,537,307	\$ 4,091,529	\$ 2,610,309	\$ 263,647	\$ 28,615,300	\$ 13,615,657	\$ 49,760,666	\$ 2,787,655	\$ 158,944,245

The net book value of tangible capital assets not being amortized because they are under construction (or development) is \$2,787,655 (2021 - \$1,745,415).

**The Municipality of North Perth
Notes to Consolidated Financial Statements**

December 31, 2022

12. Tangible Capital Assets (continued)

	2021									
	Land and land improvements	Buildings	Equipment and furniture	Fleet	Information technology equipment	Infrastructure - roads	Infrastructure - bridges and culverts	Infrastructure - water, sewer, storm and landfill	Assets under Construction	Total
Cost, beginning of year	\$ 13,489,534	\$ 59,263,711	\$ 7,412,843	\$ 3,477,144	\$ 551,423	\$ 38,679,757	\$ 18,931,492	\$ 68,347,702	\$ 9,720,772	\$ 219,874,378
Additions	707,953	498,720	813,404	1,589,403	-	1,093,507	442,532	180,799	3,456,701	8,783,019
Disposals	(13,302)	(543,422)	(520,646)	(535,178)	-	(815,704)	(16,924)	(402,735)	-	(2,847,911)
Transfers	904,397	86,635	-	458	-	4,417,299	-	6,039,890	(11,448,677)	-
Cost, end of year	\$ 15,088,582	\$ 59,305,644	\$ 7,705,601	\$ 4,531,827	\$ 551,423	\$ 43,374,859	\$ 19,357,100	\$ 74,165,656	\$ 1,728,796	\$ 225,809,486
Accumulated amortization, beginning of year	\$ 1,202,351	\$ 12,762,855	\$ 3,833,703	\$ 2,138,533	\$ 249,262	\$ 13,999,177	\$ 7,818,747	\$ 22,691,687	\$ -	\$ 64,696,315
Amortization	143,197	1,351,777	398,821	209,181	70,376	1,506,553	263,523	1,093,843	-	5,037,271
Disposals	13,302	(309,317)	(418,799)	(521,610)	-	(537,923)	(12,637)	(169,253)	-	(1,982,843)
Accumulated amortization, end of year	\$ 1,332,246	\$ 13,805,315	\$ 3,813,725	\$ 1,826,104	\$ 319,638	\$ 14,967,807	\$ 8,069,633	\$ 23,616,277	\$ -	\$ 67,750,743
Net carrying amount, end of year	\$ 13,756,336	\$ 45,500,329	\$ 3,891,876	\$ 2,705,723	\$ 231,785	\$ 28,407,052	\$ 11,287,467	\$ 50,549,379	\$ 1,728,796	\$ 158,058,743

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

13. Accumulated Surplus

The Municipality segregates its accumulated surplus into the following categories:

	2022	2021
Investment in tangible capital assets	\$135,554,789	\$ 133,902,106
Current Funds	(781,925)	(3,368,157)
Reserves and Reserve Funds		
Working funds	4,985,152	1,130,000
Post-employment benefits	451,079	455,540
Current purposes	12,519,726	17,792,547
Capital purposes	14,099,658	8,841,157
 Unfunded	 (3,922,929)	 (3,088,017)
	\$162,905,550	\$ 155,665,176

The investment in tangible capital assets represents amounts already spent and invested in infrastructure less related long-term debt.

Reserves and reserve funds represent funds set aside by bylaw or council resolution for specific purposes.

14. Government Transfers - Federal

	Budget	2022	2021
	2022		
	(Note 21)		
Operating			
Other operating funding	\$ 3,500	\$ 20,873	\$ 13,729
Capital			
Federal gas tax	-	1,249,491	-
	\$ 3,500	\$ 1,270,364	\$ 13,729

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

15. Government Transfers - Provincial

	Budget 2022 (Note 21)	2022	2021
Operating			
Ontario Municipal Partnership Fund	\$ 194,996	\$ 1,344,798	\$ 1,445,300
Other operating funding	1,694,419	2,937,631	1,016,989
Capital			
Ontario Community Infrastructure Fund	-	934,703	68,175
Other capital funding	-	-	454,879
	\$ 1,889,415	\$ 5,217,132	\$ 2,985,343

16. Other Income

	Budget 2022 (Note 21)	2022	2021
Licences, permits and rents	\$ 737,751	\$ 782,541	\$ 797,377
Development charges	-	633,240	2,149,050
Investment income	163,100	608,511	326,274
Perth Meadows	587,130	568,253	623,480
Sale of publications, equipment, etc.	148,302	160,807	77,610
Penalties and interest on taxation	57,020	115,670	34,103
Donations	38,102	69,161	219,284
Other fines and penalties	26,500	31,284	28,848
Gain (loss) on disposal of assets	-	(1,525,506)	(734,952)
	\$ 1,757,905	\$ 1,443,961	\$ 3,521,074

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

17. Operations of School Boards and the County of Perth

Total taxation received or receivable on behalf of the the school boards and the County of Perth, which are excluded from these consolidated financial statements, were as follows:

	<u>2022</u>	<u>2021</u>
School boards	\$ 5,111,620	\$ 4,822,730
County of Perth	<u>6,192,283</u>	<u>5,781,193</u>
	<u>\$ 11,303,903</u>	<u>\$ 10,603,923</u>

18. Contingent Liabilities

The Municipality is a defendant in a number of lawsuits. The outcome of these lawsuits cannot be determined at this time. It is management's opinion that the municipality's insurance will adequately cover any potential liability arising from these lawsuits. Liability for these lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable.

The Phase II life leases purchased by tenants of the Perth Adult Life Care Residences as described in Note 1 to these financial statements contain a "guaranteed buy back clause" whereby the Municipality could be liable to the purchaser for up to 95% of the original purchase price upon termination of the agreement by the resident. The ultimate liability, if any, cannot be determined at this time.

19. Contractual Commitments

The Municipality of North Perth has an operating lease with the Avon Maitland District School Board for premises at 6144 Binning Street West that expires in 2055. The annual lease payments range from \$41,507 to \$78,222 and total \$1,913,975 over the remaining term of the lease.

The Municipality also has an operating lease with the Huron Perth Catholic District School Board for premises at 1209 Tremaine Avenue that expires in 2030. The annual lease payments are \$60,515, totalling \$484,120 over the remaining term of the lease.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

20. Funds Held in Trust

At the year end, the Municipality held \$745,706 (2021 - \$715,092) in trust. These funds are not included in these financial statements. Certain assets have been conveyed or assigned to the Municipality to be administered as directed by agreement or statute. The Municipality holds the assets for the benefit of, and stands in fiduciary relationship to, the beneficiaries. The following trust funds and assets are excluded from the Municipality's financial statements:

	2022	2021
Cemetery Care and Maintenance fund	\$ 745,706	\$ 715,092

21. Budget

The Financial Plan (Budget) By-Law adopted by Council on March 7, 2022 was not prepared on a basis consistent with that used to report actual results (Canadian Public Sector Accounting Standards). The budget was prepared on a modified accrual basis while Canadian Public Sector Accounting Standards require a full accrual basis. As a result, the budget figures presented in the statements of operations and change in net financial assets (Debt) represent the Financial Plan adopted by Council on March 7, 2022 with adjustments as follows:

	2022
Financial Plan (Budget) By-Law surplus for the year	\$ (609,781)
Add:	
Budgeted capital expenditures	-
Budgeted transfers to accumulated surplus	2,924,697
Budgeted principal payment on debt	-
Less:	
Budgeted transfers from accumulated surplus	(427,270)
Budgeted proceeds from long term debt	-
Budgeted proceeds from temporary borrowing	-
Budgeted internal transfers and own equipment	-
Budget surplus per statement of operations	\$ 1,887,646

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

22. Segmented Information

The Municipality is a diversified municipal government institution that provides a wide range of services to its citizens. 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 category relates to the revenues and expenses of the operations of the Municipality itself and cannot be directly attributed to a specific segment. It includes Municipal council, administrative and clerk's departments. \$48,680 was subtracted from general government materials to balance the accumulated surplus at year end.

Protection to Persons and Property

Protection to persons and property department is comprised of police services, fire protection and protective inspection. The police services work to ensure the safety and protection of the citizens and their property. The fire department is responsible to provide fire suppression service, fire prevention programs, training and education. Protective inspection provides services related to the enforcement of building and construction codes.

Transportation

The transportation services department is responsible for the delivery of public works services related to maintenance of roadway systems, winter control, and streetlighting.

Environmental

The environmental services department consists of water, wastewater and solid waste disposal utilities. The department provides drinking water, wastewater collection and treatment to ensure the Municipality's water system meets all Provincial standards, and waste collection and disposal for its citizens.

The Municipality of North Perth
Notes to the Consolidated Financial Statements

December 31, 2022

22. Segmented Information (continued)

Health

The health services department is responsible for maintaining the Municipality's cemeteries.

Social

The social services department provides child care services.

Recreation and Cultural

The recreation and cultural services department is responsible for the delivery and upkeep of all recreation programs and facilities including parks and the library.

Planning and Development

The planning and development department provides a number of services including planning, economic development, and maintenance of the Municipality's drains.

Perth Meadows

The Municipality purchased the assets of Perth Adult Life Care Residences in November 2011. The senior's complex consists of 18 town homes and 36 suite units which the Municipality is offering as life lease or rental units.

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. In measuring and reporting segment revenue from transactions with other segments, inter-segment transfers are measured on the basis of the actual cost of services provided. Taxation and grants attributable to a number of segments have been allocated to those segments based on the budgeted net operating revenue for the year.

The Municipality of North Perth
Notes to Consolidated Financial Statements

December 31, 2022

22. Segmented Information (continued)

For the year ended December 31	General government	Protection to persons and property	Transportation	Environmental	Health	Social	Recreation and cultural	Planning and development	Perth Meadows	2022 Total
Revenue										
Taxation	\$ 1,885,503	\$ 2,977,026	\$ 3,000,172	\$ 4,409,252	\$ 143,154	\$ 1,854,493	\$ 2,989,806	\$ 191,278	\$ 319,561	\$ 17,770,245
Government grants	1,373,613	253,545	622,837	19,634	360	1,830,953	611,061	2,488,986	-	7,200,989
User fees and service charges	452,898	130,754	90,682	8,943,238	51,063	1,580,490	1,267,183	217,751	-	12,734,059
Other	877,331	150	7,130	(951,910)	120,375	43,298	188,155	591,179	568,253	1,443,961
	<u>4,589,345</u>	<u>3,361,475</u>	<u>3,720,821</u>	<u>12,420,214</u>	<u>314,952</u>	<u>5,309,234</u>	<u>5,056,205</u>	<u>3,489,194</u>	<u>887,814</u>	<u>39,149,254</u>
Expenses										
Salaries and wages	2,528,812	1,024,058	1,226,487	1,127,356	143,009	3,289,985	2,233,612	195,113	41,618	11,810,050
Materials	709,424	525,857	1,126,745	3,169,905	25,981	269,191	1,222,222	156,805	254,073	7,460,203
Contracted services	735,898	3,227,197	1,308,794	1,197,938	25,100	23,192	241,790	52,828	66,587	6,879,324
Interest on long-term debt	15,019	-	207,426	358,243	6,517	-	122,366	-	23,221	732,792
Rents and financing expenses	-	-	-	-	-	61,785	-	-	-	61,785
Contributions to others	40,001	-	-	-	-	-	-	-	-	40,001
Amortization	114,000	313,657	1,963,000	1,432,329	5,631	53,284	855,729	-	187,095	4,924,725
	<u>4,143,154</u>	<u>5,090,769</u>	<u>5,832,452</u>	<u>7,285,771</u>	<u>206,238</u>	<u>3,697,437</u>	<u>4,675,719</u>	<u>404,746</u>	<u>572,594</u>	<u>31,908,880</u>
Net surplus (deficit)	\$ 446,191	\$ (1,729,294)	\$ (2,111,631)	\$ 5,134,443	\$ 108,714	\$ 1,611,797	\$ 380,486	\$ 3,084,448	\$ 315,220	\$ 7,240,374

The Municipality of North Perth
Notes to Consolidated Financial Statements

December 31, 2022

22. Segmented Information (continued)

For the year ended December 31	General government	Protection to persons and property	Transportation	Environmental	Health	Social	Recreation and cultural	Planning and development	Perth Meadows	2021 Total
Revenue										
Taxation	\$ 2,890,015	\$ 4,410,546	\$ 5,917,650	\$ -	\$ 122,515	\$ -	\$ 3,442,172	\$ -	\$ -	\$ 16,782,898
Government grants	581,407	283,765	1,016,228	24,710	945	1,749,813	677,835	93,002	-	4,427,705
User fees and service charges	101,629	78,166	126,500	8,308,858	64,090	1,447,660	552,879	194,146	930	10,874,858
Other	557,452	41,941	1,460,782	79,658	93,770	8,838	64,861	590,292	623,480	3,521,074
	<u>4,130,503</u>	<u>4,814,418</u>	<u>8,521,160</u>	<u>8,413,226</u>	<u>281,320</u>	<u>3,206,311</u>	<u>4,737,747</u>	<u>877,440</u>	<u>624,410</u>	<u>35,606,535</u>
Expenses										
Salaries and wages	2,095,786	1,167,200	1,224,983	1,124,356	159,807	2,768,680	2,086,610	321,222	-	10,948,644
Materials	194,106	605,085	1,134,470	4,607,107	51,270	249,982	1,062,431	217,572	218,781	8,340,804
Contracted services	71,608	2,707,666	814,959	858,587	17,332	427	39,711	-	81,176	4,591,466
Interest on long-term debt	-	-	215,710	370,337	7,429	-	128,090	-	24,307	745,873
Rents and financing expenses	-	-	-	-	-	48,858	-	-	-	48,858
Contributions to others	68,825	354,660	-	-	-	-	-	-	-	423,485
Amortization	113,306	306,315	2,098,162	1,427,711	6,934	57,818	839,930	-	187,095	5,037,271
	<u>2,543,631</u>	<u>5,140,926</u>	<u>5,488,284</u>	<u>8,388,098</u>	<u>242,772</u>	<u>3,125,765</u>	<u>4,156,772</u>	<u>538,794</u>	<u>511,359</u>	<u>30,136,401</u>
Annual surplus (deficit)	\$ 1,586,872	\$ (326,508)	\$ 3,032,876	\$ 25,128	\$ 38,548	\$ 80,546	\$ 580,975	\$ 338,646	\$ 113,051	\$ 5,470,134

**The Municipality of North Perth
Cemetery Board
Schedule of Financial Activities
(unaudited)**

For the year ended December 31	Budget 2022	2022	2021
Revenue			
Interment rights	\$ 256,182	\$ 163,150	\$ 94,264
Interest income transferred from trust fund	23,100	34,335	21,136
Burial charges	4,830	3,105	24,961
Sundry	210	780	17,499
	<u>284,322</u>	<u>201,370</u>	<u>157,860</u>
Expenditures			
Administration and general	193,187	153,920	182,945
Cemetery and building maintenance	64,395	52,318	40,297
Transfer to perpetual care trust fund	-	31,034	18,449
	<u>257,582</u>	<u>237,272</u>	<u>241,691</u>
Annual surplus (deficit)	26,740	(35,902)	(83,831)
Accumulated surplus, beginning of year	19,066	19,066	102,897
Accumulated surplus, end of year	\$ 45,806	(16,836)	\$ 19,066

**The Municipality of North Perth
North Perth Public Library Board
Schedule of Financial Activities
(unaudited)**

For the year ended December 31	Budget 2022	2022	2021
Revenue			
Contribution from Municipality	\$ -	\$ 872,610	\$ -
Development charges	40,000	40,000	40,000
Fees and user charges	36,312	29,053	35,079
Ontario grants	28,513	27,459	116,246
Donations - Operating	4,350	5,501	4,730
Donations - Friends	-	-	(1,355)
	109,175	974,623	194,700
Expenditures			
Wages and benefits	722,423	729,677	545,468
Books, videos and periodicals	107,422	136,485	84,485
Repairs and maintenance	80,274	78,321	33,198
Administrative	29,774	25,845	105,472
Utilities and insurance	4,610	12,174	29,577
	944,503	982,502	798,200
Annual surplus	(835,328)	(7,879)	(603,500)
Accumulated surplus, beginning of year	396,122	396,122	999,622
Accumulated surplus, end of year	\$ (439,206)	\$ 388,243	\$ 396,122

**The Municipality of North Perth
Business Improvement Area
Schedule of Financial Activities
(unaudited)**

For the year ended December 31	Budget 2022	2022	2021
Revenue			
Taxation revenue	\$ 118,150	\$ 119,114	\$ 119,300
Expenditures			
Administrative	86,600	53,063	65,245
Downtown beautification	13,550	13,550	14,200
Advertising and promotion	18,000	12,773	42,361
	118,150	79,386	121,806
Annual surplus (deficit)	-	39,728	(2,506)
Accumulated surplus, beginning of year	59,728	59,728	62,234
Accumulated surplus, end of year	\$ 59,728	\$ 99,456	\$ 59,728

**The Municipality of North Perth
Trust Funds
Financial Statements
For the year ended December 31, 2022**

DRAFT

**The Municipality of North Perth
Trust Funds
Financial Statements
For the year ended December 31, 2022**

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DRAFT

Independent Auditor's Report

**To the Members of Council, Inhabitants and Ratepayers
of The Municipality of North Perth**

Opinion

We have audited the financial statements of The Municipality of North Perth Trust Funds ("the Trust Funds"), which comprise the statement of financial position as at December 31, 2022, the statement of operations 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 Trust Funds as at December 31, 2022, and their results of operations for the year then ended in accordance with Canadian public sector accounting standards.

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 Trust Funds in accordance with the ethical requirements that are relevant to our audit of 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 these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Trust Funds' 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 Trust Funds or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust Funds' 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.

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 Trust Funds' 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 Trust Funds' 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 Trust Funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the 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.

Chartered Professional Accountants, Licensed Public Accountants

Windsor, Ontario
TBD

The Municipality of North Perth Trust Funds Statement of Financial Position

December 31	2022	2021
Financial Assets		
Current		
Cash	\$ 134,566	\$ 478,085
Investments (Note 1)	500,000	500,000
Loan receivable (Note 2)	111,141	130,332
Due from the Municipality of North Perth	420	-
	\$ 746,127	\$ 1,108,417
Liabilities and Accumulated Surplus		
Liabilities		
Current		
Due to the Municipality of North Perth	\$ -	\$ 393,324
Accumulated Surplus	746,127	715,093
	\$ 746,127	\$ 1,108,417

The Municipality of North Perth Trust Funds Statement of Operations

For the year ended December 31	2022	2021
Revenue		
Plot and monument sales transferred from Cemetery Board	\$ 31,034	\$ 18,449
Interest	34,325	21,976
	65,359	40,425
Expenses		
Interest transferred to Cemetery Board	34,325	21,136
Bank charges	-	420
	34,325	21,556
Annual surplus	31,034	18,869
Accumulated surplus, beginning of the year	715,093	696,224
Accumulated surplus, end of the year	\$ 746,127	\$ 715,093

The Municipality of North Perth Trust Funds Summary of Significant Accounting Policies

December 31, 2022

**Management's
Responsibility for the
Financial Statements**

The financial statements of The Municipality of North Perth Trust Funds are the representation of management. They have been prepared in accordance with Canadian public sector accounting standards. These Trust Funds represent funds held in trust by the Municipality as required by Ontario provincial legislation regarding the maintenance of cemeteries. The funds have not been consolidated with the Municipality of North Perth financial statements

Revenue Recognition

Revenue is recognized when it is earned and collection is reasonably assured.

Use of Estimates

The preparation of financial statements in accordance 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 year. Actual results could differ from management's best estimates as additional information becomes available in the future.

Statement of Cash Flows

The statement of cash flows has not been included in these financial statements as it would not provide any additional useful information in understanding the cash flows for the year. The sources and uses of cash are readily apparent from the information included in the financial statements.

The Municipality of North Perth Trust Funds Notes to Financial Statements

December 31, 2022

1. Investments

Investments, which are stated at cost, consist of a principal protected note of \$500,000, maturing April 2028. The return is based on certain market performance over the life of the note and is determined upon maturity.

2. Loan Receivable

The loan to The Municipality of North Perth is receivable in annual instalments of \$25,678 including interest at 5% and is due December 2027.

DRAFT

The Municipality of North Perth
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3

July 5, 2023

BDO Canada LLP
Chartered Professional Accountants
555 Richmond Street
Suite 301
Chatham Ontario
N7M 1R2

This representation letter is provided in connection with your audit of the financial statements of The Municipality of North Perth for the year ended December 31, 2021, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian Public Sector Accounting Standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated February 26, 2022, for the preparation of the financial statements in accordance with Canadian Public Sector Accounting Standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
- All events subsequent to the date of the financial statements and for which Canadian Public Sector Accounting Standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.
- We have reviewed and approved all journal entries recommended by the practitioners during the audit. A list of the journal entries is attached to the representation letter.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and

- unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- Except as disclosed in the financial statements, there have been no changes to title, control over assets, liens or assets pledged as security for liabilities or collateral.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.

Yours truly,

Signature

Position

Signature

Position

The Municipality of North Perth - Trust Funds
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3

July 5, 2023

BDO Canada LLP
Chartered Professional Accountants
555 Richmond Street
Suite 301
Chatham Ontario
N7M 1R2

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- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
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 - additional information that you have requested from us for the purpose of the audit; and

- unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- Except as disclosed in the financial statements, there have been no changes to title, control over assets, liens or assets pledged as security for liabilities or collateral.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.

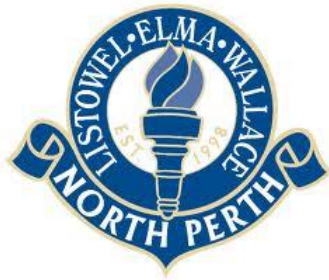
Yours truly,

Signature

Position

Signature

Position



COUNCIL REPORT

From: Manager of Facilities – Jeff Newell
Date: Monday, November-04-24
Subject: Memorial Park Pool – Project update

Background:

In 2020 the Municipality implemented a North Perth Aquatic Facility Review which made a number of strategic recommendations. The report indicated that, the pool constructed in Memorial Park in 1965, was at the end of life and required replacement. A renovation occurred in 1993 however the work was mainly cosmetic.

Council approved the Facilities Department to select an architect to complete a design and drawings for a proposed pool. Staff from both the Programs and Facilities Departments worked with the architects in the design process. The Recreation Advisory Committee provided input into a preferred location.

Comments:

Safety, accessibility, storage, changerooms, parking and facility maintenance were all considered in the design phase of the process. Drawings and a cost estimate are part of tonight's presentation by Scott Robinson of Architects Tillman, Ruth, Robinson.

Financial Implications: *(Include amounts and funding source)*

The cost of the pool will require a delay in construction from the original 2025 planned project. Staff will submit a grant application to the Community Sport and Recreation Infrastructure Fund and begin fundraising discussions with a local service club. A decision regarding the success of the grant submission is not known at this time nor have fundraising goals been set.

Recommendation:

THAT:

The Council of the Municipality of North Perth endorse the proposed design and site location of the new Memorial Park Pool with staff submission of a revised timeline for project completion as part of the 2025 budget discussion.

AND THAT: The current Listowel Kinsmen Public Pool undergo a temporary renovation to continue operations until the new pool is constructed.

AND THAT: Staff are directed to apply for Community Sport and Recreation Infrastructure Fund – Stream 2 funding for a new outdoor pool build.

Reference Material Attached:

Municipality of North Perth Strategic Recommendations for Aquatic Facilities 2020

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality’s approved Vision, Mission, and Strategic Plan.

Report Prepared by: Manager of Facilities – Jeff Newell

Reviewed by: Kriss Snell, CAO
Wednesday, October-30-24

Manager of Facilities – Jeff Newell



MUNICIPALITY OF NORTH PERTH
**Strategic Recommendations for
AQUATIC FACILITIES**

November 2020



AQUATIC DESIGN & ENGINEERING
Pool, Waterpark, & Natatorium Systems Design
A division of DEI & Associates Inc.



Monteith • Brown
planning consultants



Municipality of North Perth
**Strategic Recommendations for
Aquatic Facilities**
November 2020



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The disclosure of any information contained in this report is the sole responsibility of the Municipality of North Perth. The material in this report, and all information relating to this activity, reflect the Consulting Team’s judgment in light of the information available to us at the time of preparation of this report. It is solely attributable to work conducted to inform the Municipality of North Perth’s Terms of Reference and thus any findings contained herein should not constitute final recommendations since subsequent works specific to the subject lands and its facilities and amenities will be undertaken by the City. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. DEI & Associates Inc. (including Aquatic Design & Engineering and Monteith Brown Planning Consultants Ltd.) accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

1 Introduction

1.1 Purpose & Scope of Study

North Perth residents value their two outdoor pools; however, their capital renewal requires close examination. The study examines and assesses the Municipality of North Perth's two outdoor public pools, with the goal of developing options for consideration for the future of aquatic facilities in North Perth.



The Listowel Kinsmen Pool was built in 1965 and has approached the end of its lifespan, while the Atwood Lions Pool is of a similar design but is newer (built in 1991). The Municipality has identified \$3 million in its long-term capital forecast to assist with the repair and/or replacement of aquatic facilities, pending direction from this study.

The 2017 Parks and Recreation Services Master Plan recommended that the Municipality continue to operate both pools as long as they remain feasible. At such time that major capital improvements are required to the pools or their support structures, it was recommended that options be examined, informed by an audit of the Kinsmen Pool and bathhouse given its age and condition.



Given the pending need for investment, this study evaluates need and viability for outdoor and indoor aquatic facilities, while exploring the following options:

- **repair and upgrade of existing facilities;**
- **construction of replacement facilities; and**
- **closure or repurposing of existing facilities.**

Across Ontario, many municipal pools were developed in the 1960s and 1970s, benefitting from the grant programs available at the time. With the typical lifecycle of an outdoor pool in southwestern Ontario being around 40 years, North Perth is one of several communities that are assessing aquatic provision strategies. Our four-season climate and aging population are also leading to rising community interest in indoor swimming pools; however, the high capital and operating costs associated with indoor aquatic facilities requires a close examination of demand and viability. This study examines these and other opportunities to inform deep-water aquatic facility provision in North Perth.

Informing this study are the approved 2017 Parks and Recreation Services Master Plan (including public input), demographic and usage data, a review of relevant trends from across the Province, input from staff, and an inspection of existing facilities (focused on accessibility, structural, mechanical, and other technical requirements). Using this research, the Study includes an assessment of community need, capital costs for the options, and a 'go forward' strategy for consideration by the Municipality through its annual budget and long-term capital forecast.

1.2 Benefits of Pools and Aquatic Services

Many North Perth residents have fond memories of learning to swim and spending time at the municipality's public pools, a factor that reinforces the community desire for continued investment in aquatic services. The Municipality delivers on these expectations through the following mission statement and objectives:

Aquatic Mission Statement:

The aquatic division of the Municipality of North Perth serves the public and meets their needs by providing innovative and quality aquatic and fitness programs. The programs that are offered at our pools allow the participant to develop aquatic skills, promote physical fitness, and develop positive attitudes towards other people and the water. Our programs will provide safe and rewarding play in a happy, fun and exciting environment.

Objectives for the Aquatic Division:

1. To provide a safe and sanitary swim environment for the citizens of North Perth and surrounding communities.
2. To provide structured and non-structured programs through recreational swimming and instructional opportunities.
3. To maintain the standard of care as set out by the Public Health Act and other governing Aquatic agencies.
4. To instill water safe messages within the community to ensure a safe community.
5. To educate the public in the safe use of an aquatic environment by instruction and personal example.

As a component of public recreation, many municipalities provide access to water-based aquatic services through an assortment of facilities that can include indoor aquatic centres, outdoor pools, splash pads, and beaches. Each type of facility has its own set of operational benefits and challenges such as the cost to build and operate, the type of experience that it offers, and the programming potential. Municipalities seek to balance such considerations in a manner that allows residents to accrue the many benefits of participating in water-based recreation.

Aquatic services are an important part of the community fabric. They have an ability to become destinations that drive social interaction, stimulate economic development (as an employer of youth), and can be accessible to all ages and most abilities. Perhaps more importantly, they provide venues for residents to learn how to swim and promote water safety, offer a positive option for at-risk youth as well as families, support summer camp and aquatic sport activities, assist with leadership development, and promote physical activity and healthy lifestyles. At a smaller scale, the splash pad at Memorial Park has also played a part in bringing the community together.

It is common knowledge in the recreation sector that pools are among the most expensive facilities to build and operate; in outdoor pool environs, this operating cost is reduced due to the shorter operating season (approximately 12 weeks). On average, the Municipality's two outdoor pools recover 25% of their operating costs through user generated revenues, with the remainder of the costs funded through municipal taxes; sponsored swims also help to reduce direct costs to users. Cost implications aside,

communities recognize that the intrinsic benefits of pools also need to be considered. Within the municipal sector, the highest levels of subsidization tend to be assigned to those services that benefit the greatest number of people, as well as services that maximize “public good.” Municipal aquatic facilities are able to deliver multiple services that in turn engage a very large base of residents while also having the potential to be tailored toward specialized or individual interests. This provides strong rationale for investment and the Municipality’s ongoing commitment to aquatic services.



This report is being prepared in 2020 during the midst of the COVID-19 pandemic. While a short-term slowdown in the growth trajectory of local aquatic demand is possible, longer-term impacts will need to be monitored.

The pandemic has highlighted the importance of physical activity and community interaction. Proactive planning and strategic investment are vital to support the significant role that the recreation sector plays in personal, social, and local economic recovery.

1.3 Alignment with other Plans & Strategies

The following plans and strategies have been authored by the Municipality to provide direction on community and recreation facility planning across North Perth. Information and guidelines relevant to this Study are noted below.

Municipality of North Perth Strategic Plan 2019-2022

The Municipality’s Strategic Plan defines the future direction of the municipality and guides its progress in getting there. It specifies a mission, vision, community values, corporate values, and goals.

In terms of recreation services, there is one key priority: “North Perth offers robust recreational facilities and programming to residents”, which is accompanied by the following actions:

- Develop facilities that support multiple uses and allow them to evolve and be repurposed as the community evolves
- Connect and promote the trail system through North Perth
- Ensure accessibility and AODA compliance of all municipal facilities

Additional priorities that may potentially be relevant to this study include:

- There is a clear definition of services and service levels delivered to the community
- Services are delivered efficiently and cost effectively
- Amenities exist that optimize quality of life for residents of all ages
- North Perth is a desirable community for youth and young families to call home
- Municipal infrastructure is robust and sustainable

The consultation program for the Strategic Plan also yielded several comments supporting the development of an indoor pool.

Public Engagement Survey for the 2020 Budget (2019)

To prepare for the 2020 municipal budget process, North Perth citizens were invited to provide their input on their priorities and preferences. A total of 93 surveys were completed. Although not specific to pools, it is noteworthy that nearly one-third (30%) of survey respondents supported increasing service levels for parks and recreation, which was tied as the second highest level of support amongst 18 municipal services. In addition, a “new pool” was identified as one of the important issues facing the community.

Most important issue facing your community & additional comments:

Planning and Growth	Roads	Services/ Amenities	Green Initiatives	Community Well-being /Safety	Municipal Operations
<ul style="list-style-type: none"> Affordable & Multi-residential housing Managed growth Business & labour force attraction Long-term plan 	<ul style="list-style-type: none"> Traffic congestion Truck by-pass Maintenance Road safety Parking By-law Pedestrian safety 	<ul style="list-style-type: none"> Childcare spaces Dog Park New pool Public transportation Rural wards Listowel Memorial Arena decision 	<ul style="list-style-type: none"> Greenspace protection Green bin program Climate change 	<ul style="list-style-type: none"> Homelessness/ poverty Drugs Theft Mental health/addiction supports 	<ul style="list-style-type: none"> Shared services & collaboration No tax increase Public engagement Wages Succession planning

Asset Management Plan (2019) – Hemson

This plan defines the current levels of service for all core and non-core assets in compliance with the asset management regulation. It provides the Municipality with a tool to assist in capital financing decisions. The plan indicates that, by 2023, **the Listowel Kinsmen Pool will require repair or rehabilitation totalling \$2.5 million**. A similar cost is not provided for the Atwood Lions Pool.

Development Charges Background Study (2019) – Hemson

The Development Charges (DC) Background Study establishes the capital costs needed to service new development in accordance with the Development Charges Act. The study contains a development forecast, historical service levels, and anticipated capital projects attributable to future development.

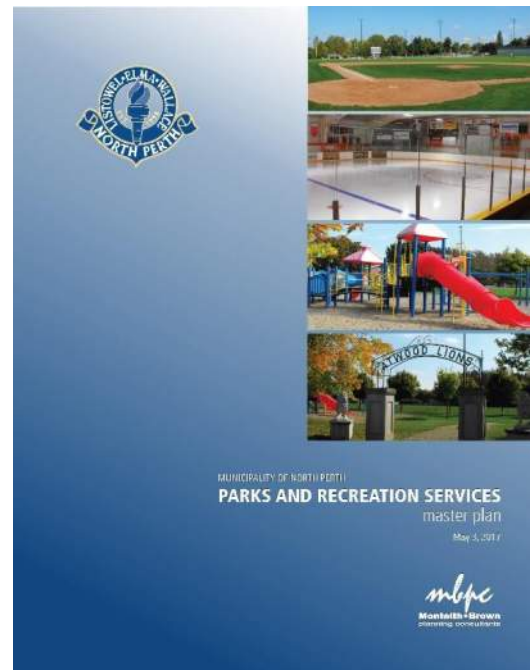
The Indoor Recreation capital program anticipates a feasibility study in 2023 for phase 2 and 3 of the Steve Kerr Memorial Complex. As a preliminary program, Phase 2 consists of a second ice pad (35,000 square feet at a cost of \$8.75 million in 2027), while **Phase 3 consists of an indoor pool (27,000 square feet at a cost of \$14.85 million in 2028)**. These potential projects will be more fully defined through ongoing and future study.

Parks and Recreation Services Master Plan (2017) – Monteith Brown Planning Consultants

The Parks and Recreation Services Master Plan found considerable community interest in developing an indoor pool, as well as maintaining outdoor swimming opportunities.

The Plan provides support to this Facility Audit as it recommended that the Municipality **“Continue to operate both outdoor pools as long as they remain feasible. When major capital improvements are required to the pools or their support structures, pool usage trends should be examined and the community consulted on future options, ranging from redevelopment to repurposing. To inform this analysis, an audit of the Kinsmen Pool and bathhouse should be completed to identify options for achieving barrier-free accessibility and other matters that may influence its long-term viability.”**

Although there was interest in providing an indoor pool, there was also notable community opposition from those that did not support the likely tax impacts. While the Plan found that the North Perth market is not large enough to adequately support an indoor pool facility, it is understood that the Municipality wishes to further examine options and implications.



Business Plan for a North Perth Recreation Complex (2012) – FJ Galloway Associates

This study formalized the directions and cost impacts for what would become the Steve Kerr Memorial Complex. Relative to a potential aquatic component, the study found considerable public support for an indoor pool, although some expressed concerns over the capital and operating costs of such a facility.

The study supported consideration of an indoor pool as part of a future phase of construction, while pointing out the operating deficit realities of such pools. If the Municipality were to include a pool in a future phase, it was envisioned that it would be a multi-use tank with four fitness lanes 25-metres in length, with consideration to a second recreational pool that would have warmer water and therapeutic capacity for seniors, those with disabilities and younger children. A capital cost of \$7.5 million was estimated for this component at the time (in 2012 dollars).

Facility Infrastructure Review and Long Term Financial Plan (2007) – Genivar

This study included lifecycle assessments of all municipal facilities, including the two outdoor pools and associated buildings. The forecasted 25-year upgrade, rehabilitation and replacement items for the two facilities are as follows (in 2008 dollars), noting that some recommended projects may have been completed since this time and new capital requirements may have emerged: \$419,000 at the Listowel Kinsmen Pool and \$372,300 at the Atwood Lions Pool.

North Perth Recreation Study (2000)

Similar to the 2017 Master Plan, this 2000 study assessed needs for recreation, culture and parks services in North Perth. Specific to aquatics, it was recommended that the municipality consider the long-term implications of constructing and operating an indoor swimming pool. As an alternative to an indoor pool, the development of a multi-purpose facility was supported, which eventually led to support for the new Steve Kerr Memorial Complex.

2 Existing Pools and Programming

This section examines the existing facilities, programming and operating costs associated with the Municipality's two outdoor pools.

2.1 Pool Inventory

The Municipality's two outdoor pools in Atwood and Listowel have long been staples of the area's summertime recreational offerings. The pools and support buildings, however, are aging and have a number of mounting deficiencies, including a lack of barrier-free accessibility. There are no public indoor pools in North Perth. Regionally, indoor pools are available in Wingham and Elmira (about a 30-minute drive) and Stratford and Hanover (about a 45-minute drive).

Listowel Kinsmen Outdoor Pool



The Kinsmen Pool in Listowel's Memorial Park (455 Royal Street East) was constructed in 1965 and is now 55 years old. The pool and bathhouse were most recently renovated in 1993, mainly consisting of cosmetic repairs.

The pool consists of rectangular tank (82 by 50 feet, with a depth ranging from 3 to 10 feet) containing a one-metre springboard, waterslide (non-conforming), and seven swim lanes. It has a small bathhouse (approximately 1,500 square feet) with change rooms that are not fully barrier-free. The Kinette Splash Pad is located nearby (which replaced a wading pool in 2012), but outside the pool enclosure; it draws water and electrical service from the outdoor pool buildings.




The pool design does not meet contemporary barrier-free standards as it lacks an accessible ramp. Lane swimming is a popular activity at this location and should continue to be accommodated in a possible redesign. The deck has sufficient space but lacks added shade or permanent furniture.

The function of the existing bathhouse no longer adequately serves the community or staff needs. Notable design deficiencies include barrier-free accessibility (washrooms, doorways, etc.), insufficient staff space, separate gender change rooms (universal / gender-neutral change rooms are now standard), etc. In addition, most interior finishes require replacement or updating, the flat roof requires replacement and/or redesign, and the walls are not insulated (which can lead to frost damage).

Table 1: Summary of Challenges and Opportunities, Listowel Kinsmen Outdoor Pool

Category	Comments
Site / Location	<ul style="list-style-type: none"> - in well used, centrally located park in Listowel - could be redeveloped in the same location or another portion of the park - if redeveloped in the same location, pool would be closed for a minimum of one summer during construction (expected construction time of 10-14 months)
Existing Facilities	<ul style="list-style-type: none"> - pool and building have exceeded their lifespan – replacement more likely than repair - existing bathhouse is under-sized and not accessible; existing pool lacks barrier-free access - waterslide is non-conforming with current standards - external pool washrooms serve nearby splash pad and pavilion – this use should be considered in a reconstruction program
Servicing / Utilities	<ul style="list-style-type: none"> - site is fully serviced - servicing (water and electrical) for nearby splash pad is tied into existing pool (but mechanicals are separate)
Transportation / Access	<ul style="list-style-type: none"> - site is easily accessible by pedestrians, cyclists and motorists, with nearby parking
Programmatic / Social	<ul style="list-style-type: none"> - a modern pool design would allow for most current uses to continue and new uses to be introduced within an accessible and inclusive environment - pool is a longstanding use and community is supportive of its redevelopment
Operational	<ul style="list-style-type: none"> - a new pool and building would introduce modern and efficient systems (e.g., mechanicals, gender-neutral change rooms, etc.)
Financial / Economic	<ul style="list-style-type: none"> - allows asset management funding to be redirected into a new build - new pool may attract greater use; however, ability to increase revenue substantially will be limited unless season is extended

Atwood Lions Outdoor Pool



The Atwood Lions Pool (269 Main Street) is located in a community park and was rebuilt in 1991 (original construction in 1962).

This rectangular, heated outdoor pool (measuring 82 by 39 feet, with a depth ranging from 3 to 10 feet) contains six swimming lanes, waterslide (non-conforming), and 1m springboard. The bathhouse is larger (approximately 1,500 square feet) and more modern than the one serving the Kinsmen Pool, with a large basement storage and mechanical space.



The pool design does not meet contemporary barrier-free standards as it lacks an accessible ramp. The deck has sufficient space but lacks added shade or permanent furniture. The existing bathhouse is more functional and newer than the Listowel Kinsmen Pool, but does have some noted limitations related to barrier-free accessibility and a lack of separate universal change rooms.

Table 2: Summary of Challenges and Opportunities, Atwood Lions Outdoor Pool

Category	Comments
Site / Location	<ul style="list-style-type: none"> - in well used, centrally located park in Atwood - pool is a longstanding use and community is supportive of maintaining it
Existing Facilities	<ul style="list-style-type: none"> - pool and building are mid-way through their lifespan and should continue to meet needs for years to come with proper maintenance - existing pool lacks barrier-free access - waterslide is non-conforming with current standards - external pool washrooms serve the pavilion - narrow staircase to basement may restrict access
Servicing / Utilities	<ul style="list-style-type: none"> - site is fully serviced - water service for pool and building is provided from nearby hall
Transportation / Access	<ul style="list-style-type: none"> - site is easily accessible by pedestrians, cyclists and motorists, with nearby parking
Programmatic / Social	<ul style="list-style-type: none"> - potential improvements may include modern and efficient systems (e.g., mechanicals, accessibility, etc.)
Operational	<ul style="list-style-type: none"> - the new pool and building will introduce modern and efficient systems (e.g., mechanicals, gender-neutral change rooms, etc.)
Financial / Economic	<ul style="list-style-type: none"> - enhancements may attract greater use; however, ability to increase revenue substantially will be limited unless season is extended

2.2 Programming

North Perth’s pools operate from mid-June to the Friday before Labour Day weekend (about 12 weeks per year). Each pool is open for approximately 643 hours per season.

Scheduling and programming between North Perth’s two pools is very similar – both pools offer the same core programming, which includes:

- drop-in swimming, including public, family, lane and aquafit
 - free public swimming is offered on occasion with help from local sponsors
 - summer camps also make use of the pools for drop-in swimming
- swimming lessons (10 classes per session), Lifesaving Society (LSS) program structure
- private swimming lessons (4 to 5 classes per session)
- bronze level advanced aquatic lessons (5 classes per session)
- swim team (3 classes per week from July to mid-August)
- rentals (schools, birthday parties, etc.)

Figure 1: Typical North Perth Outdoor Pool Schedule

JUNE POOL SCHEDULE — JUNE 13th - JUNE 30th							
TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00 - 2:00						Family Swim	Family Swim
2:00 - 4:00						Public Swim	Public Swim
4:00 - 6:30	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons		
6:30 - 8:00	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim

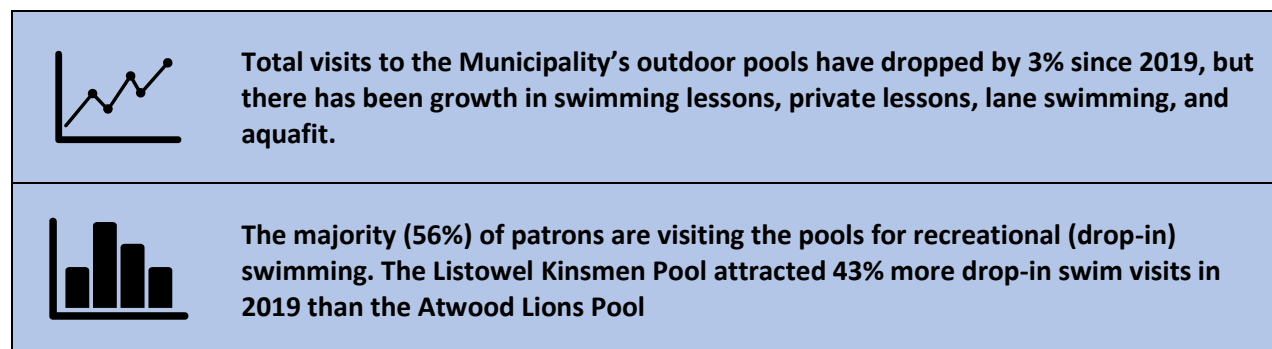
JULY & AUGUST POOL SCHEDULE — JULY 1st - SEPTEMBER 4th (no swim lessons on July 1st or Aug 3rd)							
TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 - 11:00	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons		
11:00 - 11:30	Private Lessons	Private Lessons	Private Lessons	Private Lessons	Private Lessons		
11:30 - 12:00	Lane Swim	Lane Swim	Lane Swim	Lane Swim	Lane Swim		
12:00 - 1:00	Family Swim	Family Swim	Family Swim	Family Swim	Family Swim	Family Swim	Family Swim
1:00 - 2:00	Day Camp Swim		Day Camp Swim		Day Camp Swim		
2:00 - 4:00	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim
4:00 - 5:00	Swim Team Practice	Atwood 8 for 8 Lessons Tuesdays 4-6pm	Swim Team Practice	Listowel 8 for 8 Lessons Thursdays 4-6pm	Swim Team Practice		
5:00 - 6:00	Family Swim	List Lane Swim	Family Swim	Atw Lane Swim	Family Swim		
6:00 - 6:30	Private Lessons	Private Lessons	Private Lessons	Private Lessons	Private Lessons		
6:30 - 8:00	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim
8:00 - 9:00	Listowel Lane Swim	Atwood Public Swim	Listowel Public Swim	Atwood Public Swim			
	Atwood Aquafit & Lane Swim	Listowel Aquafit	Atwood Aquafit & Lane Swim	Listowel Aquafit & Lane Swim			

Opportunities to modify the offerings to respond to community-specific demands and the functionality of each pool should be considered as the Municipality implements improvements to the pools.

2.3 Usage & Trends

Registered and drop-in data from the past five seasons was analyzed by pool location (note: drop-in data was not available for 2016 and 2017).

Note: The Municipality's pools were closed in 2020 due to the COVID-19 pandemic. Usage trends have been examined for a 5-year period pre-dating the shutdown.



Notable trends and changes across these five years are summarized below:

- usage of both pools has been remarkably steady over the past five years when considering the impact that seasonal weather conditions can have on a pool from year to year; between 2015 and 2019, total visits declined by 3%
- in 2019, 56% of all swim visits were drop-in, 33% were for lessons, and 10% were for swim team or rentals; these proportions are very similar across both pools
- in 2019, the Listowel Kinsmen Pool accommodated 38% more total swims than the Atwood Lions Pool
- public swim attendance has declined slightly (10%) from 2015 to 2019, particularly at the Listowel Kinsmen Pool (16% decrease)
- the number of lesson registrations increased 9% between 2015 and 2019 (from 741 to 805 registrations)
- private lessons are particularly well attended at the Listowel Kinsmen Pool; staff have indicated that this represents a future growth opportunity due to strong demand
- interest is growing in adult lane swimming (fuelled partially by triathlon training) and aquafit
- usage is lower on weekends, and also tends to decline in late August
- sponsored (free) swims tend to be busier than non-sponsored (paid) swims

Table 3: Atwood Lions Pool Usage Statistics, 2015 and 2019

Atwood Lions Pool	2015	2019	Change	
TOTAL RENTAL VISITS	150	113	-38	-25%
TOTAL SWIM TEAM VISITS	800	820	20	3%
TOTAL LESSON VISITS	2,415	2,860	445	18%
TOTAL DROP-IN VISITS	4,227	4,356	129	3%
TOTAL VISITS	7,592	8,149	557	7%

Figure 2: Trends in Total Swim Visits, Atwood Lions Pool, 2015 to 2019

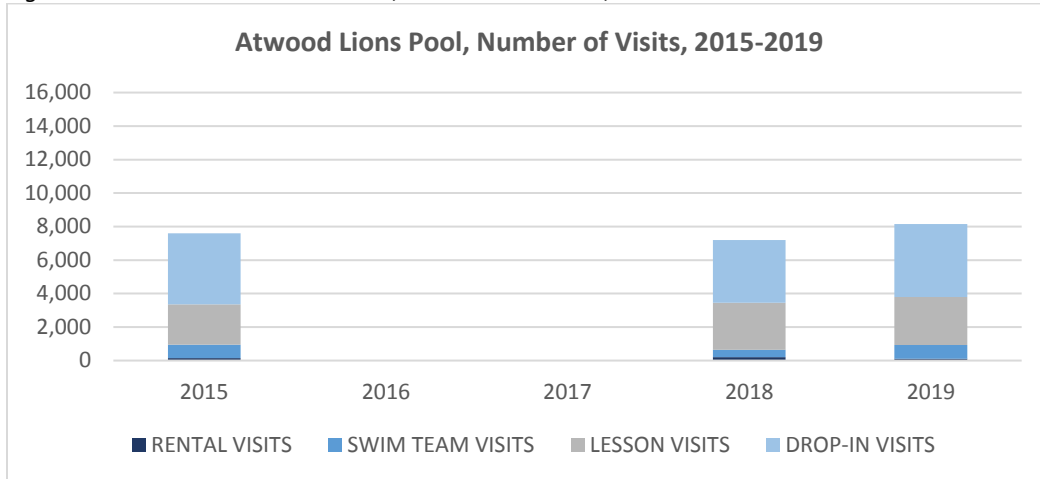


Table 4: Listowel Kinsmen Pool Usage Statistics, 2015 and 2019

Listowel Kinsmen Pool	2015	2019	Change	
TOTAL RENTAL VISITS	290	360	70	24%
TOTAL SWIM TEAM VISITS	820	940	120	15%
TOTAL LESSON VISITS	4,275	4,230	-45	-1%
TOTAL DROP-IN VISITS	9,083	7,661	-1,422	-16%
TOTAL VISITS	14,468	13,191	-1,277	-9%

Figure 3: Trends in Total Swim Visits, Listowel Kinsmen Pool, 2015 to 2019

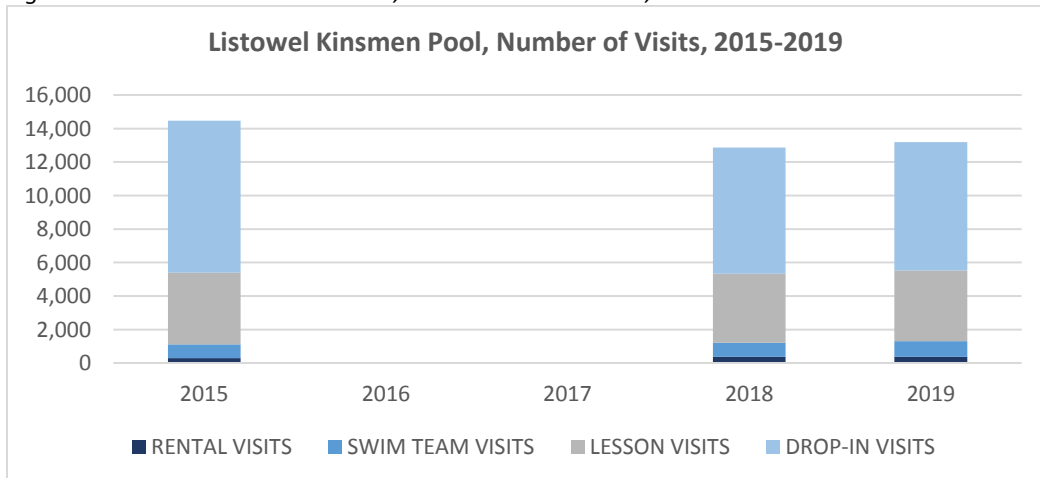


Table 5: Pool Usage Statistics, Listowel Kinsmen & Atwood Lions Pool – combined, 2015 and 2019

All Pools	2015	2019	Change	
Rentals (hours) (15/hour)	29.33	31.5	2.17	7%
TOTAL RENTAL VISITS	440	473	33	7%
Swim Team (20 practices)	81	88	7	9%
TOTAL SWIM TEAM VISITS	1,620	1,760	140	9%
Bronze Lessons (5 classes)	18	26	8	44%
Private Lessons (5 classes)	126	166	40	32%
Swimming Lessons (10 classes)	597	613	16	3%
TOTAL LESSON VISITS	6,690	7,090	400	6%
Season Passes (included in swims below)	68	49	-19	-28%
Lane Swim	156	289	133	85%
Family Swim	3,097	2,595	-502	-16%
Public Swim	9,885	8,857	-1,028	-10%
Aquafit	172	276	104	60%
TOTAL DROP-IN VISITS	13,310	12,017	-1,293	-10%
TOTAL VISITS	22,060	21,340	-720	-3%

Figure 4: Trends in Swim Lesson Registration, Listowel Kinsmen & Atwood Lions Pool – combined, 2015 to 2019

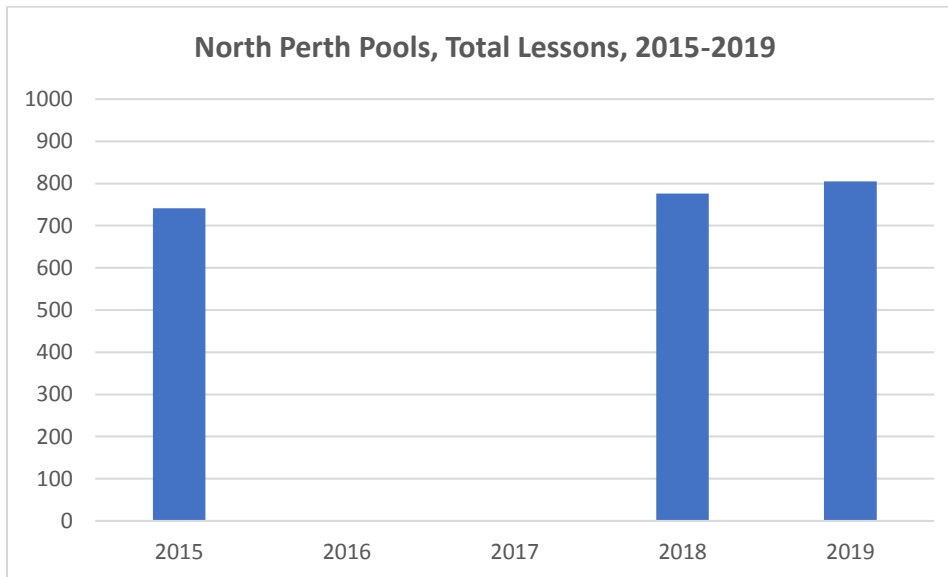


Figure 5: Trends in Drop-in Swim Participation, Listowel Kinsmen & Atwood Lions Pool – combined, 2015 to 2019

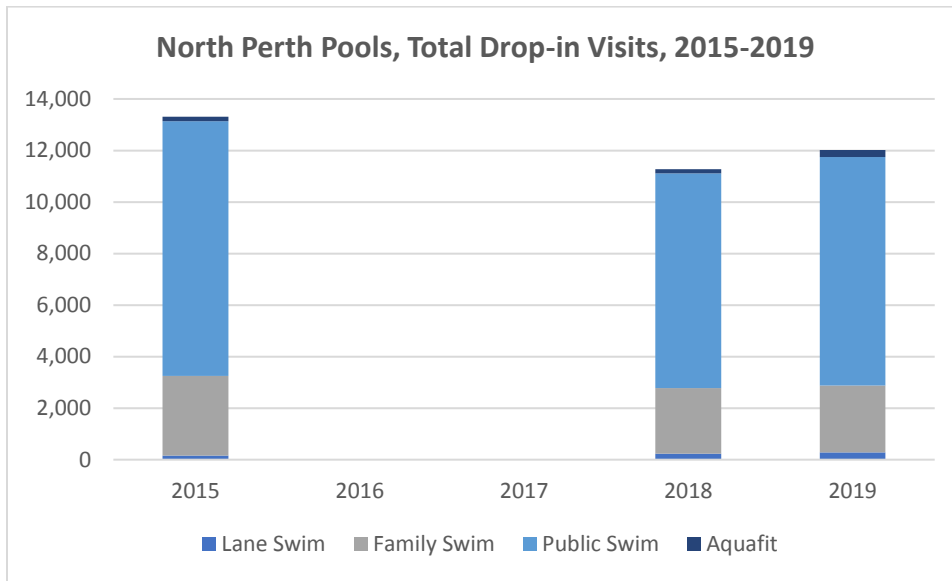
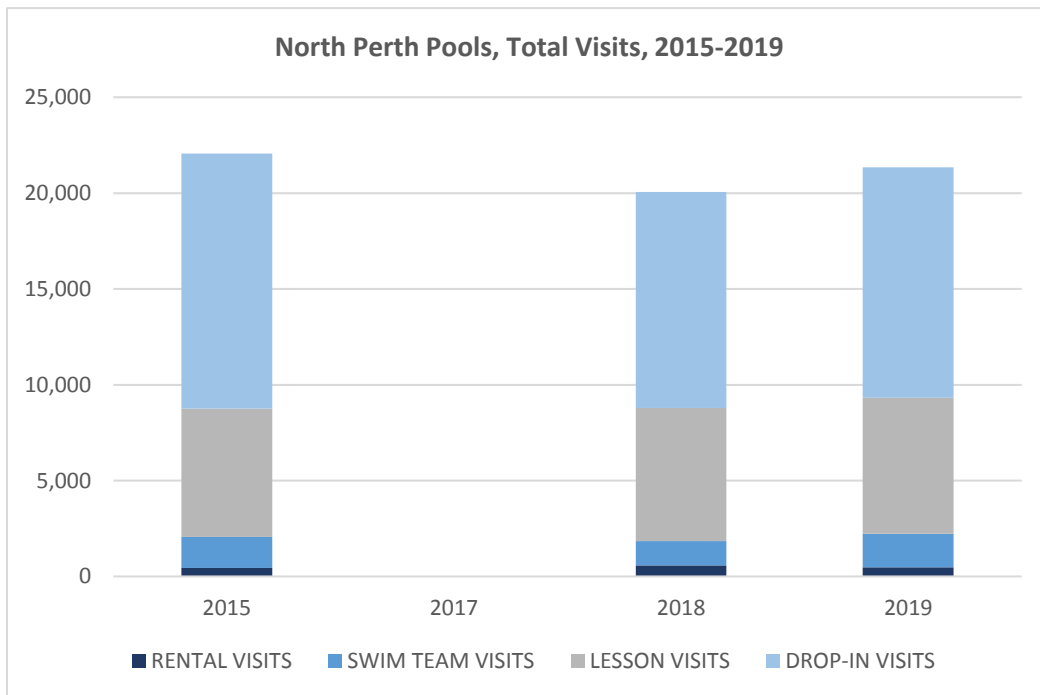


Figure 6: Trends in Total Swim Visits, Listowel Kinsmen & Atwood Lions Pool – combined, 2015 to 2019



2.4 Operations and Costs

Operating cost profiles of the Municipality's outdoor pools have been examined to identify trends and overall impact on the Municipality's financial position.



Revenues for outdoor pools can be highly variable and are often impacted by weather. Nevertheless, revenue has been remarkably steady over the past five years in North Perth, with modest increases. Over this period, revenues (22%) have increased at a greater rate than expenses (12%), indicating an efficient operation and growing usage/willingness to pay.

The following Municipal staff are currently involved in the delivery of aquatics services in various capacities – wages for staff/administration other than the head guards and lifeguards are accounted for under other cost centres:

- Interim Manager of Recreation (certified pool operator)
- Program Coordinator
- Recreation Administrative Assistant / Booking Clerk
- Facility Supervisors (2)
- Head Guards (2, seasonal) and Lifeguards (various, seasonal)

The organizational structure and staffing levels are lean, with all positions (aside from head guards and lifeguards) having responsibilities that extend well beyond aquatics. Customer service is one area that may require service level enhancements over time, such as online registration and/or dedicated pool staff during public swim times. While many communities struggle with attracting and retaining seasonal life guards, this has not been a recent concern in North Perth. Leadership development and advanced aquatics courses are important factors in maintaining adequate pool of potential lifeguards, as many are students and tend to “age out” as they pursue post-secondary studies or full-time employment opportunities. The ability to attract a suitable base of trained lifeguards is a significant concern should the Municipality decide to pursue and indoor / year-round pool.

The following notable findings have been observed based on a review of pool budgets from the past five years (2015-2019; this excludes any impact from 2020 closures associated with COVID-19):

- Both pools run annual deficits that have consistently ranged from approximately \$75,000 to \$80,000 per year (both pools combined); based on the Municipality's 2020 operating budget, the two outdoor pools account for 0.5% of overall municipal taxation.
- On average, the pools recover 57% of their direct costs.
- The average net loss (subsidy) per visit amounted to \$3.62 in 2019. This figure was \$2.12 at the Listowel Kinsmen Pool and \$4.10 at the Atwood Lions Pool.
- Staffing is the largest expense (72% of expenditures).
- Lessons are the largest revenue source (59% of revenues), followed by public swims (29%).
- The Atwood Lions Pool accounts for 56% of the average net loss. Both revenues and expenses are lower at the Atwood Lions Pool than the Listowel Kinsmen Pool.
- The net loss associated with the Atwood Lions Pool has increased by 12% over the past five years, while the net loss associated with the Listowel Kinsmen Pool has decreased by 17% over the same period. Although revenues have increased at both locations, the change is largely a result of increased staffing costs associated with the Atwood Lions Pool.

Table 6: Operating Budgets, Listowel Kinsmen Pool (2015-2019)

Listowel Kinsmen Pool	2015	2016	2017	2018	2019	5-yr Avg.	Change	
REVENUES								
Lessons	\$34,767	\$35,508	\$32,909	\$35,904	\$40,498	\$35,917	\$5,731	16%
Public Swim & Passes	\$18,933	\$19,582	\$19,008	\$18,033	\$21,170	\$19,345	\$2,237	12%
Swim Team	\$1,672	\$1,760	\$1,720	\$1,680	\$2,070	\$1,780	\$398	24%
Rent/Donations	\$3,598	\$3,487	\$3,985	\$5,404	\$8,427	\$4,980	\$4,829	134%
Sales - Food/Beverage	\$1,760	\$1,063	\$1,767	\$1,699	\$1,532	\$1,564	-\$228	-13%
Revenue - Total	\$60,729	\$61,400	\$59,389	\$62,719	\$73,696	\$63,587	\$12,967	21%
EXPENSES								
Staffing	\$65,972	\$70,152	\$66,511	\$71,960	\$67,801	\$68,479	\$1,829	3%
Utilities & Operating	\$22,372	\$24,703	\$22,299	\$23,264	\$27,713	\$24,070	\$5,341	24%
Facilities	\$5,981	\$4,833	\$3,682	\$5,504	\$6,124	\$5,225	\$144	2%
Expenses - Total	\$94,324	\$99,688	\$92,492	\$100,728	\$101,638	\$97,774	\$7,313	8%
NET LOSS	\$33,595	\$38,288	\$33,103	\$38,009	\$27,941	\$34,187	-\$5,654	-17%

Table 7: Operating Budgets, Atwood Lions Pool (2015-2019)

Atwood Lions Pool	2015	2016	2017	2018	2019	5-yr Avg.	Change	
REVENUES								
Lessons	\$20,978	\$23,079	\$23,291	\$25,771	\$24,915	\$23,607	\$3,937	19%
Public Swim & Passes	\$9,604	\$11,640	\$8,792	\$9,753	\$11,062	\$10,170	\$1,458	15%
Swim Team	\$1,406	\$1,480	\$1,280	\$880	\$1,890	\$1,387	\$484	34%
Rent/Donations	\$2,582	\$3,288	\$1,978	\$5,298	\$3,983	\$3,426	\$1,402	54%
Sales - Food/Beverage	\$0	\$0	\$1,210	\$0	\$542	\$351	\$542	n/a
Revenue - Total	\$34,569	\$39,488	\$36,551	\$41,702	\$42,392	\$38,940	\$7,823	23%
EXPENSES								
Staffing	\$57,144	\$58,623	\$59,643	\$58,959	\$66,154	\$60,105	\$9,010	16%
Utilities & Operating	\$19,232	\$15,948	\$14,703	\$20,846	\$20,931	\$18,332	\$1,699	9%
Facilities	\$2,214	\$2,790	\$3,797	\$3,318	\$4,533	\$3,330	\$2,319	105%
Expenses - Total	\$78,590	\$77,361	\$78,143	\$83,123	\$91,618	\$81,767	\$13,028	17%
NET LOSS	\$44,021	\$37,874	\$41,592	\$41,422	\$49,226	\$42,827	\$5,205	12%

Note: excludes depreciation costs associated with Atwood Lions Pool

Table 8: Operating Budgets, Listowel Kinsmen & Atwood Lions Pool – combined (2015-2019)

All Pools	2015	2016	2017	2018	2019	5-yr Avg.	Change	
REVENUES								
Lessons	\$55,745	\$58,587	\$56,200	\$61,675	\$65,413	\$59,524	\$9,668	17%
Public Swim & Passes	\$28,536	\$31,223	\$27,800	\$27,785	\$32,231	\$29,515	\$3,695	13%
Swim Team	\$3,078	\$3,240	\$3,000	\$2,560	\$3,960	\$3,168	\$882	29%
Rent/Donations	\$6,179	\$6,775	\$5,963	\$10,702	\$12,410	\$8,406	\$6,231	101%
Sales - Food/Beverage	\$1,760	\$1,063	\$2,977	\$1,699	\$2,074	\$1,915	\$315	18%
Revenue - Total	\$95,298	\$100,887	\$95,940	\$104,421	\$116,088	\$102,527	\$20,790	22%
EXPENSES								
Staffing	\$123,116	\$128,775	\$126,154	\$130,919	\$133,955	\$128,584	\$10,839	9%
Utilities & Operating	\$41,604	\$40,651	\$37,002	\$44,110	\$48,643	\$42,402	\$7,039	17%
Facilities	\$8,194	\$7,623	\$7,479	\$8,822	\$10,657	\$8,555	\$2,463	30%
Expenses - Total	\$172,914	\$177,050	\$170,635	\$183,851	\$193,255	\$179,541	\$20,341	12%
NET LOSS	\$77,616	\$76,162	\$74,695	\$79,430	\$77,167	\$77,014	-\$449	-1%

Note: excludes depreciation costs associated with Atwood Lions Pool

Figure 7: Revenue Types, Listowel Kinsmen & Atwood Lions Pool – combined (2015-2019)

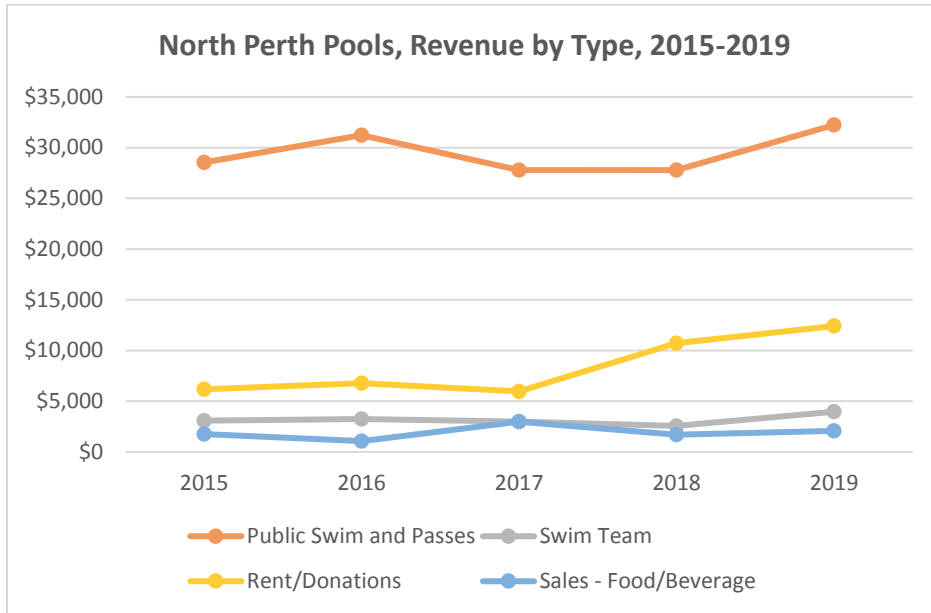
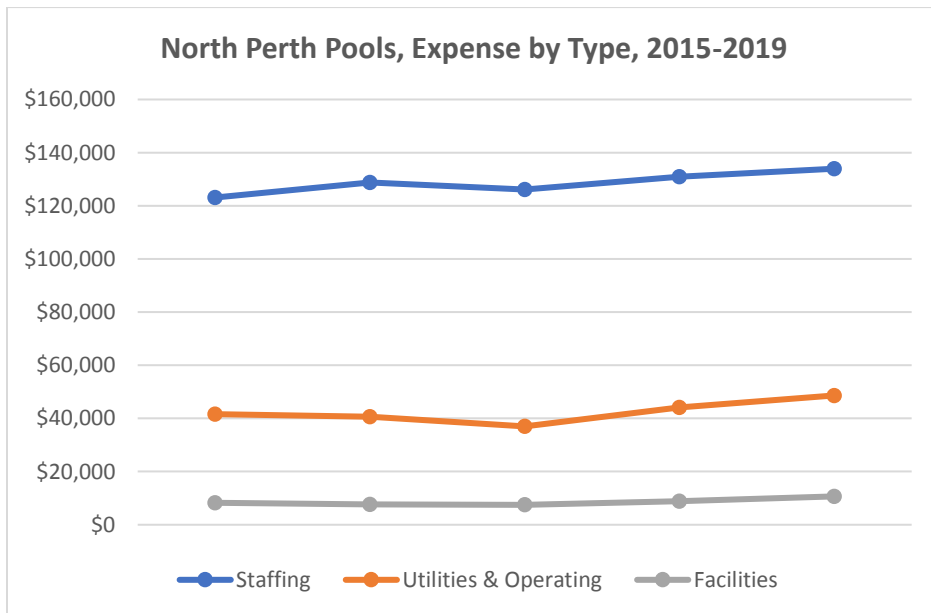


Figure 8: Expenditure Types, Listowel Kinsmen & Atwood Lions Pool – combined (2015-2019)



Note: excludes depreciation costs associated with Atwood Lions Pool

3 Demand and Influencing Factors

An assessment of key demand factors has been undertaken to inform decision-making relating to investment in municipal pools. While the Municipality views outdoor pools as a core municipal service, establishing the context for future planning is vital to understanding where and how to deliver this service, and may influence decisions relating to programming and the design of future pools. The building blocks for this task include public input, demographics and growth characteristics, and sector trends.

3.1 Public Input

Relevant opinions and preferences from North Perth residents were recently collected through the 2017 Parks and Recreation Master Plan. Public engagement is beyond the scope of this aquatics strategy. Below is a summary of pertinent input from the Master Plan, which engaged citizens through two surveys: one targeted to students (Grades 7 to 12) and the other available to the entire community.



Swimming is one of the most common recreational activities for North Perth residents. The 2017 Master Plan found strong support for continued investment in the Municipality's outdoor pools, as well as interest in the provision of an indoor pool.

Participation

- Nearly one-half (49%) of all responding households had at least one member that swam recreationally within the preceding 12 months, though not necessarily at a municipal pool. Swimming was the third most common recreation activity, behind only walking/hiking for leisure and attending local special events. Additionally, one-third (33%) of responding households contained at least one member that participated in organized swimming activities (e.g., lessons, aquafit).
- Additionally, the student survey found that one-half (50%) of students participated in recreational swimming (50%) within the preceding 12 months, though not necessarily at a municipal pool. Swimming was identified as a top recreational activity for youth.
- The two most popular recreational activities residents participated in outside of North Perth were swimming and hockey. When asked what activities participants would like to see offered in the Municipality, the top response was swimming (likely indoor swimming).

Satisfaction

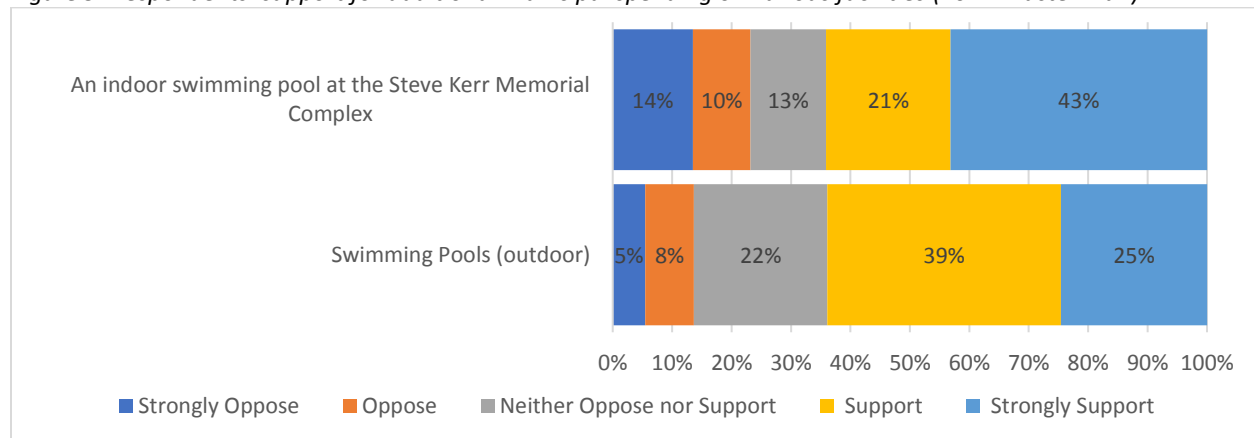
- The Master Plan public consultation program revealed that barrier-free accessibility is top of mind for many residents and should be considered through capital projects, including municipal pools.

- The large majority of students were “love” (47%) or “like” (42%) the municipality’s outdoor swimming pools. Amongst available recreation facilities, students stated that outdoor swimming pools were moderately important to them.

Priorities

- Additional municipal spending on outdoor pools was identified as a top priority – 64% supported investment in the Municipality’s outdoor pools (with 25% expressing “strong support” and 5% “strongly opposing”).
- Significant interest was also expressed regarding the provision of an indoor pool – both in support and opposition – 64% supported the development of an indoor pool at the Steve Kerr Memorial Complex (with 43% expressing “strong support” and 14% “strongly opposing”). Students also expressed interest in an indoor swimming pool.

Figure 9: Respondents’ support for additional municipal spending on various facilities (2017 Master Plan)



3.2 Community Profile

Population and Growth

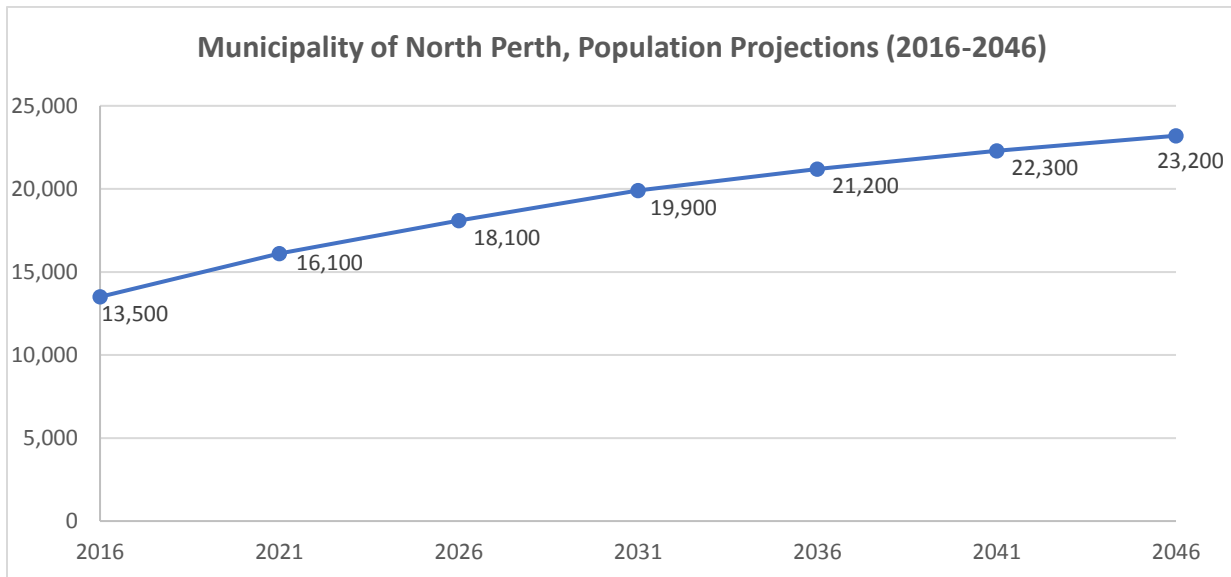
Between 2006 and 2016, North Perth grew by 7% (nearly 900 persons). The Municipality’s population was listed at 13,130 in the 2016 Census (as the Census traditionally undercounts population, an estimate of 13,500 persons is likely more accurate). Listowel is the largest population centre, with around 7,000 persons (representing approximately 57% of the Municipality’s residents).

Perth County is currently updating their Official Plan and recently released a Comprehensive Review Report (April 2020, Watson & Associates with WSP) that examines population growth. The report found that North Perth has been responsible for a significant portion of the County’s recent growth, particularly the Listowel area that has seen notable growth within the past few years: “Over the past five years, approximately 73% of County-wide residential building permits for new dwellings were issued within North Perth, of which the vast majority were issued in Listowel.”



North Perth is the fastest growing municipality in Perth County and this trend is expected to continue. With average forecasted growth of 320 persons per year, the Municipality is projected to add 9,700 new residents between 2016 and 2046.

By 2046, it is expected that the Municipality of North Perth's population will grow to 23,200 people, representing an increase of 9,700 people over 2016, or an annual growth rate of 1.8% (320 persons and approximately 130 new households per year). This represents an increase of 72% (or 9,700 persons) over a 30-year period. Approximately 96% of anticipated new housing construction within North Perth is anticipated to occur within Listowel. A modest share of housing growth within the Municipality has been allocated to Atwood (2%) as well as the remaining urban and rural areas (2%).



Source: Perth County, Comprehensive Review Report (April 2020, Watson & Associates with WSP)

Age

North Perth's population has a lower average age (39.9 years in 2016) than county and national averages. However, in line with national trends, North Perth's growing population is aging as the number of older residents has grown faster than the number of younger residents. Age cohort estimates prepared by the Ontario Ministry of Finance suggest that Perth County as a whole is expected to experience a surge in its proportion of residents who are 70 years of age and over.

Children and teens tend to be the largest market for aquatic services due to lessons and leadership programs, as well as for families seeking waterplay experiences. Over the past decade, the number of older adults using pools has been increasing with greater awareness about the importance of active and healthy aging, along with greater participation in therapeutic and rehabilitation programs in aquatic settings.

Student Enrollment

Within North Perth are four schools operated by the Avon Maitland District School Board, one school within the Huron Perth Catholic District School Board, and two private schools. Projections prepared by the school boards (excluding private schools) suggest that enrolment rates are on the rise. Between 2018/19 and 2028/29, elementary and secondary school enrolment within North Perth is projected to increase by 21%. These projections suggest the local youth population is growing and the future demand for age-appropriate aquatic programs and activities may be on the rise.

Table 9: School Enrollment Projections, North Perth Area Schools

Area School Enrolment	2018/19	2028/29	Change	
Elma PS (JK-8)	333	364	31	9%
Listowel Eastdale PS (JK-6)	301	508	207	69%
North Perth Westfield PS (JK-8)	614	706	92	15%
St. Mary's Catholic School (JK-8)	271	330	59	22%
Listowel District Secondary School (9-12)	948	1,072	124	13%
Total – Area Schools	2,467	2,980	513	21%

Sources: Avon Maitland District School Board, Long-Term Student Enrolment Projections (January 2020); Huron Perth Catholic District School Board, Demographic Trends & Enrolment Projections Report (October 2019)



Although the municipality's population is aging, the number of children and youth – the primary market for swimming pools – is also anticipated to grow. Student enrolment at area schools is projected to increase by 21% over the next ten years.

In most municipalities, children between the ages of 2 and 16 account for the majority of learn-to-swim registrations, generate the strongest demands for weekday evening prime times, and are the primary source of revenue (lessons account for 58% of North Perth's aquatics revenues).

3.3 Sector Trends

The 1960s and 1970s were a period of intense outdoor pool construction across Ontario as these facilities played a predominant role in communities as destinations for socialization and learn-to-swim opportunities. Like the Listowel Kinsmen Pool, most are still operating but many have exceeded their anticipated lifespan. Usage of many rectangular outdoor pools has shifted in recent years and trends point to a gradual shift away from outdoor pools due to their high operating costs, short season, and competing options (e.g., backyard pools, splash pads, indoor pools, etc.).

Usage of outdoor pools is affected by several factors:

- The most successful aquatic facilities normally include a variety of features that are designed to accommodate all ages and abilities with increasing emphasis on the needs of an aging population. However, the typical design of many older outdoor pools does not include interactive or fun elements, lessening their appeal to young children and family users. Newer "leisure-style" pools are capable of simultaneously accommodating more than twice the batherload than can be handled by rectangular pools.

- Many outdoor pools and change room buildings were not originally designed to conform to barrier-free accessibility standards, thereby limiting usage by persons with disabilities and mobility restrictions.
- In some areas, the prevalence of backyard pools has grown considerably, both in terms of the traditional in-ground and above-ground pools but also with the availability of very affordable inflatable pools. This has reduced demand for recreational swimming at municipal pools during the summer months.
- Outdoor pools that are not heated (or not sufficiently heated) have substantially lower appeal to the public, to go along with their shorter operating seasons, which are increasingly affected by variable weather patterns.
- From an aquatics programming and rental perspective, there can be some redundancy in the local pool supply if a municipality operates both indoor and outdoor pools. When the majority of Ontario's outdoor pools were originally constructed over forty years ago, there were far fewer indoor pools and outdoor pools were the focus of municipal aquatics provision. Indoor pools are capable of addressing most needs for instructional swimming throughout the year in a controlled environment, while also offering reliable opportunities for recreational swimming.

Given the high renewal costs and escalating operating costs (e.g., rising utility costs, lifeguarding costs, etc.), some municipalities are replacing their outdoor pools with splash pads since the latter have lower capital and operating costs, while still providing a social space for young children and families to cool down in the warm weather months. Closure of outdoor pools, however, has proven to be difficult because of the value placed on these pools by residents that may have grown up with these facilities. Municipalities that have chosen to construct new outdoor pools or replace their aging pools have usually done so on the basis of providing a differentiated experience.

4 Facility Audit & Renewal Options

Based on the information summarized in previous sections – state of current facilities, user and community demographics, and municipal and community input– this section establishes a statement of current and future need, and provides a set of strategic recommendations to address these needs.

4.1 Key Objectives

This Study will inform the Municipality as it decides on the preferred approach for investment in aquatic facilities. It must consider doing so in a fiscally responsible manner that weighs costs against community benefit.

The following objectives have been established to provide overall direction for this study and its implementation. They were developed with consideration of current usage patterns, trends, community profile, community input, and supporting studies. The objectives are largely complementary and should be read and interpreted as a set.



1. **Enhance opportunities for instructional and recreational swimming for all ages, with a focus on summertime use.**
2. **Ensure affordable access to aquatic services for all residents.**
3. **Optimize the aquatic experience for all pool users through designs that are accessible, inclusive, and safe.**
4. **Support pool designs and systems that are efficient, practical, and appropriate for North Perth.**
5. **Support locations that serve as community destinations and are complementary to nearby park uses.**
6. **Balance community benefits with financial impacts (capital and operating).**

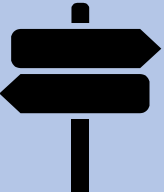
4.2 Pool Condition Audits

DEI Consulting Engineers undertook a review of the Municipality's existing aquatic systems at each municipal pool. Observations were based on pre-existing information available through the Municipality as well as visits to each site. At the time of the facility inspections and review, the systems were not operational, and the pool tanks were empty. Further investigation may be required during typical operation of the pools to pinpoint specific concerns.

These detailed audits are contained in **Appendix A**.

4.3 Renewal Options

With the Listowel Kinsmen Pool having reached or surpassed its lifespan – coupled with strong usage levels and a positive future demand outlook – its replacement is recommended. Conversely, with proper maintenance, the Atwood Lions Pool should continue to serve the community for decades to come; to remain responsive to needs, options for its enhancement should be considered. The key objectives presented earlier in this section should be used to evaluate the options presented below.



Listowel Kinsmen Pool

This pool is at end of life and requires replacement. Substantial Investment in the short-term is required as elimination of this service is not supported.

Options include:

1. **RECOMMENDED**: Replace Listowel Kinsmen Pool with a new outdoor pool in Memorial Park
2. **ALTERNATIVE**: Replace Listowel Kinsmen Pool with an indoor pool at the Steve Kerr Memorial Complex

Atwood Lions Pool

This pool is in good condition and should continue to serve the community for many years to come. A decision about its long-term future (e.g., replacement or closure) is not imminent and would be subject to further study.

Options include:


1. **RECOMMENDED**: Maintain Atwood Lions Pool as is (status quo), with necessary repairs
2. **FOR FURTHER CONSIDERATION**: Undertake accessibility enhancements to Atwood Lions Pool

These options and recommendations are examined in more detail on the following pages.

Listowel Kinsmen Pool – Option 1: Outdoor Pool Replacement

It is our recommendation that the pool tank be removed and replaced as it has reached the end of its life expectancy. The new pool could address public demand for both lane and leisure elements into a single pool tank with features and options to improve accessibility and extend the season. The existing pool building should also be replaced with a contemporary building including barrier-free spaces, common change room with dedicated stalls, adequate space for staff, storage and external washrooms for park users. This project should be accompanied by an updated pool filtration system and safety equipment that are in compliance with today’s standards.

Maintaining the current location is an economical option that makes use of existing infrastructure (services, parking) and supports the adjacent splash pad (serving, washrooms), although would remove the pool from use for one summer season. Selecting another location within the park or broader urban area would likely result in greater costs due to excavation and servicing.



The Listowel Kinsmen Pool has reached the end of its life expectancy. It is recommended that the Municipality proceed to the next stage of analysis to confirm costs for replacing the Listowel Kinsmen Pool. At a high level, it is estimated that a new pool and renovated pool building could cost between \$2.0 and \$3.2 million depending on the scope, design and desired finishes.

The expected construction time would be 10 to 14 months. If the pool remains in its current location, it would likely be unavailable for one swimming season.

The following table summarizes the recommendations from the pool audit regarding the replacement of the Listowel Kinsmen Pool. For further information, see **Appendix A**.

Table 10: Recommendation Summary for Replacement of Listowel Kinsmen Pool

Amenity	Recommendation Summary	Priority	Budget (~)
Lap Pool	<ol style="list-style-type: none"> 1. Remove and replace pool tank and pool deck concrete (including deck drains, tank fittings such as main drains, skimmers and grilles, inlets, cup anchors, rails etc.). 2. Remove and replace filtration system (including filters, pump, heater, piping, fittings, valves etc.). 3. Provide updated safety equipment, including emergency stop button, emergency telephone, updated signage, and lifesaving equipment). 	High	\$225-\$275 per sq. ft TBD based on size, features and filtration system type.
General /Building	<ol style="list-style-type: none"> 1. Replace the existing pool building to comply with barrier free requirements. Design and costs to be identified by an architectural professional. 	To follow a similar timeline with pool	TBD by architectural professional (\$200-\$250 per sq. ft)

Listowel Kinsmen Pool – Option 2: Indoor Pool

As an alternative, the Municipality may consider developing an indoor pool to replace the Listowel Kinsmen Pool. The Municipality’s Development Charges Background Study identifies the potential for a 27,000 square foot indoor pool addition to the Steve Kerr Memorial Complex 27,000 in 2028 at a cost of \$14.85 million. **For the reasons stated below, this option is not recommended.**



When considering a significant investment such as an indoor aquatic centre, it is important to balance community interest with potential usage and financial performance.

- **Although North Perth is growing (23,200 people by 2046), it will not reach the population threshold at which many municipalities commonly provide this level of service (e.g., 40,000).**
- **Assuming an annual operating deficit of \$550,000 (excluding capital financing), an indoor pool would result in a 3.6% tax increase based on 2020 funding levels.**

There are no public indoor pools in North Perth. Regionally, indoor pools are available in Wingham and Elmira (about a 30-minute drive) and Stratford and Hanover (about a 45-minute drive). The Municipality’s Parks and Recreation Services Master Plan assessed the need for an indoor pool and did not recommend one due to the insufficient market size and availability of alternatives in the broader region.

Indoor aquatic facilities are highly sought-after public facilities as they accommodate a wide-range of interests and abilities in a year-round setting. From our experience, indoor pools are common requests in all communities, regardless of size. During the public consultation process, it was noted that residents were largely divided on the provision of an indoor pool. The Municipality’s Master Plan found that nearly two-thirds (64%) of respondents supported provision of an indoor pool. However, public interest must be carefully weighed against potential usage and financial performance, which are the key factors that typically discourage smaller communities from providing this level of service. As such, a threshold of 40,000 residents (within a primary and secondary market, which may extend beyond North Perth) is typically considered when planning for such a facility. Although growing, the Municipality’s population is only projected to reach 23,200 by 2046.

The average North Perth resident swims about 1 to 1.5 times per year in a municipal pool (indoor or outdoor), which is consistent with provincial trends. Instructional swimming is typically the primary source of revenue for pool facilities, and most indoor pools can accommodate between 2,000 to 3,000 registrants per year; for comparison, North Perth’s pools accommodated around 800 lesson registrants in 2019. Usage of indoor pools is very low in the summer, particularly in communities with outdoor swimming venues.

In addition, indoor pools are amongst the most expensive facilities to operate. The financial deficits that they run can be difficult for small municipalities to support through tax funding. To inform the Municipality’s decision, we undertook research into operating budgets for several municipal indoor pools in the broader region, focusing on those in smaller communities. Annual operating costs range from \$320,000 to \$700,000, with an average of \$550,000 per year based on a pay-as-you-go model (e.g., non-membership-based facility). It is important to note that these figures – which are often blended in with


other cost centres (e.g., fitness, arena, etc.) – exclude indirect/shared costs and major capital replacement or reserve contributions. While some strategies can be employed to mitigate costs (e.g., limiting hours), most costs are relatively fixed (and staffing levels are legislated), while revenues can fluctuate depending on demand. Based on the Municipality’s 2020 budget, an annual operational deficit of \$550,000 would equate to a 3.6% increase – this amount does not include capital financing.

As noted in the North Perth Recreation Complex Business Plan (2012), another challenge that some smaller market areas experience is being able to source enough part-time lifeguards who have the current qualifications for lifeguarding, swim lessons and higher order lifesaving courses. What some smaller municipalities have undertaken, such as the Town of Goderich, is entering into a partnership with the YMCA to operate the pool, fitness facilities, gymnasium and programming as one way to try to bring services to their population and reduce net operating cost impacts. Interest from this organization or another third-party operator has not been tested in North Perth.

If the Municipality wishes to continue considering the option of an indoor pool, the preferred location is the Steve Kerr Memorial Complex, which is a year-round community destination that offers economies of scale (e.g., parking, shared services, potential for heat recovery, etc.) and conveniences for users and staff. Given demand levels, should the Municipality pursue this option, it is recommended that the Listowel outdoor pool not be rebuilt, but rather kept open as long as economically feasible until such time that an indoor pool is available. Under this option, it would be financially advantageous for the Municipality to delay the construction of an indoor pool until the population and tax base grows to a point that it can support the facility in a financially responsible manner.

Atwood Lions Pool – Option 1: Status Quo

It is our recommendation that the Municipality continue to maintain the Atwood Lions Pool for the foreseeable future. To extend the life of the facility and address operational concerns, an updated filtration system is recommended. This should be accompanied by repairs to the pool tank and installation of a new heater so they align with the life expectancy of the recommended filtration system. Further investigation and hydraulic calculations would be required to determine the required changes to the existing system.



The Atwood Lions Pool is in fair condition and, with appropriate repairs and updates, should continue to serve the community for many years to come.

To support future community growth and usage, an upgraded filtration system should be considered, estimated at \$250,000. This should be accompanied by minor repairs to the pool tank and deck.


The following table summarizes the recommendations from the pool audit regarding the continued maintenance of the Atwood Lions Pool. For further information, see **Appendix A**.

Table 11: Recommendation Summary for Repair of Atwood Lions Pool

Amenity	Recommendation Summary	Priority	Budget (~)
Lap Pool	<ol style="list-style-type: none"> 1. Remove and replace filtration system (including filters, pump, heater, piping, fittings, valves etc.). 2. Repair pool tank and pool deck concrete (including deck drains, tank fittings such as main drains, skimmers and grilles, inlets, cup anchors, rails etc.). 	Moderate to High	\$250,000 \$35-45 per sq.ft. TBD based on requirements for item 1

Atwood Lions Pool – Option 2: Enhancements

In addition to the repairs and upgrades to the pool’s mechanical systems to maintain long-term serviceability, the Municipality may concurrently undertake enhancements to improve accessibility and user convenience. This includes barrier-free and comfort improvements to the pool building (e.g., change stalls, washrooms, common areas, etc.) in compliance with accessibility legislation and building code. In addition, accessibility into the pool should consider installation of a ramp (which can also be used for programming, but would likely result in the loss of a swim lane) or accessibility lift.



Prior to undertaking major upgrades to the Atwood Lions Pool filtration system, the Municipality should also review the need for accessibility and user convenience upgrades.

The following table summarizes the recommendations from the pool audit regarding possible enhancements to the Atwood Lions Pool. For further information, see **Appendix A**.

Table 12: Recommendation Summary for Enhancement of Atwood Lions Pool

Amenity	Recommendation Summary	Priority	Budget (~)
Lap Pool	<ol style="list-style-type: none"> 1. Install an accessibility ramp or accessibility lift. 	Moderate	TBD by architectural professional
General /Building	<ol style="list-style-type: none"> 2. Renovations to the existing pool building. Extent of repairs to be identified by an architectural professional. 3. The building and access to the building to be renovated to comply with barrier free requirements in the OBC and AODA standards. 	To follow a similar timeline with pool	TBD by architectural professional \$200-\$250 per sq. ft

Appendix A – Existing Aquatic Systems Review



Existing Aquatic Systems Review for Listowel Kinsmen Pool & Atwood Lions Pool

November 2020

DEI Project No. 20180

Prepared by:



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A. Terms of Reference

Aquatic Design and Engineering, a Division of DEI & Associates Inc. has been retained by the Municipality of North Perth as part of a Consulting Team with Monteith Brown Planning Consultants to provide a high-level review of the aquatic systems for the identified existing pools within the Municipality of North Perth portfolio.

This report is intended to provide a high-level overview of the aquatic systems which will serve as an outline of the general condition of the existing pools. Observations noted in this report are based on pre-existing conditions, existing plans, and discussion with staff from North Perth. At the time of the facility inspections and review, the systems were not operational, and the pool tanks were empty. Further investigation may be required during typical operation of the pools to pinpoint specific concerns.

B. Life Safety, Applicable Codes & Regulation Compliance

Safety signage in relation to the pool and amenities shall conform to the authority having jurisdiction over the project. In addition to signage, life safety equipment such as life rings, poles, lifeguard chairs, etc. shall be part of each pool system.

The design and construction of the pools, and life and safety systems are regulated by the following Codes and Regulations:

- National Building and Fire Codes
- Ontario Building Code (OBC)
- Ontario Fire Code (OFC)
- Ontario Electrical Safety Code (ESA)
- Ontario Health Regulations (O.Reg)

C. Executive Summary

Aquatic Design & Engineering visited both facilities on July 31, 2020 to review the condition and life cycle of the existing pools and their respective filtration systems.

	Facility	Address
1	Listowel Kinsmen Pool	455 Royal St. East, Listowel ON N4W 2S2
2	Atwood Lions Pool	269 Main St, Atwood ON N0G 1B0

This report outlines a high level review of the existing swimming pools as noted above and will aid in the proposed solutions to improve the system performance and provide a safe swimming pool environment that meets or exceeds the Ontario Building Code (OBC) and Ontario Health Regulations (OHR) as well as aid in future planning for the Municipality of North Perth.

Based on review of the facilities, Aquatic Design & Engineering recommends immediate remedial action be taken to address items concerning Health and Life Safety. Please reference to Section F Recommendation Summary for our complete list of recommendations.

Other findings outlined in this report identify items that may not be of immediate concern but would improve the efficiency, operation, maintenance, and life expectancy of the pools once addressed. Installation of a new filter(s) with a larger filter area, water level controller, flow meter, chemical controller, variable frequency drive would ensure efficiency and consistent water chemistry in accordance with the Ministry of Health.

D. Introduction

Aquatic Design & Engineering has reviewed pre-existing information and visited each of the sites to provide a review and gather information relating to the operation of each facility and life cycle expectancy.

The purpose of this report is to identify high level areas of concern with regards to operation of the systems and life expectancy as well as to propose some immediate solutions to improve the swimming pool amenities and prioritize the solutions in order of importance. These recommendations are to focus on the safety of swimming pool users and provide a less hands-on and more reliable solution to maintaining the pool. Where possible, the proposed solutions to swimming pool filtration systems shall incorporate energy saving strategies to reduce energy consumption and operating costs.

North Perth – Aquatic System Filtration Summary of Existing Systems

Body of Water	Listowel	Atwood
Approximated Volume US gallons	210,500	134,610
Current Required Pool Turnover Rate - Hours	4.00	4.00
Designed Pool Turnover Rate - Hours (Pool volume / Designed flow rate / 60 mins)	4.39	4.08
Required Minimum Flow Rate (Volume / turn over rate / 60)	877.08	560.88
System Designed Flow Rate - GPM	800.0	550.0
Required Filtration Rate US GPM/Sq. Ft.	15.00	15.00
Actual Filtration Rate (design flow rate / filter area actual)	14.55	13.75
Minimum Required Filter Area (minimum flow rate / required filter rate)	58.47	37.39
Actual Filter Area - sq. ft.	55.00	40.00
Filter Type	Sand	Sand
Manufacture	Nemato	WICOR
Manufacture Model / Filter Size	NFS-42-A-275	24601-GH20
Filter Qty.	2	2
Backwash Flow Rate (One Filter at a Time)	400.00	275.00
Backwash Flow Rate / sq. ft.	14.55	13.75

E. Facility Overview and Observations

The observations noted below are in reference to the key components of each facility only. Further detailed information of how each system operates can be identified by carrying out full detailed system audits of the existing conditions at each facility while they are in operation.

Listowel Kinsmen Pool – Observations

The pool and change house were not operational during the time of the site visit; however the pool house was able to be accessed. Photos are included in **Attachment A**.

Accessibility

This facility itself is not barrier free to accommodate the use of a wheelchair within the facility or provide accessibility into the pool. A secondary means of access to the west side of the facility provides access to the pool deck. Outdoor washrooms are also available along this access route, however, are not wheelchair accessible due to steps in the path of travel. We do not believe the building meets barrier free requirements either, however this would need to be verified by an architectural professional. The pool is not equipped with any of the requirements outlined in the Ontario Building Code and Health Regulations which include either a ramp or lift for accessibility.

At time of inspection change rooms are being used for storage of pool equipment and facility supplies in preparation for winter. An update to the exit pathway from each change room has incorporated a shower area to comply with the Ontario Health regulation requiring all individuals to shower prior to entering the pool. However, a dedicated private shower has not been provided for showering after.

The washroom facilities in both gender specific-change rooms do not comply with current regulations for accessibility. It was also noted that there is no means for privacy. Fixtures are outdated and should be upgraded to reduce water consumption with low flush volumes.

Ventilation within the facility is provided by natural means, which during the shoulder weeks of the season can result in cold and damp conditions. Although large windows provide natural lighting into the building the overhead florescent lighting is antiquated and should be replaced with LED fixtures.

Pool Tank and Deck Observations

The lap pool tank at Kinsmen Pool is a 7-lane lap pool which has been identified as a Class A public pool. The concrete tank has been recently painted including tank markings however it is showing its age with large cracks and patch work visible. There is an expansion joint across the pool floor slab at the break point, which is offset from the joint in the wall. The coping stone along the top surface around the pool walls is square and does not provide a hand grip for a weak swimmer.

Throughout the pool tank there are 14 surface skimmers protected by securely fastened skimmer grilles. 24 wall returns are also noted throughout the tank as well as two main drains in the bottom with an additional two wall drains from a 2003/04 renovation.

The concrete pool deck is in fair condition. There are many locations that appear to have been ground down to reduce a tripping hazard and there is no caulking at any joint around the pool deck.

An amenity slide has recently been installed on the pool deck and water diverted from a return jet in the pool to direct water to the top of the slide. Given the size and the fact that water is being sprayed on the slide, this slide must conform to the requirements of TSSA. Presently no TSSA amusement device licence has been affixed to the waterslide.

Filtration Room Observations

Lap Pool Volume: 796,677 L (210,500 US Gallons)

Lap Pool Flow Rate: 3,030 LPM (800 US GPM)

The existing mechanical room space is quite small. Any significant upgrades to the filtration system may require an expansion to this existing mechanical space.

Filters:

There are currently 2 horizontal Nemato sand filters, each with 27.5 sq.ft. that filter the water for the pool. The filters are obsolete and any future maintenance in the coming years may pose difficulty with acquiring replacement parts. Many of the valves and flanges at the filters are old and appear to be leaking.

Pumps:

The pool pump is in poor condition and is experiencing significant rust. The pump is installed in a pit below water level, which prevents the pump from cavitating. However, the installation within the small pit does not provide ease of access. It was noted that an emergency stop button to de-energize the pumps is located inside of the lifeguard office.

Chemicals and Chemical Controllers:

The pool uses a CAT chemical controller to inject liquid chlorine and acid in the return line of the pool. The chemical controller and dosing pumps appear to be in good condition. The chemical tanks should be closed top and vented to the exterior to prevent any off gassing that can cause corrosion of the mechanical equipment within the room.

Heater:

The pool uses a gas Raypack pool boiler system. The heater is located in a shared room used for storage. Presently the system does not have sufficient clearance for proper usage. The unit is an older model and should be refurbished or updated. It was noted during inspection that the heater is a concern for staff due to location, age, and temperamental function of the unit itself.

Listowel Kinette Splash Pad – Observations

The splash pad was observed during this inspection, although not part of this project, the following should be noted and considered in the overall project planning. It was noted that the splash pad is adjacent to other amenities such as a playground and greenspace. There is no separate changeroom facility for the splash pad as washrooms are available on the exterior of the pool change rooms. Shade is provided by mature trees around the pad and it was noted that there is no shade structure.

Accessibility

It was noted that this facility does incorporate a pathway to the splash pad from the pool, however it is not fully accessible, and an individual would require some assistance to access the splash pad due to grade differences and interference with the spectator stands along the pool edge.

Concrete Pad Observations

The splash pad concrete slab and apron are in good condition. The splash pad spray area is identified in a darker coloured concrete which is outlined by an apron in a lighter concrete colour. The apron around the splash pad is ideal for users who want to move around the splash pad and not get wet to do so safely.

Splash Pad Feature Observations

There is a combination of above ground and below ground water features which are activated by a push button on an activation bollard. The splash pad features are in good condition. As the system was not operational during the time of review, further investigation regarding the functionality of the system would be required for further comment.

Mechanical Equipment Observations

The splash pad system is a recirculating system. Below grade holding tank capture water sprayed on the pad from the features. This water is then processed by a filtration system and disinfected with a UV lamp. Water then is returned to the spray features when active or diverted back to the below grade holding tank. The feature manifold is housed in an above ground mechanical shed. The mechanical area is locked and accessible only to staff. The manifold and controller are in fair condition. All valves are clearly labelled for which features they control. Some leaks in the system are evident as dampness and a small puddle were noted on the floor.

Health Regulations

There is a sign posted adjacent to the splash pad indicating the health regulations.

Atwood Lions Pool – Observations

The pool was not operational during the time of the site visit. Photos are included in **Attachment B**.

Accessibility

This facility is not barrier free to accommodate the use of a wheelchair within the building or provide accessibility onto the pool. A secondary means of access to the North and South side of the facility provides access to the pool deck. Outdoor washrooms are also available along the North side of the building. We do not believe the building meets barrier free requirements; however this would need to be verified by an architectural professional. The lap pool is not equipped with any of the requirements outlined in the Ontario Building Code and Health Regulations for accessibility which include either a ramp or lift.

At the time of inspection, the change rooms and lifeguard office were being used for storage of some pool equipment and facility supplies in preparation for winter, with the remainder in the large basement

storage room. Showers within each change room are provided however there is no accessible shower area or means to provide privacy while showering.

The washroom facilities in both gender specific change rooms do not comply with current regulations for accessibility. Fixtures are outdated and should be upgraded to reduce water consumption with low flush volumes.

Ventilation within the facility is provided by natural means, which during the shoulder weeks of the season can result in cold and damp conditions.

Although windows in each change room are provided for natural lighting, overhead florescent lighting is antiquated and should be replaced with more efficient LED fixtures.

Pool Tank and Deck Observations

The lap pool tank at Atwood Lions Pool is a 6-lane lap pool which has been identified as a Class A public pool.

The lap pool concrete tank appears to have been recently painted including tank markings. The concrete basin itself is in good / fair shape. There are many 'bug holes' in the basin as a result of improper concrete placement. Repairs can be made by means of a parge / skim coat with Sikadur - 32, however this is more of a cosmetic repair. Some sprawling and cracking has occurred in the shallow end pool wall. These areas should be addressed immediately to ensure longevity of the pool tank. There is an expansion joint across the pool floor slab at the break point. The coping stone around the perimeter of the pool at the top of the wall is square and does not provide a suitable hand grip for a weak swimmer.

Throughout the pool tank there are 10 surface skimmers with equalizer ports open in the pool however they are plugged within the skimmer body. Equalizer fittings are not permitted in public pools and the ports should be plugged as well. The skimmers do not have protective grilles covering the openings in the pool wall; these are required by the Ontario Building Code. It was also noted that within some of the skimmer openings, visible and significant cracks were identified which will cause the pool to lose water. It was also noted that 8 wall returns are also installed throughout the tank; one (1) of these returns is piped to the on-deck waterslide. There are two main drains at the deepest point of the pool. Calculations to determine whether the main drains are properly sized to meet Ontario Building Code regulations would need to be performed.

The concrete pool deck is in fair condition. It was noted that there is no caulking at any joint around the pool deck.

An amenity slide has recently been installed on the pool deck and water is being diverted from a return jet in the pool to direct water to the top of the slide. This slide must conform to the requirements of TSSA as water has been introduced.

Filtration Room Observations

*Lap Pool Volume: 509 555 L (134,610 US Gallons) * estimated*

*Lap Pool Flow Rate: 2,080 LPM (550 US GPM) * estimated*

The existing basement mechanical room is spacious, however access via a narrow stairwell is a challenge for larger equipment.

Filters

There are currently 2 horizontal Wicor sand filters, each with 20 sq.ft. that filter the water for the pool. The filters are obsolete and any future maintenance in the coming years which may pose difficulty in acquiring replacement parts. Many of the valves are old steel valves and appear to be leaking.

Pumps:

The pool pump is in fair condition however is experiencing significant rust. The pump is located in the basement below water level of the pool, which provides energy efficiencies as it keeps the pump flooded. It was noted that an emergency stop button to de-energize the pumps is located inside of the lifeguard office was recently added.

Chemicals and chemical controllers:

The pool uses a CAT chemical controller to monitor the chemistry of the pool water. When the chemical levels fall outside of the set parameters the chemical controller will call for the liquid chlorine and acid to be injected into the return line of the pools. The chemical controller and dosing pumps appear to be in good condition. The chemical tanks should be closed top and vented to the exterior to prevent any off gassing that can cause corrosion of the mechanical equipment.

Heater:

The pool uses a gas fired Raypack pool boiler system. The heater is good condition however the bottom plate and drip pan are experiencing some corrosion.

Domestic Water:

It appears the system is fed from a well source and has an antiquated check valve as a backflow preventor. No water meter or updated backflow system was present at time of inspection.

F. Recommendations

Listowel Kinsmen Pool – Recommendations

It is our recommendation that the pool tank and pool building be removed and replaced. The pool systems have been repaired based on the past recommendations as temporary solutions to slightly extend the life of the pool and its filtration system. Based on the site visit it is our opinion that the pool and their systems have reached the end of their life expectancy.

Based on our calculated estimates of pool volume and pump flow rate, the turnover rate does not meet the current OBC and Health regulation requirements of turning over every 4 hours. We recommend the pool filter system be upgraded to meet the turnover requirements which involves larger filters, filter pump, pipe sizes, additional skimmers and return inlets as well as larger main drains. This is a significant

upgrade and would require a major renovation to the pool tank and surrounding areas which could pose additional stress on the existing pool tank.

Thus, we recommend replacing the pool tank so it aligns with the life expectancy of the recommended filtration system. With the amount of work that has been done and would be required to be completed for full system upgrades, keeping the pool tank would not be recommended as the pool tank would fail long before the equipment.

Install either an accessibility ramp or accessibility lift that meet the requirements of OBC and Health regulations.

Install new cast-in-place concrete pool deck with appropriate slopes to deck drains and / or lower ground.

An emergency stop button and emergency telephone are required by the OBC and Health Regulations to be installed adjacent to (on) the pool deck. The telephone and emergency stop button should be relocated to the pool deck and be complete with an audible and visual alarm.

While not a requirement in the OBC or Health Regulations, we would recommend the installation of a new heater. The heater would likely only run in the shoulder seasons to temper the incoming domestic water temperature and would only turn on when necessary throughout the summer to maintain the desired temperature. The size of the existing mechanical room would not likely accommodate the installation of heater, however there are heater models that are suitable for outdoor installations. Further models could be reviewed to combine pool heating and domestic hot water systems into one single boiler unit for better system efficiencies.

Listowel Kinette Splash Pad – Recommendations

Inquire with the splash pad feature manufacturer on ability to install new water features on the existing feature bases. Many of the splash pad features have the ability to remove the features without disturbing the concrete footing. If the features can be replaced and existing piping can be used, this would be the most economical way of updating the splash pad if desired.

Atwood Lions Pool – Recommendations

The overall site and existing building are in fair condition. The pool filtration system located in the basement does not meet OBC and Health regulation requirements. To bring the existing pool equipment up to current codes and standards the entire filtration system would need to be replaced which could pose a problem if new, large horizontal filters are to be installed. Further investigation is required to determine the size of filters required and if it is feasible to get them down the narrow stairway.

With the heavy use of the pool, the present filtration system may be unable to maintain a safe and sanitary level for swimmers. This is the main contributing factor to cloudy water and a concern for Recreation Water Illness (RWI's) disease transition. The system is antiquated and with the high volume of swimmers, this contributes to the day to day maintenance issues. As previously mentioned, to accommodate the high usage of this pool, the entire filtration system should be upgraded.

Based on our estimated calculations of pool volume and pump flow rate, the turnover rate does not meet the current OBC, however is compliant with the Health regulation. We recommend the pool filter system be upgraded to meet the turnover requirements which involves larger filters, filter pump, pipe sizes, additional skimmers and return inlets as well as larger main drains. This is a significant upgrade and would require a major renovation to the pool tank and surrounding areas which could pose additional stress on the existing pool tank. Thus, we recommend repairing the pool tank so it aligns with the life expectancy of the recommended filtration system. Further investigation and hydraulic calculations would be required to determine the required changes to the existing system.

Provide surface repair to the existing cast-in-place concrete pool tank and apply a new finish.

Install either an accessibility ramp or accessibility lift that meet the requirements of OBC and Health regulations.

An emergency stop button and emergency telephone are required by the OBC and Health Regulations to be installed adjacent to (on) the pool deck. The telephone and emergency stop button should be relocated to the pool deck and be complete with an audible and visual alarm.

While not a requirement in the OBC or Health Regulations, we would recommend the installation of a new heater. The heater would likely only run in the shoulder seasons to temper the incoming domestic water temperature and would only turn on when necessary throughout the summer to maintain the desired temperature. The size of the existing mechanical room would not likely accommodate the installation of heater, however there are heater models that are suitable for outdoor installations. Further models could be reviewed to combine pool heating and domestic hot water systems into one single boiler unit for better system efficiencies.

Recommendation Summary

Facility	Amenity	Recommendation Summary	Priority	Budget (~)
Listowel - Kinsmen Pool	Lap Pool	<ol style="list-style-type: none"> 1. Remove and replace pool tank and pool deck concrete (including deck drains, tank fittings such as main drains, skimmers and grilles, inlets, cup anchors, rails etc.). 2. Remove and replace filtration system (including filters, pump, heater, piping, fittings, valves etc.). 3. Provide updated safety equipment, including emergency stop button, emergency telephone, updated signage, and lifesaving equipment). 	High	\$225-\$275 per sq. ft* TBD based on size, features and filtration system type.

Facility	Amenity	Recommendation Summary	Priority	Budget (~)
	General /Building	1. Replace the existing pool building to comply with barrier free standards. Design and costs to be identified by an architectural professional.	To follow a similar timeline with pool	TBD by architectural professional \$200-\$250 per sq. ft*
	Splash Pad	1. No recommendations are made at this time.	N/A	N/A
Atwood – Lions Pool	Lap Pool	<ol style="list-style-type: none"> REPAIR: Remove and replace filtration system (including filters, pump, heater, piping, fittings, valves etc.). REPAIR: Repair pool tank and pool deck concrete (including deck drains, tank fittings such as main drains, skimmers and grilles, inlets, cup anchors, rails etc.). ENHANCEMENT: Install an accessibility ramp or accessibility lift. 	Moderate to High	\$250,000 \$35-45 per sq.ft. TBD based on requirements for item 1
	General /Building	<ol style="list-style-type: none"> ENHANCEMENT: Renovations to the existing pool building. Extent of repairs to be identified by an architectural professional. ENHANCEMENT: The building and access to the building to be renovated to comply with barrier free requirements in the OBC and AODA standards. 	To follow a similar timeline with pool	TBD by architectural professional \$200-\$250 per sq. ft

*Note: For reference only, based on the project scope from the City of Mississauga Outdoor Pool Revitalization project from 2010, present day revitalization project base cost for change house and new pool would be in the \$3.2M range (\$2.5M in 2010).

G. Current Industry Trends

Pool Tanks

Cast-in-Place Concrete Pool Tank

Cast-in-Place concrete pool tanks continue to be the standard for pool tank construction. The pool tanks are reinforced concrete slabs and walls with a PVC waterstop at the joint.

Stainless Steel Pool Tank

The Town of Oakville and Waterloo Region have projects nearing completion with modular stainless-steel pool tanks. These modular systems are custom fabricated of corrosion-resistant, pre-engineered all-welded stainless-steel panels and are TIG welded on site for water tightness. The stainless-steel panels are supported by a robust epoxy-coated buttress system with the ability to support the pool deck. The buttress system is fabricated from heavy-gauge A36 carbon steel and is bolted together on site and is installed on a reinforced concrete slab. These systems have a stainless-steel finish rather than a tile and grout finish, plaster, or paint finish. This significantly reduces maintenance in the future as the pool does not need to be drained for repairs to the tank finishes.

The typical perimeter piping is eliminated because the gutter and returns are contained in a channel in the wall.

These tanks are a premium purchase up front however offer many maintenance savings in the long run.

Filters

Hi-Rate Sand Filters (\$)

Hi-rate sand filters are still the most installed type of filter due to familiarity and affordability. These filters typically require a fairly large mechanical space with a high ceiling if the filters are stacked. The sand filters are also easy to obtain replacement parts for as well.

Many surrounding municipalities such as Mississauga and Toronto have over-designing their filtration systems by adding an additional filter to reduce or eliminate any potential down time. The filters are designed in such a way that if a filter requires maintenance and needs to be taken offline the recirculation system can still operate within acceptable parameters with the remaining filters. This is a very desirable option especially for outdoor pools when the season is short, and a closure can be detrimental.

Regenerative Filters (\$\$)

Regenerative filters provide a significant reduction in floor space as the filter is a vertical unit with upwards of 1,000 sq.ft. of filter surface area in a 42" diameter vessel. The resulting reduction in floor space increases the head room needed. It is anticipated that every five (5) years the filter itself will need to be stripped down and fully serviced, whereas traditional sand filters it is anticipated that the sand is replaced every 7-10 years.

Vacuum Sand (\$\$)

This style of filter system is required to be located at the pool deck level. The filter tank is constructed using carbon controlled 316L steel, NSF listed internal piping, non-corrosive valves, aluminum walkway grating, and polyester reinforced laterals. The entire filter is manufactured under controlled conditions and shipped to site as a complete unit, including all pumps, valves, controls, and media. Construction costs are significantly reduced as piping of individual filtration system components is eliminated.

This style of filter system functions as a surge/balance tank and filter thus reducing the size of the building footprint compared to traditional filtration systems. The function of the filter reduces the replacement frequency of media within a vacuum sand filter. The filter pump is housed within the vacuum sand filter and will be controlled using a variable frequency drive with auto-switch capability. The pump does not require strainers, therefore daily cleaning and maintenance is eliminated. The system uses an air assisted pulse/collapse cleaning compressor to agitate the sand media forcing debris to the top for removal. Traditional systems agitate the sand using water; therefore, this system significantly reduces water consumption by using air. Vacuum sand filters have a 25-year guarantee.

Pumps

The City of Mississauga and the City of Toronto along with other neighbouring municipalities implement redundant filtration pumps that are set to alternate on a set schedule to increase longevity of the motors as well as provide backup if a pump requires maintenance. These pumps are typically controlled by an auto-switch over function in a variable frequency drive.

Ultraviolet Unit (UV) (indoor facilities)

UV units are recommended to indoor facilities to deactivate bacteria in the water therefore requiring a reduction in chemical usage. The UVs deactivate the bacteria which in turn reduces the chloramines (chlorine smell) in an indoor facility. This provides a much more pleasant atmosphere for swimmers as well as spectators within the natatorium in addition to increased water quality.

Variable Frequency Drives (VFDs)

Variable frequency drives (VFDs) are a motor control device which controls the speed of circulation pumps. The VFD is a device connected and controlled by the flow meter within the filtration system. The flow meter is programmed to a set flow and the VFD controls the pump speed (increasing or decreasing) to maintain a set flow rate.

The addition of this system would result in an improvement in energy efficiencies by controlling the pump speeds and reducing energy consumption. It is estimated that these devices provide a capital pay back within three months of installation.

Fresh Water (required)

Ministry of Health, Ontario Health Regulation 565 requires that the pool discharges 15 litres per swimmer per day and replace with fresh water. The purpose of this requirement is to ensure that the system remains fresh and water is replaced on a regular basis. This also reduces the total dissolved solids (TDS) in the water as there is a constant drain of pool water which when removed reduces the TDS within the pool.

Piping within the mechanical room is done by installing a chemical control system will have a sample cell included. The piping connected to this sample cell, rather than returning to the pool, would be directed to a sanitary drain to achieve the discharge of 15 litres of water per bather per day.

Heaters / Heating System

Not required by code, however this item would provide comfort for the user and staff in the pool. Heating systems can be tied into building heat and domestic hot water systems to reduce economical burden on the facility with a dedicated pool heat system.

Solar heating has been considered by some municipalities to help maintain the heat in their pools. A solar system is installed on the roof of the pool building and piped into the pool return lines injecting warm water to temper it going back to the pool. This system is uses for supplemental heat only.

In some cases where space is available, geothermal heating is connected to the pool recirculation system in a similar way that solar is. We have been seeing more requests to incorporate these kinds of systems for sustainable options of heating the pool.

We trust that you will find this satisfactory. Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,



Jamie Lopes, Senior Project Manager – Recreation Division

20180 North Perth Overview Report

Attachment 1 – Listowel Kinsmen Pool





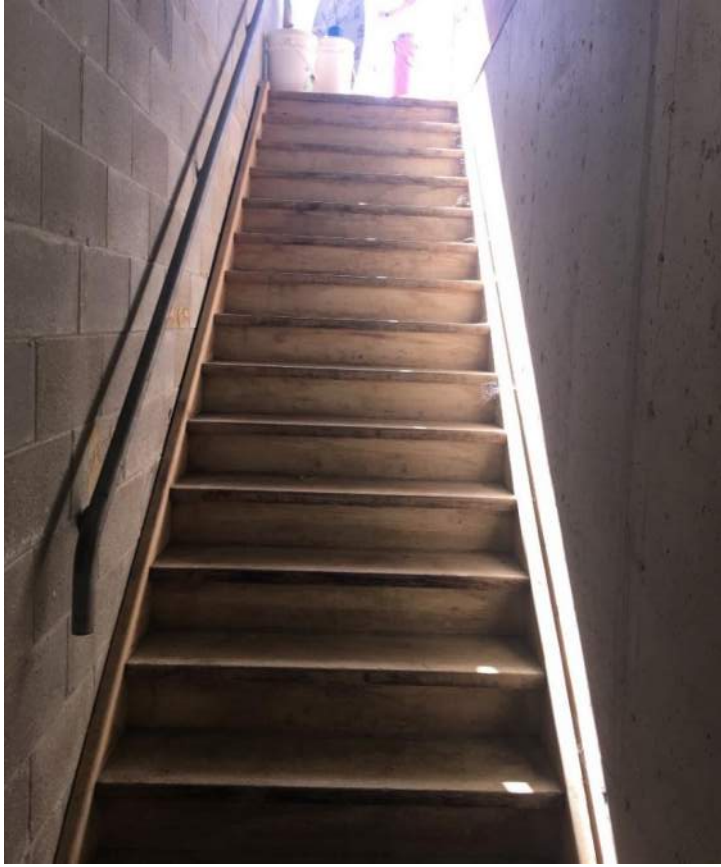


Attachment 2 – Atwood Lions Pool











COUNCIL REPORT

From: Manager of Facilities – Jeff Newell
Date: Monday, November-04-24
Subject: Repairs OPP North Perth Detachment

Background:

Facilities Staff and contractors have been working over the last year to rectify a health and safety plumbing concern raised by OPP personnel and municipal staff. An odour has been present for a number of years. Staff have had the bathroom fixtures replaced and installed a ventilation fan. These efforts have not improved nor rectified the air quality concern.

Comments:

More extensive investigation into the cause of the problem is required. The investigation and subsequent remediation may require a great deal of anticipated repair work. At this time, it has been noted by a contractor that removal of flooring, ceiling and walls may be required.

Financial Implications: *(Include amounts and funding source)*

The required work for this project was not identified in the 2025 capital budget, however remediation is seen as critical. It is unclear what the potential cost of the repair work will be. Staff are assuming the cost could potentially exceed \$50,000. As additional information regarding the scope of the project becomes available, staff will update Council if projected costs are expected to surpass this amount.

Recommendation:

THAT:

The Council of the Municipality of North Perth direct staff to proceed with investigation and remediation of the health and safety emergency plumbing concerns at the OPP detachment at 330 Wallace Ave. North in Listowel.

Reference Material Attached:

This document is available in alternate formats, upon request.

N/A

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Manager of Facilities – Jeff Newell

Reviewed by: Kriss Snell, CAO
Wednesday, October-30-24

Manager of Facilities – Jeff Newell

**Commencement of Housekeeping Amendment to the
North Perth Zoning By-law 6-ZB-1999**

To: Mayor Todd Kasenberg & Municipality of North Perth Council

Prepared by: Aubree Erickson, Planning Associate

Date: November 4, 2024

THAT North Perth Council **receives** the report dated November 4, 2024, entitled “Commencement of Housekeeping Amendment to the North Perth Zoning By-law 6-ZB-1999”; and

THAT North Perth Council **authorizes** Planning staff to initiate a housekeeping amendment to the North Perth Zoning By-law 6-ZB-1999.

Background

The Municipality of North Perth Zoning By-law was passed by Council in 1999 and approved by the Ontario Municipal Board November 16, 1999. Housekeeping amendments were subsequently approved by Council in 2001, 2002, 2005, 2006, 2008, 2009, 2014, 2016, 2020, and 2021, whereby a number of changes were incorporated into the By-law addressing errors and omissions, as well as minor zoning provision amendments that served to improve the functionality of the by-law.

Since the most recent housekeeping amendment, additional items have been identified by County Planning and Municipal Building staff that should be addressed to provide improved clarity and consistency within the By-law. Further to items identified by Staff, there have been a number of provincial policy changes that need to be addressed within the Zoning by-law. The Province has introduced over 10 bills in the last 3 years addressing matters of land use planning, development and municipal regulatory powers. The proposed housekeeping amendment would look to bring the Zoning By-law into conformity with provincial policy, including, but not limited to, the Planning Act, Bill 109, Bill 23, and Bill 97.

Comments

The proposed housekeeping amendments include changes related to accessory buildings, parking setbacks, additional dwelling units, and other zoning regulations. Many of the revisions are minor in nature and serve to clarify and strengthen the interpretation and implementation of the Zoning By-law while other proposed revisions affect a change to regulatory provisions to bring the Zoning By-law into conformity with the Planning Act.

Generally, the majority of changes proposed for the Zoning By-law will include text changes to definitions and updates to wording within provisions to comply with new Provincial legislation. These proposed changes may affect various sections within the Municipality of North Perth Zoning By-law No. 6-ZB-1999, including, but not limited to:

- Section 3: Definitions
- Section 5: General Provisions
- Section 6: Agricultural Zone (A)
- Section 8: Residential Zone Two (R2)
- Section 9: Residential Zone Three (R3)
- Section 11: Residential Zone Five (R5)
- Section 35: Holding Zone

At this time, a resolution is required from Council to authorize County Planning staff to commence the By-law amendment process. With Council's approval, staff will initiate the amendment process, including a review of appropriate housekeeping amendments, agency circulation and all required public consultation and meetings.

Authored by:

Aubree Erickson
Planning Associate

Reviewed by:

Moira Davidson
Senior Policy Planner

Approved submission by:

Andrea Hächler
Director of Planning



COUNCIL REPORT

From: Jessica McLean, Manager of Strategic Initiatives
Date: Monday, November-04-24
Subject: Listowel BIA Memorandum of Understanding

Background:

Over the past year, Municipal staff have worked with the Listowel Business Improvement Area (BIA) Coordinator to draft a Memorandum of Understanding between the Listowel BIA and Municipality of North Perth.

The purpose of the Memorandum of Understanding is to ensure a full and complete understanding of the responsibilities of the BIA Board, BIA staff, and Municipal staff in the joint management and maintenance of the Listowel Business Improvement Area (BIA).

Comments:

The attached Memorandum of Understanding between the Municipality of North Perth and Listowel Business Improvement Area outlines all current responsibilities of the Municipality and BIA related to the joint management and maintenance of the Listowel Business Improvement Area.

The MOU has been reviewed by the Listowel BIA Board of Directors, as well as Municipal Department Managers that work alongside the BIA on various activities.

It is recommended that term of the MOU is three years, commencing on the date of agreement execution.

Financial Implications: *(Include amounts and funding source)*

There are no financial implications relating to the establishment of the MOU. The terms of municipal cost recovery for services are stated in Section 4, viii.

Recommendation:

This document is available in alternate formats, upon request.

THAT: The Municipality of North Perth be authorized to enter into a Memorandum of Understanding (MOU) with the Listowel Business Improvement Area;

AND THAT: The Mayor and Clerk be authorized to execute the MOU included as an attachment to this report.

Reference Material Attached:

Draft Memorandum of Understanding between the Municipality of North Perth and Listowel Business Improvement Area

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Jessica McLean, Manager of Strategic Initiatives

Reviewed by: Kriss Snell, CAO
Tuesday, October-29-24

Jessica McLean, Manager of Strategic Initiatives

MEMORANDUM OF UNDERSTANDING

Municipality of North Perth and Listowel Business Improvement Area

1. TERMS OF AGREEMENT

The Term of this Memorandum of Understanding will be for three years, commencing on the date of execution of this agreement.

2. DEFINITIONS

- A. "BIA" means Listowel Business Improvement Area
- B. "Municipality" means the Municipality of North Perth
- C. "BIA Area" means the Business Improvement Area as designated in By-law 74-2019 of the Municipality of North Perth.

3. PURPOSE OF THE AGREEMENT

The purpose of this Memorandum of Understanding is to ensure a full and complete understanding of the responsibilities for the parties noted in the joint management and maintenance of the Listowel Business Improvement Area (BIA). The following are conditions and responsibilities which will form the Memorandum of Understanding between the Listowel BIA and the Municipality of North Perth.

4. AGREEMENT

i. BASKETS/CLAM SHELLS:

- 1. All baskets and clam shells are the property of the BIA.
- 2. Maintenance of downtown hanging baskets and clam shells, including watering, fertilization, and deadheading, shall be coordinated by the Municipality.
- 3. The Municipality shall place orders for flowers, etc. to fill the baskets and clam shells. Invoices for materials and supplies will be directed to the BIA Coordinator for payment.
- 4. The Municipality is responsible for installation and removal of the baskets and clam shells and will notify the BIA Coordinator of the timeline for both.
- 5. Weather dependent, installation will take place the first week of June and removal will take place no later than the first week in October each year.

ii. LIGHT POST BANNERS:

- 1. All light post banners are the property of the BIA, except for the Listowel Legion Veteran Memorial Banners and other special event banners that are installed with permission by the BIA.

2. All light post banner pole arms and brackets are the property of the BIA. Light posts using the BIA banner pole arms and brackets are the property of the Municipality.
3. The BIA Coordinator will be responsible for hiring a third-party to install and maintain the banner brackets and pole arms in accordance with Municipality requirements.
4. All banners and pole arms to be installed on light posts are subject to approval of the Municipality.
5. Banners shall only relate to promotion of the BIA area of events and shall not display commercial advertising.
6. The BIA is responsible for the purchase of replacement banners, pole arms and brackets, as needed, to ensure that the banners remain attractive and well maintained.
7. The BIA is not obligated to maintain the banner program or a set number of banners.

iii. DOWNTOWN TRASH RECEPTACLES:

1. Trash receptacles (20) were purchased by the BIA in 2017 for the downtown area, in conjunction with the North Perth Streetscape Master Plan.
2. Maintenance, replacement and emptying of the trash receptacles is the sole responsibility of the Municipality, for an understood period of a minimum of ten years, at which time any malfunctioning trash receptacles may be removed by the Municipality without consultation with the BIA. The BIA may choose to replace the trash receptacle, but is not obligated to do so.

iv. ENTRANCE SIGNS:

1. The four main Listowel entrance signs are the property of the BIA.
2. The BIA is responsible for the annual inspection and maintenance of the entrance signs and will coordinate directly with the contractor, as required.
3. The Municipality is responsible for the grass cutting and landscaping of the entrance signs.
4. Hydro costs for the entrance signs shall be the responsibility of the Municipality.

v. SEASONAL DECORATING:

1. All seasonal decorations are the property of the BIA, including but not limited to:
 - light post wreaths
 - wreaths for clock tower and Municipal Office
 - free-standing pop-up lit trees
 - wooden decorations and nativity scene
 - strands of lights, wreaths, and pop-up lit trees for entrance signs
 - seasonal greeting highway banners.
2. Seasonal decorations will be stored in the mezzanine in the shed behind the North Perth Public Works building at 580 Main Street West, Listowel. The BIA

Coordinator will be provided a key for access. The storage and key will be provided at no cost to the BIA.

3. Preparation of the seasonal decorations for annual installation is the responsibility of the BIA. Preparation must be completed by the first week of November each year.
4. The seasonal decorations shall be installed by the Municipality each year, mid-November, in conjunction with Hydro One.
5. Maintenance of the seasonal decorations, while installed, is the responsibility of the Municipality, and paid for by the BIA.
6. The Municipality is responsible to take down the seasonal decorations the first week of January, or as determined appropriate in coordination with Hydro One and weather dependant.
7. The Municipality shall identify the staff person responsible for seasonal decorating each year and notify the BIA Coordinator.
8. The BIA Coordinator will be notified of any supplies needed for the installation, maintenance, and takedown, in advance if possible.
9. The BIA Coordinator must authorize all purchases pertaining to the installation, maintenance, and takedown of the seasonal decorating in accordance with the annual budget allocation for seasonal decorations.

vi. ANNUAL AUDIT:

1. Per the Municipal Act, 2001 the BIA will receive an annual audit by the assigned auditor for the Municipality of North Perth.
2. The annual audit will proceed under the direction of the Municipality of North Perth's Treasurer.
3. Pricing for the audit will be based upon an agreed proportion of the Municipality's annual audit fees. These fees are to be incorporated into the BIA's internal allocation costs/recoveries.

vii. FINANCIAL ADMINISTRATION:

1. The Municipality will perform all aspects of the financial administration of the BIA, including but not limited to payroll, accounts payable, accounts receivable, and preparation and completion of the annual audit.
2. The BIA shall adhere to all applicable policies and procedures established by the Municipality with respect to financial administration.
3. The BIA Coordinator will prepare the annual proposed BIA budget for consideration and approval by the BIA Board of Directors and North Perth Council.
4. The Municipality will provide the BIA support and access to relevant software and documentation to fulfil budgeting, expenditure approvals, and financial reporting needs.

5. All expenditures of the BIA must be authorized by the BIA Coordinator and the Municipal Department Head, or their designate. In the absence of the BIA Coordinator, the BIA Board Chair shall serve as one of the authorizing agents.
6. The BIA Coordinator will be notified of any deposits to the account as they are accepted, to ensure they are assigned to the appropriate account.
7. A Board Director will be assigned, each year, to review the financial statements, and any other pertinent financial reports with the BIA Coordinator bi-monthly, in advance of the Board Meetings and provide a complete summary to the Board at each meeting. The Municipality will provide additional documentation as requested.

viii. MUNICIPAL COST RECOVERY FOR SERVICES:

1. During the annual budget process, the BIA and Municipality will review and agree upon the internal allocation costs/recoveries.
2. The internal allocation costs/recoveries shall serve as a pre-determined formula to recover costs between the BIA and Municipality. Examples include the proportion of annual audit fees, share in office space expenditures, costs for financial administration, and municipal staff time not billed directly to the BIA.
3. Any services that significantly deviate above or below the pre-determined formula after budget approval (e.g. BIA event requiring additional municipal staff resources) will be addressed on a case-by-case basis. This process will involve consultation between the BIA, the Municipality's Treasurer and subject department head.

ix. ADMINISTRATIVE SUPPORT FOR BOARD MEETINGS:

1. The Municipality shall provide a staff person to act as Recording Secretary for BIA Board of Director Meetings.
2. The Recording Secretary will attend and record minutes at the Board of Directors meetings and Annual General Meeting. The Recording Secretary will send a draft digital copy of the minutes to the BIA Coordinator as soon as possible following the meeting, no later than 5 business days.
3. The Recording Secretary will be responsible for preparing the agenda package for Board meetings, including preparing the agenda with consent of the BIA Coordinator, draft minutes from previous meeting, financial statements and expense listing, and monthly report of activities.
4. The Municipal Clerk or Deputy Clerk will provide procedural/accountability advice and training to Board members on an as needed basis and/or at the request of the Board.
5. The Municipality shall provide support related to the Integrity Commissioner and Closed Meeting Investigator services as needed.
6. Meeting space at the North Perth Municipal Administration Office will be provided for BIA Board Meetings, at no cost to the BIA.

x. MEMBERSHIP MAINTENANCE:

1. The Municipality will maintain an up-to-date list of the property owners in the BIA area and notify the BIA Coordinator when changes of ownership occur.

xi. OFFICE SPACE AND CORRESPONDENCE:

1. The Municipality will provide the BIA Coordinator with suitable office working space and access to office supplies as needed and budgeted.
2. The mailing address for the BIA will be 330 Wallace Avenue North, Listowel, Ontario N4W 1L3.
3. All correspondence received at the Municipality of North Perth for the BIA will be filed in a mailbox assigned to the BIA in the North Perth Municipal Office. The BIA Coordinator is responsible for checking the mailbox on a regular basis.
4. All phone calls and emails of any nature regarding BIA activities or business received by Municipality of North Perth staff will be directed to the BIA Coordinator.
5. The general phone line of the Municipality of North Perth will have an extension assigned to the BIA that forwards calls directly to the BIA cell phone.

xii. WEBSITE, SOCIAL MEDIA, AND IT SUPPORT:

1. The Municipality shall include a hyperlink to the Listowel BIA website on the Municipality of North Perth website.
2. The BIA Coordinator is responsible for maintaining the BIA website and social media pages.
3. The BIA Coordinator will be included in communications-related training opportunities hosted by the Municipality of North Perth, and the BIA will cover any costs associated with training.
4. Technical support for municipally owned devices and software (e.g., laptop, cellphone, email) will be provided by the Municipality.

xiii. REPORTING

The BIA and the Municipality of North Perth acknowledges this Memorandum of Understanding shall be considered an Appendix to the Annual BIA Report to the Municipality of North Perth Council.

xiv. MODIFICATIONS TO THE AGREEMENT

The BIA and the Municipality of North Perth acknowledges that requests from the BIA regarding partnership opportunities for subsequent years shall be forwarded in writing to the CAO by September 1 of each year.

Dated this _____ day of _____, 2024.

Memorandum of Understanding accepted by:

The Municipality of North Perth:

Name

Position

Name

Position

Listowel Business Improvement Area:

Name

Position



THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 97-2024

A BY-LAW TO AMEND BY-LAW 147-2022 WHICH APPOINTS PERSONS, INCLUDING COUNCIL MEMBERS TO VARIOUS BOARDS, COMMITTEES AND ASSOCIATIONS

THEREFORE The Council of the Municipality of North Perth enacts as follows:

THAT:

1. Schedule "A" of By-law 147-2022 be amended as follows:

Remove:

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Abha Kapoor

November 14th, 2026

DIVERSITY, EQUITY AND INCLUSION ADVISORY COMMITTEE

Nestor Guevara

November 14th, 2026

Sarah Lee

November 14th, 2026

2. This By-law shall come into force and takes effect on November 4th, 2024.

PASSED this 4th day of November, 2024.

MAYOR Todd Kasenberg

CLERK Lindsay Cline

SCHEDULE "A"

NAME		TERM EXPIRES
<u>NORTH PERTH RECREATION ADVISORY COMMITTEE</u>		
Neil Anstett	Council	November 14 th , 2026
Sarah Blazek	Council	November 14 th , 2026
Trent Bowman		November 14 th , 2026
Wayne Donkersgoed		November 14 th , 2026
Kathy Gebhardt		November 14 th , 2026
Amanda Gebhardt		November 14 th , 2026
Maggie Kerr		November 14 th , 2026
Jerry Rozendal		November 14 th , 2026
Angela Stratton		November 14 th , 2026
<u>NORTH PERTH LIBRARY BOARD</u>		
Lee Anne Andriessen	Council	November 14 th , 2026
Matt Richardson	Council	November 14 th , 2026
Terry Ritchie		November 14 th , 2026
Bernice Weber Passchier		November 14 th , 2026
Raisa Abraham		November 14 th , 2026
Martin Shadwick		November 14 th , 2026
<u>COMMITTEE OF ADJUSTMENT</u>		
Duane Duck		November 14 th , 2026
Brad Gibson		November 14 th , 2026
William Earl Mayes		November 14 th , 2026
Bob McLean		November 14 th , 2026
Teresa O'Reilly		November 14 th , 2026
Bruce Wilken		November 14 th , 2026
<u>LISTOWEL BUSINESS IMPROVEMENT AREA (BIA)</u>		
Doug Kellum	Council	November 14 th , 2026
Ashton Romany	Treasurer	November 14 th , 2026
Matt Ash		November 14 th , 2026
David Dickey		November 14 th , 2026
Alana McEachern		November 14 th , 2026
Deborah Bigam-McNaughton		November 14 th , 2026
Sean Eaton		November 14 th , 2026
Scott Patterson		November 14 th , 2026
<u>ECONOMIC DEVELOPMENT ADVISORY COMMITTEE</u>		
Todd Kasenberg	Council	November 14 th , 2026
Neil Anstett	Council	November 14 th , 2026
Lee Anne Andriessen	Council	November 14 th , 2026
Andrew Coghlin		November 14 th , 2026
Alicia McClure		November 14 th , 2026
David Meulenstein		November 14 th , 2026
Tanya Terpstra		November 14 th , 2026
<u>NORTH PERTH CEMETERY BOARD</u>		
Miles Dadson		November 14 th , 2026
Joan Rutherford		November 14 th , 2026
Terry Seiler		November 14 th , 2026
Bruce Wilken		November 14 th , 2026
Glenna Zister		November 14 th , 2026
<u>PERTH COUNTY OPP POLICE SERVICES BOARD</u>		
Todd Kasenberg	Council	November 14 th , 2026
Juanita Kerr	Council	November 14 th , 2026

PROPERTY STANDARDS COMMITTEE

Elizabeth Golden		November 14 th , 2026
Russ Danbrook		November 14 th , 2026
Ken Lawrence		November 14 th , 2026
John McLeod		November 14 th , 2026
Teresa O'Reilly		November 14 th , 2026

LIVESTOCK INVESTIGATORS/FENCE VIEWERS

Doug Johnston		November 14 th , 2026
Jason Schneider		November 14 th , 2026

POUND KEEPERS

Elizabeth Johnston		November 14 th , 2026
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PERTH ADULT LIFE CARE RESIDENCES COMMITTEE

Sarah Blazek	Council	November 14 th , 2026
Bert Johnson		November 14 th , 2026
Carol Jones		November 14 th , 2026
Lois McLaughlin		November 14 th , 2026
Debb Ritchie		November 14 th , 2026
Diana Turney		November 14 th , 2026

NORTH PERTH FAMILY HEALTH TEAM BOARD

Todd Kasenberg	Council	November 14 th , 2026
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NORTH PERTH PHYSICIAN RECRUITMENT COMMITTEE

Doug Kellum	Council	November 14 th , 2026
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MAITLAND VALLEY CONSERVATION AUTHORITY

Matt Duncan	Council	November 14 th , 2026
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BLUEWATER RECYCLING ASSOCIATION

Allan Rothwell	Council	November 14 th , 2026
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MUNICIPAL DRAINS

Dave Johnston	Council	November 14 th , 2026
Marc Noordam	Council	November 14 th , 2026

COURT OF REVISION

Matt Duncan	Council	November 14 th , 2026
Dave Johnston	Council	November 14 th , 2026
Marc Noordam	Council	November 14 th , 2026
Matt Richardson	Council	November 14 th , 2026
Allan Rothwell	Council	November 14 th , 2026

DIVERSITY, EQUITY AND INCLUSION ADVISORY COMMITTEE

Sarah Blazek	Council	November 14 th , 2026
Tami Cressey		November 14 th , 2026
Connor Gadd		November 14 th , 2026
Derek Mendez		November 14 th , 2026
Ashok Purushothaman		November 14 th , 2026
Jodi Town		November 14 th , 2026
Vivian Ukaobasi		November 14 th , 2026
Haben Ogbatsion		November 14 th , 2026

AGRICULTURAL & AGRI-BUSINESS ADVISORY COMMITTEE

Marc Noordam	Council	November 14 th , 2026
Tina Beirnes		November 14 th , 2026
Ralph Coneybeare		November 14 th , 2026
Erin Doan		November 14 th , 2026
Cameron Lago		November 14 th , 2026
Hernando Restrepo		November 14 th , 2026
Christa Royce		November 14 th , 2026
Chelsea Steenberg		November 14 th , 2026
Keith Stoltz		November 14 th , 2026

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 98-2024

A BY-LAW TO AMEND BY-LAW 106-2023 WHICH GOVERNS THE CALLING, PLACE AND PROCEEDINGS OF THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH

THEREFORE The Council of the Municipality of North Perth enacts as follows:

THAT:

1. By-law 106-2023 be amended as follows:

Replace:

4.3 Regular Meetings

- a) Regular meetings of Council shall be held at 7:00 p.m. on the first and third Monday of each month.
- b) When a regular Council meeting is to be scheduled on a statutory holiday, the meeting will be held on the next available Monday.

With:

4.3 Regular Meetings

- a) Regular meetings of Council shall be held two times per month on Mondays at 7:00 p.m.
 - b) To the greatest extent possible, regular meetings will not be scheduled on consecutive Mondays, and time between meetings will not exceed two weeks.
2. This By-law shall come into force and take effect on the date of its final passing.

PASSED this 4th day of November, 2024.

MAYOR Todd Kasenberg

CLERK Lindsay Cline

THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. 99-2024

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, or use of buildings or structures within the municipality for or except for such purposes as may be set out in the By-law, and for regulating in certain respects buildings or structures to be erected or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 4(R3-4)", and shall be subject to the provisions of Section 9.6.4 (R3-4) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-4" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
2. **THAT** the following provisions be added to Section 9.6.4:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 450 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 15.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
3. **THAT** the area shown as black on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Three - 5(R3-5)", and shall be subject to the provisions of Section 9.6.5 (R3-5) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R3-5" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
4. **THAT** the following provisions be added to Section 9.6.5:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (interior lot): 370 square metres
 - Minimum Lot Area (corner lot): 370 square metres
 - Minimum Lot Frontage (interior lot): 12.0 metres
 - Minimum Lot Frontage (corner lot): 12.0 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 45%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.
5. **THAT** the area shown as cross hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 22(R5-22)", and shall be subject to the provisions

of Section 11.6.22 (R5-22) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-22" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

6. **THAT** the following provisions be added to Section 11.6.22:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 3.0 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.

7. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 23(R5-23)", and shall be subject to the provisions of Section 11.6.23 (R5-23) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-23" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

8. **THAT** the following provisions be added to Section 11.6.23:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Minimum Lot Area (corner lot): 290 square metres
 - Minimum Lot Frontage (corner lot): 9 metres
 - Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
 - Minimum Side Yard Setback: 1.5 metres (End Unit)
 - Minimum Exterior Side Yard Setback: 2.5 metres
 - Maximum Lot Coverage: 60%
 - To exclude decks from the lot coverage calculation
 - To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback
 - b) other applicable provisions of this By-law shall apply.

9. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 24(R5-24)", and shall be subject to the provisions of Section 11.6.24 (R5-24) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-24" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

10. **THAT** the following provisions be added to Section 11.6.24:
 - a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - Maximum Density: 70 units per hectare
 - Maximum Building Height: 15.0 metres
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Exterior Side Yard to a Public Street: 3.0 metres
 - Minimum Setback Between Side Walls of Two End Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;
 - b) other applicable provisions of this By-law shall apply.

11. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 25(R5-25)", and shall be subject to the provisions of Section 11.6.25 (R5-25) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-25" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

12. **THAT** the following provisions be added to Section 11.6.25:
- a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 70 units per hectare
 - Maximum Building Height: 12.0 metres
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.
 - b) other applicable provisions of this By-law shall apply.
13. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Special Residential Zone Five - 26(R5-26)", and shall be subject to the provisions of Section 11.6.26 (R5-26) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "R5-26" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
14. **THAT** the following provisions be added to Section 11.6.26:
- a) Location: Part Lot 27 and Part Lot 28, Listowel Ward, Municipality of North Perth (Key Map 27)
 - The Minimum Lot Area requirement shall not apply
 - Maximum Density: 100 units per hectare
 - Maximum Building Height: 15.0 metres
 - Minimum Front Yard Setback to a Public Street: 6.0 metres
 - Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
 - Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
 - Maximum Lot Coverage: 60%
 - Minimum Landscaped Open Space: 20%
 - Minimum Off-Street Parking for *Affordable Dwelling Units*: 1/unit
 - Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site
 - b) other applicable provisions of this By-law shall apply.
15. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Highway Commercial – Holding (C3-H-12)", and shall be subject to the provisions of Section 19.4.29 (C3-H12) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "C3-H-12" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And
16. **THAT** Section 19.4.29 and Section 35.3.12 of By-law No. 6-ZB-1999 is hereby amended by adding the following provision:
- "19.4.29 C3-H12 a) Location: Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth
- (b) Notwithstanding any provisions of Section 19 to the contrary, prior to removal of the H12 holding provisions road access shall be provided to the property known as 6175 Perth Line 86 which is the large parcel to the south.
- (c) All other provisions of By-law No. 6-ZB-1999, as amended, shall apply." And
17. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Institutional (IN)", and shall be subject to the provisions of Section 27.1.1 (IN)

of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "IN" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

18. **THAT** the area shown as diagonal hatching on the attached map, Schedule "A", and described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth is rezoned from the "Agriculture" to "Parks and Recreation (PR)", and shall be subject to the provisions of Section 28.1.1 (PR) of By-law No. 6-ZB-1999. The zoning on this land shall be shown as "PR" on Key Map 27 of Schedule "A" to By-law No. 6-ZB-1999 as amended. And

19. **THAT** the Clerk is hereby authorized and directed to provide notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.

20. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

READ A FIRST AND SECOND TIME THIS 4TH DAY OF NOVEMBER, 2024.

READ A THIRD TIME AND FINALLY PASSED THIS 4TH DAY OF NOVEMBER, 2024.

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

Certified a true copy of By-law No. 99-2024 passed by the Council of the Municipality of North Perth, _____, 2024.

Lindsay Cline, Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 99-2024

EXPLANATORY NOTE

By-law No. 99-2024 of the Corporation of the Municipality of North Perth is an amendment to the Municipality of North Perth Zoning By-law No. 6-ZB-1999 and affects lands in the Municipality of North Perth described as Part Lot 27 and Part Lot 28, Concession 1, Listowel Ward, Municipality of North Perth.

By-law No. 99-2024 rezones the lands from “A” to the “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H, IN and PR” zones which would allow for the use of the land area to develop as a residential and commercial subdivision as required by the North Perth Zoning By-law. The zoning on this land shall be shown as “R3-4; R3-5; R5-22; R5-23; R5-24; R5-25; R5-26; C3-H12, IN and PR” on Key Map 27 of Schedule “A” to the By-law.

By-law No. 99-2024 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent.

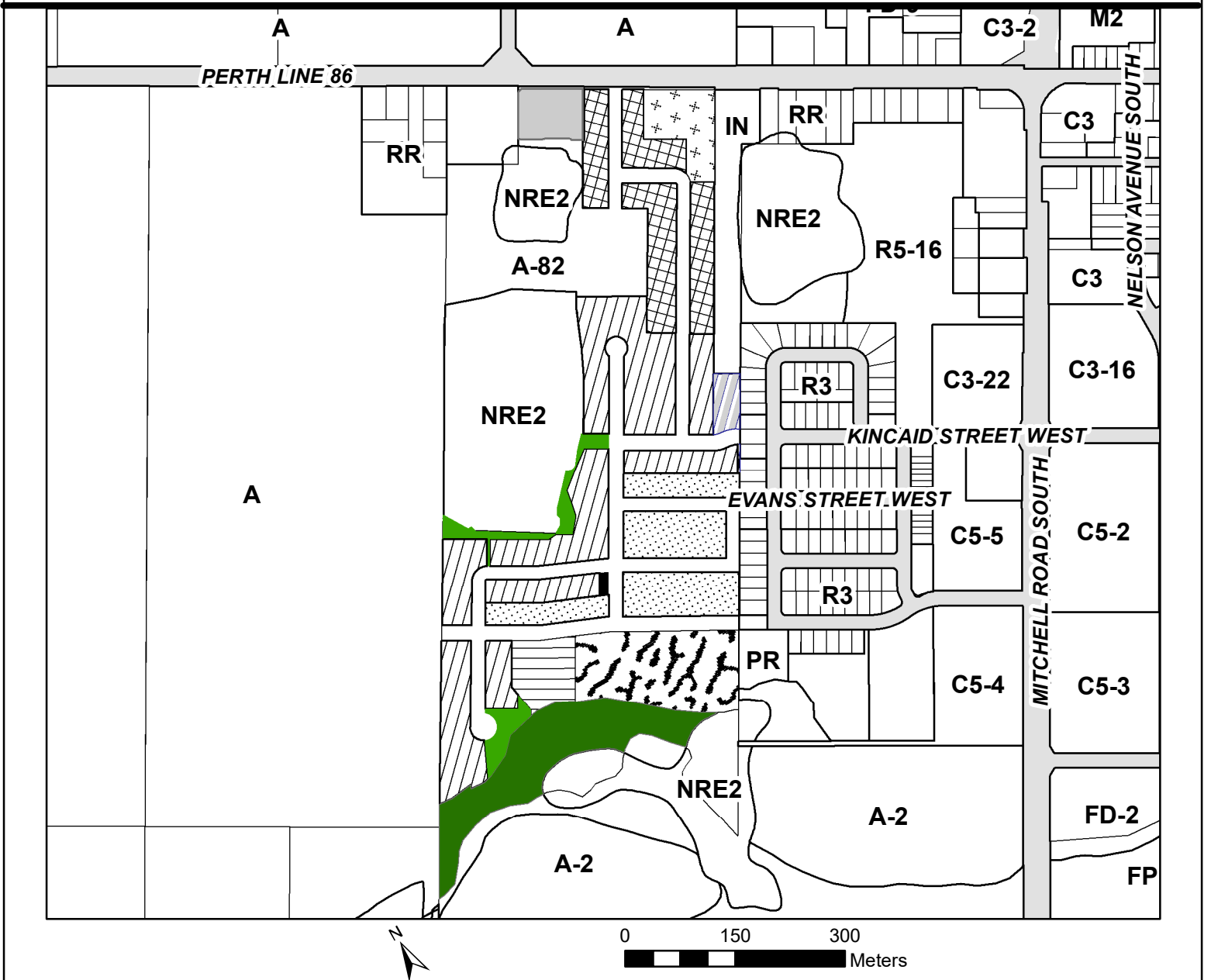
Schedule "A" to the attached By-law No. 99-2024 is a map showing the location and zoning of the subject lands.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 99-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

AREA AFFECTED BY THIS BY-LAW



THIS IS SCHEDULE "A"
TO BY-LAW NO. 99-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Lot 1 to 107 except Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-4) and that the following provisions would apply:



- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 450 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 15.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Lot 81) from Agriculture (A) to Special Residential Zone 3 (R3-5) and that the following provisions would apply:



- Minimum Lot Area (interior lot): 370 square metres
- Minimum Lot Area (corner lot): 370 square metres
- Minimum Lot Frontage (interior lot): 12.0 metres
- Minimum Lot Frontage (corner lot): 12.0 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.2 metres (2-storey dwelling)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 45%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Block 110-114 and 116-123) from Agriculture (A) to Special Residential Zone 5 (R5-22) and that the following provisions would apply:



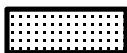
- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 3.0 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

THIS IS SCHEDULE "A"
TO BY-LAW NO. 99-2024
OF THE MUNICIPALITY OF NORTH PERTH
PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Block 125-127; 129-131; 136 and 137) from Agriculture (A) to Special Residential Zone 5 (R5-23) and that the following provisions would apply:



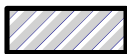
- Minimum Lot Area (corner lot): 290 square metres
- Minimum Lot Frontage (corner lot): 9 metres
- Minimum Front Yard Setback: 4.5 metres, provided that any attached garage must provide a setback of 6.0 metres
- Minimum Side Yard Setback: 1.5 metres (End Unit)
- Minimum Exterior Side Yard Setback: 2.5 metres
- Maximum Lot Coverage: 60%
- To exclude decks from the lot coverage calculation
- To permit an unenclosed porch or deck, up to 1.0 metres in height above the average finished grade, to encroach 3.5 metres into the required rear yard setback

To rezone the subject land (Block 115) from Agriculture (A) to Special Residential Zone 5 (R5-24) and that the following provisions would apply:



- Maximum Density: 70 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Exterior Side Yard to a Public Street: 3.0 metres
- Minimum Setback Between Side Walls of Two End Units: 3.0 metres
- Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - g. a registration of a plan of condominium; or
 - h. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act;

To rezone the subject land (Block 124) from Agriculture (A) to Special Residential Zone 5 (R5-25) and that the following provisions would apply:



- The Minimum Lot Area requirement shall not apply
- Maximum Density: 70 units per hectare
- Maximum Building Height: 12.0 metres
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - i. a registration of a plan of condominium; or
 - j. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.

THIS IS SCHEDULE "A"
TO BY-LAW NO. 99-2024
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PASSED THIS ___ DAY OF _____, 2024

Todd Kasenberg, Mayor

Lindsay Cline, Clerk

To rezone the subject land (Block 134) from Agriculture (A) to Special Residential Zone 5 (R5-26) and that the following provisions would apply:

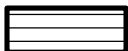
- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres



- Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres
- Maximum Lot Coverage: 60%
- Minimum Landscaped Open Space: 20%
- Minimum Off-Street Parking for Affordable Dwelling Units: 1/unit
- Internal lot lines created on the site by:
 - k. a registration of a plan of condominium; or
 - l. a plan or plans of condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act; shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration, are strictly observed, and the original lot shall be considered the site.



To rezone the subject land (Block 108) from Special Agriculture Zone (A-82) to Highway Commercial (C3)



To rezone the subject land (Block 133) from Agriculture (A) to Institutional (IN)



To rezone the subject land (Block 128 and 132) from Agriculture (A) to Parks and Recreation (PR)

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 100-2024

**BEING A BY-LAW TO CONFIRM GENERALLY PREVIOUS ACTIONS
OF THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH**

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. The actions of the Council of the Municipality of North Perth at its meeting on November 4, 2024, be confirmed.
2. Execution by the Mayor and the Clerk of all Deeds, Instruments, and other Documents necessary to give effect to any such Resolution, Motion or other action and the affixing of the Corporate Seal, to any such Deed, Instruments, or other Documents is hereby authorized and confirmed.
3. This By-law shall come into force and takes effect on the date of its passing.

PASSED this 4th day of November, 2024.

MAYOR TODD KASENBERG

CLERK LINDSAY CLINE