

**THE MUNICIPALITY OF NORTH PERTH  
COUNCIL AGENDA**



Date: December 16, 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](mailto: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.

<b>7.1</b>	<b>December 2, 2024 Regular Council Meeting Minutes</b>	<b>1</b>
<b>7.2</b>	<b>Outstanding Report Requests Q4 2024</b>	<b>24</b>
<b>7.3</b>	<b>2025 Fees &amp; Charges By-Law Amendment</b>	<b>28</b>

7.4	2025 Interim Tax Levy By-Law	61
7.5	MVCA Membership Meeting Minutes - October 16, 2024	65
7.6	AMDSB Board Meeting Highlights - November 26, 2024	69
7.7	Minister of Municipal Affairs and Housing re: Additional Residential Units (ARUs)	73
7.8	Ministry of Natural Resources re: Carbon Storage in Ontario	75
7.9	Municipality of West Perth re: 200th Year Anniversary of Huron Tract, 1827-2027	77
7.10	Tay Valley Township Resolution re: Establishment of an Ontario Rural Road Safety Program	79
7.11	Municipality of South Huron Resolution re: Redistribution of Land Transfer Tax and GST	81
7.12	Township of Lanark Highlands Resolution re: Support for Provincial Absorption of OPP Costs	84
7.13	Township of Champlain Resolution re: OPP Billing	87
7.14	Township of Champlain Resolution re: Establishment of an Ontario Rural Road Safety Program	89
7.15	Town of South Bruce Peninsula Resolution re: Rural Road Safety Program	90
7.16	Town of Petrolia Resolution re: OPP Provincial Billing Increase	92
7.17	Region of Durham Resolution re: Redistribution of Land Transfer Tax and GST	93
7.18	County of Lambton Resolution re: Establishment of an Ontario Rural Road Safety Program	96
7.19	Municipality of Dysart et al Resolution re: Ontario Rural Road Safety Program	100
7.20	Municipality of Tweed Resolution re: Ontario Rural Road Safety Program	101
7.21	Town of Aurora Resolution re: Distribution of Provincial Land Transfer Tax and GST	102

7.22	Municipality of St. Charles Resolution re: Ontario Deposit Return Program	107
7.23	Municipality of St. Charles Resolution re: Public Sector Salary Disclosure	108
7.24	Municipality of St. Charles Resolution re: Redistribution of Land Transfer Tax and GST	109
7.25	Town of Cobalt Resolution re: Resume Assessment Cycle	111
7.26	Township of King Resolution re: Establishment of an Ontario Rural Road Safety Program	113
7.27	Township of Oro-Medonte Resolution re: Increase Tile Drain Loan Limit	115
7.28	City of Brantford Resolution re: Redistribution of Provincial Land Transfer Tax and GST	116
7.29	Township of North Glengarry Resolution re: Resume Assessment Cycle	118
7.30	Township of Puslinch Resolution re: OPP Costs	120
7.31	Northumberland County Resolution re: Support for Family Physicians	126
7.32	Town of New Tecumseth Resolution re: Redistribution of Land Transfer Tax and GST	132

## 8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

Communications (written and verbal) addressed to Council will become part of the public record.

- 8.1 Delegation - Scott Patterson re: item 9.1.1 County of Perth Official Plan Amendment No. 233

## 9. REPORTS

### 9.1 Manager of Development & Protective Services

9.1.1	County of Perth Official Plan Amendment No. 233	134
9.1.2	Zoning By-law Amendment Z06-2024	148
9.1.3	Part Lot Control Exemption Application PLC 05-2024	163
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9.2.1	North Perth Agriculture & Agricultural Business Advisory Committee- Farm 911/The Emily Project	195
9.3	Manager of Corporate Services	
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9.4.1	Monkton Road Allowances and Land Transfer	220
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12.5	117-2024 Interim Tax Levy By-law	238
12.6	118-2024 Part Lot Control Exemption 5-2024	240
12.7	119-2021 Amendments to the Rates and Fees By-law	241
12.8	120-2024 Zoning By-law Amendment Z06-2024	257
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 CON 1 PT LOT 37 PLAN 194 PT;CORPORATION LOTS 17 and 18;RP 44R4384 PART 1;**
- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding FORMER CNR IN LISTOWEL;**  
**and**
- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding Wellington Street Road Allowance.**

**16. REPORTING OUT**

**17. CONFIRMATORY BY-LAW**

**17.1 121-2024 Confirmatory By-law**

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**18. ADJOURNMENT**

**Regular Council Meeting – December 2, 2024**  
**Municipality of North Perth Council Chambers**

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Members Present	Mayor Todd Kasenberg Deputy Mayor Doug Kellum Councillor Lee Anne Andriessen Councillor Neil Anstett Councillor Matt Duncan Councillor Dave Johnston Councillor Marc Noordam Councillor Matt Richardson Councillor Allan Rothwell
Member Absent	Councillor Sarah Blazek
Staff Present	CAO Kriss Snell Manager of Environmental Services Mark Hackett Manager of Strategic Initiatives Jessica McLean Manager of Programs Amy Gangl Manager of Facilities Jeff Newell Manager of Development & Protective Services/Fire Chief Janny Pape Manager of Operations Matt Ropp North Perth Public Library CEO Ellen Whelan Treasurer Ashton Romany Human Resources Team Lead Kelly Fraser Economic Development Coordinator Kimberly Kowch (Remote) Training Coordinator Erin Bewick BIA Coordinator Alyssa Kuepfer Clerk/Legislative Services Supervisor Lindsay Cline
Others Present	Perth County Planner Nathan Garland

**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**

Councillor Richardson declared a pecuniary interest on items 15 (Closed Session) and 17.1 (Confirmatory By-law) as he has a family member involved with the item being discussed.

Councillor Anstett declared a pecuniary interest on items 12.1 (Fees & Charges By-law) and 17.1 (Confirmatory By-law) as his children attend the St Mary's Daycare and before and after school programming at St. Marys School.

**6. CONFIRMATION OF THE AGENDA**

**Resolution No. 421.12.24**

**Moved By** Marc Noordam **Seconded By** Dave Johnston

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

**CARRIED**

**7. CONSENT AGENDA**

7.1 November 18, 2024 Regular Council Meeting Minutes

7.2 November 20, 2024 Special Council - Budget Meeting Minutes

7.3 September 4, 2024 Perth Adult Life Care Residences Committee Meeting Minutes

7.4 October 8, 2024 North Perth Public Library Board Meeting Minutes

7.5 October 15, 2024 North Perth Committee of Adjustment Meeting Minutes

7.6 Municipality of West Perth re: Formation of a Mental Health Community Action Group

7.7 Perth County Response to Council Request for Update on County New Official Plan

7.8 Perth County Update - August/September 2024

7.9 Perth County Update - October 2024

- 7.10 MVCA Draft Conservation Areas Strategy 2024
- 7.11 GRCA Summary of the General Membership Meeting - November 22, 2024
- 7.12 Town of Pelham Resolution re: Establishment of an Ontario Rural Road Safety Program
- 7.13 Township of North Dumfries Resolution re: Ontario Rural Road Safety Program
- 7.14 Township of Russell Resolution re: Redistribution of the Provincial Land Transfer Tax and GST
- 7.15 Township of Essa Resolution re: Fair Share of Provincial and Federal Government Financial Support
- 7.16 Township of Terrace Bay Resolution re: Ambulance Shortages and Healthcare System Issues
- 7.17 Township of Horton Resolution re: OPP Sustainable Funding
- 7.18 Township of Amaranth Resolution re: Establishing an Ontario Rural Roads Safety Program
- 7.19 Township of Larder Lake Resolution re: Resume the Assessment Cycle
- 7.20 Township of Larder Lake Resolution re: Redistribution of Land Transfer Tax and GST
- 7.21 Howick Township Resolution re: Ontario Provincial Police Costs for 2025
- 7.22 Municipality of Leamington Resolution re: OPP Detachment Billing Increases
- 7.23 Township of King Resolution re: Distribution of Provincial Land Transfer Tax and GST
- 7.24 Municipality of Wawa Resolution re: Redistribution of Land Transfer Tax and GST
- 7.25 Municipality of Wawa Resolution re: Resume Assessment Cycle
- 7.26 Municipality of Wawa Resolution re: Amend Ontario Building Code to Include Affordable Housing Plans
- 7.27 Municipality of Val Rita-Harty Resolution re: Rural Road Safety Program
- 7.28 Town of Halton Hills Resolution re: Provincial Updates to Municipal Elections Act
- 7.29 Township of Terrace Bay Resolution re: Billy Bishop Airport Support
- 7.30 Township of McGarry Resolution re: Redistribution of Land Transfer Tax and GST



- 7.31 Town of Tecumseh Resolution re: Updates to the Municipal Elections Act
- 7.32 Township of Papineau-Cameron Resolution re: Ontario Building Code
- 7.33 Township of Puslinch Resolution re: Proposed Amendments to the Excess Soil Regulation
- 7.34 Township of Uxbridge Resolution re: Updates to the Municipal Elections Act
- 7.35 City of Toronto Resolution re: Respecting Local Democracy and Cities

**Resolution No. 422.12.24**

**Moved By** Allan Rothwell **Seconded By** Neil Anstett

THAT: The Council of the Municipality of North Perth directs staff to reach out to West Perth to understand the intended purpose, configuration and objectives of the proposed Mental Health Community Action Group.

**CARRIED**

**Resolution No. 423.12.24**

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

THAT: The Council of the Municipality of North Perth requests County of Perth Planning Staff to make a presentation at an upcoming Council meeting related to the new Official Plan and addressing growth allocation and land use matters, including Eden Grove and other specific sites.

**CARRIED**

**Resolution No. 424.12.24**

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

THAT: The Council of the Municipality supports the resolution from the Township of King regarding the redistribution of provincial land transfer tax and GST to municipalities for sustainable infrastructure funding.

**CARRIED**

**Resolution No. 425.12.24**

**Moved By** Dave Johnston **Seconded By** Matt Richardson

THAT: Consent Items 7.1 to 7.35 be received for information and the minutes of the November 18, 2024 Regular Council Meeting and November 20, 2024 Special Council Budget Meeting be adopted.

**CARRIED**

**8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS**

**8.1 Delegation - Darrell Weber - Flag Request**

Darrell Weber provided a delegation to Council regarding a request to fly the Christian Heritage Flag at the municipal office.

**8.2 Public Meeting to Consider Zoning By-law Amendment Z13-2024**

The minutes of the public meeting are attached hereto as Schedule “A”.

**Resolution No. 426.12.24**

**Moved By** Dave Johnston **Seconded By** Matt Richardson

THAT: The Municipality of North Perth Council receives the report dated December 2, 2024 entitled Zoning By-law Amendment Z13-2024, submitted by MTE OLS on behalf of 789274 Ontario Inc, affecting lands described as Plan 44M74 Pt Blk 77 RP;44R-5892 Pts 37-40, Elma Ward, municipally known as 1040-1070 Twamley Street West; and

THAT: The Municipality of North Perth Council acknowledges that it held a Statutory Public Meeting pursuant to Section 34 of the Planning Act, with respect to Zoning By-law Amendment Z13-2024; and

THAT: The Municipality of North Perth Council APPROVES Zoning By-law Amendment Z13-2024 submitted by MTE OLS on behalf of 789274 Ontario Inc, affecting lands described as Plan 44M74 Pt Blk 77 RP;44R-5892 Pts 37-40, Elma Ward, municipally known as 1040-1070 Twamley Street West.

**CARRIED**

**8.3 Public Meeting to Consider Listowel Official Plan Amendment No. 39**

The minutes of the public meeting are attached hereto as Schedule “A”.

**Resolution No. 427.12.24**

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

THAT: North Perth Council receives the report dated December 2, 2024, entitled Listowel Official Plan Amendment No. 39 submitted by MHBC Planning Ltd. on behalf of the Municipality of North Perth affecting lands described as Part Lot 24, Concession 2, Wallace Ward, in North Perth, municipally known as 8331 Road 164; and

THAT: North Perth Council acknowledges that it held a Public Meeting pursuant to Section 34 of the Planning Act for the above noted application; and

THAT: North Perth Council adopts by by-law Listowel Ward Official Plan Amendment No. 39 as recommended by staff;

AND THAT: North Perth Council forwards the Listowel Ward Official Plan Amendment No. 39, as recommended by staff, to Perth County Council for approval.

**CARRIED**

8.4 Public Meeting to Consider Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 and Zoning By-law Amendment Z15-2023

The minutes of the public meeting are attached hereto as Schedule “A”.

**Resolution No. 428.12.24**

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

THAT: North Perth Council receives the report dated December 2<sup>nd</sup>, 2024, entitled Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 & Zoning By-law Amendment Z15-2023 submitted by MHBC Planning Ltd. on behalf of the Makem Developments Inc, affecting lands described as Part Lot 23, Concession 2, Wallace Ward, in North Perth, municipally known as 5917 Line 87; and

THAT: North Perth Council acknowledges that it held a Public Meeting pursuant to Section 34 of the Planning Act for Listowel Official Plan Amendment #38; and

THAT: North Perth Council adopts by by-law Listowel Ward Official Plan Amendment No. 38; and

THAT: North Perth Council forwards the Listowel Ward Official Plan Amendment No. 38, as recommended by staff, to Perth County Council for

approval; and

THAT: The Council of the Municipality of North Perth APPROVES IN PRINCIPLE Zoning By-law Amendment Z15-2023 as recommended by planning staff to rezone the subject lands from an Agricultural Zone (A) to Special Residential Zone Three (R3-7), Special Residential Zone Five (R5-26 and R5-27), Special Residential Zone Five with a Holding Provision (R5-26-h13 and R5-27-h13), Future Development (FD), Special Institutional Zone (IN-1), and Parks and Recreation Zone (PR); and

THAT: The North Perth Council recommends to County Council that the application for Draft Plan of Subdivision (No. NP 23-02) by Makem Developments Inc. affecting the lands described as Part Lot 23, Concession 2, Wallace Ward be APPROVED subject to the following conditions:

1. That this approval applies to the draft plan of subdivision prepared by MHBC, File 1976A, dated November 13<sup>th</sup>, 2024 showing a total of 79 residential lots, 2 multi-residential lots, one (1) Park Block, 4 Trail Blocks, 1 Walkway Block, 1 Walkway/Emergency Access Block, 1 School Block, 4 Future Development Blocks, ten (10) 0.3 m reserve blocks and one (1) road widening block with a total area of 17.72 ha as per the following:

<b>Phase 1</b>			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-71	71	3.236
Trail	72		0.110
Walkway/Emergency Access	73		0.024
0.3m Reserve	74, 75		0.002
Roads			1.195
<b>Sub-Total</b>	75	71	4.567
<b>Phase 2</b>			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-5	41/52	2.060
Multiple Residential**	6	50/77	1.298
Park	7		0.750
Trail	8-10		0.113
Future Development	11-13	7/8	0.623

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0.3m Reserve	14-16		0.011
Roads			1.745
<b>Sub-Total</b>	16	98/137	6.600
<b>Phase 3</b>			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-3	20/24	0.953
Multiple Residential**	4	116/160	2.672
Walkway	5		0.012
Future Development	6		0.175
Road Widening	7		0.036
0.3m Reserve	8-12		0.007
Roads			0.604
<b>Sub-Total</b>	12	136/184	4.459
<b>Phase 4</b>			
Description	Lots/Blocks	Units (min/max)*	Area (ha)
School/Residential	1	66/168	2.100
<b>Sub-Total</b>	1	66/168	2.100

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 restrict unenclosed porches or decks into the exterior sideyard;

- k. Provisions to implement the recommendations of the Scoped Environmental Impact Study prepared by Aboud and Associates dated March 1st, 2023;
- l. Inclusion of a requirement within purchase and sales agreement of sensitive uses that a Warning Clause Type E be included;
- m. 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. The road allowance included in the draft plan of subdivision shall be dedicated as public highway to the satisfaction of the Municipality of North Perth.
- 5. The owner agrees in writing that turning circles and any necessary easements will be provided as necessary to the satisfaction of the Municipality of North Perth.
- 6. The owner agrees in writing that a road widening will be conveyed to the Municipality of North Perth along the entire frontage of Line 87 free of all encumbrances and costs to the satisfaction of the Municipality of North Perth.
- 7. That the required Subdivision Agreement shall be registered against the land to which it applies once the Plan of Subdivision has been registered.
- 8. 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.
- 9. 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.

10. That the owner/developer satisfy any outstanding financial charges to the Municipality of North Perth and County of Perth prior to final approval.
11. That the owner/developer conveys the Future Development Blocks directly adjacent Part Lot 24 Concession 2 to the satisfaction of the Municipality of North Perth.
12. The owner/developer agrees within the Subdivision Agreement to construct and install fencing and/or appropriate property demarcation for the following blocks, to the satisfaction of the Municipality of North Perth, which could include, but is not limited to:
  - a. Property demarcation where lots and/or blocks abut defined natural features and/or associated buffers any may include signage, fencing, and/or native trees and shrubs;
  - b. Property demarcation, where lots and/or blocks abut any trails or agricultural lands outside the subdivision lands;
  - c. Subject to Site Plan Approval, install fencing per the North Perth Zoning By-law for any lots and/or blocks proposed for multi-unit housing.

Required fencing and/or property demarcation, shall be installed within 12 months of build out of each phase.

13. 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.
14. That a preliminary grading and drainage plan for the proposed development to the satisfaction and approval of the Municipality of North Perth be prepared, and that the developer has provided securities for the works to the satisfaction of the Municipality of North Perth.
15. 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.

16. 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.
17. That the owner/developer provide an agreement along with appropriate financing to the Municipality of North Perth for the relocation and establishment the Helipad at a location to the satisfaction of the Municipality of North Perth.
18. The owner agrees to transfer Block 7 (Phase 2) as parkland, to the Municipality of North Perth, free and clear of all encumbrances and at no cost to the Municipality of North Perth.
19. That the owner/developer provide an agreement to contribute towards the North Perth CIP for Attainable House at an agreed to amount on a per residential unit basis.
20. The owner agrees that all foundations of existing buildings as part of works in Phase 3, will be removed from the lands to the satisfaction of the Municipality of North Perth and that necessary fill be placed and compacted to the satisfaction of the Municipality.
21. 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.
22. 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.

23. That any easements required for municipal services will be provided by the Subdivider to the satisfaction of the Municipality of North Perth.
24. 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.
25. That the owner/developer shall enter into all necessary easements and/or agreements required for utility services.
26. That the owner/developer installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of the Municipality of North Perth.
27. 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.
28. The owner agrees that all existing wells (as part of development of an applicable Phase) on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be abandoned to the satisfaction of the Municipality of North Perth and that all necessary paperwork be submitted to the Municipality.

**Agency Conditions**

29. 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.
30. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such

easements at no cost to Bell Canada.

31. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
  
32. 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 Geotechnical assessment of the existing site with proposed modifications to address any recommendations to the satisfaction of the Maitland Valley Conservation Authority.
  
33. The owner shall agree to set aside or reserve Block 1 in Phase 4 for a proposed school site as requested by the Avon Maitland District School Board (AMDSB). Prior to final approval of the subdivision or phase thereof, the Board agrees to enter into an agreement of purchase and sale as an option for a maximum of 5 years from registration of the subject block.
  
34. That the (Conditional to a finalized purchase and sales agreement between the School Board and Owner/Developer) That the owner/developer provide the following items to the satisfaction of the school board:
  - a. Inclusion of a sidewalks
  - b. Grading of the site to a flat and appropriate finish
  - c. Access or Curb Cuts to address school/pedestrian/walkways and trail access
  - d. Installation of appropriate servicing connections

**Final Clearance**

35. 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.

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Municipality of North Perth 330 Wallace Avenue North Listowel, Ontario N4W 1L3	Conditions 2, 4 – 28, 35
County of Perth 1 Huron Street Stratford, ON N5A 5S4	Condition 3, 10, 35
Maitland Valley Conservation Authority 1093 Marietta Street, Box 127 Wroxeter, ON N0G 2X0	Condition 32, 35
Delivery Planning Canada Post Corporation 300 Wellington Street LONDON, Ontario N6B 3P2 519-808-9661	Condition 29, 35
Bell Canada or Wightman Communications Bell Canada Right of Way Floor 5, 100 Borough Drive SCARBOROUGH, Ontario M1P 4W2 1-800-748-6284	Conditions 24, 25, 30, 31, 35
Enbridge Gas Lands Department 50 Keil Drive North CHATHAM, Ontario N7M 5M1 519-436-5292	Conditions 24, 25, 35
Hydro One 420 Welham Rd. Barrie, ON L4N 8Z2	Conditions 24, 25, 35
Avon Maitland District School Board 62 Chalk St. N. Seaford, ON N0K 1W0	Conditions 30, 31, 35

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 23-02.** The County of Perth Planning Division 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.

**CARRIED**

Council recessed at 8:29 p.m. and reconvened at 8:37 p.m.

**9. REPORTS**

9.1 Manager of Strategic Initiatives

9.1.1 Segal Construction Delegation Follow-up Report

**Resolution No. 429.12.24**

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

THAT: The Council of the Municipality of North Perth receives the October 21, 2024, Delegation from Segal Construction, as information.

AND THAT: Council also receives the Council report entitled "Segal Construction Delegation Follow-up Report", dated December 2, 2024, as information.

**CARRIED**

9.1.2 Set7 Project Update – December 2024

**Resolution No. 430.12.24**

**Moved By** Allan Rothwell **Seconded By** Neil Anstett

THAT: The Council of the Municipality of North Perth receives the report titled "Set7 Project update – December 2024" for information purposes;

AND THAT: Council authorizes staff to execute the Memorandum of Understanding with Huron County Immigration Partnership to offer English classes in Huron County in 2025.

**CARRIED**

9.1.3 104 Façade Design Concept

**Resolution No. 431.12.24**

**Moved By** Dave Johnston **Seconded By** Marc Noordam

THAT: The Council of the Municipality of North Perth receives the design concept as presented for the 104 Wallace Ave façade and directs staff to pursue implementation of the design.

**CARRIED**

9.2 Manager of Corporate Services

9.2.1 2025 Proposed Business Plan and Consolidated Budget

**Resolution No. 432.12.24**

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

THAT: The Council of the Municipality of North Perth reduces the Proposed 2025 Operating budget by the amount of relief provided by the Province of Ontario pertaining to the 2025 Ontario Provincial Police billings, reducing the overall required tax levy accordingly;

AND THAT: The Council of the Municipality of North Perth endorses the Proposed 2025 Business Plan and Consolidated Budget as amended;

AND THAT: The Council of the Municipality of North Perth direct staff to perform a final consultation period for the Proposed 2025 Business Plan and Consolidated Budget as amended.

**CARRIED**

**10. COUNCIL REPORT REQUESTS**

**11. CORRESPONDENCE**

**12. BY-LAWS**

Councillor Noordam requested that By-law 115-2024 Official Plan Amendment No. 38 be extracted and voted on separately.

Due to Councillor Anstett's declared pecuniary interest By-law 107-2024 Fees & Charges By-law was extracted and voted on separately.

Councillor Anstett exited the Council Chambers due to his previously declared pecuniary interest and did not participate in discussion or vote on By-law 107-2024 Fees & Charges By-law.

**Resolution No. 433.12.24**

**Moved By** Matt Duncan **Seconded By** Doug Kellum

THAT: The following By-law is hereby passed:

- 107-2024, being a by-law to provide for various fees and charges for the Municipality of North Perth.

**CARRIED**

Councillor Anstett returned to the Council Chambers.

**Resolution No. 434.12.24**

**Moved By** Matt Richardson **Seconded By** Matt Duncan

THAT: The following By-law is hereby passed:

- 115-2024, being a by-law to amend the Municipality of North Perth (Listowel Ward) Official Plan (Amendment No. 38)

**CARRIED**

**Resolution No. 435.12.24**

**Moved By** Marc Noordam **Seconded By** Allan Rothwell

THAT: The following By-laws are hereby passed:

- 112-2024, being a by-law to authorize the signing of an agreement with the Minister of Transportation (Connecting Links Program)
- 113-2024, being a by-law to amend Zoning By-law No. 6-ZB-1999, as amended
- 114-2024, being a by-law to amend the Municipality of North Perth (Listowel Ward) Official Plan (Amendment No. 39)

**CARRIED**

**13. NOTICE OF MOTION**

**14. ANNOUNCEMENTS**

Deputy Mayor Kellum announced that \$120,00 was raised for physician recruitment through a fundraiser held at the Listowel Agricultural Hall.

**15. CLOSED SESSION MEETING**

Matt Richardson declared a conflict on this item. (Family member involved with item being discussed.)

**Resolution No. 436.12.24**

**Moved By** Allan Rothwell **Seconded By** Marc Noordam

THAT: Council proceeds "In Camera" at 9:14 p.m. to address a matter pertaining to the following:

- a proposed or pending acquisition or disposition of land by the municipality or local board; **regarding property described as PLAN 165 LOTS 11 to 15 PT LOTS 16 AND 17 S MAIN ST LOT 15 AND PT LOTS 16 AND 17 N ELMA ST RP 44R671 PT PART 1.**

**CARRIED**

Councillor Richardson exited the Council Chambers due to his previously declared pecuniary interest and did not participate in the closed session.

**Resolution No. 437.12.24**

**Moved By** Dave Johnston **Seconded By** Matt Duncan

THAT: The minutes of the November 18th, 2024 Closed Session Meeting of Council be adopted.

**CARRIED**

**Resolution No. 438.12.24**

**Moved By** Dave Johnston **Seconded By** Marc Noordam

THAT: The "In Camera" session is now adjourned at 9:57 p.m. and that Council reconvenes into regular open Council.

**CARRIED**

Councillor Richardson returned to the Council Chambers.



**16. REPORTING OUT**

Mayor Kasenberg advised that staff were given direction on the matter considered in closed session.

**17. CONFIRMATORY BY-LAW**

**17.1 116-2024 Confirmatory By-law**

Councillor Anstett and Councillor Richardson exited the Council Chambers due to their previously declared pecuniary interest and did not participate in discussion or vote on By-law 116-2024 Confirmatory By-law.

**Resolution No. 439.12.24**

**Moved By** Doug Kellum **Seconded By** Lee Anne Andriessen

THAT: By-law 116-2024, being a by-law to confirm generally previous actions of the Council of the Municipality of North Perth, is hereby passed.

**CARRIED**

Councillor Anstett and Councillor Richardson returned to the Council Chambers.

**18. ADJOURNMENT**

**Resolution No. 440.12.24**

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

THAT: The Council meeting adjourns at 10:00 p.m. to meet again for general Council business on Monday, December 16, 2024 at 7:00 p.m.

**CARRIED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**SCHEDULE “A”**

**RECORD OF PROCEEDINGS OF THE PUBLIC MEETING HELD IN THE MUNICIPALITY  
OF NORTH PERTH COUNCIL CHAMBERS ON MONDAY, OCTOBER 7, 2024.**

Members Present      Mayor Todd Kasenberg  
                                 Deputy Mayor Doug Kellum  
                                 Councillor Lee Anne Andriessen  
                                 Councillor Neil Anstett  
                                 Councillor Matt Duncan  
                                 Councillor Dave Johnston  
                                 Councillor Marc Noordam  
                                 Councillor Matt Richardson  
                                 Councillor Allan Rothwell

Mayor Kasenberg was the Chairperson.

**Public Meeting to Consider Zoning By-law Amendment Z13-2024 by 789274 Ontario Inc. (Bob Scott)**

Meeting began at 7:29 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 11, 2024 in accordance with the *Planning Act*.

No comments or concerns were received in advance of the public meeting.

Yonghui Wang, a resident of 1080 Twamley Street, asked a question as to whether the rezoning would apply to all six lots or only the four lots as illustrated in the site photos. Planner Garland confirmed that the rezoning request only applies to the four lots as outlined in the application.

No one spoke in support of the application.

No one spoke in opposition to the application.

The applicant/agent did not speak to the application.

Council did not ask any questions.

Public meeting adjourned at 7:37 p.m.

**Public Meeting to Consider Listowel Official Plan Amendment No. 39 by the Municipality of North Perth**

Meeting began at 7:38 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 12, 2024 in accordance with the *Planning Act*.

Comments received about the application were included in the agenda package. No additional comments or concerns were received.

No one spoke in support of the application.

No one spoke in opposition to the application.

Pierre Chauvin, MHBC Planning, agent for the application, spoke in support of the application.

Council asked questions and made comments on the following:

- Request Province to amend mapping in new Official Plan if the amendment is approved
- Comments from resident seeking clarification about institutional zoning behind their house were followed up by staff

Public meeting adjourned at 7:51 p.m.

**Public Meeting to Consider Listowel Official Plan Amendment No. 38, Draft Plan of Subdivision NP23-02 and Zoning By-law Amendment Z15-2023 by Makem Developments Inc.**

Meeting began at 7:52 p.m.

Perth County Planner Nathan Garland provided a summary of the application and staff presentation.

Planner Garland advised that notification of the public meeting was circulated on November 12, 2024 in accordance with the *Planning Act*.

Comments received about the application were included in the agenda package. No additional comments or concerns were received.

No one spoke in support of the application.

No one spoke in opposition to the application.

Pierre Chauvin, MHBC Planning, agent for the application, spoke in support of the application.

Council asked questions and made comments on the following:

- Confirmation that the affordable housing component of \$400/unit
- Clarification on the number of residential units; based on the draft plan there is a minimum of 305 units and a maximum of 500 units
- \$122,000 from this development would go towards affordable housing – not sure if this is an adequate contribution towards affordable housing
- Provision in Listowel Ward Official Plan about number of units that should be affordable – around 20% of units should be affordable
- Confirmation that there is no intention/commitment to include affordable housing within the proposed development
- Unable to predict what future builders could do if land is sold
- Applicant is putting in framework in terms of the plan of subdivision and the mix/range of uses
- Affordability is also about providing a mix and range of housing – provincial requirement
- Some units will be made ARU ready, doesn't necessarily mean the ARU will be affordable
- Outside of the CMHC financing mechanism, there aren't other mechanisms to ensure affordability
- Clarification on types of housing and uses that will be provided – single and semi-detached, townhouses, parkland, school block, stacked townhouses, cluster townhouses
- Up to six storeys is permissible, may not happen but is allowed
- Appreciate the developer working with the municipality and school board in the reconfiguration of the plan to accommodate a possible school site
- The developer is showing willingness to accommodate need for housing in the community, although no guarantee what units will sell for
- Possible school site could also be a residential block, which is appropriate due to proximity to park
- Temporary turning circles are identified as future development blocks, held until adjacent lands are developed in the future
- Along the perimeter of development, a community trail is proposed to provide connections with adjacent lands

Public meeting adjourned at 8:28 p.m.



## INFORMATION REPORT

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**From:** Lindsay Cline, Clerk/Legislative Services Supervisor  
**Date:** Monday, December-16-24  
**Subject:** Outstanding Report Requests Q4 2024

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### Background:

The purpose of this report is to provide an update on outstanding staff report requests from members of Council. [Section 19](#) of the Procedure By-law outlines the requirements for report requests by members. Reports requested by Council will be brought forward to a future meeting of Council at the discretion and scheduling of the Senior Management Team, unless Council requests a specific report back date included as part of the resolution. A status update regarding outstanding report requests is circulated as part of the consent agenda on a quarterly basis.

### Comments:

As of the authoring of this report, three new report requests have been made since the last outstanding report request update in September 2024. Three report requests are noted as complete and will be removed from the list following the publication of this report.

### Financial Implications:

None.

### Reference Material Attached:

List of Outstanding Report Requests as of Q4 2024

### 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:** Lindsay Cline, Clerk/Legislative Services Supervisor

**Reviewed by: Kriss Snell, CAO**  
**Tuesday, December-10-24**

Lindsay Cline, Clerk/Legislative Services Supervisor

### Outstanding Council Report Requests Q4 2024

Status	Meeting Date	Report Request	Lead Department	Expected Report Back Date	Comments
Open	13-Nov-24	Moved By Matt Richardson Seconded By Matt Duncan THAT: Staff be directed to prepare a report outlining alternative tax billing installment timelines.	Finance	Late Q1 2025	
Open	7-Oct-24	Moved by: Doug Kellum Seconded by: Dave Johnston THAT: The Council of the Municipality of North Perth directs staff to investigate a recognition opportunity for local resident Corey Connors, including municipal property near the entrance to the Listowel Golf Club and report back to Council.	Operations/ Strategic Initiatives	Early 2025	Staff have shared potential funding opportunities with interested parties.
Open	9-Sep-24	Moved by: Marc Noordam Seconded by: Allan Rothwell THAT: The Council of the Municipality of North Perth directs staff to prepare a report initiating a tree support program for the residents of North Perth.	Operations/ Environmental Services	Early 2025	
Open	9-Sep-24	Moved by: Lee Anne Andriessen Seconded by: Sarah Blazek THAT: The Council of the Municipality of North Perth directs staff to prepare a report regarding the walking track at the Steve Kerr Memorial Complex including improving access/extending hours in order to accommodate the working hours of residents.	Facilities	2025	
Open	9-Sep-24	Moved by: Lee Anne Andriessen Seconded by: Sarah Blazek THAT: The Council of the Municipality of North Perth directs staff to prepare a report regarding the election process including the different voting options for residents.	Legislative Services	16-Dec-24	Staff are investigating alternative voting methods and will bring a report to the December 16, 2024 Council Meeting.
Open	12-Aug-24	Moved by: Allan Rothwell Seconded by: Sarah Blazek THAT: The Council of the Municipality of North Perth requests staff to prepare a report further to the presentation by the North Perth ATV Club regarding possible signage on roads for ATV use to deal with improved safety for the travelling public.	Operations	2025	
Open	12-Aug-24	Moved by: Allan Rothwell Seconded by: Neil Anstett THAT: The Council of the Municipality of North Perth directs staff to prepare a report regarding reinstating the North Perth Trail Advisory Committee in response to the correspondence from Mr. Grant.	Facilities	2025	Staff will bring this request to an upcoming Recreation Advisory Committee (RAC) Meeting for further consideration.
Open	8-Apr-24	Moved by: Allan Rothwell, Seconded by: Lee Anne Andriessen THAT: The Council of the Municipality of North Perth directs staff to have a report developed that summarizes the potential actions and insights on the BluePrint For More and Better Housing report issued by the Taskforce for Housing and Climate.	Administration/ Planning	2025	Staff from various departments collaborating to put a report together. This will be in the form of an Information Report and will be included on an upcoming Consent Agenda.

Open	15-Jan-24	Moved by: Allan Rothwell, Seconded by: Marc Noordam THAT: The Council of the Municipality of North Perth directs staff to prepare a report with respect to various actions and possible options related to wind turbines in response to the delegation from Mr. Howard as well as solar panels.	Planning	2025	
Open	13-Nov-23	Moved by Matt Duncan, Seconded by Matt Richardson THAT: The Council of the Municipality of North Perth directs staff to prepare a report with respect to the property located at Part Lot 15 Concession 8, Elma Ward, in response to discussion at the November 13, 2023 Council Meeting.	Strategic Initiatives	Early 2025	The environmental assessment and record of site condition process is nearing completion. A Council report will be prepared once this process is complete. The property will be included in the municipal land inventory being developed highlighting properties with potential for affordable and attainable residential development. The inventory is a component of the Municipal Land Disposition and Affordable Housing Development Policy/Program to be developed in 2025.
Complete	27-May-24	Moved by: Matt Richardson, Seconded by: Lee Anne Andriessen THAT: The Council of the Municipality of North Perth directs staff to prepare a report in response to the Friends of the Library Delegation (Dolly Parton Imagination Library), investigating opportunities for potential partnership/sponsorship through various programs such as Set7 and possible circulation with it from the Library budget.	Library	8-Oct-24	This item was discussed at the October 8, 2024 Library Board meeting. A resolution was passed to purchase resources from the Friends of the Library.
Complete	27-May-24	Moved by: Matt Duncan Seconded by: Matt Richardson THAT: The Council of the Municipality of North Perth directs staff to prepare a report on the progress regarding the community flagpole.	Facilities/Strategic Initiatives	7-Oct-24	A staff report was brought forward to the October 7, 2024 Council meeting. Staff's recommendations contained within the report were defeated by Council.
Complete	13-Nov-24	Moved by Allan Rothwell Seconded by Matt Richardson THAT: Staff be directed to prepare a report regarding increased staffing levels, including the proposed three additional Full Time Equivalent (FTE) positions in the 2025 operating budget.	Human Resources	2-Dec-24	A memo was brought forward to the December 2, 2024 Council meeting in response to this request.





## INFORMATION REPORT

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**From:** Adam Siefert, Finance Supervisor  
**Date:** Monday, December-16-24  
**Subject:** 2025 Fees & Charges By-Law Amendment

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### Background:

At the December 2<sup>nd</sup> Council meeting, the 2025 Fees & Charges By-Law (107-2024) was passed by Council prescribing the rates the Municipality would charge for various services. Upon approval it was determined that some of the rates for Perth Meadows were slightly different than those rates approved by the Perth Meadows committee.

### Comments:

Included in the agenda package includes an amendment to the fees and charges by-law. The rates previously approved were slightly lower than those included in the proposed amendment, by a couple of dollars in most cases. This amendment ensures that the rates that were approved by the committee and those that were also communicated to Perth Meadows residents (as per their agreements) are aligned.

Given the amendment, staff also wanted to take the opportunity to clarify the Plastic and Bale Wrap Charge listed in Schedule D. Prior to 2017, the Elma Landfill was able to recycle bale wrap however, the company providing the service ended operations, and North Perth was no longer able to recycle bale wrap. Since that time, the landfill has continued to receive bale wrap but it is charged as garbage at the current Landfill Tipping Fee. Currently, the fee for this is blank as the standard tipping fee is currently imposed. The proposed amendment seeks to remove the description altogether to avoid confusion.

### Financial Implications:

There are no significant financial impacts from this report. Revenue estimates reflected in the proposed 2025 operating budget remain the same.

### Reference Material Attached:

None

This document is available in alternate formats, upon request.

**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**

**Tuesday, December-10-24**

Adam Siefert, Finance Supervisor

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "A" - CORPORATE SERVICES FEES**

<i>Finance Fees</i>	2025 Fee	Criteria	Effective Date
Interest on Overdue Accounts Per Month	2.00%	Per Month	January 1, 2025
Interest on Overdue Taxes Per Month	1.25%	Per Month	January 1, 2025
Statement of Account - Taxes, Water/Sewer, A/R Accounts	\$10.00	Each	January 1, 2025
Reprint of any bill/invoice (prior to payment there is no charge)	\$10.00	Each	January 1, 2025
Accounts Receivable Transfer to Property Tax	\$100.00	Per Transfer	January 1, 2025
Accounts Receivable Transfer to Collection Agency Fee	\$100.00	Per Transfer	January 1, 2025
Transfer of payment from one account to another due to customer using wrong account number (e.g. applied tax payment to childcare account)	\$15.00	Per Transfer	January 1, 2025
Cost of Registered Letter will be added to the account it pertains to at the current Canada Post rate	\$15.00	Each	January 1, 2025
Administrative Fee for Issuing Refunds <i>*at the discretion of the municipality*</i>	\$10.00	Per Transfer	January 1, 2025
NSF Cheque Charge	\$44.00	Per Transaction	January 1, 2025
Tax Certificate	\$70.00	Per Certificate	January 1, 2025
Tax Certificate - required within 24 hours ( <b>RUSH</b> )	\$90.00	Per Certificate	January 1, 2025
Property Tax Account Change of Ownership	\$30.00	Per Transfer	January 1, 2025
Water/Sewer Arrears Search	\$20.00	Per Transaction	January 1, 2025
Tile Drainage Inspection	\$150.00	Per Inspection	January 1, 2025
Tile Loans - Payout Figure	\$35.00	Per Transaction	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "A" - CORPORATE SERVICES FEES**

<i>Legislative Services - Vital Statistics Fees</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Death Registration	\$25.00	Per Request	January 1, 2025
Marriage Licence	\$130.00	Per Request	January 1, 2025

<i>Legislative Services - Administration Fees</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Commissioner's Signature	\$25.00	Per Request	January 1, 2025
Line Fences Act Administration Fee	\$200.00	Per Request	January 1, 2025
Photocopying/Extracts Per Page	\$0.20	Per Page	January 1, 2025
Large Copier/Scanner - copies (36" x 24") per sheet	\$10.00	Per Page	January 1, 2025
Scanned Copy			
- first page	\$5.00	First Page	January 1, 2025
- each additional page	\$2.00	Additional Page	January 1, 2025
Request for Hearing re. Municipal By-law Appeals	\$25.00	Per Request	January 1, 2025
Freedom of Information Request (Statutory)	\$5.00	Per Request	January 1, 2025
Routine Disclosure Policy Fees			
- Request for Information**	\$5.00	Per Request	January 1, 2025
- Photocopies/Computer Print Outs (per page)	\$0.20	Per Page	January 1, 2025
- Faxes (per page)	\$1.00	Per Page	January 1, 2025
- Manually or Electronically Searching for Records	\$ 30.00	Hourly	January 1, 2025
- Generating reports, emails, lists computer files, scans	\$ 30.00	Hourly	January 1, 2025
- Postage and Courier Fees	Actual Cost		January 1, 2025

*\*\*Fees are not applicable for requests and searching for information that is routinely and easily available and current for the year up to a limit of 12 requests per calendar year - photocopy rates still apply. After 12 requests, the fees as above apply per request. If information is readily available on the municipal website, but the requester requests that staff search and provide the information, all fees shall apply. Fees are not applicable for Financial Information requested under Section 295 of the Municipal Act. For information estimated to cost in excess of \$50.00 a 50% deposit will be required.*

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "A" - CORPORATE SERVICES FEES**

<i>Legislative Services - Licence Fees</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b><i>Food Vehicles/Transient Trader Licences</i></b>			
Food Vehicle - chip wagon, mobile BBQ, refreshment vehicle(annual fee per vehicle)	\$258.00	Per Vehicle	January 1, 2025
Food Vehicle - refrigerated bicycle cart (annual fee per cart)	\$129.00	Per Vehicle	January 1, 2025
Transient Trader - annual fee	\$413.00	Per Year	January 1, 2025
Transient Trader - monthly fee	\$52.00	Per Month	January 1, 2025
Agricultural Farmers Market - annual fee	\$258.00	Per Year	January 1, 2025
Flea Market - 1 day show	\$361.00	Per Market	January 1, 2025
Flea Market - 2 - 7 day show	\$722.00	Per Market	January 1, 2025
Flea Market - 8+ day show, \$700.00 plus \$50.00 per day (Maximum \$2100)	\$2,166.00	Per Market	January 1, 2025
Retail Exhibition/Trade Show - 1-day show	\$361.00	Per Exhibition	January 1, 2025
Retail Exhibition/Trade Show - multi-day show	\$722.00	Per Exhibition	January 1, 2025
Charitable Organization; vendor show, market, etc.	No Charge		January 1, 2025
<b><i>Lottery Licences</i></b>			
Lottery Licence Fees - 3% of total value of all prizes awarded	3%	Per Licence	January 1, 2025
<b><i>Taxi Licences</i></b>			
Taxi Owner Licence - Company plus one vehicle (annual fee)	\$100.00	Per Company	January 1, 2025
Additional Taxi Vehicle Licences - annual fee per vehicle	\$50.00	Per Taxi	January 1, 2025
Taxi Driver Licence - two-year fee per driver	\$25.00	Per Driver	January 1, 2025
<b><i>Dog Licences</i></b>			
Dog Tag Fees Before April 30th (per dog per year)	\$25.00	Per Dog	January 1, 2025
Dog Tag Fees After April 30th (per dog per year)	\$50.00	Per Dog	January 1, 2025
Replacement Tag	\$5.00	Per Replacement	January 1, 2025
Kennel Licence (annual inspection required prior to issuance of licence)	\$150.00	Per Licence	January 1, 2025
Registration of Guide Dog	No Charge		January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Fire - Non-Emergency Fees</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Occupant Load Licences - where alcoholic beverages are served	\$100.00	Per Event	January 1, 2025
Occupant Load Licences - no alcoholic beverages to be served	\$75.00	Per Event	January 1, 2025
Inspection under the Ontario Fire Code; includes initial inspection and one follow up. Each inspection subsequent to the follow up inspection will be invoiced using the rates below			
- Industrial/Commercial	\$100.00	Per Inspection	January 1, 2025
- Commercial - Multiple Occupancy Complex	\$100.00	Per Inspection	January 1, 2025
- Residential Apartment or Condominium Building	\$100.00	Per Inspection	January 1, 2025
- Officer Commercial	\$100.00	Per Inspection	January 1, 2025
- Daycare/School	\$100.00	Per Inspection	January 1, 2025
- Special Inspections; tent or marquee	\$75.00	Per Inspection	January 1, 2025
Property File Search	\$100.00	Per Search	January 1, 2025
Fire Safety Plan Review with Written Response	\$100.00	Per Review	January 1, 2025
Copies of Departmental Fire Reports	\$100.00	Per Report	January 1, 2025
Request for Written Reports Pertaining to Emergency Calls	\$100.00	Per Report	January 1, 2025
Review of Risk and Safety Management Plans for Propane Facilities (per hour fee, plus additional third party review costs as required)	\$100.00	Per Hour	January 1, 2025
Air Bottle Refills	\$10.00	Per Bottle	January 1, 2025

<b>Fire - Emergency Services</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Motor Vehicle Incidents on Provincial Highways - charged to Ministry of Transportation</b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
<i>Charges under the Spills Act or the Transportation of Dangerous Good Act will be invoiced in addition to current MTO rates, if applicable</i>			
<b>Motor Vehicle Incidents at all Locations Other Than on Provincial Highways, including residents or non-residents of the Municipality of North Perth</b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Incident	January 1, 2025
<i>Charges under the Spills Act or the Transportation of Dangerous Good Act will be invoiced in addition to current MTO rates, if applicable</i>			

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Fire - Emergency Services (continued)</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b><i>Administration and Enforcement of Spills Act and Transportation of Dangerous Goods Act; the cleanup of hazardous material spills shall be charged out at Ministry of Transportation of Ontario rates</i></b>			
- First hour or part thereof per vehicle	Current MTO Rate	Per Spill	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate	Per Spill	January 1, 2025
<i>The cost of any cleanup materials used or contracted services utilized in the cleanup will be invoiced on a full cost recovery basis</i>			
<b><i>Burning Related Charges (charges based upon discretion of the Fire Chief)</i></b>			
Burning violations (per hour, per vehicle)	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate		January 1, 2025
Emergency Response to Illegal Open Air Burning Under Ontario Fire Code (per vehicle, per hour) plus any associated cleanup costs as required	Current MTO Rate	Per Hour / Per Vehicle	January 1, 2025
- Each additional half hour or part thereof per vehicle	Current MTO Rate		January 1, 2025
<b><i>Security of Premises</i></b>			
<i>Securing of premises after a fire by sealing doors and windows</i>			
- Cost per hour per firefighter plus the cost of Public Works Department's hourly wages, benefits and materials used	Full Cost Recovery	January 1, 2025	

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Fire - Emergency Services (continued)</i>	2025 Fee	Effective Date
<b>False Fire Alarms</b>		
<i>The following fees will apply only when it has been determined by the Chief Fire Official that the false alarms were preventable, the fire alarms system was improperly installed or maintained, or the false alarm resulted from a malicious act by an individual. False fire alarms will be tracked on a twelve (12) month cycle.</i>		
- First False Fire Alarm; the Chief Fire Official will verbally follow up with the property owner. The incident will be recorded	No Charge	January 1, 2025
- Second False Fire Alarm; The Chief Fire Official will send a letter to the property owner indicating possible financial implications	No Charge	January 1, 2025
- Third False Fire Alarm; the Chief Fire Official will send the property owner an invoice in the amount of full cost recovery	Full Cost Recovery	January 1, 2025
- Subsequent False Fire Alarm; the Chief Fire Official will send the property owner an invoice in the amount of full cost recovery	Full Cost Recovery	January 1, 2025
<b>Miscellaneous Fees</b>		
Posting of Fire Watch under the Fire Watch/Scene Protection Fees (per vehicle per hour)	Current MTO Rate	January 1, 2025
Foam Class A or B used at Emergency Scene	Full Cost Recovery	January 1, 2025
DSPA 5	Full Cost Recovery	January 1, 2025
<i>If it is necessary to retain a private contractor, rent special equipment and/or use consumable materials in order to determine the origin and cause of a fire, suppress, control, or extinguish a fire, preserve property, prevent fire spread, make safe, or otherwise eliminate an emergency, the costs will be invoiced to the property owner on a full cost recovery basis.</i>		



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Police Services Fees</i>	<b>2025 Fee</b>	<b>Effective Date</b>
Police Reports (includes insurance requests)	\$44.00	January 1, 2025
Criminal Records Check (employment)	\$25.00	January 1, 2025
Criminal Record Check (Duplicate)	\$5.00	January 1, 2025
Criminal Record Check (Volunteer Organization)	\$0.00	January 1, 2025
Fingerprinting - Sebringville	\$26.50	January 1, 2025
Technical Traffic Collision Report	\$565.00	January 1, 2025
Reconstructionist Report	\$1,130.00	January 1, 2025
<b><i>False Alarms</i></b>		
<i>The following fees will apply only when it has been determined by the Municipality of North Perth that the false alarms were preventable, the alarms system was improperly installed or maintained, or the false alarm resulted from a malicious act by an individual. False alarms will be tracked on a twelve (12) month cycle.</i>		
- First False Alarm; The municipality follows up verbally and records the incident	No Charge	January 1, 2025
- Second False Alarm; Finance staff will send a letter to the property owner indicating possible financial implications	\$300.00	January 1, 2025
- Third False Alarm; Fee will be billed to the offender	\$500.00	January 1, 2025
- Subsequent False Alarm; fee will increase by \$100.00 for each subsequent false alarm (i.e. fourth false alarm = \$700.00, fifth false alarm - \$900.00, etc.)	\$200.00 Increase	January 1, 2025
<b><i>Note:</i></b> <i>Outstanding balances will be transferred to property tax accounts.</i>		

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Planning and Zoning Fees</i>	2025 Fee			Criteria	Effective Date
	Total Fee	County Portion	North Perth Portion		
Perth County Official Plan Amendment <i>**plus recovery of third party fees</i>	<b>\$ 7,400.00</b>	\$ 6,520.00	\$ 880.00	Per Request	January 1, 2025
Listowel Ward Official Plan Amendment <i>**plus recovery of third party fees</i>	<b>\$ 7,400.00</b>	\$ 6,520.00	\$ 880.00	Per Request	January 1, 2025
Zoning By-law Amendment <i>**plus recovery of third party fees</i>	<b>\$ 4,080.00</b>	\$ 3,323.00	\$ 757.00	Per Request	January 1, 2025
Removal of Holding (H) from Zoning	\$ 700.00			Per Request	January 1, 2025
Refund Policy - Official Plan/Zoning By-law Amendments - Prior to public meeting - After the Public Meeting	80% of Application Fee \$ 0.00			Per Refund	January 1, 2025 January 1, 2025
Minor Variance	<b>\$ 2,280.00</b>	\$ 1,536.00	\$ 744.00	Per Request	January 1, 2025
Refund Policy - Minor Variance - Prior to Committee Meeting - After the Committee Meeting	80% of Application Fee \$ 0.00			Per Refund	January 1, 2025 January 1, 2025
Printed Copies of Planning Documents - Listowel Ward Official Plan - Zoning By-law - Perth County Official Plan - Development Standards	\$ 51.50 \$ 40.00 \$ 40.00 \$ 25.00			Per Copy Per Copy Per Copy Per Copy	January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025
Encroachment Agreement	\$ 400.00			Per Agreement	January 1, 2025
Site Plan Agreement - Plus Deposit <i>**plus recovery of third party fees</i>	\$ 2,218.00 \$ 5,000.00			Per Application	January 1, 2025 January 1, 2025
Site Plan Approval Amendment Fee <i>Plus recovery of third party fees*</i>	\$ 1,109.00			Per Amendment	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Planning and Zoning Fees (continued)</b>	<b>Proposed 2025 Fee</b>		<b>Effective Date</b>
	<b>Total Fee</b>	<b>Criteria</b>	
Subdivision Agreement	\$ 5,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 6 or Less Lots/Units</i>	\$ 2,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 7 - 20 Lots/Units</i>	\$ 5,000.00	Per Agreement	January 1, 2025
<i>Plus Deposit - 21 or More Lots/Units</i>	\$ 10,000.00	Per Agreement	January 1, 2025
<i>**plus recovery of third party fees</i>			
Conditional 2nd Dwelling Agreement	\$ 150.00	Per Dwelling	January 1, 2025
<i>Demolition Guarantee Deposit</i>	\$ 4,000.00	Per Dwelling	January 1, 2025
Garden Suite Agreement	\$ 150.00	Per Suite	January 1, 2025
<i>Plus Deposit</i>	\$ 2,000.00	Per Suite	January 1, 2025
Mobile Home Agreement	\$ 150.00	Per Mobile Home	January 1, 2025
<i>Plus Deposit</i>	\$ 2,000.00	Per Mobile Home	January 1, 2025
Part Lot Control Exemption By-Law	\$ 2,000.00	Per Request	January 1, 2025
<i>Additional per lot/block created</i>	\$ 150.00	Per Lot	January 1, 2025
Part Control Exemption By-Law - Renewal (conform to existing Zoning )	\$ 516.00	Per Request	January 1, 2025
<i>Additional per lot/block created</i>	\$ 150.00		January 1, 2025
Deeming By-law	\$ 720.00	Per Request	January 1, 2025
Request for Exemption from By-law	\$ 125.00	Per Request	January 1, 2025
<i>Including but not limited to Sign By-law, Development Charges By-law</i>			
Zoning Compliance Letter - Regular Service	\$ 125.00	Per Certificate	January 1, 2025
Zoning Compliance Letter - 24-hour turnaround	\$ 250.00	Per Certificate	January 1, 2025
* While reviewing applications, the Municipality may incur fees for third party review or peer review of reports, plans or studies. Those costs are the responsibility of the owner of the property, or the applicant if one is authorized by the owner of the property. Comparative quotes are sought and the property owner will be billed accordingly.			

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Building Fees</b>			
<i>Scheduled annual increases to the Building Fees apply as follows: January 1, 2025 - additional 1% plus inflation, January 1, 2026 - additional 2.5% plus inflation, January 1, 2027 - additional 2.5% plus inflation, January 1, 2028 - additional 2.5% plus inflation, January 1, 2029 - additional 1.5 % plus inflation. Fees to be calculated and published January 1st of each year.</i>			
<b>A. Construction: New Buildings; Additions to Buildings; Alterations; Unit Finish</b>			
	<b>2025 Minimum Fee</b>	<b>Price per Sq. Ft</b>	<b>Effective Date</b>
<b>Group A: Assembly</b>			
New Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Swimming Pools, Gymnasiums	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish/fit-up	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group B: Institutional</b>			
New hospital, institutional buildings, detention, care and treatment	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group C: Residential</b>			
New single detached dwelling	\$ 3,848.64	\$ 1.54	January 1, 2025
New semi-detached, townhouses, row-houses, duplexes, per unit	\$ 3,848.64	\$ 1.54	January 1, 2025
New motels, hotels and all other multi-unit residential occupancies, per unit	\$ 3,692.45	\$ 1.48	January 1, 2025
Addition, alteration, renovation	\$ 2,107.59	\$ 0.84	January 1, 2025
Minor alteration, finished basement within dwelling unit	\$ 885.11	\$ 0.59	January 1, 2025
New ARU dwelling unit – within single/semidetached, town/row house/ accessory building or purpose built	\$ 2,755.28	\$ 1.10	January 1, 2025
Mobile home; garden suite	\$ 3,114.53	\$ 1.25	January 1, 2025
<b>Group D: Business and Personal Services (offices , beauty salon etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alteration, renovation, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group E: Mercantile (stores, shops etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alterations, renovations, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025
<b>Group F: Industrial (factories, warehouses, storage garages etc.)</b>			
New building – finished	\$ 5,127.36	\$ 0.79	January 1, 2025
Additions, shell only	\$ 4,746.25	\$ 0.74	January 1, 2025
Alterations, renovations, interior finish, unit finish	\$ 3,142.64	\$ 0.49	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Building Fees (Continued)</b>		
	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
<b>B. Demolition</b>		
Residential	\$ 364.46	January 1, 2025
Farm Buildings	\$ 0.00	January 1, 2025
Non-Residential (i.e. other than residential or farm buildings)	\$ 780.98	January 1, 2025
	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
<b>C. Designated Structures (OBC Div. C, Article 1.3.1.1.)</b>		
Crane runway	\$ 780.98	January 1, 2025
Dish antenna greater than 5m <sup>2</sup> (54 ft <sup>2</sup> ) mounted on a building	\$ 780.98	January 1, 2025
Exterior storage tank not regulated by the TSSA	\$ 780.98	January 1, 2025
Outdoor public pool or public spa	\$ 780.98	January 1, 2025
Pedestrian bridge appurtenant to a building	\$ 780.98	January 1, 2025
Permanent solid nutrient storage facility with walls exceeding 1m	\$ 780.98	January 1, 2025
Retaining walls – non-residential	\$ 780.98	January 1, 2025
Retaining walls - residential	\$ 364.46	January 1, 2025
Signs regulated by Section 3.15 of Division B of the Building Code	\$ 572.72	January 1, 2025
Solar collector - Residential	\$ 364.46	January 1, 2025
Solar collector- Non Residential	\$ 780.98	January 1, 2025
Wind turbine structure	\$ 780.98	January 1, 2025
	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
<b>D. Farm Buildings</b>		
New construction	\$ 4,103.76	January 1, 2025
Additions	\$ 3,895.50	January 1, 2025
Alterations, renovations, interior finish,	\$ 2,437.68	January 1, 2025
	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
<b>E. Septic Systems</b>		
New system	\$ 937.17	January 1, 2025
Tank or bed replacement	\$ 572.72	January 1, 2025
Alterations, repairs or extensions	\$ 364.46	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<i>Building Fees (Continued)</i>			
F. Standalone and Miscellaneous Work	Price per Sq. Ft	2025 Minimum Fee	Effective Date
<b>Residential</b>			
Accessory structure – shed, gazebo, detached garage	\$ 0.70	\$ 364.46	January 1, 2025
Below grade entrance		\$ 364.46	January 1, 2025
Carport, deck, porch, porch enclosure	\$ 0.70	\$ 364.46	January 1, 2025
Fireplace – wood burning		\$ 364.46	January 1, 2025
New or enlarged opening – door, window		\$ 364.46	January 1, 2025
Permit for heating, ventilating and air conditioning (per suite)		\$ 364.46	January 1, 2025
Plumbing		\$ 364.46	January 1, 2025
Pools- new or replacement fence permit fee		\$ 364.46	January 1, 2025
Installation / Change of Water Meter - Not associated with any other permit		\$ 100.00	January 1, 2025
<b>Non-Residential</b>			
Accessory structure - shed, outdoor amenity for employees etc.	\$ 0.70	\$ 780.98	January 1, 2025
Electromagnetic locking devices		\$ 780.98	January 1, 2025
Emergency lighting; exit signage; emergency power installation or replacement		\$ 780.98	January 1, 2025
Fire alarm installation or replacement		\$ 780.98	January 1, 2025
Permit for heating, ventilating and air conditioning (per suite)		\$ 780.98	January 1, 2025
Plumbing fixtures		\$ 780.98	January 1, 2025
School portable classrooms	\$ 0.75	\$ 780.98	January 1, 2025
Shoring		\$ 780.98	January 1, 2025
Sprinkler system; stand pipe and/or hose system; fire suppression system installation or replacement		\$ 780.98	January 1, 2025
Temporary buildings, tents		\$ 364.46	January 1, 2025
Installation / Change of Water Meter - Not associated with any other permit		\$ 100.00	January 1, 2025
G. Administrative Fees	2025 Minimum Fee	Effective Date	
AGCO Letter and Site Inspection	\$ 520.65	January 1, 2025	
Alternative solution – Part 3 & Part 9 other than residential	\$ 780.98	January 1, 2025	
Alternative solution – Part 9 residential buildings	\$ 364.46	January 1, 2025	
Builder model change fee	\$ 364.46	January 1, 2025	
Builder model plan review and certification prior to permit application	\$ 962.16	January 1, 2025	

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

<b>Building Fees (Continued)</b>		
<b>G. Administrative Fees (Continued)</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
Change of use – where no construction is required	\$ 780.98	January 1, 2025
Conditional building permit		January 1, 2025
Construction, demolition or change of use without a building permit		January 1, 2025
Deferral or revocation of permit – permit extension	\$ 364.46	January 1, 2025
Development Comments on Planning Applications	\$ 364.46	January 1, 2025
Footing and Foundation Permit		January 1, 2025
Re-inspection due to work not ready (per inspection)	\$ 156.20	January 1, 2025
Revision to permit and/or plans or documents after permit issued		January 1, 2025
Transfer of permit, Relocation Permit, Occupancy Permit	\$ 364.46	January 1, 2025
<b>Minimum fee (unless noted otherwise)</b>	<b>2025 Minimum Fee</b>	<b>Effective Date</b>
a) Residential projects – detached house, semi-detached house or row house containing not more than two dwelling units:	\$ 364.46	January 1, 2025
b) All other buildings not described in (a):	\$ 780.98	January 1, 2025
<b>Sign Permits- Not regulated by Ontario Building Code</b>	<b>2025 Flat Fee</b>	<b>Effective Date</b>
Portable sign ( per 60 day period)	\$ 113.50	January 1, 2025
Inspection fee ( sign erected prior to issuance of sign permit)	\$ 113.50	January 1, 2025
Signs regulated by sign by-law (excluding portable signs)	\$ 257.50	January 1, 2025
Farm nameplate sign	\$ 155.00	January 1, 2025
<b>Accessory Residential Unit Registration</b>	<b>2025 Flat Fee</b>	<b>Effective Date</b>
New ARU registration- property occupied by owner	\$ 155.00	January 1, 2025
New ARU registration- property <b>not</b> occupied by owner	\$ 310.00	January 1, 2025
Annual self-attestation	\$ 0.00	January 1, 2025
Three year registration renewal	\$ 103.50	January 1, 2025
<b>Lot Grading Deposit (per lot or block)</b>		
Fees Set in Subdivision Agreement. The sum of \$500 is non refundable. The balance of the lot grading deposit shall be refundable in whole or in part after the building has been constructed and occupied, and Owner's Final Grading Certificate has been filed with and accepted by the Municipality's Chief Building Official and the required services connections have been made and any damages to the Works resulting from house building and/or landscaping activities on the subject Lot or Block have been repaired to the satisfaction of the Municipality's Chief Building Official and Manager of Operations or their delegates.		

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "B" - DEVELOPMENT PROTECTIVE SERVICES FEES**

***Building Permit Fee Schedule Notes***

1. Permit fees will be charged as outlined in the table.
2. Any building permit not otherwise listed the table will be assessed at 1% of its construction value. Construction values submitted are at the discretion of the Chief Building Official.
3. All fees listed with minimum fees and ft<sup>2</sup> rates are to be calculated and the permit fee will be the higher amount.
4. Square foot is gross of all floors above grade measured from the outer face of exterior walls unless noted otherwise. Mezzanines, lofts, habitable attics and dwelling units below grade are included as floor areas for permit fee calculations. Where there is no floor or exterior walls for the project, square foot is the greatest horizontal area of the structure. For example, buildings or structures supported by posts or columns.
5. Fireplaces, HVAC, plumbing, attached garages, decks and porches are included in the permit fee for new residential buildings not more than three (3) storeys and not exceeding 600m<sup>2</sup> in building area where submitted plans for the new building include these details.
6. Footing and Foundation Permit Fee: Equal to 25% of applicable new permit fee and not lower than flat fee. The second portion of the permit is subject to the full applicable fee amount.
7. Conditional Permit Fee: Equal to 50% of applicable new permit fee. The second portion of the permit is subject to the full applicable fee amount.
  
8. Any revision to permit and/or plans or documents after plans review stage: Equal to 25% of original permit paid fee amount.
9. Construction, demolition or change of use without a permit being issued: An administration fee of 100% of the applicable permit fee to be added to the applicable permit fee.
10. Refunds: The fees that may be refunded shall be a percentage of the fees payable as outlined in the table. 80% if administrative functions only have been performed; 70% if administrative and zoning functions only have been performed; 45% if administrative, zoning and plan examination functions only have been performed; 35% if the permit has been issued and no field inspections have been performed subsequent to permit issuance; 5% percent shall additionally be deducted for each field inspection that has been performed after the permit has been issued. No refund shall be made less than \$385.00. A written request for a refund is required.



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "C" - PUBLIC WORKS FEES**

<i>Public Works Fees</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Labour Hourly Rate</b>	\$47.50	Per Hour	January 1, 2025
<b>Hourly Rates</b>			
- Grading	\$125.00	Per Hour	January 1, 2025
- Sanding	\$130.00	Per Hour	January 1, 2025
- Plowing	\$125.00	Per Hour	January 1, 2025
- Line Painting	\$125.00	Per Hour	January 1, 2025
- Sign Installation	\$125.00	Per Hour	January 1, 2025
- Roadside Mower Cutting Grass	\$145.00	Per Hour	January 1, 2025
- Street Sweeping	\$125.00	Per Hour	January 1, 2025
<i>A minimum fee will be charged out at \$250.00 for any activity listed above</i>			
Designated Tenant Parking Spot in Municipal Parking Lot (annual fee)	\$265.00	Per Space	January 1, 2025
Road Excavation Permit	\$205.00	Per Permit	January 1, 2025
Entrance Inspection Permit	\$155.00	Per Permit	January 1, 2025
Storm Service Connection Fee	\$1,500.00	Per Connection	January 1, 2025
<i>Service connection security deposit - estimate provided by municipal staff (20% retained for one year after work is completed)</i>			
Damage Deposit for Sidewalk (based on actual square meters on frontage) inspection prior to construction is required. <i>Cost per square meter</i>	\$115.00	Per M <sup>2</sup>	January 1, 2025
Damage Deposit for Curb (Based on actual meters on frontage) inspection prior to construction is required. <i>Cost per meter</i>	\$115.00	Per M	January 1, 2025
Damage Deposit for Asphalt Roadway, Inspection Prior to Construction is Required. <i>Cost per square meter</i>	\$52.50	Per M <sup>2</sup>	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Landfill Tipping Fees</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Garbage ( <i>cost per tonne</i> )	\$110.00	Per Tonne	January 1, 2025
- Shingles	\$110.00	Per Tonne	January 1, 2025
- Minimum Charge	\$12.00	Per Tonne	January 1, 2025
Scrap Metal	No Charge		January 1, 2025
Clean Wood	No Charge		January 1, 2025
Waste Wood ( <i>cost per tonne</i> )	\$55.00	Per Tonne	January 1, 2025
- Minimum Charge	\$6.00	Per Tonne	January 1, 2025
Recyclable Materials	No Charge		January 1, 2025
Tree Branches, Brush and Shrubs (no stumps accepted)	No Charge		January 1, 2025
Compost Material (leaves)	No Charge		January 1, 2025
Appliances ( <i>Cost per appliance</i> )			
- Non-freon Appliances	No Charge		January 1, 2025
- Freon Appliances (Tagged)	No Charge		January 1, 2025
- Freon Appliances (Untagged)	\$50.00	Per Appliance	January 1, 2025
<i>Special Note : Cooling Appliances (fridges, freezers, air conditioners, dehumidifiers, etc.) require that all Freon is removed (government legislation)</i>			
Mattress and Box Spring (price is for each item)	\$19.00		January 1, 2025
Wire Fence (Posts Removed)	No Charge		January 1, 2025
E-Waste (see Full E-Waste List)	No Charge		January 1, 2025
Tires (Limit of 10 Tires Per Day, Per Customer)	No Charge		January 1, 2025
Entry to Landfill After Normal Operating Hours			
- <i>Minimum Charge (under two hours)</i>	\$100.00		January 1, 2025
- <i>Hourly Labour Rate added after two hours</i>			
Burial of Spoiled Products (fee plus price per load rate)	\$200.00		January 1, 2025
Special Waste Handling Fee (fee is per occurrence)	\$150.00		January 1, 2025
Mixed Load Penalty (Regular Fee Plus 100% Penalty)	Fee + 100%		January 1, 2025
Environmentally Suitable Soil (per MT)	\$110.00		January 1, 2025
<i>As approved for deposit by MECP, and other government authority plus any costs incurred due to the environmental requirements of the MECP.</i>			
Weigh Scale Charge (per weigh)	\$15.00		January 1, 2025
Equipment/Labour Rates (per hour)	\$60.00		January 1, 2025
<i>Landfill labour is billed out at a rate of \$60.00 per hour. Municipality of North Perth Public Works department equipment is billed out at the equipment rates as set by the Municipality and amended from time to time.</i>			

**THE MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 107-2024**  
**SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<i>Solid Waste and Recycling Fees</i>	2025 Fee	Effective Date
<i>Basic Solid Waste and Recycling Collection (Annual Fee)</i>		
- Small Waste Bin (120 Litre)	\$141.00	January 1, 2025
- Medium Waste Bin (240 Litre)	\$212.00	January 1, 2025
- Large Waste Bin (360 Litre)	\$316.00	January 1, 2025
- Medium Recycling Bin (240 Litre)	No Fee	January 1, 2025
- Large Recycling Bin (360 Litre)	No Fee	January 1, 2025
<i>Waste bins are billed on the Interim Tax Bill. New waste bins received between January 1st and June 30th will be billed on the Final Tax Bill at half the yearly cost.</i>		
<b>Bluewater Recycling Association Wheelie Bin Program Fees</b>		
<i>Deliveries, exchanges, repairs and replacements may be subject to a fee based on the current Bluewater Recycling Associate Fee Schedule for these Services.</i>		
Green Cone Digesters	\$135.00	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Water and Wastewater - Metered Rates</b>	<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>	<b><u>M<sup>3</sup></u></b>			
Residential Volumetric	\$1.317		Per M <sup>3</sup>	January 1, 2025
ICI Volumetric				
- < 400 M <sup>3</sup>	\$0.989		Per M <sup>3</sup>	January 1, 2025
- 400 - 800 M <sup>3</sup>	\$0.897		Per M <sup>3</sup>	January 1, 2025
- > 800 M <sup>3</sup>	\$0.757		Per M <sup>3</sup>	January 1, 2025
Base Rate Service Charge				
<i>per Connection based on Connection Size</i>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- 15 mm (residential)	\$21.98	\$43.96	Per Connection	January 1, 2025
- 18 mm	\$23.02	\$46.04	Per Connection	January 1, 2025
- 25 mm	\$24.93	\$49.86	Per Connection	January 1, 2025
- 40 mm and 50 mm	\$48.76	\$97.52	Per Connection	January 1, 2025
- 75 mm and 100 mm	\$99.98	\$199.96	Per Connection	January 1, 2025
- Multi-Unit Residential per Unit Charge	\$21.98	\$43.96	Per Connection	January 1, 2025
- 125 mm and 150 mm	\$195.52	\$391.04	Per Connection	January 1, 2025
<b>Wastewater</b>	<b><u>M<sup>3</sup></u></b>			
Residential Volumetric	\$1.77		Per M <sup>3</sup>	January 1, 2025
ICI Volumetric				
- < 400 M <sup>3</sup>	\$1.53		Per M <sup>3</sup>	January 1, 2025
- 400 - 800 M <sup>3</sup>	\$1.36		Per M <sup>3</sup>	January 1, 2025
- > 800 M <sup>3</sup>	\$1.16		Per M <sup>3</sup>	January 1, 2025
Base Rate Service Charge				
<i>per Connection based on Connection Size</i>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- 15 mm (residential)	\$27.46	\$54.92	Per Connection	January 1, 2025
- 18 mm	\$27.46	\$54.92	Per Connection	January 1, 2025
- 25 mm	\$27.46	\$54.92	Per Connection	January 1, 2025
- 40 mm and 50 mm	\$52.32	\$104.64	Per Connection	January 1, 2025
- 75 mm and 100 mm	\$106.32	\$212.64	Per Connection	January 1, 2025
- Multi-Unit Residential per Unit Charge	\$27.46	\$54.92	Per Connection	January 1, 2025
- 125 mm and 150 mm	\$191.45	\$382.90	Per Connection	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Water and Wastewater - Non-Metered Rates</b>	<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- Residential (single/multi) - <i>Flat Rate Per Unit</i>	\$141.01	\$282.02	Per Unit	January 1, 2025
- Exception Rate (unable to be metered)	\$29.52	\$59.04	Per Unit	January 1, 2025
<b>Water</b>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- Residential (single/multi) - <i>Flat Rate Per Unit</i>	\$161.59	\$323.18	Per Unit	January 1, 2025
- Exception Rate (unable to be metered)	\$33.83	\$67.66	Per Unit	January 1, 2025
<b>Water and Wastewater - Miscellaneous Rates</b>	<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>				
Temporary Hydrant Connection (includes backflow preventer test)	\$250.00		Per Connection	January 1, 2025
Service Connection Fee	\$1,500.00		Per Connection	January 1, 2025
Service Connection Fee Security Deposit <i>estimate provided by municipal staff, 20% retained for one year after work is completed</i>				
Service and/or Sprinkler Charges (Annual)				
- 2" service	\$230.83		Per Connection	January 1, 2025
- 4" service	\$461.99		Per Connection	January 1, 2025
- 6" service	\$924.07		Per Connection	January 1, 2025
- 8" service	\$1,386.17		Per Connection	January 1, 2025
- 10" service	\$1,848.27		Per Connection	January 1, 2025
Municipal Fire Hydrant - <i>Charge Per Unit</i>	\$125.00		Per Unit	January 1, 2025
Change of Ownership	\$52.00		Per Change	January 1, 2025
Missed Appointment Fee	\$75.00		Per Appointment	January 1, 2025
Repair Damaged Water Meter	Time and Materials Cost		Per Repair	January 1, 2025
Manual Meter Reading Fee (for property owners who have not permitted the installation of a new water meter)	\$50.00		Per Read	January 1, 2025
Meter Checked for Accuracy at Customer Request and Found to be Accurate (up to 1")	\$250.00		Per Check	January 1, 2025
Water Charge for Temporary Construction Water Per Service	\$150.00		Per Connection	January 1, 2025
3/4" and Up Water Meter Fee	Actual Cost		Per Meter	January 1, 2025
Water Valve Maintenance Trailer (including 2 staff and truck)	\$200.00		Per Hour	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b><i>Water and Wastewater - Miscellaneous Rates</i></b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Water Connect/Disconnect			
- Regular Business Hours			
Connect	\$50.00	Per Connection	January 1, 2025
Disconnect	\$50.00	Per Disconnection	January 1, 2025
- After Business Hours			
Connect	\$100.00	Per Connection	January 1, 2025
Disconnect	\$100.00	Per Disconnection	January 1, 2025
Bulk Water Service Rates			
- Bulk Water Charge	\$3.00	Per M <sup>3</sup>	January 1, 2025
- Minimum Charge for the Year	\$50.00	Per Account	January 1, 2025
<b><i>Sewer</i></b>			
Service Connection Fee	\$1,500.00	Per Connection	January 1, 2025
Service Connection Fee Security Deposit			
<i>estimate provided by municipal staff, 20% retained for one year after work is completed</i>			
Wastewater Lateral Connection Permit	\$150.00	Per Connection	January 1, 2025
Discharger Information Report Administration Fee	\$50.00	Per Report	January 1, 2025
Unpaid Account Transfer to Taxes Fee	\$100.00	Per Transfer	January 1, 2025
<b><i>Equipment/Labour Rates</i></b>			
Water & Wastewater Labour	\$60.00	Per Hour	January 1, 2025
Water & Wastewater Equipment	\$25.00	Per Hour	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

**Hauled Wastewater/Extra Strength Surcharge Fees**

$$Fee = R_n + F_N \left[ \frac{F_{TSS}(TSS_e - TSS_n)}{TSS_n} + \frac{F_{BOD}(BOD_e - BOD_n)}{BOD_n} + \frac{F_{TKN}(TKN_e - TKN_n)}{TKN_n} + \frac{F_{OG}(OG_e - OG_n)}{OG_n} + \frac{F_P(P_e - P_n)}{P_n} + \frac{F_{H_2S}(H_2S_e - H_2S_n)}{H_2S_n} \right]$$

Fee	Canadian Dollars per cubic metre of waste treated (\$/m <sup>3</sup> )
R <sub>n</sub>	Minimum discharge fee per volume of hauled wastewater that meets the sewer use by-law
F <sub>N</sub>	Adjustment Factor representing annual operating cost of the Wastewater Treatment Plant
F <sub>SS</sub>	Cost allocated factor for suspended solids
S <sub>Se</sub>	Expected suspended solids discharge in mg/L
S <sub>Sn</sub>	By-law limit for suspended solids in mg/L
F <sub>BOD</sub>	Cost allocated factor for BOD
BOD <sub>e</sub>	Expected BOD discharge in mg/L
BOD <sub>n</sub>	By-law limit for BOD in mg/L
F <sub>TKN</sub>	Cost allocated factor for TKN
TKN <sub>e</sub>	Expected TKN discharge in mg/L
TKN <sub>n</sub>	By-law limit for TKN in mg/L
F <sub>G</sub>	Cost allocated factor for oil and grease
G <sub>e</sub>	Expected oil and grease discharge in mg/L
G <sub>n</sub>	By-law limit for oil and grease in mg/L
F <sub>H<sub>2</sub>S</sub>	Cost allocated factor for Sulphides (as H <sub>2</sub> S)
H <sub>2</sub> S <sub>e</sub>	Expected Sulphides (as H <sub>2</sub> S) discharge in mg/L
H <sub>2</sub> S <sub>n</sub>	By-law limit for Sulphides (as H <sub>2</sub> S) in mg/L

**North Perth Sewer Use By-Law Values**

Parameter	Value	Description
TSS <sub>n</sub>	350	TSS (mg/L)
BOD <sub>n</sub>	300	Total CBOD (mg/L)
TKN <sub>n</sub>	100	Total TKN (mg/L)
OG <sub>n</sub>	100	Total O&G (mg/L)
P <sub>n</sub>	10	Total Phosphorous (mg/L)
H <sub>2</sub> S	2	Total Sulphides as H <sub>2</sub> S (mg/L)

**Hauled Wastewater Treatment Cost Allocation Factors**

Parameter	Value	Description
FN	\$0.75	Adjustment Factor (annual operating costs of the WWTP in dollars per cubic meter)
R <sub>n</sub>	\$11.50	Base discharge fee of hauled wastewater that meets the sewer use by-law (\$/m <sup>3</sup> )
FTSS	10%	TSS (dimensionless)
FBOD	20%	Total CBOD (dimensionless)
FTKN	30%	Total TKN (dimensionless)
FOG	25%	Total O&G (dimensionless)
FP	10%	Total Phosphorous (dimensionless)
FH <sub>2</sub> S	5%	Sulphides as H <sub>2</sub> S (dimensionless)

**Extra Strength Surcharge Cost Allocation Factors**

Parameter	Value	Description
FN	\$0.35	Adjustment Factor
R <sub>n</sub>	\$1.53	Base discharge fee of industrial wastewater that meets the sewer use by-law (\$/m <sup>3</sup> )
FTSS	20%	TSS (dimensionless)
FBOD	25%	Total CBOD (dimensionless)
FTKN	20%	Total TKN (dimensionless)
FOG	20%	Total O&G (dimensionless)
FP	10%	Total Phosphorous (dimensionless)
FH <sub>2</sub> S	5%	Sulphides as H <sub>2</sub> S (dimensionless)

**Hauled Wastewater/ Extra Strength Surcharge Application Fees**

New Application .....	\$150.00
Application Renewal .....	\$25.00
Request to Amend Application .....	\$75.00

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Ice &amp; Floor Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Ice Rentals - Hourly Rate</b>					
Youth	\$147.00	April 30, 2025	\$151.00	Per Hour	May 1, 2025
Youth - Wallace	\$131.00	April 30, 2025	\$135.00	Per Hour	May 1, 2025
Adult	\$179.00	April 30, 2025	\$184.00	Per Hour	May 1, 2025
Adult Wallace	\$162.00	April 30, 2025	\$167.00	Per Hour	May 1, 2025
Jr B. Games and Practices	\$154.00	April 30, 2025	\$159.00	Per Hour	May 1, 2025
Weekdays ( <i>before 4:00 p.m.</i> )	\$106.00	April 30, 2025	\$109.00	Per Hour	May 1, 2025
Weekday pickup/private lessons ( <i>\$5 per person, \$50 minimum</i> )	\$50.00	April 30, 2025	\$50.00	Per Booking	May 1, 2025
April Ice & Statutory Holiday Rate + New Year's Eve <b>- no bookings on Christmas Day</b>	\$198.00	April 30, 2025	\$204.00	Per Hour	May 1, 2025
Sell-off Ice - <i>50% off Hourly Rate</i>	50% Off	April 30, 2025	50% Off	Per Hour	May 1, 2025
Public Skating - individual ( <i>under 3 is free</i> )	\$5.00	April 30, 2025	\$5.00	Per Person	May 1, 2025
Family Skating Rate	\$15.00	April 30, 2025	\$15.00	Per Family	May 1, 2025
<b>Non-Ice Rentals</b>					
Arena Floor ( <i>entire pad</i> )	\$772.00	April 30, 2025	\$795.00	Per Hour	May 1, 2025
Ball Hockey/Lacrosse ( <i>per hour</i> )	\$58.00	April 30, 2025	\$60.00	Per Hour	May 1, 2025
Ball Hockey/Lacrosse ( <i>league rate per hour</i> )	\$47.00	April 30, 2025	\$48.00	Per Hour	May 1, 2025
Auction Sales ( <i>Out of Town</i> )	\$1,602.00	April 30, 2025	\$1,650.00	Per Sale	May 1, 2025



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Halls &amp; Auditorium Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Steve Kerr Memorial Complex</b>					
Community Room	\$275.00	April 30, 2025	\$283.00	Per Day	May 1, 2025
Blueline Room	\$165.00	April 30, 2025	\$170.00	Per Day	May 1, 2025
Hourly Rate for Community Room and Blueline Room (5 hour max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
<b>Wallace Auditorium</b>					
Auditorium	\$305.00	April 30, 2025	\$314.00	Per Day	May 1, 2025
Auditorium (5 Hour Max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
<b>Elma-Logan Recreation Complex</b>					
Large Hall	\$231.00	April 30, 2025	\$238.00	Per Day	May 1, 2025
Small Hall	\$160.00	April 30, 2025	\$165.00	Per Day	May 1, 2025
Hourly Rate for Large Hall, Small Hall or Board Room (5 hour max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
Small Hall and Kitchen - Service Club	\$109.00	April 30, 2025	\$112.00	Per Booking	May 1, 2025
<b>Elma Memorial Community Centre</b>					
Large Hall	\$512.00	April 30, 2025	\$527.00	Per Day	May 1, 2025
Large Hall (5 Hour Max)	\$61.00	April 30, 2025	\$63.00	Per Hour	May 1, 2025
Small Hall	\$160.00	April 30, 2025	\$165.00	Per Day	May 1, 2025
Small Hall (5 Hour Max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
Small Hall & Kitchen - Service Club	\$137.00	April 30, 2025	\$141.00	Per Day	May 1, 2025
Bingo - Per Individual Charge	\$1.25	April 30, 2025	\$1.25	Per Person	May 1, 2025
<b>Other - All Halls</b>					
Kitchen (Full)	\$88.00	April 30, 2025	\$91.00	Per Rental	May 1, 2025
Kitchen (Partial)	\$37.00	April 30, 2025	\$38.00	Per Rental	May 1, 2025
Day Before / Day After Set Up	1/2 of Full Rate	April 30, 2025	1/2 of Full Rate	Per Event	May 1, 2025
Buck n' Doe Fees	Additional 15%	April 30, 2025	Additional 15%	Per Event	May 1, 2025
Ground Rental (per day) Rate equal to ball diamond tournament fees				Per Day	May 1, 2025
Municipal Office Room Rentals:					
Council Chambers (by permission from Council) \$100	\$ 100.00	April 30, 2025	\$100.00	Per Rental	May 1, 2025
580 Main St. W., Listowel - 1/2 day \$40, full day \$75				Per Rental	May 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Park Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Ball Diamonds</b>					
Minor Ball	\$34.00	April 30, 2025	\$35.00	Per Player	May 1, 2025
<i>Includes year end tournaments - (OBA extra)</i>					
Adult Ball					
- Per Game Rate Lights or No Lights	\$58.00	April 30, 2025	\$60.00	Per Game	May 1, 2025
- Per Game Rate No Lights, No Drag, No Lines	\$31.00	April 30, 2025	\$32.00	Per Game	May 1, 2025
<i>Note: Year End Tournament/Play-off Games Not Included</i>					
<b>Tournaments</b>					
- Minor Ball	\$29.00	April 30, 2025	\$30.00	Per Game	May 1, 2025
- Adult Friday Night (includes initial diamond lining)	\$104.00	April 30, 2025	\$107.00	Per Game	May 1, 2025
- Adult Saturday (includes initial diamond lining)	\$259.00	April 30, 2025	\$267.00	Per Game	May 1, 2025
- Adult Sunday (includes initial diamond lining)	\$209.00	April 30, 2025	\$215.00	Per Game	May 1, 2025
- Extra Drag and Diamond Lining	\$42.00	April 30, 2025	\$43.00	Per Drag/Line	May 1, 2025
- Pavilion	No Charge	April 30, 2025	No Charge		May 1, 2025
- Tournament with Municipal Run Bar	Half Price	April 30, 2025	Half Price		May 1, 2025
<b>Soccer Fields</b>					
Soccer	\$34.00	April 30, 2025	\$35.00	Per Player	May 1, 2025
Tournaments	Included	April 30, 2025	Included		May 1, 2025
Adult Soccer	\$247.00	April 30, 2025	\$254.00	Per Team	May 1, 2025
Adult Soccer Tournament	\$209.00	April 30, 2025	\$215.00	Per Team	May 1, 2025
Soccer with Lights (per game surcharge)	\$15.00	April 30, 2025	\$15.00	Per Game	May 1, 2025
<b>Pavilions</b>					
All Municipal Pavilions	\$79.00	April 30, 2025	\$81.00	Per Rental	May 1, 2025
Pavilion Kitchen	\$37.00	April 30, 2025	\$38.00	Per Rental	May 1, 2025
<b>Commemorative Benches and Trees</b>					
Commemorative Benches	\$2,300.00	April 30, 2025	\$2,300.00	Per Bench	May 1, 2025
Commemorative Trees	\$1,000.00	April 30, 2025	\$1,000.00	Per Tree	May 1, 2025
Memorial Park Donation with Commemorative Plaque (Monkton/Trowbridge)	\$300.00	April 30, 2025	\$300.00	Per Plaque	May 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<i>Bar Rates</i>	2024/25 Fee	Effective Until	2025/26 Fee	Criteria	Effective Date
Beer 14 oz., Liquor 1 oz., Coolers, Wine 5 oz. <i>(no profit share)</i>	\$5.00	April 30, 2025	\$5.00	Per Beverage	May 1, 2025
Beer 14 oz., Liquor 1 oz., Coolers, Wine 5 oz. <i>(profit share)</i>	\$6.00	April 30, 2025	\$6.00	Per Beverage	May 1, 2025
Wine Charges on our Licence	Shelf Price + 20%	April 30, 2025	Shelf Price + 20%	Per Bottle	May 1, 2025
Corkage Charge on SOP and Home Brew <i>(per bottle)</i>	\$5.00	April 30, 2025	\$5.00	Per Corkage	May 1, 2025
Monkton & Listowel Dressing Rooms	\$3.00	April 30, 2025	\$3.00	Per Beverage	May 1, 2025
Service Clubs	\$5.00	April 30, 2025	\$5.00	Per Beverage	May 1, 2025
Profit Share	20% of Gross	April 30, 2025	20% of Gross	Per Event	May 1, 2025
Service Club extra profit share <i>(to be applied for in advance)</i>	40% Total Profit	April 30, 2025	40% Total Profit	Per Event	May 1, 2025
<u>Note</u> : this must be approved local projects and not transferred to other groups.	Share		Share		

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<i>Other Facility Items</i>	2025 Fee	Criteria	Effective Date
<b><i>Electric Vehicle Charging</i></b>			
All Municipal Parking Lots	\$2.00	Per Hour	January 1, 2025

<i>Arena Advertising (annual fee)</i>	2025 Fee	Effective Date
<b><i>Elma Logan Arena</i></b>		
Board Ads	\$385.00	January 1, 2025
Lobby Signs		
- Small	\$180.00	January 1, 2025
- Large	\$257.50	January 1, 2025
Arena Sign (24 x 96)	\$180.00	January 1, 2025
In Ice Ads	\$675.00	January 1, 2025
<b><i>Steve Kerr Memorial Complex</i></b>		
Hanging Signs	\$250.00	January 1, 2025
Board Ads	\$425.00	January 1, 2025
Stair Risers (Ice Area) cost per stair, minimum of 5 stairs	\$100.00	January 1, 2025
In Ice Ads	\$750.00	January 1, 2025
Scoreboard Flexface	\$1,000.00	January 1, 2025
Advertisement on Time of Day Clock	\$425.00	January 1, 2025
<b><i>Wallace Community Centre</i></b>		
Rear Wall Ad (48 x 96)	\$205.00	January 1, 2025
Side Wall Ad (48 x 96)	\$180.00	January 1, 2025
Board Ads	\$385.00	January 1, 2025
Score Clock Ad	\$310.00	January 1, 2025
In ice Ads	\$675.00	January 1, 2025
<b><i>Ice Resurfacers Advertising</i></b>		
\$2500.00/side/unit/year to a maximum of \$5000.00/unit/year for 5 years		
<b>NOTE: Advertise at all 3 arenas and the 3rd is free</b>		
<i>Contact the Municipality for Details and Specifications for Ads</i>		

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Pool Rates</b>	<b>2025 Fee</b>	<b>Effective Date</b>
<b>LifeSaving Society Classes</b>		
LSS Parent and Tot to Level 5	\$83.00	January 1, 2025
Level 6 to 9	\$88.00	January 1, 2025
Private Lessons ( <i>per half hour</i> )	\$27.00	January 1, 2025
Private Lessons ( <i>per week</i> )	\$135.00	January 1, 2025
<b>Advance Courses</b>		
Bronze Medallion & Bronze Cross	\$242.00	January 1, 2025
Bronze Star	\$145.00	January 1, 2025
<b>Public Swims</b>		
Per Person	\$5.00	January 1, 2025
Family Rate	\$15.50	January 1, 2025
Book of 10 Passes	\$46.00	January 1, 2025
Aquafit	\$6.00	January 1, 2025
Lane Swim	\$3.00	January 1, 2025
Children Under 5	No charge	January 1, 2025
<b>Season's Pass (Public Swims ONLY)</b>		
Individual	\$135.00	January 1, 2025
Family	\$300.00	January 1, 2025
- Additional cost per family member	\$51.50	January 1, 2025
<b>Rentals (per hour)</b>		
Under 30 People	\$130.00	January 1, 2025
31 - 100 People	\$217.00	January 1, 2025
101 - 150 People	\$320.00	January 1, 2025
<b>Swim Team</b>	\$62.00	January 1, 2025
<b>Day Camps</b>		
For Grades 1 - 6 ( <i>per child /per day</i> )	\$40.00	January 1, 2025
Per Child Per Week ( <i>Summer Only</i> )	\$200.00	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Cemetery Fees - Interment Rights</b>	<b>2024 Fee</b>				<b>2025 Fee</b>				<b>Effective Date</b>
	<b>Price</b>	<b>CMF*</b>	<b>HST</b>	<b>TOTAL</b>	<b>Price</b>	<b>CMF*</b>	<b>HST</b>	<b>TOTAL</b>	
Casket Lot - <i>Adult Single</i>	\$820.00	\$550.00	\$178.10	<b>\$1,548.10</b>	\$860.00	\$580.00	\$187.20	<b>\$1,627.20</b>	January 1, 2025
Cremation Lot	\$570.00	\$390.00	\$124.80	<b>\$1,084.80</b>	\$600.00	\$410.00	\$131.30	<b>\$1,141.30</b>	January 1, 2025
Imperial Columbarium Niche ( <i>Rows 1, 2, 3 &amp; 4</i> )	\$2,550.00	\$455.00	\$390.65	<b>\$3,395.65</b>	\$2,680.00	\$480.00	\$410.80	<b>\$3,570.80</b>	January 1, 2025
Imperial Columbarium Niche ( <i>Rows 5 &amp; 6</i> )	\$2,250.00	\$400.00	\$344.50	<b>\$2,994.50</b>	\$2,360.00	\$420.00	\$361.40	<b>\$3,141.40</b>	January 1, 2025

\* CMF is the legislated contribution to the Care and Maintenance Trust Fund.

**Note** : Niche price includes first Open/Close. Second Open/Close at additional cost (indicated below)

**Note** : Memorial Stone Plot prices includes stone, 1 bronze plaque and initial engraving

<b>Cemetery Fees - Interment Charges (opening/closing a grave)</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>Price</b>	<b>HST</b>	<b>TOTAL</b>	<b>Price</b>	<b>HST</b>	<b>TOTAL</b>	
Adult Casket - <i>Single Depth</i>	\$870.00	\$113.10	<b>\$983.10</b>	\$910.00	\$118.30	<b>\$1,028.30</b>	January 1, 2025
Adult Casket - <i>Double Depth</i>	\$1,220.00	\$158.60	<b>\$1,378.60</b>	\$1,280.00	\$166.40	<b>\$1,446.40</b>	January 1, 2025
Infant Stillborn - <i>Single Depth</i>	\$280.00	\$36.40	<b>\$316.40</b>	\$300.00	\$39.00	<b>\$339.00</b>	January 1, 2025
Cremation Lot Interment	\$450.00	\$58.50	<b>\$508.50</b>	\$475.00	\$61.75	<b>\$536.75</b>	January 1, 2025
Cremation Niche Entombment	\$275.00	\$35.75	<b>\$310.75</b>	\$290.00	\$37.70	<b>\$327.70</b>	January 1, 2025
Chapel Rental (for burial in other cemetery)	\$165.00	\$21.45	<b>\$186.45</b>	\$175.00	\$22.75	<b>\$197.75</b>	January 1, 2025
Winter Interment Surcharge	\$1,540.00	\$200.20	<b>\$1,740.20</b>	\$1,620.00	\$210.60	<b>\$1,830.60</b>	January 1, 2025
Saturday Morning Interment Surcharge - Casket Burial	\$870.00	\$113.10	<b>\$983.10</b>	\$910.00	\$118.30	<b>\$1,028.30</b>	January 1, 2025
Saturday Morning Interment Surcharge - Cremation Burial	\$450.00	\$58.50	<b>\$508.50</b>	\$475.00	\$61.75	<b>\$536.75</b>	January 1, 2025
Saturday Morning Interment Surcharge - Cremation Niche Entombment	\$200.00	\$26.00	<b>\$226.00</b>	\$210.00	\$27.30	<b>\$237.30</b>	January 1, 2025
Disinterment - Casket Burial	\$3,300.00	\$429.00	<b>\$3,729.00</b>	\$3,500.00	\$455.00	<b>\$3,955.00</b>	January 1, 2025
Disinterment - Cremation Ground Burial	\$430.00	\$55.90	<b>\$485.90</b>	\$450.00	\$58.50	<b>\$508.50</b>	January 1, 2025
Disinterment - Cremation Niche Interment	\$250.00	\$32.50	<b>\$282.50</b>	\$260.00	\$33.80	<b>\$293.80</b>	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Cemetery Fees - CMF Contribution on Monument Installation</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>CMF</b>	<b>HST</b>	<b>TOTAL</b>	<b>CMF</b>	<b>HST</b>	<b>TOTAL</b>	
Flat Marker 173 sq. in. or larger	\$100.00	\$13.00	<b>\$113.00</b>	\$100.00	\$13.00	<b>\$113.00</b>	January 1, 2025
Upright Marker Measuring 4' or less in height AND width	\$200.00	\$26.00	<b>\$226.00</b>	\$200.00	\$26.00	<b>\$226.00</b>	January 1, 2025
Upright Marker Measuring 4' or less in height OR width	\$400.00	\$52.00	<b>\$452.00</b>	\$400.00	\$52.00	<b>\$452.00</b>	January 1, 2025

<b>Cemetery Fees - Miscellaneous Memorialization and Fees</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>Fee</b>	<b>HST</b>	<b>TOTAL</b>	<b>Fee</b>	<b>HST</b>	<b>TOTAL</b>	
Monument Foundation Installation ( <i>fee per cubic foot</i> )	\$45.00	\$5.85	<b>\$50.85</b>	\$50.00	\$6.50	<b>\$56.50</b>	January 1, 2025
Bronze Plaques ( <i>Niches and Stones</i> )	\$950.00	\$123.50	<b>\$1,073.50</b>	\$1,000.00	\$130.00	<b>\$1,130.00</b>	January 1, 2025
Transfer, Resale, or Reissue of Interment Rights Certificate	\$207.00	\$26.91	<b>\$233.91</b>	\$230.00	\$29.90	<b>\$259.90</b>	January 1, 2025

*Refer to the Cemetery By-laws for details on your rights and responsibilities regarding interments and monumentation*  
**Note:** *The Municipal may repurchase interment rights from the Rights Holder at the current total price less the original Care and Maintenance Fund fee and Transfer fee*

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES  
PERTH MEADOWS**

<b>Town Homes</b>		
<b>Life Lease Monthly Charge plus applicable property taxes</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>Regular Unit</b>	\$ 384.00	\$ 398.00
<b>Larger Unit (end Unit)</b>	\$ 392.00	\$ 406.00
<b>Life Lease Transfer fee of Market Price - All Units - 5%</b>		

<b>Apartment Suites</b>		
<b>Life Lease Initial Purchase Price</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 176,525.00	\$ 176,525.00
<b>Two Bedroom</b>	\$ 223,100.00	\$ 223,100.00
<b>Transfer fee on set price - retained by Municipality</b>	5.00%	5.00%

<b>Life Lease Monthly Charges</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 654.00	\$ 677.00
<b>Two Bedroom</b>	\$ 777.00	\$ 804.00

<b>Rental - Monthly Charge (plus Utilities)</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 1,255.00	\$ 1,299.00
<b>Two Bedroom</b>	\$ 1,604.00	\$ 1,660.00

<b>Rental - Monthly Utilities</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 261.00	\$ 270.00
<b>Two Bedroom</b>	\$ 261.00	\$ 270.00

<b>Affordable Housing Rental (4 suites)</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom rented before June 16th, 2014</b>	\$ 680.00	\$ 704.00
<b>One Bedroom rented after June 16th, 2014</b>	\$ 718.00	\$ 743.00

<b>Common Room</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>Rental by Perth Meadows resident</b>	\$65.00 plus HST	\$67.00 plus HST

Note: Townhouses are re-sold by the LL holder @ market value and 5% of the selling price goes to the municipality when the LL is transferred to the new holder.



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "F" - PROGRAMS DEPARTMENT FEES**

***The Municipality of North Perth enrolled in the Canada-wide Early Learning and Child Care (CWELCC) System between the Province of Ontario and the Government of Canada.***

<b>Child Care Fees</b>	<b>2024 Fee</b>		<b>2025 Fee</b>	
	<b>North Perth Daily Fees - Children 6 and Under</b>		<b>North Perth Daily Fees - Children 6 and Under</b>	<b>Effective Date</b>
Infant (Birth to 18 Months)	\$51.00		\$51.00	January 1, 2025
Toddler (18 Months - 30 Months)	\$44.00		\$44.00	January 1, 2025
Preschool (30 Months - 6 Years)	\$42.00		\$42.00	January 1, 2025
Kindercamp	\$39.00		\$40.00	January 1, 2025
Monkton Daycamp (includes lunch)	\$42.00		\$42.00	January 1, 2025
Recreation Daycamp	\$39.00		\$40.00	January 1, 2025
Before School	\$11.00		\$11.00	January 1, 2025
After School	\$11.00		\$11.00	January 1, 2025
Before & After School	\$22.00		\$22.00	January 1, 2025
Family Age Group	Child's age will reflect applied fee as above		Child's age will reflect applied fee as above	January 1, 2025

**Fee listed above may be subsidized by the City of Stratford through the CWELCC Program**

*\* Parent Base Fees are a reduction of 52.75% of 2022 fees to maximum daily rate \$22. 'Base fee' means any fee or part of a fee that is charged in respect of a child for child care, including anything a licensee is required to provide under the Child Care and Early Years Act, 2014 (CCEYA), or anything a licensee requires the parent to purchase from the licensee, but does not include a non-base fee. See below for North Perth non-base fee charges.*

**Non-Base Fees:**

- a) Fees charged for optional items or optional services such as; transportation, field trips, special event days (i.e. pizza days), fundraising initiatives for childcare program development and improvements;
- b) Fees Charged pursuant to an agreement between the parent and licensee in respect of circumstances where the parent fails to meet the terms of the agreement:
  - i. Late Fees: \$5.00 for every 15 minutes or portion thereof will be charged after 5:30 p.m;
  - ii. Fees to obtain items that the parent agreed to provide for their child but failed to provide (Fees will vary based on item, actual cost of item(s) will be charged);
- c) Administrative fees will be charged in accordance with the Municipality of North Perth Fees and Licences By-law for such things as; NSF cheque charge, fee to transfer payment made to an incorrect account, fee to transfer unpaid balances to property taxes or collection agency, fee to process refunds.



## INFORMATION REPORT

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**From:** Amanda Ewing, Tax Collector  
**Date:** Monday, December-16-24  
**Subject:** 2025 Interim Tax Levy By-Law

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### Background:

Section 317 of the Municipal Act S.O. 2001 allows a municipality to pass a by-law levying amounts on the assessment of property prior to the adoption of final budgets for each tax year.

Section 342 of the Municipal Act S.O. 2001 authorizes a Council to pass a by-law for the payment of taxes in installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due.

Section 345 of the Municipal Act S.O. 2001 authorizes a local municipality to pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date;

### Comments:

This is an annual report which is procedural in nature. The interim tax levy by-law is required to permit the municipality to raise the property tax revenue needed to cover expenses until the 2025 final tax levy is approved by Council. This by-law is included in the agenda package for Council's consideration.

The maximum allowable interim levy is 50% of the prior year's annualized taxes. Annualized taxes reflect taxes levied against the property at final billing, including all tax adjustments from supplementary assessment and assessment appeals.

The Municipal Act S.O. 2001 requires that an interim tax levy by-law be passed in the year to which it applies or in November or December of the previous year, provided that the by-law does not come into effect until a specified day in the following year.

The interim billing will be mailed at the end of February 2025 with the installment due dates set as March 19, 2025 and June 18, 2025.

The 2025 final tax rates will be established following the approval of the 2025 budgets of the Municipality. The interim levy will be deducted from the final levy.

**Financial Implications:**

The interim levy provides for the revenue requirements of the Municipality of North Perth prior to the final tax bill. Cash flow is necessary to meet the obligations of the municipality which include interim payment to the County of Perth and School Boards.

The interim levy is expected to raise approximately \$16.3 million, consisting of a municipal share of \$9.9 million, a county share of \$3.8 million and an education share of \$2.6 million.

**Reference Material Attached:**

None

**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:** Amanda Ewing, Tax Collector

**Reviewed by: Ashton Romany, CPA, Treasurer**  
**Kriss Snell, CAO**

**Tuesday, December-10-24**

Amanda Ewing, Tax Collector

# THE MUNICIPALITY OF NORTH PERTH

## BY-LAW NO. 117-2024

### Being a by-law to provide for an Interim Tax Levy for the year 2025 and to provide for penalty and interest

**WHEREAS** Section 317 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality, before the adoption of the estimates for the year under section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes, in an amount not to exceed 50 percent of the total amount of taxes for municipal and school purposes levied on the property for the previous year;

**AND WHEREAS** the council of this municipality deems it appropriate to provide for such interim levy on the assessment of the property in this municipality;

**AND WHEREAS** Section 342 of the Municipal Act, 2001 authorizes a council to pass by-laws providing for the payment of taxes in installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due;

**AND WHEREAS** Section 345 of the Municipal Act, 2001 authorizes a council to pass by-laws to impose late payment charges for the non-payment of taxes or any instalment by the due date;

**NOW THEREFORE** the Council of the Municipality of North Perth enacts as follows:

1. That the Council of the Municipality of North Perth imposes an interim tax levy in 2025 in an amount of 50% of the total annualized taxes for municipal and school purposes levied on the property for the previous year;
2. That for the purposes of calculating the total amount of taxes for the previous year under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of the previous year because assessment was added to the tax roll during the year, an amount shall be added equal to the additional taxes that would have been levied on the property if the taxes for municipal and school purposes had been levied for the entire year;
3. That for the interim taxes for 2025, 100% of the following Fees and Charges be levied as legislated in By-law 107-2024 as amended for;

**Waste Bins** - As specified per property

4. The said interim tax levy shall become due and payable in two equal instalments as follows:

***March 19, 2025***  
***June 18, 2025***

And that nonpayment of the amount on the dates stated in accordance with this section shall constitute default.

5. (1) The Treasurer shall add a percentage charge as a penalty for default in payment of any tax instalment in accordance with By-Law No. 58-2020;
- (2) The Treasurer shall also add a percentage charge as interest for default in payment of any tax instalment in accordance with By-law 58-2020;

6. The Treasurer is hereby authorized to accept part payment from time to time on accounts of any taxes due, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under By-law No. 58-2020, in respect of non-payment of any taxes or any class of taxes or of any installment thereof.
7. The Treasurer is hereby authorized to mail, by regular mail or electronically, every tax notice or cause the same to be mailed to the address of the property shown on the tax roll or an alternate address or provide electronic eBill notification, as directed in writing by the person taxed.
8. Taxes are payable in accordance with By-Law No. 58-2020.
9. This by-law comes into effect on January 1, 2025

**PASSED** this 16<sup>th</sup> day of December, 2024.

**MAYOR TODD KASENBERG**

**CLERK LINDSAY CLINE**

## Membership Meeting #8-2024

October 16, 2024

**Members Present:** Alison Lobb, Ed McGugan, Alvin McLellan, Megan Gibson, Matt Duncan, Evan Hickey, Anita Van Hittersum, Ed Podniewicz, Sharen Zinn, Matt Duncan

**Regrets:** Andrew Fournier, Vanessa Kelly

**Staff Present:** Phil Beard, General Manager-Secretary-Treasurer  
Stewart Lockie, Conservation Areas Services Coordinator  
Patrick Huber-Kidby, Planning and Regulations Supervisor  
Jayne Thompson, Communications, GIS, IT Coordinator  
Shannon Millar, Restoration Supervisor

**Others Present:** Cory Bilyea, Midwestern News

### 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 #7-2024 held on September 18, 2024.

#### Motion FA #85-24

**Moved by:** Alvin McLellan

**Seconded by:** Evan Hickey

THAT the minutes from the General Membership Meeting #7-2024 held on September 18 2024, be approved.

(carried)

4. Business out of the Minutes:

- a) 75<sup>th</sup> Anniversary Planning Report #60-2024

Report #60-2024 was presented to the members and the following motion was made:

**Motion FA #86-24**

**Moved by:** Matt Duncan

**Seconded by:** Ed Podniewicz

That staff investigate the idea of organizing a river festival as part of MVCA's 75<sup>th</sup> anniversary in 2026.  
(carried)

- b) Administrative Review Draft Policy: Report #61-2024

Report #61-2024 was presented to the members and the following motion was made:

**Motion FA #87-24**

**Moved by:** Evan Hickey

**Seconded by:** Alvin McLellan

THAT the draft Administrative Review policy be approved for posting for 30 days and to review any comments at the November 20th Members meeting  
(carried)

- c) Technical Guidelines for Natural Hazards-Response from the Ministry of Natural Resources: Report #62-2024

Report #62-2024 was presented to the members and the following motion was made:

**Motion FA #88-24**

**Moved by:** Megan Gibson

**Seconded by:** Alison Lobb

THAT the draft interim policy utilizing the most updated Technical guidelines available to MVCA be used to review development applications in hazardous area;  
AND THAT the draft policy outlined in Report 62-2024 be posted for public comment for 30 days; AND FURTHER THAT the comments be reviewed by the Members at the November 20, 2024 meeting.  
(carried)

5. **Business Requiring Decision and or Direction:**

- a) 2025-2027 Work Plan and Budget Forecast: Report #63A&B-2024

Report #63A-2024 was presented to the members and the following motion was made:

**Motion FA #89-24**

**Moved by:** Alison Lobb

**Seconded by:** Megan Gibson

THAT the three-year work plan outlined in Report #63a-2024 be approved for planning purposes as well as a guide for the development of the 2025 work plan.  
(carried)

Report #63B-2024 was presented to the members and the following motion was made:

**Motion FA #90-24**

**Moved by:** Evan Hickey

**Seconded by:** Megan Gibson

THAT the 2025-2027 financial forecast be accepted with the addition of the inclusion of including a proposed levy increase of \$128,394 for 2027 for planning purposes;

AND THAT the 2025 draft budget include a proposed levy increase of \$175,000;

AND FURTHER THAT the amount of the approved levy allocated for projects be increased by \$10,000 per year over the next three years.

(carried)

b) Southern Lake Huron Coastal Action Plan-Restoring Sediment Pathways & Dam Decommissioning Project: Report #64-2024

Report #64-2024 was presented to the members and the following motion was made:

**Motion FA #91-24**

**Moved by:** Ed Podniewicz

**Seconded by:** Alvin McLellan

THAT THE MVCA's 2024 budget be amended to include the funding received from Environment Canada and Climate Change for the Southern Lake Huron Coastal Action Plan: Restoring Natural Sediment Transport Pathways Project (2024-2028).

(carried)

c) Comments Received – Draft Watershed Strategy: Report #65-2024

Report #65-2024 was presented to the members and the following motion was made:

**Motion FA #92-24**

**Moved by:** Matt Duncan

**Seconded by:** Megan Gibson

That the Township of Howick be thanked for their comments and that the draft watershed strategy be accepted.

(carried)

d) Conservation Lands Strategy: Report #66-2024

Report #66-2024 was presented to the members and the following motion was made:

**Motion FA #93-24**

**Moved by:** Alison Lobb

**Seconded by:** Megan Gibson

THAT THE Members approve the Draft Conservation Areas Strategy as amended;

AND THAT the members approve public and stakeholder consultation be performed as outlined.

(carried)

## 6. Chair and Member Reports



No reports.

**7. Consent Agenda:**

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

- a) Revenue/Expenditure Report for September 2024: Report #67-2024
- b) Agreements Signed: Reepport #68-2024
- c) Carbon Footprint Initiative-October 2 Meeting Summary: Report #69-2024
- d) Story: Destination Maitland

**Motion FA #94-24**

**Moved by:** Matt Duncan

**Seconded by:** Alvin McLellan

THAT Report #67-69 along with the respective motions as outlined in the Consent Agenda be approved.  
(carried)

**8. Adjournment:** Next meeting: November 20, 2024, at 7:00 pm at the Administrative Centre, Wroxeter.

**Motion FA #95-24**

**Moved by:** Megan Gibson

**Seconded by:** Matt Duncan

THAT the Members Meeting be adjourned at 8:25pm  
(carried)



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Ed McGugan  
Chair



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Phil Beard  
General Manager / Secretary-Treasurer

## Organizational Meeting

### Michael Bannerman and Patricia Smith Elected as Chair and Vice-chair

We are excited to share that Trustee Michael Bannerman has been acclaimed as Chair and Trustee Patricia Smith as Vice-Chair for 2025. Congratulations to both!



## Good News

### North Perth Westfield ES Hosts Citizenship Ceremony

Trustee Nancy Rothwell was pleased to share that North Perth Westfield ES partnered with Immigration, Refugees and Citizenship Canada to host a warm and welcoming citizenship ceremony. Trustee Rothwell, Director Graham Shantz, Superintendent Jane Morris, and other guests participated in the ceremony welcoming new Canadians. A member of the Royal Canadian Mounted Police was in attendance. The highlights from the event included: touring the Mountie around the school, a performance by the school choir, and singing of the National Anthem. This is the first time this event has been hosted at a school in our area, and we look forward to hosting future events!

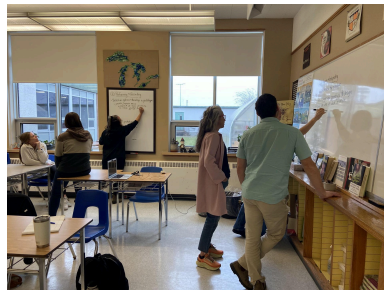


## AMDSB Schools Commemorate Remembrance Day

Communications Manager Chera Longston highlighted the school's participation in Remembrance Day commemorations. Schools organized events that welcomed community members, veterans, and special guests, while others took part in local community ceremonies. Watch the summary in [this short video](#).

## Professional Development Highlights

Superintendent Riley Culhane highlighted a full day of professional learning for secondary educators. Over 300 educators participated in more than 30 workshops, each tailored to diverse professional interests and ministry priorities. Highlights included sessions on Indigenous Education, Collaborative Learning Structures, Digital Tools in Mathematics, Suicide Prevention Training, and AI in Education, among others. The wide variety of topics ensured relevance for all subject areas. Participant feedback was overwhelmingly positive, with many praising the practical relevance of the sessions and the opportunity to connect meaningfully with colleagues. A heartfelt thank-you goes out to the dedicated volunteers who designed and facilitated the workshops, as well as the educators who engaged with such enthusiasm and openness. This day exemplified our shared commitment to professional growth and student success.



Superintendent Kathy Boyd also shared that Educational Assistants and Child and Youth Workers participated in learning options provided by our community partners. Thames Valley Children's Centre presented universal supports and general strategies most often recommended by Occupational Therapists for use in classrooms, and Community Living St Marys equipped support staff with the skills to help students understand healthy relationships and the distinction between public and private behaviours. A huge thank you to our partners for their support!

## Anonymous Donor Helps Revitalize CHSS Tennis Courts

Superintendent Cheri Carter was pleased to share that the Central Huron municipality recently received an anonymous donation to renovate the tennis courts at Central Huron SS. These courts will be refinished and ready to go in 2025 and students and community members will be able to enjoy them!

## Trustees Approve Boundary Review in North Perth

A review of the current attendance boundaries for the Board's schools in Listowel and the surrounding area has been approved. Impacted schools include Elma Township Public School, Howick Central Public School, Listowel District Secondary School, Listowel Eastdale Public School, Mornington Central Public School, Milverton Public School, North Perth Westfield Elementary School, and North Woods Elementary School. The review will help determine how the boundaries might be adjusted to alleviate the enrolment pressures at Listowel schools. A committee will be formed and parents/guardians from the impacted schools will be asked to volunteer to participate. Full details about the project are posted on the [North Perth Boundary Review page](#).

## Student Trustee Update

Student Trustees Sophia Buckman (South Huron DHS) and Alexandra Haviaras (Stratford District SS) attended their first meeting of the 24/25 school year. They reported that the student senators have been busy launching their projects. Sophia reported that the senators recently provided input on the revised AMDSB Code of Conduct and are working with the Mental Health team to launch a series of infographics aimed at supporting students during challenging times (e.g. exams, applying to post-secondary, etc.). Alexandra reported that many of the senators recently attended a student symposium hosted in partnership with [unlearn](#) where unconscious biases were examined and local school needs and priorities were discussed. She also highlighted a project brought forward by Listowel District SS that examines strategies to reduce the costs of participating in school extra-curricular activities.

## 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, December 10, 2024 at 4:45 p.m. (Regular Board Meeting and Committee of the Whole, Closed Session)  
Tuesday, January 28, 2025, at 4:45 p.m. (Regular Board Meeting and Committee of the Whole, Closed Session)

## Future Meetings/Events with Trustee Representation

- Accessibility for Ontarians with Disabilities Act (AODA) – December 4, 2024 at 3:00 p.m. (online)
- Special Education Advisory Committee (SEAC) – December 4, 2024 at 4:00 p.m. (online)

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7000



234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,



Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer  
Office of The Clerk

**Ministry of Natural Resources**

Development and Hazard Policy Branch  
Policy Division  
300 Water Street  
Peterborough, ON K9J 3C7

**Ministère des Richesses naturelles**

Direction de la politique d'exploitation des  
ressources et des risques naturels.  
Division de l'élaboration des politiques  
300, rue Water  
Peterborough (Ontario) K9J 3C7

November 25, 2024

Subject: *Decision on Discussion Paper: Regulating Commercial-Scale Geologic Carbon Storage Projects in Ontario, and Proposal on Enabling the Development of Commercial-Scale Geologic Carbon Storage in Ontario: The Geologic Carbon Storage Act*

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Hello,

Over the past two years, the Ministry of Natural Resources has been taking a measured and phased approach to enabling and regulating geologic carbon storage in Ontario. Carbon storage is new to the province, and developing a comprehensive framework to regulate this activity would help ensure that it is done responsibly, with measures in place to safeguard people and the environment.

Geologic carbon storage (further referred to as carbon storage) involves injecting captured carbon dioxide (CO<sub>2</sub>) into deep geological formations for permanent storage. This technology could provide industries in Ontario with a critical tool for managing their emissions and contributing to the achievement of Ontario's emissions reduction targets.

Today, we are writing to notify you that 1) a decision has been made to proceed with the development of a framework for enabling commercial-scale geologic carbon storage (Environmental Registry of Ontario posting # 019-8767), and 2) that a new *Geologic Carbon Storage Act* is being proposed (Environmental Registry of Ontario posting # 019-9299).

These developments represent significant steps towards Phase 3 of Ontario's [approach to enabling and regulating geologic carbon storage](#). Ontario aims to have a framework in place by summer 2025. Initially, the ministry anticipates that commercial-scale projects would be proposed in Southwestern Ontario, where the geology is expected to be the most suitable.

- 1) In the summer of this year, we shared information about the development of a legislative and regulatory framework for commercial-scale geologic carbon storage. This information included a discussion paper that provided an overview of how various components of the framework could function. Based on feedback received, a decision was made to move forward with the development of the framework.



More details on the decision, the feedback received, and the original discussion paper can be viewed in the decision notice on the Environmental Registry of Ontario: <https://ero.ontario.ca/notice/019-8767>.

- 2) Based on comments received in response to the discussion paper, as well as feedback received in previous phases of framework development, a *Geologic Carbon Storage Act* (the “Act”) is being proposed. The proposed Act would enable the regulation of research and evaluation activities, and carbon storage activities associated with the permanent storage of carbon dioxide in underground geologic formations in Ontario.

We encourage you to review, and submit feedback on, the legislative proposal on the [Environmental Registry of Ontario posting # 019-9299](#).

If you would like more information or have any questions, please contact Andrew Ogilvie, Manager of Resources Development Section, at 705-761-5815 or through email: [Resources.Development@ontario.ca](mailto:Resources.Development@ontario.ca).

Sincerely,



Jennifer Keyes  
Director, Development and Hazard Policy Branch

December 3, 2024

Huron Tract Land Trust Conservancy  
71108 Morrison Line  
RR 3 Exeter, Ontario  
N0M 1S5

**RE: 200<sup>th</sup> Year Anniversary of Huron Tract, 1827-2027**

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The Huron Tract is a significant part of Southwestern Ontario's history, particularly in relation to the settlement and development of the region. As the 200th Anniversary approaches in 2027, it's an excellent opportunity to reflect on the lasting impact of this historical area.

The Municipality of West Perth's Heritage and Culture Committee wishes to declare their willingness to participate in anniversary celebrations to commemorate this important milestone in the region's history.

Sincerely,



Becky DeWetering  
Deputy Clerk  
[bdewetering@westperth.com](mailto:bdewetering@westperth.com)  
519-348-8429 ext. 223

Cc: Perth County  
Municipality of North Perth  
Township of Perth South  
Township of Perth East  
Huron County  
Township of Ashfield-Colborne-Wawanosh  
Municipality of Bluewater  
Central Huron

Township of Howick  
Municipality of Huron East  
Municipality of Morris-Turnberry  
Township of North Huron  
Municipality of South Huron



November 25, 2024

The Honorable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

Sent by Email

Dear: Honorable Doug Ford

**RE: Establishment of an Ontario Rural Road Safety Program.**

The Council of the Corporation of Tay Valley Township at its meeting on November 19<sup>th</sup>, 2024, adopted the following resolution:

**RESOLUTION #C-2024-11-22**

**MOVED BY:** Fred Dobbie  
**SECONDED BY:** Marilyn Thomas

**“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 health care system;

**AND WHEREAS**, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums

**AND WHEREAS**, preventing crashes can have a significant impact in improving municipal risk profiles;

**NOW THEREFORE BE IT RESOLVED THAT**, Tay Valley Township requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead, which 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;

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

**AND THAT**, this resolution be circulated to all municipalities in Ontario requesting their support.”

**ADOPTED**

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or [deputyclerk@tayvalleytwp.ca](mailto:deputyclerk@tayvalleytwp.ca)

Sincerely,



Aaron Watt, Deputy Clerk

cc: Honorable Prabmeet Sarkaria, Minister of Transportation,  
Honorable King Surma, Minister of Infrastructure,  
Honorable Rob Flack, Minister of Agriculture,  
Honorable Lisa Thompson, Minister of Rural Affairs,  
Honorable Trevor Jones, Associate Minister of Emergency Preparedness and Response,  
Honorable Sylvia Jones, Minister of Health,  
Thomas Barakat, Good Roads Manager of Public Policy & Government Relations,  
All Municipalities in Ontario.



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

[www.southhuron.ca](http://www.southhuron.ca)

---

December 11, 2024

Via email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau

**Re: Redistribution of Land Transfer Tax and GST**

---

Please be advised that South Huron Council passed the following resolution at their December 9, 2024, Regular Council Meeting:

518-2024

Moved By: Marissa Vaughan

Seconded by: Aaron Neeb

Result: Carried

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax**

**burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

**Now therefore be it hereby resolved that the Municipality of South Huron Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**

**Be it further resolved that the Municipality of South Huron Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**

**Be it further resolved that this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**

**Be it further resolved that copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**

**Be it further resolved that copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy**

Respectfully,

Kendra Webster, Legislative & Licensing Co-ordinator  
Municipality of South Huron  
[kwebster@southhuron.ca](mailto:kwebster@southhuron.ca)  
519-235-0310 x. 232

Encl.

cc: Premier of Ontario, Hon. Doug Ford, [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)  
Ontario Minister of Finance, Hon. Peter Bethlenfalvy,  
[Peter.Bethlenfalvy@pc.ola.org](mailto:Peter.Bethlenfalvy@pc.ola.org)



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

[www.southhuron.ca](http://www.southhuron.ca)

---

Minister of Municipal Affairs and Housing, Hon. Paul Calandra,

[Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)

MP Huron-Bruce, Hon. Ben Lobb, [ben.lobb@parl.gc.ca](mailto:ben.lobb@parl.gc.ca)

MPP Huron-Bruce, Hon. Lisa Thompson, [Lisa.Thompsonco@pc.ola.org](mailto:Lisa.Thompsonco@pc.ola.org)

FCM, [resolutions@fcm.ca](mailto:resolutions@fcm.ca)

AMO, [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)

444 Ontario Municipalities.





29 November 2024

The Hon. Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**RE: Resolution - Support for Provincial Absorption of OPP Costs**

Dear Premier Ford,

Please be advised that the Council of the Corporation of the Township of Lanark Highlands passed the following resolution at their regular meeting held November 26th, 2024:

*Moved by Councillor Kelso*

*Seconded by Reeve McLaren*

**THAT**, the Council of the Township of Lanark Highlands expresses its support for the resolution from the Town of Midland, advocating for the full absorption of Ontario Provincial Police (OPP) costs into the provincial budget, eliminating cost recovery from municipalities;

**AND THAT**, a copy of this resolution be circulated to the Premier of Ontario, the Ministry of the Solicitor General, the Ministry of Finance, the Association of Municipalities of Ontario (AMO), and all municipalities across Ontario for their information and consideration.

**Resolved**

Sincerely,

Nicole Guthrie  
Clerk

Encls.

c.c. The Solicitor General  
Minister of Finance  
Association of Municipalities  
All Ontario Municipalities

THE CORPORATION OF THE  
TOWN OF MIDLAND



575 Dominion Avenue  
Midland, ON L4R 1R2  
Phone: 705-526-4275  
Fax: 705-526-9971  
info@midland.ca

November 7, 2024

Premier Ford  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1

Via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford:

**Re: Sustainable Funding for Small Urban Municipalities**

At its November 6, 2024 Regular Council Meeting the Council for the Town of Midland passed the following Resolution:

*WHEREAS it is apparent that the Ontario Government has overlooked the needs of Ontario's small urban municipalities; and*

*WHEREAS Ontario's small urban municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, water/ wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets; and*

*WHEREAS an increase of 26% one year, which is a million dollars (roughly 4% tax increase) for Midland and is something never projected;*

*NOW THEREFORE IT IS RESOLVED THAT The Town of Midland call on the Ontario Government to immediately implement sustainable funding for small urban 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 the OPP Billing Model be referred to the Auditor General for review; and*

*FURTHER THAT Council direct Staff to circulate this resolution to Premier Doug Ford ([premier@ontario.ca](mailto:premier@ontario.ca)), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario ([amo@amo.on.ca](mailto:amo@amo.on.ca)) and all Municipalities in Ontario.*

Thank you.

Yours very truly,

**THE CORPORATION OF THE TOWN OF MIDLAND**

*Sherri Edgar*

Sherri Edgar, AMCT  
Municipal Clerk  
Ext. 2210

cc.

MPP, Simcoe North, Jill Dunlop [jill.dunlopco@pc.ola.org](mailto:jill.dunlopco@pc.ola.org)  
Minister of the Solicitor General, Sylvia Jones [sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)  
Minister of Finance, Peter Bethlenfalvy [peter.bethlenfalvyco@pc.ola.org](mailto:peter.bethlenfalvyco@pc.ola.org)  
Association of Municipalities of Ontario (AMO) [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
All Municipalities in Ontario

TOWNSHIP OF CHAMPLAIN

RESOLUTION  
REGULAR MEETING

**Agenda Number:** 11.1.  
**Resolution Number** 2024-401  
**Title:** OPP Billing  
**Date:** November 28, 2024

---

**Moved By:** Gérard Miner  
**Seconded By:** Paul Emile Duval

**WHEREAS** it is apparent that the Ontario Government has overlooked the needs of Ontario’s rural municipalities; and

**WHEREAS** Ontario’s rural municipalities face insurmountable challenges to fund both upfront investments and ongoing maintenance of their capital assets including roads, water/ wastewater and municipally owned buildings including recreational facilities, libraries and other tangible capital assets; and

**WHEREAS** municipalities across Ontario are facing significant increases in policing costs in 2025 after the Ontario Police Association and Province ratified a four-year collective agreement for uniform and civilian employees; and

**WHEREAS** an increase of 14.74% in OPP billing one year, which is a \$188,772 (roughly 2.36% tax increase) for Champlain Township is something never projected;

**NOW THEREFORE IT IS RESOLVED THAT** The Township of Champlain call on the Ontario Government to immediately implement sustainable funding for rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back into the provincial budget with no cost recovery to municipalities; and

**BE IT FURTHER RESOLVED THAT** the OPP Billing Model be referred to the Auditor General for review; and

**BE IT FURTHER RESOLVED 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**

Certified True Copy of Resolution

**Alison Collard**   
Signed with ConsignO Cloud (2024/11/29)  
Verify with verifio.com or Adobe Reader.

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Alison Collard, Clerk      Date:

CANTON DE CHAMPLAIN  
RÉSOLUTION  
REGULAR MEETING

No. du point à l'ordre du jour: 11.1.  
No. du point 2024-401  
Titre: Facturation du PPO  
Date: le 28 novembre 2024

---

Proposée par: Gérard Miner  
Appuyée par: Paul Emile Duval

**ATTENDU QU'**il est évident que le gouvernement de l'Ontario a négligé les besoins des municipalités rurales de l'Ontario ; et

**ATTENDU QUE** les municipalités rurales de l'Ontario sont confrontées à des défis insurmontables pour financer à la fois les investissements initiaux et l'entretien continu de leurs immobilisations, notamment les routes, l'eau et les eaux usées, ainsi que les bâtiments appartenant à la municipalité, y compris les installations récréatives, les bibliothèques et d'autres immobilisations corporelles ; et

**ATTENDU QUE** les municipalités de l'Ontario sont confrontées à des augmentations importantes des coûts de maintien de l'ordre en 2025, après que l'Association de la police de l'Ontario et la province ont ratifié une convention collective de quatre ans pour les employés en uniforme et les employés civils ; et

**ATTENDU QU'**une augmentation de 14,74 % de la facturation de la PPO en un an, soit 188 772 \$ (environ 2,36 % d'augmentation des taxes) pour le canton de Champlain, est quelque chose qui n'a jamais été prévu ;

**QU'IL SOIT RÉSOLU QUE** le Canton de Champlain demande au gouvernement de l'Ontario de mettre en œuvre immédiatement un financement durable pour les municipalités rurales en réabsorbant le coût de la Police provinciale de l'Ontario dans le budget provincial, sans recouvrement des coûts pour les municipalités ; et

**DE PLUS, QU'IL SOIT RÉSOLU QUE** le modèle de facturation de la Police provinciale de l'Ontario soit soumis à l'examen du vérificateur général ; et

**DE PLUS, QU'IL SOIT RÉSOLU QUE** le Conseil demande au personnel de faire circuler cette résolution au premier ministre Doug Ford ([premier@ontario.ca](mailto:premier@ontario.ca)), au ministre du Solliciteur général, au ministre des Finances, à l'Association des municipalités de l'Ontario ([amo@amo.on.ca](mailto:amo@amo.on.ca)) et à toutes les municipalités de l'Ontario.

**ADOPTÉE**

Copie certifiée conforme

---

Alison Collard, greffière      Date :

TOWNSHIP OF CHAMPLAIN

RESOLUTION  
REGULAR MEETING

**Agenda Number:** 15.1.  
**Resolution Number** 2024-416  
**Title:** Good Roads - Establishment of an Ontario Rural Road Safety Program  
**Date:** November 28, 2024

---

**Moved By:** Gérard Miner  
**Seconded By:** Peter Barton

**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 Township of Champlain 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

Certified True Copy of Resolution

**Alison Collard**   
Signed with ConsignO Cloud (2024/11/29)  
Verify with verifio.com or Adobe Reader.

**CARRIED**

---

Alison Collard, Clerk      Date:



## Town of South Bruce Peninsula

PO Box 310, 315 George St.  
Wiarton ON N0H 2T0

Tel: (519) 534-1400 Fax: (519) 534-4976  
Toll Free (in 519 area only): 1-877-534-1400

December 4, 2024

Hon. Doug Ford, Premier of Ontario  
Premier's Office  
Room 281  
Legislative Building, Queen's Park  
Toronto, Ontario  
M7A 1A1  
[Premier@ontario.ca](mailto:Premier@ontario.ca)

Hon. Prabmeet Singh Sarkaria, Minister of Transportation  
Ministry of Transportation  
777 Bay Street, 5<sup>th</sup> Floor  
Toronto, Ontario  
M7A 1Z8  
[Prabmeet.Sarkaria@pc.ola.org](mailto:Prabmeet.Sarkaria@pc.ola.org)

Dear Premier Ford and the Honourable Prabmeet Singh Sarkaria,

At the December 3, 2024, Town of South Bruce Peninsula Council meeting, the following resolution was passed:

**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 health care system;

**And whereas** roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums; preventing car crashes can have a significant impact in improving municipal risk profiles;

**Therefore, be it resolved that** the Town of South Bruce Peninsula requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead;

**And further that** this resolution be circulated to all municipalities in Ontario requesting their support, as well as the Honourable Doug Ford, Premier of Ontario and the Honourable Prabmeet Singh Sarkaria, Minister of Transportation.

I trust you find this satisfactory; however, should you have any questions or require further information please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "B. Collins". The signature is written in a cursive, flowing style.

Brianna Collins, P.Eng.  
Director of Public Works

Cc: Ontario Municipalities  
Scott R. Butler, Executive Director, Good Roads  
Antoine Boucher, President, Good Roads Board of Directors



November 27, 2024

Hon. Michael Kerzner, Solicitor General  
**Ministry of the Solicitor General**  
25 Grosvenor Street  
Toronto, Ontario M7A 1Y6  
Via email: [Minister.SOLGEN@ontario.ca](mailto:Minister.SOLGEN@ontario.ca)

RE: 2024 Increase to OPP provincial contract annual billing statement

Dear Minister Kerzner,

During the November 26, 2024, special meeting of council regarding the 2025 draft budget, recent increases issued through the annual billing statement, as provided to OPP policed municipalities in the fall of 2024 was brought forward and discussed, the following resolution was passed:

Moved: Liz Welsh                      Seconded: Debb Pitel

4060-0801 - Provincial OPP contract

WHEREAS municipalities across Ontario experienced a significant increase in the OPP provincial policing contracts expenses recently released, the Town of Petrolia would like to state our concern with the 21.5% increase to our municipality and this effect across the province;

AND WHEREAS the provincial auditor stated in the 2021 audit that the OPP did not have processes in place to consistently deliver provincial and municipal police services efficiently and effectively. The OPP does not have performance indicators with targets to measure and publicly report on the effectiveness of the police services it delivers.

NOW THEREFORE due to the high increases being difficult for small municipalities to adjust to each year. THAT the Council of the Town of Petrolia direct the Clerk to send a letter to the Solicitor General, Premier Doug Ford, MPP Bob Bailey, and copy municipalities across Ontario **to request that the province provide financial assistance to offset the large percentage increases as recently issued to municipalities through the OPP annual billing statement.**

Carried

Kind regards,

*Original Signed*

Mandi Pearson  
Director of Legislative Services | Deputy Operations | Clerk

cc: file  
Municipalities of Ontario  
[Premier@ontario.ca](mailto:Premier@ontario.ca) - Honourable Doug Ford, Premier of Ontario  
[bob.bailey@pc.ola.org](mailto:bob.bailey@pc.ola.org) - MPP Bob Bailey, Sarnia-Lambton  
[lgpsb.chair@gmail.com](mailto:lgpsb.chair@gmail.com) - Lambton OPP Detachment Board

Phone: (519)882-2350 • Fax: (519)882-3373 • Theatre: (800)717-7694

411 Greenfield Street, Petrolia, ON, N0N 1R0

[www.petrolia150.com](http://www.petrolia150.com) [www.town.petrolia.on.ca](http://www.town.petrolia.on.ca)





November 28, 2024

The Right Honourable Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau:

**The Regional  
Municipality of  
Durham**

Corporate Services  
Department –  
Legislative Services  
Division

605 Rossland Rd. E.  
Level 1  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102

[durham.ca](http://durham.ca)

**Alexander Harras  
M.P.A.  
Director of  
Legislative Services  
& Regional Clerk**

**RE: Motion Requesting the Redistribution of the Provincial  
Land Transfer Tax and GST to Municipalities for  
Sustainable Infrastructure Funding, Our File: C00**

---

Council of the Region of Durham, at its meeting held on November 27, 2024, passed the following resolution:

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That The Regional Municipality of Durham Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
2. Be It Further Resolved That The Regional Municipality of Durham Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;
4. Be It Further Resolved That the province be reminded it has been asked by AMO and municipalities to develop a new and comprehensive funding arrangement with municipalities including the housing affordability taskforce recommendations;
5. Be It Further Resolved That a copy of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
6. Be It Further Resolved That a copy of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

*Alexander Harras*

Alexander Harras, M.P.A.  
Director of Legislative Services & Regional Clerk  
AH/tf

- c: Hon. D. Ford, Premier, Province of Ontario  
Hon. P. Bethlenfalvy, Ontario Minister of Finance, MPP,  
Pickering/Uxbridge  
Hon. P. Calandra, Minister of Municipal Affairs and Housing

Hon. M. Holland, MP, Ajax  
J. Jivani, MP, Durham  
J. Schmale, MP, Haliburton/Kawartha Lakes/Brock  
P. Lawrence, MP, Northumberland/Peterborough South  
C. Carrie, MP, Oshawa  
J. O'Connell, MP, Pickering/Uxbridge  
R. Turnbull, MP, Whitby  
P. Barnes, MPP, Ajax  
L. Coe, MPP, Whitby  
J. French, MPP, Oshawa  
Hon. T. McCarthy, MPP, Durham  
Hon. D. Piccini, MPP, Northumberland/Peterborough South  
L. Scott, MPP, Haliburton/Kawartha Lakes/Brock  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities  
A. Burgess, Director, Communications and Engagement  
B. Hannelas, Manager, Corporate Initiatives and Government  
Relations



**Sent Via Email**

December 5, 2024

Good Roads  
Scott Butler  
Executive Director  
1525 Cornwall Road, Unit 22  
Oakville, ON L6J 0B2

**Attention: Scott Butler**

Scott Butler:

**Re: Establishment of an Ontario Rural Road Safety Program**

Please be informed that at its regular meeting of November 27, 2024, Lambton County Council supported correspondence # PW 11-11-24 dated October 29, 2024. For your information, the following resolution was passed:

#1: White/Case: That County Council adopt the resolution in correspondence PW 11-11-24 as follows:

**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 County of Lambton 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. Kinga 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.

Carried.

Sincerely,



Jason Cole, P.Eng.  
General Manager, Infrastructure & Development Services

Encl # PW 11-11-24

cc: Lianne Rood, M.P. Lambton-Kent-Middlesex Riding  
Bob Bailey, M.P.P. Sarnia-Lambton Riding  
Marilyn Gladu, M.P. Sarnia-Lambton Riding  
The Honourable Doug Ford, Premier of Ontario  
Prabmeet Sarkaria, Minister of Transportation  
Kinga Surma, Minister of Infrastructure  
Rob Flack, Minister of Agriculture  
Lisa Thompson, Minister of Rural Affairs  
Trevor Jones, Associate Minister of Emergency Preparedness and Response  
Sylvia Jones, Minister of Health  
All municipalities in Ontario

---

**From:** Scott Butler <[scott@goodroads.ca](mailto:scott@goodroads.ca)>  
**Sent:** Tuesday, October 29, 2024 6:28 PM  
**To:** Stephane Thiffeault <[Stephane.Thiffeault@county-lambton.on.ca](mailto:Stephane.Thiffeault@county-lambton.on.ca)>  
**Subject:** establishment of an Ontario Rural Road Safety Program

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Wednesday, October 09, 2024

To: County of Lambton Head of Council and Council Members

Sent via email to: [stephane.thiffeault@county-lambton.on.ca](mailto:stephane.thiffeault@county-lambton.on.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 County of Lambton 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 County of Lambton 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. Kinga 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](mailto:thomas@goodroads.ca) at your convenience.

Sincerely,



Scott R. Butler  
Executive Director



Antoine Boucher  
President  
Good Roads Board of Directors





# The Municipality of Dysart et al

## Regular Council Resolution

Tuesday, November 26, 2024

### Motion #24-455

Moved by Pat Casey

Seconded by Carm Sawyer

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 Dysart et al 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 the Premier, the Ontario Minister of Transportation, the Ontario Minister of Infrastructure, the Ontario Minister of Agriculture, the Ontario Minister of Rural Affairs, the Ontario Associate Minister of Emergency Preparedness and Response, and the Ontario Minister of Health, and Good Roads; and

Further that this resolution be circulated to all municipalities in Ontario requesting their support.

Carried

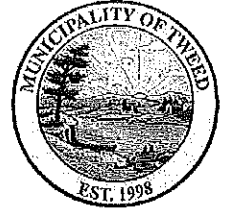
Defeated

Deferred

Walt McKechnie, Deputy Mayor

Mallory Bishop, Clerk

Municipality of Tweed Council Meeting  
Council Meeting



**Resolution No.** 588  
**Title:** Ontario Good Roads Association  
**Date:** Tuesday, November 12, 2024

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**Moved by** J. Palmateer  
**Seconded by** P. Valiquette

BE IT RESOLVED THAT Council support the Ontario Good Roads Association request for the Establishment of an Ontario Rural Road Safety Program;  
AND FURTHER THAT Council direct staff to prepare a Resolution as follows:  
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 Tweed 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. Kinga 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.

**Carried**



November 27, 2024

The Right Honourable Justin Trudeau  
Prime Minister of Canada

**Delivered by email**  
justin.trudeau@parl.gc.ca

The Honourable Doug Ford  
Premier of Ontario

premier@ontario.ca

Dear Prime Minister Trudeau and Premier Ford:

**Re: Town of Aurora Council Resolution of November 26, 2024  
Member Motion 8.9.1 - Mayor Mrakas; Re: Request the Redistribution of the  
Provincial Land Transfer Tax and GST to Municipalities for Sustainable  
Infrastructure Funding**

Please be advised that this matter was considered by Council at its meeting held on November 26, 2024, and in this regard, Council adopted the following resolution:

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure**

**initiatives, supporting local economic growth and improving the quality of life for residents;**

- 1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**
- 2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**
- 3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**
- 4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**
- 5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

The above is for your consideration and any attention deemed necessary.

Sincerely,



Ishita Soneji  
Deputy Town Clerk  
The Corporation of the Town of Aurora

IS/lb

Attachment (Council meeting extract)

Town of Aurora Council Resolution of November 26, 2024  
Request the Redistribution of the Provincial Land Transfer Tax and GST to  
Municipalities for Sustainable Infrastructure Funding  
November 27, 2024

3 of 3

Copy: Hon. Peter Bethlenfalvy, Ontario Minister of Finance  
Hon. Paul Calandra, Ontario Minister of Municipal Affairs and Housing  
Leah Taylor Roy, MP Aurora—Oak Ridges—Richmond Hill  
Tony Van Bynen, MP Newmarket—Aurora  
Dawn Gallagher Murphy, MPP Newmarket—Aurora  
Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill  
All Ontario Municipalities  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)



## 8. Committee of the Whole Meeting Report of November 5, 2024

**Moved by** Councillor Weese

**Seconded by** Councillor Thompson

That the Committee of the Whole Meeting Report of November 5, 2024, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.5.4, 8.8.1, and 8.8.3, which were discussed and voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

**Carried (7 to 0)**

### 8.9 Member Motions

#### 8.9.1 Mayor Mrakas; Re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and

sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**Carried**

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 8.2.  
**Resolution Number** 2024-403  
**Title:** Resolution Stemming from October 16, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #4  
**Date:** November 20, 2024

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**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Lachance

**BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the letter dated September 20, 2024 by the Town of Bradford West Gwillimbury, regarding the Ontario Deposit Return Program;**  
**AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of the Environment, Conservation and Parks, Andrea Khanjin; 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:** 8.3.  
**Resolution Number** 2024-404  
**Title:** Resolution Stemming from October 16, 2024 Regular Meeting of Council - Item 8.1 - Correspondence #7  
**Date:** November 20, 2024

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**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 #C-2024-09-16 passed by Tay Valley Township, regarding Public Sector Salary Disclosure; AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Premier of Ontario, 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

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 8.5.

**Resolution Number** 2024-406

**Title:** Resolution Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding (Fair Share)

**Date:** November 20, 2024

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**Moved by:** Councillor Loftus

**Seconded by:** Councillor Lachance

**WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;**

**AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;**

**AND WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;**

**AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;**

**AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;**

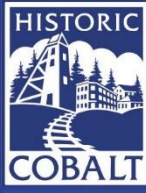
**AND WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

- 1. NOW THEREFORE BE IN HEREBY RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and,**
- 2. BE IS FURTHER RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and,**
- 3. BE IT FURTHER RESOLVED THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and,**

4. **BE IT FURTHER RESOLVED THAT** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and,
5. **BE IT FURTHER RESOLVED THAT** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**CARRIED**

  
MAYOR



December 11, 2024

Hon. Doug Ford  
Premier of Ontario  
Legislative Building, Room 28, Queen's Park  
Toronto, Ontario  
M7A 1A1

Sent Via Email: Premier@ontario.ca

Please be advised that at the Regular Meeting of Council on December 10, 2024, the Town of Cobalt adopted the following resolution:

**RESOLUTION No. 2024-217**

**MOVED BY:** Councillor Starchuk

**SECONDED BY:** Councillor Lafleur

**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 the 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 skill enhancement and training in assessments, recognizing the importance of ensuring accurate evaluations for 100% of our municipality;

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

**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 Corporation of the Town of Cobalt 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 FURTHER 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 FINALLY 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 the municipalities in Ontario for their consideration, to make proper changes as quickly and efficiently as possible.

CARRIED

Kind Regards,



Steven Dalley  
Town Manager, Clerk/Treasurer  
Tel: (705) 679-8877  
Email: [sdalley@cobalt.ca](mailto:sdalley@cobalt.ca)

cc: Association of Municipalities in Ontario  
Rural Ontario Municipalities Association  
Federation of Northern Ontario Municipalities  
Municipalities Property Assessment Corporation  
All Ontario Municipalities



King Township  
2585 King Road  
King City, Ontario  
Canada L7B 1A1

Phone: 905.833.5321  
Fax: 905.833.2300  
Website: [www.king.ca](http://www.king.ca)  
Email: [clerks@king.ca](mailto:clerks@king.ca)

November 28, 2024

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

[premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier,

**RE: TOWNSHIP OF KING RESOLUTION – ESTABLISHMENT OF AN ONTARIO  
RURAL ROAD SAFETY PROGRAM**

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At its Council meeting of November 25, 2024, Council of the Township of King received and supported the following Resolution:

**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;

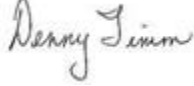
**Now Therefore Be It Resolved That;**

1. The Township of King 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
2. That a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. Kinga 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

3. That this resolution be circulated to all municipalities in Ontario requesting their support.

*Carried Unanimously.*

Yours sincerely,



Denny Timm  
Township Clerk

- cc. Hon. Prabmeet Singh Sarkaria, Minister of Transportation [Prabmeet.Sarkaria@pc.ola.org](mailto:Prabmeet.Sarkaria@pc.ola.org)  
Hon. Kinga Surma, Minister of Infrastructure [Kinga.Surma@pc.ola.org](mailto:Kinga.Surma@pc.ola.org)  
Hon. Rob Flack, Minister of Agriculture, Food and Agribusiness [Rob.Flack@pc.ola.org](mailto:Rob.Flack@pc.ola.org)  
Hon. Lisa Thompson, Minister of Rural Affairs [Lisa.Thompson@pc.ola.org](mailto:Lisa.Thompson@pc.ola.org)  
Hon. Trevor Jones, Associate Minister of Emergency Preparedness & Response  
[Trevor.Jones@pc.ola.org](mailto:Trevor.Jones@pc.ola.org)  
Hon. Sylvia Jones, Minister of Health [Sylvia.Jones@pc.ola.org](mailto:Sylvia.Jones@pc.ola.org)  
Scott Butler, Executive Director, Good Roads [scott@goodroads.ca](mailto:scott@goodroads.ca)  
444 Municipalities of Ontario  
Councillor Jennifer Anstey, King [janstey@king.ca](mailto:janstey@king.ca)  
Councillor Mary Asselstine, King [masselstine@king.ca](mailto:masselstine@king.ca)

Via email: [Rob.Flack@pc.ola.org](mailto:Rob.Flack@pc.ola.org)

November 29, 2024

To: Hon. Rob Flack, Ministry of Agriculture, Food & Rural Affairs

**Re: Request for Support – Increase Tile Drain Loan Limit**

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Please be advised at its meeting held on November 13, 2024, Council of the Township of Oro-Medonte passed the following resolution supporting the Township of Adelaide Metcalfe's request that the Province consider increasing the maximum annual Tile Drain Loan Limit:

*Be it resolved that the staff recommendations with respect to the items listed under "Consent Agenda Correspondence" be adopted as printed:*

*d) Correspondence dated October 22, 2024, from the Township of Clearview and Correspondence dated March 22, 2024 from the Township of Adelaide Metcalfe re: Request for Support - Increase Tile Drain Loan Limit.*

*Staff Recommendation: Receive, Support, Advise Under the Mayor's Signature.*

Yours sincerely,



Randy Greenlaw

Mayor  
/vc

Cc:  
Association of Municipalities of Ontario (AMO)  
Rural Ontario Municipal Association (ROMA)  
All Ontario Municipalities





November 29, 2024

The Right Honourable Justin Trudeau, Prime Minister

Sent via email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Dear Honourable Justin Trudeau,

Please be advised that Brantford City Council at its meeting held November 26, 2024 adopted the following:

**12.2.9 Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents.

NOW THEREFORE BE IT RESOLVED:

- A. THAT Brantford City Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

- B. THAT Brantford City Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
- C. THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
- D. THAT copies of this resolution BE FORWARDED to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Larry Brock - Member of Parliament (MP) and Will Bouma - Members of Provincial Parliament (MPP); and
- E. THAT copies of this resolution BE FORWARDED to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

I trust this information is of assistance.

Yours truly,



Chris Gauthier  
City Clerk, [cgauthier@brantford.ca](mailto:cgauthier@brantford.ca)

cc Premier Doug Ford  
Ontario Minister of Finance  
Minister of Municipal Affairs and Housing  
Member of Parliament (MP) Larry Brock  
Member of Provincial Parliament (MPP) Will Bouma  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)  
Ontario Municipalities

**CORPORATION OF THE  
TOWNSHIP OF NORTH GLENGARRY**

**Council Meeting**

**Resolution # 8**

**Date:** October 28, 2024

---

**Moved By:** Carma Williams

**Seconded By:** Jamie MacDonald

**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 and;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of North Glengarry 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;

**CORPORATION OF THE  
TOWNSHIP OF NORTH GLENGARRY**

**Council Meeting**

**Resolution #**

**Date:** October 28, 2024

---

**FURTHERMORE, 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;

**FINALLY RESOLVED THAT** a copy of this resolution be forwarded to the Premier Doug Ford, 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.

**CARRIED**

**DEFEATED**

**DEFERRED**

  
\_\_\_\_\_  
**MAYOR / DEPUTY MAYOR**

	<b>YEA</b>	<b>NEA</b>
<b>Deputy Mayor:</b> Carma Williams	_____	_____
<b>Councillor:</b> Jacques Massie	_____	_____
<b>Councillor:</b> Brian Caddell	_____	_____
<b>Councillor:</b> Jeff Manley	_____	_____
<b>Councillor:</b> Michael Madden	_____	_____
<b>Councillor:</b> Gary Martin	_____	_____
<b>Mayor:</b> Jamie MacDonald	_____	_____



Hon. Doug Ford  
Premier of Ontario  
VIA EMAIL:  
[premier@ontario.ca](mailto:premier@ontario.ca)

Hon. Michael S. Kerzner  
Minister of Solicitor General  
VIA EMAIL:  
[minister.solgen@ontario.ca](mailto:minister.solgen@ontario.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

November 25, 2024

Hon. Ted Arnott, MPP  
VIA EMAIL:  
[ted.arnottco@pc.ola.org](mailto:ted.arnottco@pc.ola.org)

Hon. Chrystia Freeland  
Minister of Finance  
VIA EMAIL:  
[chrystia.freeland@fin.gc.ca](mailto:chrystia.freeland@fin.gc.ca)

Association of  
Municipalities of Ontario  
(AMO) [amo@amo.on.ca](mailto:amo@amo.on.ca)

RE: Town of Petawawa Council resolution regarding Ontario Provincial Police Costs 2025 and  
Whitewater Region Council resolution regarding Ontario Provincial Police Costs 2025

Please be advised that Township of Puslinch Council, at its meeting held on November 6, 2024  
considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2024-383:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda items 6.6 and 6.7 listed for NOVEMBER 6, 2024 Council  
meeting be received for information; and**

**Whereas the Township of Puslinch is a second-tier small rural municipality that pays a  
disproportionate share of the upper tier policing costs; and**



**Whereas the 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;**

**Be it resolved that the Township of Puslinch supports the resolutions of the Council of the Corporation of the Town of Petawawa and the Council of the Municipality of Tweed and requests that the Province also provide financial assistance to second tier small municipalities to offset their disproportionate share of policing costs; and**

**And that staff be directed to circulate this resolution to Premier Doug Ford, Minister of Solicitor General, Minister of Finance, Speaker Arnott, and to the Association of Municipalities of Ontario and all Municipalities in Ontario.**

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston  
Municipal Clerk

CC: All Ontario Municipalities



# TOWN OF PETAWAWA

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

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October 25, 2024

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

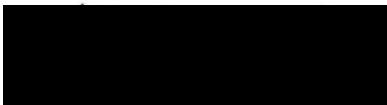
That Council of the Corporation of the Town of Petawawa supports Resolution No. 229 of the Municipality of Tweed and further calls on the Ontario Government to immediately implement sustainable funding for small rural municipalities by reabsorbing the cost of the Ontario Provincial Police Force back 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](mailto:premier@ontario.ca)), Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario ([amo@amo.on.ca](mailto:amo@amo.on.ca)) and all Municipalities in Ontario.



Council Members

Mayor Neil Nicholson  
Deputy Mayor Cathy Regier

Councillors:  
Mark Bell  
Michael Moore  
Chris Olmstead  
Connie Tabbert  
Joey Trimm

## Certified True Copy

Wednesday, October 16, 2024

### Re: Resolution - OPP Notice of Motion for funding support - Municipality of Tweed

At its meeting of October 16, 2024, the Council of the Township of Whitewater Region adopted the following resolution:

**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**

**D.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;**

(613) 646-2282

P.O. Box 40,  
44 Main Street  
Cobden, ON  
K0J 1K0

whitewaterregion.ca

**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;**

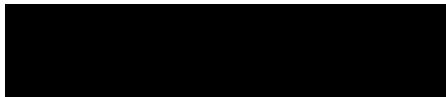
**AND WHEREAS this annual cost is significantly less than the repatriation costs of the Gardiner Express Way, the Don Valley Parkway and Highway 174 (Ottawa Region) but provides a greater impact to the residents of the Province overall;**

**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 Township of Whitewater Region 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](mailto:premier@ontario.ca)). Minister of Solicitor General, Minister of Finance, and to the Association of Municipalities of Ontario ([amo@amo.on.ca](mailto:amo@amo.on.ca)), MPP John Yakabuski ([john.yakabuskico@pc.ola.org](mailto:john.yakabuskico@pc.ola.org)) and all Municipalities in Ontario.**

Carried as amended - Resolution #2024 - 5187

Sincerely,



Carmen Miller  
Clerk/CEMC





# Northumberland County Council Resolution

**SENT VIA EMAIL**

**November 28, 2024**

Honourable Doug Ford (Premier of Ontario)  
Honourable Sylvia Jones (Deputy Premier and Minister of Health)  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities

**Re: Correspondence, 'Support for Family Physicians'**

At a meeting held on November 20, 2024 Northumberland County Council approved Council Resolution # 2024-11-20-828, adopting the below recommendation from the November 5, 2024 Community Health Committee meeting:

**Moved by:** Deputy Warden Olena Hankivsky  
**Seconded by:** Councillor Scott Jibb

"**That** the Corporate Support Committee having considered the correspondence from the City of Stratford regarding 'Support for Family Physicians' recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Doug Ford (Premier of Ontario), the Honourable Sylvia Jones (Deputy Premier and Minister of Health), the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities."

**Council Resolution # 2024-11-20-828**

**Carried**

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at [matherm@northumberland.ca](mailto:matherm@northumberland.ca) or by telephone at 905-372-3329 ext. 2238.

Sincerely,  
Maddison Mather



Manager of Legislative Services / Clerk  
Northumberland County

# Council Resolution

Moved By O. Hurlinsky  
 Seconded By S. Sibb

Agenda Item 10      Resolution Number  
 2024-11-20- 828

Council Date: November 20, 2024

"That Council adopt all recommendations from the five Standing Committees, as contained within the Committee Minutes (meetings held November 4, 5 and 6, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

Committee Name	Item #	Description	Held By
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Finance & Audit Committee,	Item 5.a	'Delegation 'Art Gallery of Northumberland' – held by Warden Ostrander	
----------------------------	----------	--	--

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by \_\_\_\_\_  
 Councillor's Name

Deferred \_\_\_\_\_  
 Warden's Signature

Carried [Signature]  
 Warden's Signature

Defeated \_\_\_\_\_  
 Warden's Signature

## Community Health Committee Resolution

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Committee Meeting Date: November 5, 2024

Agenda Item: 7.a

Resolution Number: 2024-11-05- 710

Moved by: B. Ostrander

Seconded by: O. Hankivsky

Council Meeting Date: November 20, 2024

---

"That the Corporate Support Committee having considered the correspondence from the City of Stratford regarding 'Support for Family Physicians' recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Honourable Doug Ford (Premier of Ontario), the Honourable Sylvia Jones (Deputy Premier and Minister of Health), the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities."

Carried   
Committee Chair's Signature

Defeated \_\_\_\_\_  
Committee Chair's Signature

Deferred \_\_\_\_\_  
Committee Chair's Signature



**City of Stratford, Corporate Services Department**

Clerk's Office

City Hall, P. O. Box 818, Stratford, Ontario N5A 6W1

Tel: 519-271-0250, extension 5237

Email: [clerks@stratford.ca](mailto:clerks@stratford.ca)

Website: [www.stratford.ca](http://www.stratford.ca)

September 13, 2024

Sent via email – [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

John D. Elvidge,  
City Clerk  
City of Toronto

**Re: Resolution Regarding Requesting the Province to Support Family Physicians**

We acknowledge receipt of your correspondence dated July 31, 2024, regarding the above-mentioned matter.

The said correspondence was provided to Stratford City Council for their information as part of the September 9, 2024, Council meeting Consent Agenda (CA-2024-140). Council adopted the following resolution:

**THAT CA-2024-140, being a resolution from The City of Toronto regarding Provincial Support for Family Physicians, be endorsed.**

Sincerely,

*T. Dafoe*

Tatiana Dafoe Clerk

/mf

cc: Hon. Mark Holland, Minister of Health  
Association of Municipalities of Ontario  
All Ontario municipalities

## City Council

### Member Motions - Meeting 19

<b>MM19.5</b>	ACTION	Adopted		Ward: All
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### **Requesting the Province to Support Family Physicians - by Councillor Dianne Saxe, seconded by Councillor Mike Colle**

#### **City Council Decision**

City Council on June 26 and 27, 2024, adopted the following:

1. City Council request the Minister of Health to take immediate action to:
  - a. properly compensate family physicians with appropriate fee increases; and
  - b. reduce the administrative burden that the Province places on family doctors so they have more time to see their patients.
2. City Council forward City Council’s decision to the Premier of Ontario, the Minister of Health, the Association of Municipalities of Ontario, and the municipal Clerks of Ontario's municipalities.
3. City Council request a direct response from the Minister of Health within 30 days.

#### **Summary**

On May 13, 2024, the City of Belleville set a good example by passing a resolution calling upon the provincial government to improve compensation and reduce administrative burden for Ontario’s family physicians. Toronto should do the same.

The Province of Ontario is responsible for providing quality health care to all residents of Ontario. Family medicine is the backbone of the healthcare system and providing timely access to a primary health care provider for everyone in Ontario, is essential and should be a top Provincial Government priority. Instead, the shortage of family physicians has reached a crisis point.

Millions of Ontario residents, and hundreds of thousands of Torontonians, do not have a family doctor. Studies show that patients without a primary care provider have poorer health outcomes while costing the health care system more. Meanwhile, hospitals, emergency rooms and clinics are overloaded by residents’ unmet health care needs.

The Province of Ontario could address this issue quickly and efficiently by paying fair wages to family physicians and by lessening the undue administrative burden this provincial government imposes on family doctors.

#### **Background Information (City Council)**

Member Motion MM19.5

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-246768.pdf>)



December 3, 2024

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

VIA EMAIL: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Dear Prime Minister:

Re: Request the Redistribution of the Provincial Land Transfer Tax and GST

Please be advised that the Town of New Tecumseth Council passed the following resolution at their meeting of December 2, 2024:

**Whereas** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;

**And Whereas** the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

**And Whereas** the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

**And Whereas** the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

**And Whereas** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

**And Whereas** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

**Now Therefore Be It Resolved That** the Town of New Tecumseth Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;

**And Further That** the Town of New Tecumseth Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;

**And Further That** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;

**And Further That** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs);

**And Further That** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Yours truly,



Pamela Slowleigh  
Deputy Clerk

- cc. Hon. Doug Ford, Premier of Ontario, [premier@ontario.ca](mailto:premier@ontario.ca)  
Hon. Peter Bethlenfalvy, Minister of Finance, [Peter.Bethlenfalvy@pc.ola.org](mailto:Peter.Bethlenfalvy@pc.ola.org),  
[minister.fin@ontario.ca](mailto:minister.fin@ontario.ca)  
Honourable Paul Calandra, Minister of Municipal Affairs and Housing,  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca), [Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)  
Brian Saunderson, MPP Simcoe-Grey, [Brian.Saunderson@pc.ola.org](mailto:Brian.Saunderson@pc.ola.org),  
Terry Dowdall, MP Simcoe-Grey, [Terry.Dowdall@parl.gc.ca](mailto:Terry.Dowdall@parl.gc.ca)  
Federation of Canadian Municipalities (FCM), [resolutions@fcm.ca](mailto:resolutions@fcm.ca); [info@fcm.ca](mailto:info@fcm.ca)  
Association of Municipalities of Ontario (AMO), [amo@amo.on.ca](mailto:amo@amo.on.ca)  
[resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
All Ontario Municipalities

**APPLICATION FOR OFFICIAL PLAN AMENDMENT**

**To:** Mayor Kasenberg & Municipality of North Perth Council

**Prepared by:** Nathan Garland, Planner

**Date:** Monday December 16, 2024

**File:** County of Perth Official Plan Amendment No. 233

**Owner:** 1000535777 Ontario Inc. (Bernie Nimer)

**Agent:** Patterson Planning Consultants Inc. (Scott Patterson)

**Location:** Legally described as Concession 8, Part Lots 16 and 17, Elma Ward in the Municipality of North Perth. The property is located at the north end of Woodview Drive and north of Parkview Crescent, and is municipally known as 306 Woodview Drive, in Atwood.

**Attachments:** Schedule A – 2020 Report Photo  
Schedule B – Draft Plan of Subdivision  
Schedule C – Site Photos  
Schedule D – Draft Official Plan Amendment 233

---

THAT North Perth Council **receives** the report dated December 16<sup>th</sup>, 2024, entitled County of Perth Official Plan Amendment No. 233, submitted by Patterson Planning Consultants Inc. on behalf of the 1000535777 Ontario Inc. affecting lands described as Part Lots 16 and 17, Concession 8, Elma Ward, in North Perth, municipally known as 306 Woodview Drive, in Atwood; and

THAT North Perth Council provides a recommendation to Perth County Council that Official Plan Amendment No. 233 affecting the lands described above be APPROVED.

---

**Proposal**

The subject application is proposing to amend the County of Perth Official Plan by expanding the Atwood settlement area to include the subject property and re-designate it from Agriculture to Serviced Urban Area-Residential. A Plan of Subdivision and Zoning By-law Amendment will be required to facilitate the development of the lands, which will be pursued in the future.

The applicant has provided a conceptual layout for a plan of subdivision which is proposing the following:

- 52 single detached dwelling units,

- 14 semi-detached dwelling units, and
- 24 street fronting townhouses, resulting in 90 units total.

The subject lands have an area of 5.46 ha and contain an outbuilding (storage shed). The applicant will be required to remove the building once development of the plan of subdivision occurs. Access to the development will be via Woodview Drive to the south and a future connection to Ballantyne Avenue to the northwest.

The application for inclusion within the Atwood settlement area only applies to 3.69 ha of the total lands as the remaining 1.77 ha is currently included within the Atwood Settlement area and designated residential.

For Council's information, the subject lands have been identified in the Draft County of Perth Official Plan as being located within the Atwood Settlement Area and for future residential development.

### **Background**

<b>Perth County Official Plan</b>	Serviced Urban Area – Residential, Agriculture and Natural Resources/Environment
<b>Proposed Perth County Official Plan</b>	Serviced Urban Area - Residential
<b>Draft County of Perth Official Plan</b>	Neighbourhood
<b>North Perth Zoning By-law</b>	Agriculture (A) and Special Future Development Zone (FD-12)
<b>Surrounding Uses</b>	Natural Resources/Environment area– and existing and planned residential uses

### **Application Review**

#### **Provincial Planning Statement 2024 (PPS)**

The property is located within the Agricultural Area and the Atwood Settlement Area in the County Official Plan and is directly adjacent to the Village of Atwood. In general, urbanized development is not supported within the Agricultural Area therefore the applicants have requested an Official Plan Amendment to include the areas within the settlement area for the Village of Atwood.

Section 2.1 of the PPS states that that housing should be provided to accommodate 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, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a horizon of at least 20 years, but not more than 30 years, informed by provincial guidelines.

Section 2.3.2 indicates that a planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of comprehensive review and only where it has been demonstrated that sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon, that infrastructure and public service facilities which are planned or available are suitable for the development over

the long term, that there are no reasonable alternatives which avoid prime agricultural areas; and there are no reasonable alternatives which avoid prime agricultural areas; and there are no reasonable alternative on lower priority agricultural lands in prime agricultural areas; and finally that the impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Section 2.1.4 sets out policies which are intended to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.

Section 3.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Section 5.2.8 provides direction on allowances for development and site alteration within some hazardous areas and where the effects of flooding can be mitigated and not further aggravated or offset on other property or areas. The policies provide provisions for ensuring that appropriate access can be provided for emergency response vehicles and providers and that no institutional or primary response uses would be located or placed within a hazard.

#### County Official Plan

The subject property is designated Agriculture, Natural Resources/Environment and Serviced Urban Area - Residential according to the County of Perth Official Plan. The application proposes to re-designate the lands outside the Serviced Urban Area – Residential from Agriculture and Natural Resources/Environment to Serviced Urban Area-Residential to include the lands and entire property within the Residential – Settlement Urban Area serviced by the Village of Atwood. A Zoning By-law amendment and draft plan of subdivision approval will be required to facilitate future development of the lands.

In accordance with the PPS and the relevant policies in the County Official Plan, a settlement area expansion must be supported by a documented need for the expansion. Section 6.3 states the following:

*Proposals for the expansion of designated settlement areas will be carefully considered and reviewed with respect to their impact and effect on the overall planning strategy and policies of this Official Plan. An amendment to this Official Plan will be required for the expansion of a designated settlement area.*

*A proposal for the expansion of a designated settlement area must be supported by a documented need for the expansion. In considering the issue of need, a 20-year time horizon is to be used (in accordance with the Provincial Policy Statement). Where an expansion proposal involves prime agricultural lands, the issues of alternative locations for expansion and use of lower priority agricultural lands must be satisfactorily addressed. The applicable provisions of the Provincial Policy Statement shall apply in regard to proposals to expand a designated settlement area*

*Proposals for settlement area expansions shall address the range of servicing approaches, servicing limits/constraints, impact on the settlement area character, road design, traffic implications, cost/benefit of the development to the municipality.*

The County of Perth completed an update to the population projections and growth allocation for the next 25 years. The October 2023 Watson Report outlines the allocation numbers for the County with Atwood and North Perth currently showing a deficit in housing.

The application for Official Plan amendment proposes to re-designate the lands from Agriculture to Serviced Urban Area. Section 6.2.1 states the following:

*The following general goals are established for the "Serviced Urban Area" designation:*

- a) To recognize the importance of serviced urban centres in the County and the role that they play in future growth and development opportunities within the County;*
- b) To provide servicing infrastructure and capacity that is capable of serving projected growth and development;*
- c) To maintain a supply of land capable of accommodating projected growth and development;*
- d) To maximize the use of servicing infrastructure and land utilization by promoting and encouraging a compact, intensified form of development;*
- e) To provide for a wide range of land use activities, including residential, commercial, industrial, institutional, recreational, and utility uses;*
- f) To provide for a wide range of housing types to satisfy the majority of the housing demand within the County;*
- g) To continue in their role as the commerce and social focal points for the rural parts of the County;*
- h) To preserve, conserve, and protect the natural features and attributes which exist in these areas; and*
- i) To provide a friendly, healthy environment within which County residents can live and work.*

A portion of the land on the subject property is designated Natural Resources/Environment and reflects mapping which identifies that the area may be subject to flooding potential and defined as floodplain. Section 13 of the County of Perth Official Plan provides guidance on development within and adjacent to the floodplain with Goals and Policies listed which have been summarized below.

Goals of the Floodplain management of the County of Perth as outlined in the OP are to identify lands which may be subject to flooding; prevent needless destruction and impacts to development which may be impacted by flooding; develop a land management program that ensure that minimize any potential damage; loss of life or destitution; to encourage the Ministry of Natural Resources and Forestry and Conservation Authorities in working with landowners in areas defined as floodplain; and to preserve, conserve and enhance natural features in areas associated with Flood plains.

Policies and permitted uses within the floodplains support a one-zone and two-zone concept and evaluation for the refinement of these two zones. The construction of buildings and structures along with the filling and development within floodplain areas should only occur with direction from the appropriate Conservation Authority (MVCA).

### Agency Comments

The applications have been circulated to a number of agencies and the following comments have been received.

The Maitland Valley Conservation Authority (MVCA) provided comments on February 26, 2024 that the Floodplain Analysis submitted by K. Smart and Associates dated February 15, 2024 was acceptable and that the updated mapping be provided to the MVCA through draft plan conditions.

Bell Canada, MTO and Bluewater Recycling have all provided comments stating they have no concerns. MTO has requested a copy of the traffic brief if one is submitted for the plan of subdivision for their records.

### Public Consultation

Public notice of application was provided to the neighbouring property owners on October 22, 2024 and no comments or concerns were raised at the time of writing the report. A notice of public meeting will be provided at a future date when the application is being considered at Perth County Council which is scheduled for January 9<sup>th</sup>, 2024.

### Planning Analysis

The subject application is proposing to redesignate the subject lands for inclusion of a portion of the subject lands to be within the Serviced Settlement Area for the Village of Atwood and to be redesignate for residential purposes. Applications for a Draft Plan of Subdivision approval and to amend the Zoning By-law will be presented for Council's consideration at a later date. A conceptual plan has been submitted as part of the application which outlines a future concept plan.

### Municipal Comprehensive Review

With respect to the settlement area expansion, the Perth County 2023 Official Plan Update - Comprehensive Review prepared by Watson and Associates Economists Ltd. was adopted by Perth County Council in November 2023. The Comprehensive Review provides a forecast for long-term housing, population and employment change in Perth County for a 30-year time period (2021 - 2051) and a projection of the residential and employment land needs for a 25-year time period (2023 – 2048). The population projection suggests that Perth County will grow to 60,400 by 2046, recommending a total land need of 245 gross hectares to accommodate residential, commercial and institutional development. The Comprehensive Review further suggests that the majority of the land need for residential purposes should be directed to the municipality of North Perth and more specifically, Atwood.

As part of the proposed draft Official Plan 2024, planning staff have undertaken a land allocation exercise to accommodate the proposed population projections and address the required land need in accordance with the Provincial Policy Statement. The lands subject to the proposed Official Plan amendment have been identified as an area that is recommended to be incorporated into the Atwood settlement area and be re-designated for residential development.

In light of the fact that a settlement area expansion is being proposed in advance of the draft Official Plan 2024 receiving approval from the Province, the applicant has undertaken the necessary studies to justify the Official Plan amendment and satisfying the additional comprehensive review requirements identified in the Provincial Planning Statement.

### Natural Environment/Floodplain

A portion of the property has been identified in the County of Perth Official Plan as Natural Environment/Resources primarily due to the floodplain area and adjacent naturalized area. The requirement for completion of both a Floodplain Assessment and Environmental Impact Assessment was required and completed. The Environmental Impact Study was undertaken by Aboud and Associates with a memorandum submitted on August 29, 2024. The report evaluated the subject lands along with the natural environment within 120 m of the property. The subject lands are adjacent to a watercourse (Hanna Municipal Drain) and Natural area. The lands did not contain any Species at Risk, Significant Wildlife or Significant Natural features. Portions of the 15 and 30 m buffer limits do extend onto the property which would be addressed through the plan of subdivision and zoning. The lands themselves are currently being farmed and under cultivation.

The floodplain assessment for the property and area was completed by K. Smart and Associates, dated February 15, 2024. The floodplain assessment looked at refining and assessing through detailed review the Hanna drain floodplain as the MVCA had shown that the property contained flooding potential. The model assessed the current conditions which showed that a portion of the north end of the property was subject to flooding and along the limits of the Municipal Drain. The depth of flooding was fairly minor (less than 0.5 m) which appears to be consisted with a two zone-flood fringe area. The engineering assessment also reviewed the impacts to the floodplain based on the site receiving fill within the floodplain area and found there to be no impacts to the floodplain height on adjacent areas. MVCA has reviewed the report and recommendations and is satisfied and has requested updated mapping as part of a draft plan condition. The result of the filling and grading would be to infill the floodplain area such that there are no dwellings/building or structure nor roads within the floodplain or subject to flooding potential.

#### Archaeological Assessment

A Stage 1 and 2 Archeological Assessment was undertaken by Lincoln Environmental Consulting, dated January 2024 to evaluate built heritage resources, cultural heritage landscapes and Aboriginal interests to address the cultural heritage policies in the Provincial Planning Statement. The works consisted of test pit surveys which were screened along with walking surveys of the subject property and future proposed development area. No archeological resources were found or identified as part of the field work. The report is required to be submitted to the Ministry of Tourism, Culture and Sport and confirmation of acceptance will be a condition of draft plan approval when applied for. Staff are satisfied with the recommendations provided in the reports that no further assessment would be completed.



### Minimum Distance Separation

The applicant has provided an MDS I assessment completed by Tina Beirnes dated January 4, 2024. The report assessed the MDS I setbacks in the area with one MDS I arc encroaching on the property. The current draft concept sketch has the stormwater management pond located within the arc, however, no residential building lots will be located within the MDS I setback. Expansion and construction of future farm buildings or structures may also occur on the farm land subject to the MDS II provisions which are generally less prescriptive.

### Summary & Conclusion

Staff have completed a review and assessment of the Official Plan Amendment and recommend extension of the Serviced Settlement Area – Residential area to the portion of the property currently designated Agricultural and Natural Resources/Environment.

Staff are satisfied that the request meets the policies within the Provincial Planning Statement with respect to the expansion of the settlement area which considers the policies provided under Section 2 of the PPS. Staff are also satisfied that the development will address the PPS Section 3 policies previously referenced as the site will be on full municipal water and sewers. Natural Resources/Environment on the site has been evaluated under Section 5 of the PPS as it relates to floodplain hazard and shows that flooding potential can be mitigated through site design and mitigation works. The County of Perth Official Plan also provides policy support for the development as direction for the settlement expansion can be supported due to the Watson evaluation and as noted previously the floodplain and impacts can be mitigated through the supporting study and implementation of site grading and filling.

Staff are satisfied that both the Environmental Impact Study Memorandum (including field work and policy assessment) and Floodplain assessment has categorized the Natural Resource/Environment designation and modifications to the area. The area shown as Natural Resources/Environment has been primarily associated with the floodplain and therefore modifications have been considered through a detailed engineering assessment with input and support from the Conservation Authority. The MVCA is satisfied with the floodplain assessment that was completed and development proposed, conditions in a future draft plan of subdivision and through an MVCA permit would ensure that the updated mapping and hazard refinement are completed to the satisfaction of the Conservation Authority. The Environmental Impact assessment and memorandum has confirmed that there are no significant natural heritage features on the subject property, however, the property is adjacent to natural heritage features and therefore appropriate buffers and setbacks need to be maintained on the lands and would be assessed through the draft plan of subdivision and future zoning by-law amendment. The lands are currently being farmed.

Minimum Distance Separation has been assessed as a requirement for inclusion of the lands within the settlement area. The assessment found that a portion of the property is within the MDS I setback, however, is fairly small in nature and would be isolated to a non-sensitive use (stormwater management pond). Staff would also note that inclusion of the lands within the settlement boundary still allow for expansion of the farming operation to the east (subject to MDS) should the farm operator wish to expand. Additionally, the expansion of a farming operation would fall under the MDS II assessment.

In light of the foregoing, planning staff are of the opinion that application for Official Plan amendment is consistent with the Provincial Planning Statement 2024, meets the intent of the County of Perth Official Plan, and represents good planning. Staff are also satisfied that the proposed uses will not impact neighbouring agricultural operations or the ability to grow,

improve or expand beyond what is already impacted by the existing residential development. As such, planning staff recommend approval of the subject Official Plan amendment.

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Authored by:

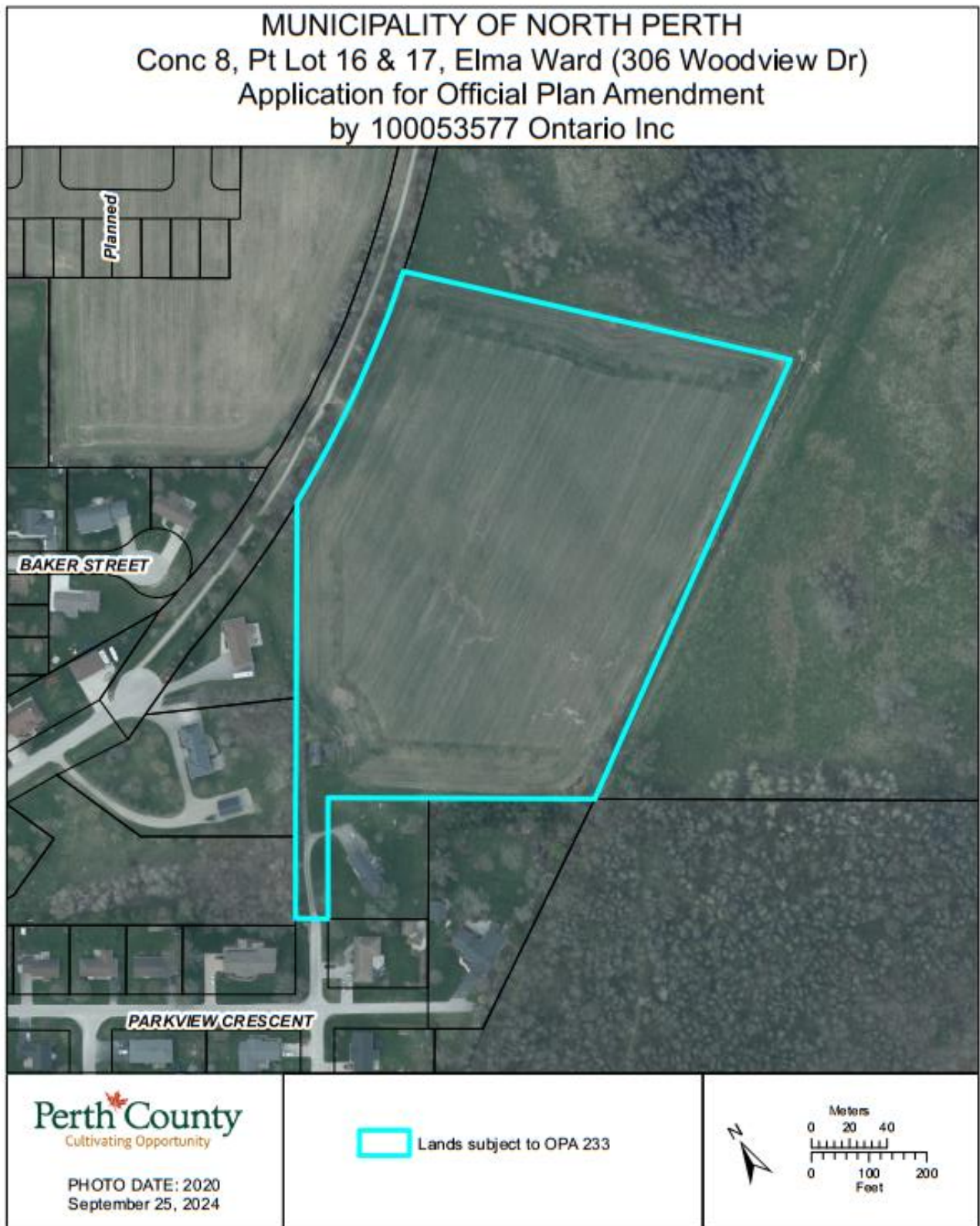
Nathan Garland

Planner

Approved submission by:

Andrea Hächler

Director of Planning



Schedule B – Draft Plan of Subdivision



Figure 9: Concept Site Layout. Source: Patterson

Schedule C – Site Photos



Figure 1 – Image looking east from rail trail

Schedule D – Draft Official Plan Amendment 233

**THE CORPORATION OF THE COUNTY OF PERTH**

**BY-LAW NO.**

**A By-law to Adopt No. 233 to the County of Perth Official Plan**

WHEREAS the Council of the Corporation of the County of Perth in accordance with provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990 hereby enacts as follows:

1. THAT Amendment No. 233 to the County of Perth Official Plan, consisting of the attached text and schedules, is hereby adopted;
2. THAT the Clerk is hereby authorized and directed to proceed with the giving of written notice of the County's decision in accordance with the provisions of the Planning Act; and
3. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Read a first and second time this XX<sup>h</sup> day of January, 2025.

Read a third time and finally passed this XX<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Doug Kellum, Warden

\_\_\_\_\_  
Tyler Sager, Clerk

## AMENDMENT NO. 233 TO THE COUNTY OF PERTH OFFICIAL PLAN

### THE CONSTITUTIONAL STATEMENT

**PART A: THE PREAMBLE** does not constitute part of this Amendment

**PART B: THE AMENDMENT consisting** of amendment text and schedule (Schedule A-233) constitutes Amendment No. 233 to the County of Perth Official Plan.

## **PART A - PREAMBLE**

### **Purpose**

The Perth County Official Plan Amendment (OPA No. 233) is required to designate a portion of the Site from “Agricultural” to “Serviced Urban Area-Residential”.

### **Location**

The land that is affected by this Amendment is described as Concession 1 Part Lots 27 and 28; RP 44R5451 Part 1, Elma Ward, Municipality of North Perth.

### **Basis**

Section 6.3 of the Official Plan contains policies pertaining to Settlement Boundary expansions. The applicants have sought a Perth County Official Plan Amendment to facilitate the expansion of the Settlement Boundary of Atwood.

Section 11 of the Official Plan contains policies pertaining to development in proximity to Natural Resource and Environment designations. The applicants have sought a Perth County Official Plan Amendment to outline the Natural Resource and Environment designations as identified in the Environmental Impact Study.

## **PART B - THE AMENDMENT**

All of this document entitled “Part B - The Amendment” consisting of the following text and attached map, designated Schedule “A-233 - Land Use Plan, constitutes Amendment No. 233 to the County of Perth Official Plan.

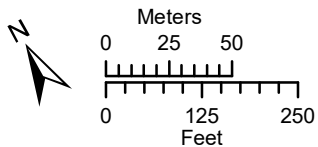
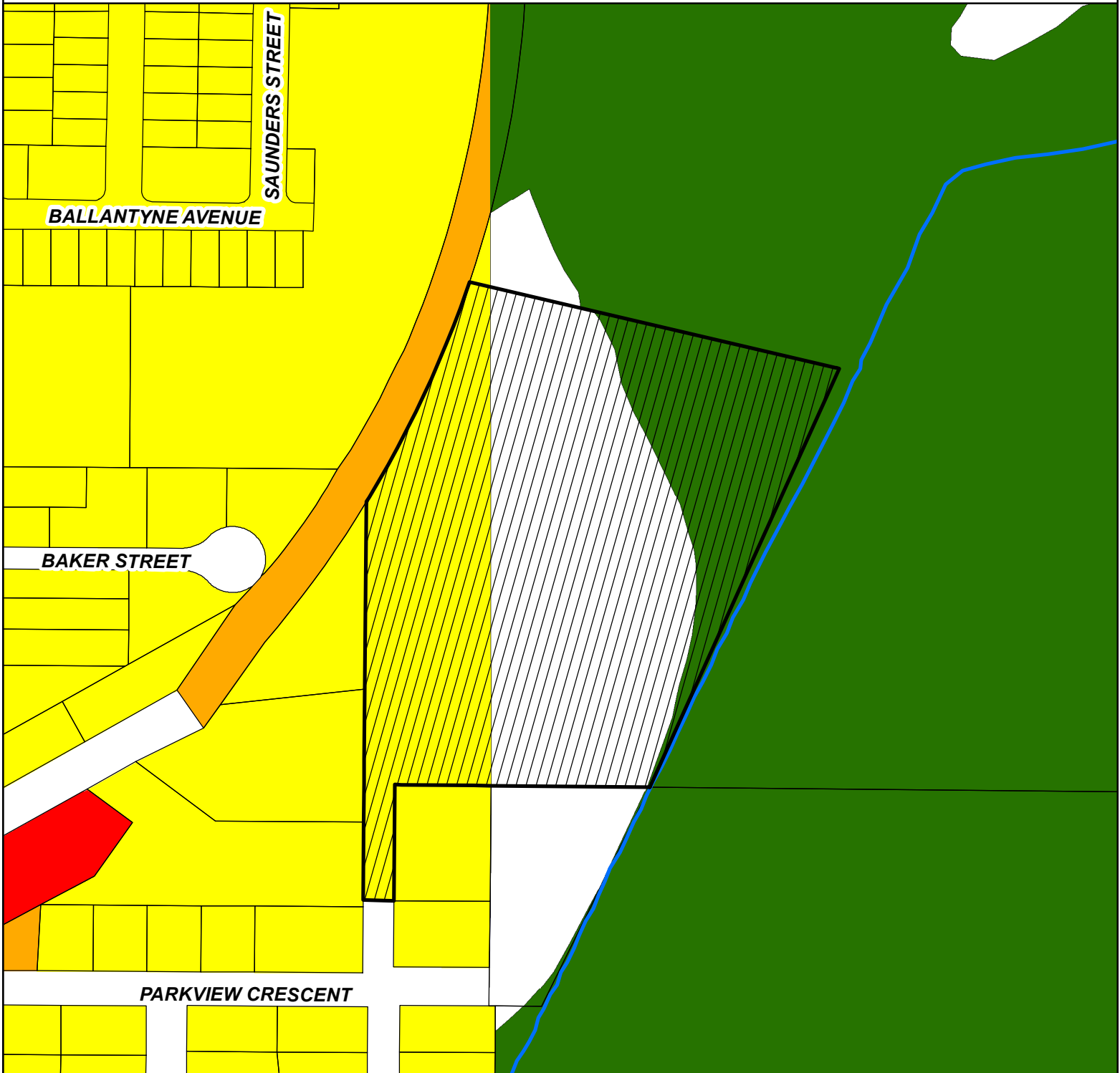
### **Details of the Amendment**

The County of Perth Official Plan is hereby amended as follows:

#### **Item (1):**

- i. The “Serviced Urban Area-Residential” land use designation (seen in Hatching on Schedule A-233) for the lands described as Concession 8 Part Lots 16 and 17; RP 44R5691 Parts 7, 9 to 11, Elma Ward, Municipality of North Perth will be subject to the policies of Section 6.0 “Settlement Areas” of the Perth County Official Plan.
- ii. By adding a new Schedule, entitled Schedule “A-233” – Land Use Plan, which shall form part of Schedule “A” – Land Use Plan for the County of Perth affecting lands described as Concession 8 Part Lots 16 and 17; RP 44R5691 Parts 7, 9 to 11, Elma Ward, Municipality of North Perth.

# SCHEDULE 'A-233' - LAND USE PLAN AMENDMENT NO. 233 TO THE PERTH COUNTY OFFICIAL PLAN



Land Subject to OPA 233



Watercourse



Agriculture



Natural Resource/Environment (NRE)



Served Urban Area - Residential



Served Urban Area - Commercial



Served Urban Area - Institutional/Recreation



**APPLICATION FOR ZONING BY-LAW AMENDMENT –  
SUPPLEMENTALREPORT**

**To:** Mayor Todd Kasenburg & Members of Council  
**Date:** Monday, December 16, 2024  
**Prepared By:** Nathan Garland, Planner  
**File #:** 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, Listowel.  
**Attachments:** Schedule A – Z06-2024 Report Photo  
Schedule B – Schedule A  
Schedule C – Schedule A Legend 1, 2 and 3  
Schedule D – Draft By-law XX-2024

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**Recommendation**

THAT: The Council of the Municipality of North Perth receives the report dated December 16, 2024 entitled Zoning By-law Amendment Z06-2024; and

THAT: The Council of the Municipality of North Perth APPROVES 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).

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**Proposal**

Staff are providing the following report addressing supplemental information with respect to the Zoning By-law Amendment that was previously considered by North Perth Council.

For Council's information, the County of Perth Council approved OPA#216 on November 16<sup>th</sup>, 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 11, 2023.

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

The application for Zoning By-Law amendment (Z06-2024) proposes to establish 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), 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.

North Perth Council considered the Plan of Subdivision and subject Zoning By-law Amendment at their November 4, 2024 Council meeting with a follow-up review of Block 124, specifically on November 18, 2024 to address neighbour concerns, block layout and associated setbacks. North Perth Council provided support and direction to the County of Perth to approve the Plan of Subdivision with an approval in principle for the subject zoning application, provided at the November 18, 2024 Council meeting.

The County of Perth Council subsequently approved the Plan of Subdivision at their November 21, 2024 Council meeting.

The purpose of this report is to amend the zoning provisions previously proposed for Block 124 (formerly Block 17) which includes the removal of the height increase and modifications to interior side yard setbacks.

The modification requested to the zoning provisions are to the R5-25 Zone only and all other zones (Special Residential Zone Threes (R3-4 and R3-5), several Special Residential Zone Fives (R5-22; R5-23; R5-24), a Highway Commercial Zone (C3-H-12), amended Natural Resources/Environment Zone Two (NRE2) and an Institutional Zone (IN)) remain the same as what was presented and approved in principle by North Perth Council at the November 18, 2024 Council meeting.

Detailed Comments are provided below and attached in the modified comments with additional changes to the zoning provisions highlighted in yellow

### **Planning Analysis**

The requested zoning amendments are provided below for Council's reference. The applicant has come forward with a requested modification to specifically Block 124

(Block 17) based on an updated design and therefore requested a change to the R5-25 zone. These requested changes modify the requested zoning amendment which staff are supportive of as they meet the intent of the original request with the requested modification within the interior plan of subdivision (not abutting any existing neighbours) and remove provisions originally requested. The changes requested are:

- Remove the request to increase the building height from 10.5 m to 12 m
- Request a 3 m minimum interior side yard width on to the westerly lot line. (12 m setback is incorporated on eastern side yard to provide separation from the existing neighbours)
- Request an 8 m minimum width within internally abutting buildings (rear wall to end unit) on the lot.

Staff consider the requests consist with the original requested amendment with the modification of reducing the height also addressing concerns expressed by the neighbours. Further to this, staff are of the opinion that further circulation or notification is not necessary as the nature of the development has not changed and the revisions being proposed are minor.

The requested zoning is as follows:

R3-4	<ul style="list-style-type: none"> <li>• Minimum Lot Area (interior lot): 370 m<sup>2</sup></li> <li>• Minimum Lot Area (corner lot): 450 m<sup>2</sup></li> <li>• Minimum Lot Frontage (interior lot): 12 m</li> <li>• Minimum Lot Frontage (corner lot): 15 m</li> <li>• Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m</li> <li>• Minimum Interior Side Yard Width: 1.2 m (2-storey dwelling)</li> <li>• Minimum Exterior Side Yard Width: 3 m</li> <li>• Maximum Lot Coverage: 45%</li> <li>• To exclude decks from the lot coverage calculation</li> <li>• 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</li> </ul>
R3-5	<ul style="list-style-type: none"> <li>• Minimum Lot Area (interior lot): 370 m<sup>2</sup></li> <li>• Minimum Lot Area (corner lot): 370 m<sup>2</sup></li> <li>• Minimum Lot Frontage (interior lot): 12 m</li> <li>• Minimum Lot Frontage (corner lot): 12 m</li> <li>• Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m</li> <li>• Minimum Interior Side Yard Width: 1.2 m (2-storey dwelling)</li> <li>• Minimum Exterior Side Yard Width: 2.5 m</li> <li>• Maximum Lot Coverage: 45%</li> <li>• To exclude decks from the lot coverage calculation</li> <li>• 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</li> </ul>
R5-22	<ul style="list-style-type: none"> <li>• Minimum Lot Area (corner lot): 290 m<sup>2</sup></li> </ul>

	<ul style="list-style-type: none"> <li>• Minimum Lot Frontage (corner lot): 9 m</li> <li>• Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6 m</li> <li>• Minimum Interior Side Yard Width: 1.5 m (End Unit)</li> <li>• Minimum Exterior Side Yard Width: 3 m</li> <li>• Maximum Lot Coverage: 60%</li> <li>• To exclude decks from the lot coverage calculation</li> <li>• 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</li> </ul>
R5-23	<ul style="list-style-type: none"> <li>• Minimum Lot Area (corner lot): 290 m<sup>2</sup></li> <li>• Minimum Lot Frontage (corner lot): 9 m</li> <li>• Minimum Front Yard Depth: 4.5 m, provided that any attached garage must have a minimum depth of 6.0 m</li> <li>• Minimum Interior Side Yard Width: 1.5 m (End Unit)</li> <li>• Minimum Exterior Side Yard Width: 2.5 m</li> <li>• Maximum Lot Coverage: 60%</li> <li>• To exclude decks from the lot coverage calculation</li> <li>• 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</li> </ul>
R5-24	<ul style="list-style-type: none"> <li>• Maximum Density: 70 units per hectare</li> <li>• Maximum Building Height: 15 m</li> <li>• Minimum Front Yard Depth to a Public Street: 6 m</li> <li>• Minimum Exterior Side Yard Width to a Public Street: 3 m</li> <li>• Minimum Interior Side Yard Width Between Side Walls of Two End Units: 3 m</li> <li>• Minimum Setback Between Rear Walls of Separate Buildings: 8.0 metres</li> <li>• Maximum Lot Coverage: 60%</li> <li>• Minimum Landscaped Open Space: 20%</li> <li>• Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit</li> <li>• Internal lot lines created on the site by: <ul style="list-style-type: none"> <li>a. a registration of a plan of condominium; or</li> <li>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.</li> </ul> </li> </ul>
R5-25	<ul style="list-style-type: none"> <li>• The Minimum Lot Area requirement shall not apply</li> <li>• Maximum Density: 70 units per hectare</li> <li>• <del>Maximum Building Height: 12 m</del></li> <li>• Minimum Interior Side Yard Width: 3 m where the units are municipal street fronting</li> <li>• Minimum Interior Side Yard Width (Eastern Yard): 12 m</li> </ul>

	<ul style="list-style-type: none"> <li>• Minimum Setback Between End Units (rear of units) and Exterior Side Yard Width of Separate Buildings: 8.0 m</li> <li>• Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit</li> <li>• Internal lot lines created on the site by: <ul style="list-style-type: none"> <li>a. a registration of a plan of condominium; or</li> <li>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.</li> </ul> </li> </ul>
R5-26	<ul style="list-style-type: none"> <li>• The Minimum Lot Area requirement shall not apply</li> <li>• Maximum Density: 100 units per hectare</li> <li>• Maximum Building Height: 15 m</li> <li>• Minimum Front Yard Depth to a Public Street: 6 m</li> <li>• Minimum Interior Side Yard Between Side Walls of Two End Stacked Townhouse Units: 3 m</li> <li>• Minimum Setback Between Rear Walls of Separate Stacked Townhouse Buildings: 10.0 metres</li> <li>• Maximum Lot Coverage: 60%</li> <li>• Minimum Landscaped Open Space: 20%</li> <li>• Minimum Off-Street Parking for <i>Affordable Dwelling Units</i>: 1/unit</li> <li>• Internal lot lines created on the site by: <ul style="list-style-type: none"> <li>a. a registration of a plan of condominium; or</li> <li>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.</li> </ul> </li> </ul>
C3-H12	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

Conclusion

Planning staff are supportive of the proposed revisions to amending by-law as the revisions are minor in nature and are not anticipated to have a negative impact on the future development of the area or neighbouring properties. Although the revisions propose to reduce a number of setbacks, staff are of the opinion that adequate area

remains to offer separation between residential units and neighbouring properties, adequate grading and drainage, landscaped open space and amenity area.

In light of the above-noted review, it is the opinion of staff that the Zoning By-law Amendment represents good planning.

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Authored by:

Nathan Garland  
Planner

Approved submission by:

Andrea Hächler  
Director of Planning

**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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma Ward, Municipality of North Perth (Key Map 27)
    - Maximum Density: 70 units per hectare
    - Interior Side Yard Minimum : 3.0 metres where the units are municipal street fronting
    - 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, Elma 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, Elma Ward, Municipality of North Perth (Key Map 27)
    - The Minimum Lot Area requirement shall not apply
    - Maximum Density: 70 units per hectare
    - Interior Side Yard Minimum (Eastern property line): 12.0 metres
    - Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
    - Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
    - 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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 16<sup>TH</sup> DAY OF DECEMBER, 2024.**

**READ A THIRD TIME AND FINALLY PASSED THIS 16<sup>TH</sup> DAY OF DECEMBER, 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, Elma 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.

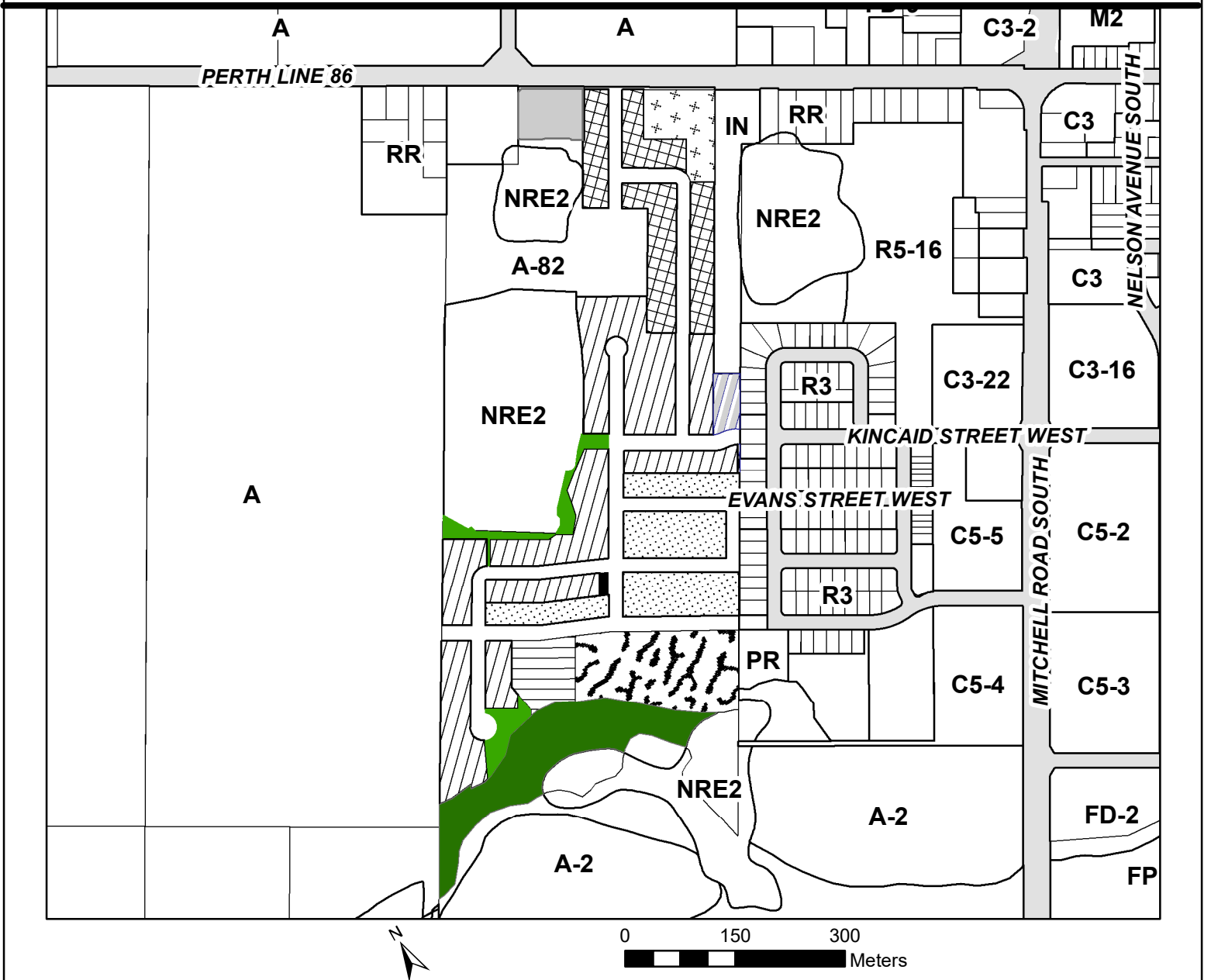
Schedule "A" to the attached By-law No. XX-2024 is a map showing the location and zoning of the subject lands.

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



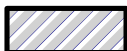
To rezone the subject land (Block 115) from Agriculture (A) to Special Residential Zone 5 (R5-24) and that the following provisions would apply:

- 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
- Interior Side Yard Minimum (Eastern property line): 12.0 metres
- Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
- Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
- 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:

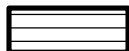
- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres
- Minimum Setback Between 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)

**APPLICATION FOR PART LOT CONTROL EXEMPTION**

To: Mayor Todd Kasenberg and North Perth Council  
Prepared by: Nathan Garland, Planner  
Date: December 16, 2024  
File: Part Lot Control Exemption Application PLC 05-2024  
Owner: Joseph Wagler Homes Inc.  
Location: Legally described as Lot 175, Plan 253, Elma Ward, Municipality of North Perth. The properties are located on the east side of Queen Street, between John Street and James Street, and is municipally known as 191 Queen Street in Listowel  
Attachments: Schedule A – Report Photo  
Schedule B – Reference Plan 44R-6272  
Schedule C – Draft By-law

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**Recommendation:**

THAT the Council of the Municipality of North Perth APPROVES the application submitted by Joseph Wagler Homes Inc. for the exemption of part lot control on lands legally described as Lot 175, Registered Plan 253, Elma Ward, Municipality of North Perth; and

THAT the approved by-law be provided to the Municipality of North Perth to be registered on title.

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**Purpose of Application:**

The subject application is proposing to pass a by-law that will exempt the subject lands from the Part Lot Control provisions of the *Planning Act*. The applicant has submitted a deposited reference plan which shows the existing semi-detached dwelling which has been constructed and serviced. The semi-detached units will share a common-wall and the survey line bi-sects the shared wall. Exemption from Part Lot Control will allow the owner to register each lot as separate and conveyable parcel.

**Background**

**Perth County Official Plan  
North Perth Zoning By-law  
Surrounding Uses**

Serviced Urban Area - Residential  
Residential Zone Four (R4)  
Surrounding land uses are low to medium density residential, Brenneman Funeral Home is located to the south along John Street



The applicant has submitted a development plan (Survey) showing the semi-detached dwelling on the parcel to be created through exemption from Part Lot Control. The applicant has also submitted a deposited R-Plan, being Plan 44R-6272, and has specified that the specific exemption being applied for will be specific to Parts 1 and 2.

The subject lands contain a fully constructed semi-detached dwelling. The applicant has submitted a reference plan showing the lots proposed and associated setbacks with respect to the proposed dwellings which met the zoning setbacks. No easements or additional parts are required as the houses/occupants have rear yard access along an interior side yard.

**Planning Comments:**

The subject lands are designated, ‘Serviced Urban Area” (Section 6.2.1) in the Perth County Official Plan. Section 6.4.8.2 (Serviced Urban Area – Single Detached, Semi-Detached, and Duplex Dwellings) provides additional policies which permits a variety of types of dwelling units, including single detached dwellings, semi-detached dwellings and duplex dwellings.

The zoning of the lands is ‘Residential Zone Four (R4)’ according to the North Perth Zoning By-law, which permits semi-detached and single detached dwelling units.

The Part Lot Control application will allow for each semi-detached dwelling unit and the associated lands to be separate and conveyable properties. Services are provided independently for both lots.

Provided below is a zoning matrix of the Residential Zone Four (which provides reference to Section 8.3) with zoning compliance outlined for both Unit 1 (Part 1) and Unit 2 (Part 2).

<b>Zone Provision for a Semi-Detached Dwelling Unit</b>	<b>Requirement for a Semi-Detached Dwelling Unit</b>	<b>Unit 1</b>	<b>Unit 2</b>
Minimum Lot Area for an <i>Interior lot</i>	278 m <sup>2</sup>	297.4 m <sup>2</sup>	298 m <sup>2</sup>
Minimum Lot Frontage for an <i>Interior lot</i>	9 m	10.06 m	10.06 m
Minimum Front Yard Depth & Exterior Side Yard Width	6 m	6.2 m (5.59 m with front porch encroachment permitted)	6.2 m (5.54 m with front porch encroachment permitted)
Minimum Interior Side Yard Width	1.5 m	2.5 m	2.5 m

Minimum Rear Yard Depth	7.5 m	7.57 m	7.61 m
Maximum Lot Coverage	50%	45%	45%
Maximum Building Height	10.5 m	5 m	5 m
Minimum Landscaped Open Space	30%	32%	32%
Parking Requirements	2	3 parking spaces provided including garage	3 parking spaces provided including garage

The proposed new lots are in conformity with the West Perth Zoning By-law and are in keeping with the relevant policies of the Perth County Official Plan and the Listowel Official Plan.

Section 50(7) of the *Planning Act, R.S.O. 1990*, provides that the Council of a local municipality may, by By-law, provide that the part lot control provisions of Section 50(5) of the *Planning Act* (i.e. further separation of land created within a registered plan of subdivision) do not apply to lands within such plan of subdivision, or parts thereof, as described in the By-law. The County of Perth is the delegated approval authority under the *Planning Act* for By-laws to remove part-lot control for lands within North Perth and the member municipalities in the County.

The removal of part lot control to establish lot lines between units for single detached dwelling units in a Plan of Subdivision is an accepted method of lot creation under the *Planning Act*. Once the exempting By-law is approved, the surveyor's reference plan showing the lot lines is completed and registered in the Land Registry Office. The By-law will be in effect for two years, after which time the Section 50(5) provisions of the *Planning Act R.S.O. 1990* would be reinstated.

**Authored by:**

Nathan Garland  
Planner

**Reviewed by:**

Andrea Hächler,  
Director of Planning

Schedule A – Report Photo

**MUNICIPALITY OF NORTH PERTH**  
**Plan 253, Pt Lot 175, Elma (191 Queen St)**  
**Application for Part Lot Control**  
**by Joseph Wagler Homes**

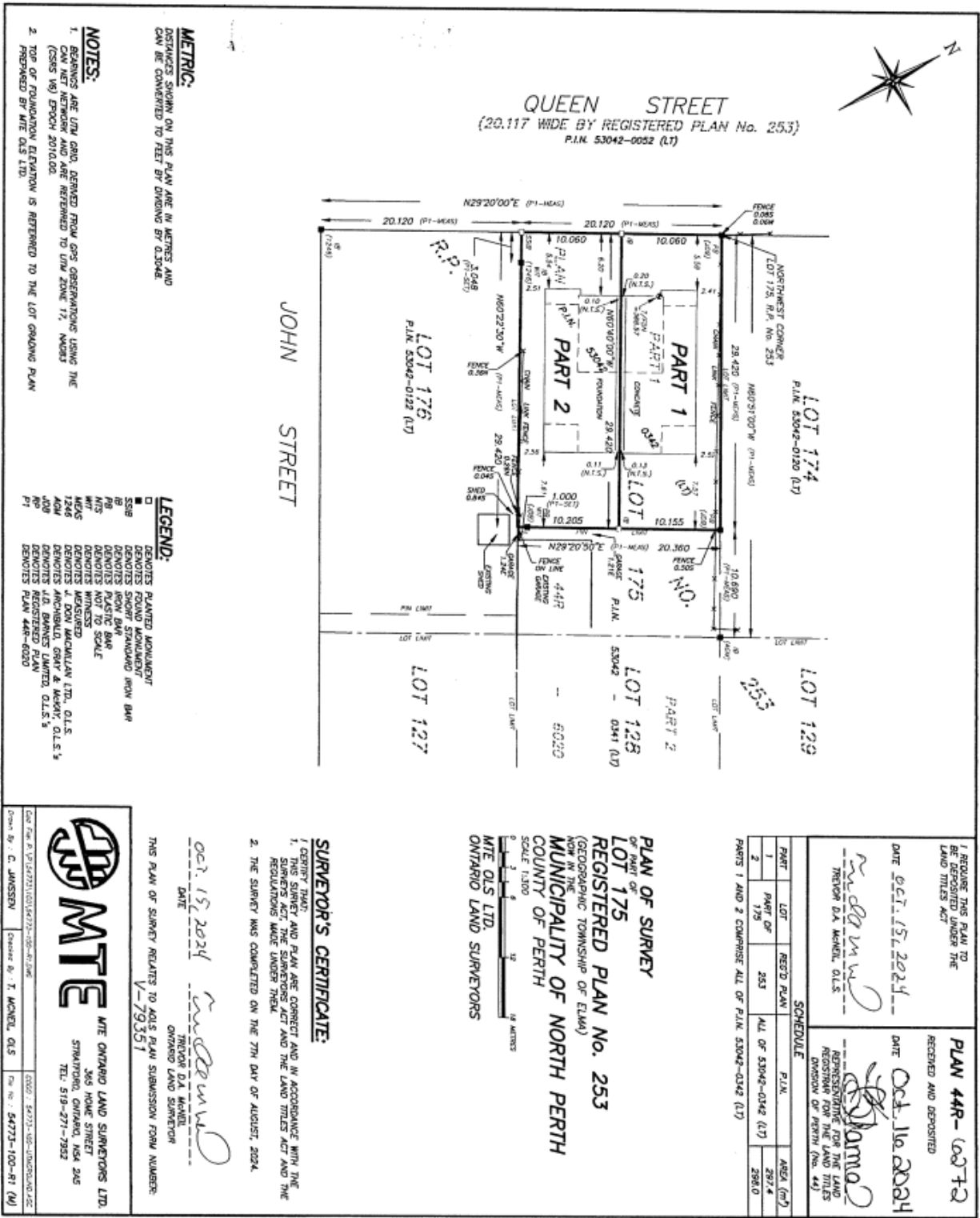
PHOTO DATE: 2020  
November 06, 2024

Area of Proposed Part Lot Control

Meters: 0, 9.5, 19  
 Feet: 0, 10, 20

I:\perthcounty.local\data\documents\Planning Land Use Admin\2-Working\027 Part Lot Control\North Perth\2024\PLC 5-2024 - Wagler\GIS\5-2024 WAGLER REPORT PHOTO.mxd

Schedule B – Reference Plan



**SURVEYOR'S CERTIFICATE:**

I, THE SURVEYOR, CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEREIN.

2. THE SURVEY WAS COMPLETED ON THE 7TH DAY OF AUGUST, 2024.

*Oct. 15, 2024*

*Trevor D.A. Mandel*

TREVOR D.A. MANDL  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER: *V-79351*

**MTE**  
MTE ONTARIO LAND SURVEYORS LTD.  
315 HURON STREET  
STRATHMORE, ONTARIO, N5A 2A5  
TEL: 519-271-7932

Drawn By: C. JANSSEN  
Checked By: T. MANDL, O.L.S.  
Plan No.: 54773-100-81 (M)

Schedule C – By-law



# THE MUNICIPALITY OF NORTH PERTH

## BY-LAW NO. **XX**-2024

### BEING A BY-LAW TO EXEMPT FROM PART LOT CONTROL LOT 175, REGISTERED PLAN 253, ELMA WARD IN THE MUNICIPALITY OF NORTH PERTH

**WHEREAS** subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "**Planning Act**"), provides that the council of a local municipality may, by by-law, provide that the part lot control provisions contained in subsection 50(5) of the *Planning Act* do not apply to the lands designated in the by-law;

**AND WHEREAS** the Council of the Municipality of North Perth deems it expedient and in the public interest that Lot 175, Registered Plan 253 (191 Queen Street West) shown on reference plan 44R-6272 Pt 1 and 2, Elma Ward, Municipality of North Perth in the County of Perth, be exempted from the part lot control provisions of the *Planning Act*;

#### **NOW THEREFORE THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF NORTH PERTH HEREBY ENACTS AS FOLLOWS:**

1. THAT Lot 175, Registered Plan 253 (191 Queen Street) shown on reference plan 44R-6272 Pt 1 and 2, Elma Ward, Municipality of North Perth are hereby exempted from the part lot control provisions contained in subsection 50(5) of the *Planning Act*, pursuant to subsection 50(7) of the *Planning Act*.
2. THAT this by-law shall be restricted in its application only to divide Parts 1 and 2 as cited in accordance with Plan 44R-6272 attached hereto;
3. THAT this by-law comes into force and effect when approved by The Corporation of the County of Perth, pursuant to subsection 50(7.1) of the *Planning Act*.
4. THAT this By-law shall be in effect for two years from the date of adoption of this By-law. Furthermore, this By-law may be repealed, extended, or may be amended to delete part of the lands described herein without requiring the approval of the Corporation of the County of Perth.
5. THAT this by-law shall be registered on title to the Subject Property in the Land Registry Office for the County of Perth, pursuant to Section 50(28) of the *Planning Act*.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December, 2024.

**READ A THIRD TIME AND FINALLY PASSED** this 16<sup>th</sup> day of Decembrer, 2024.

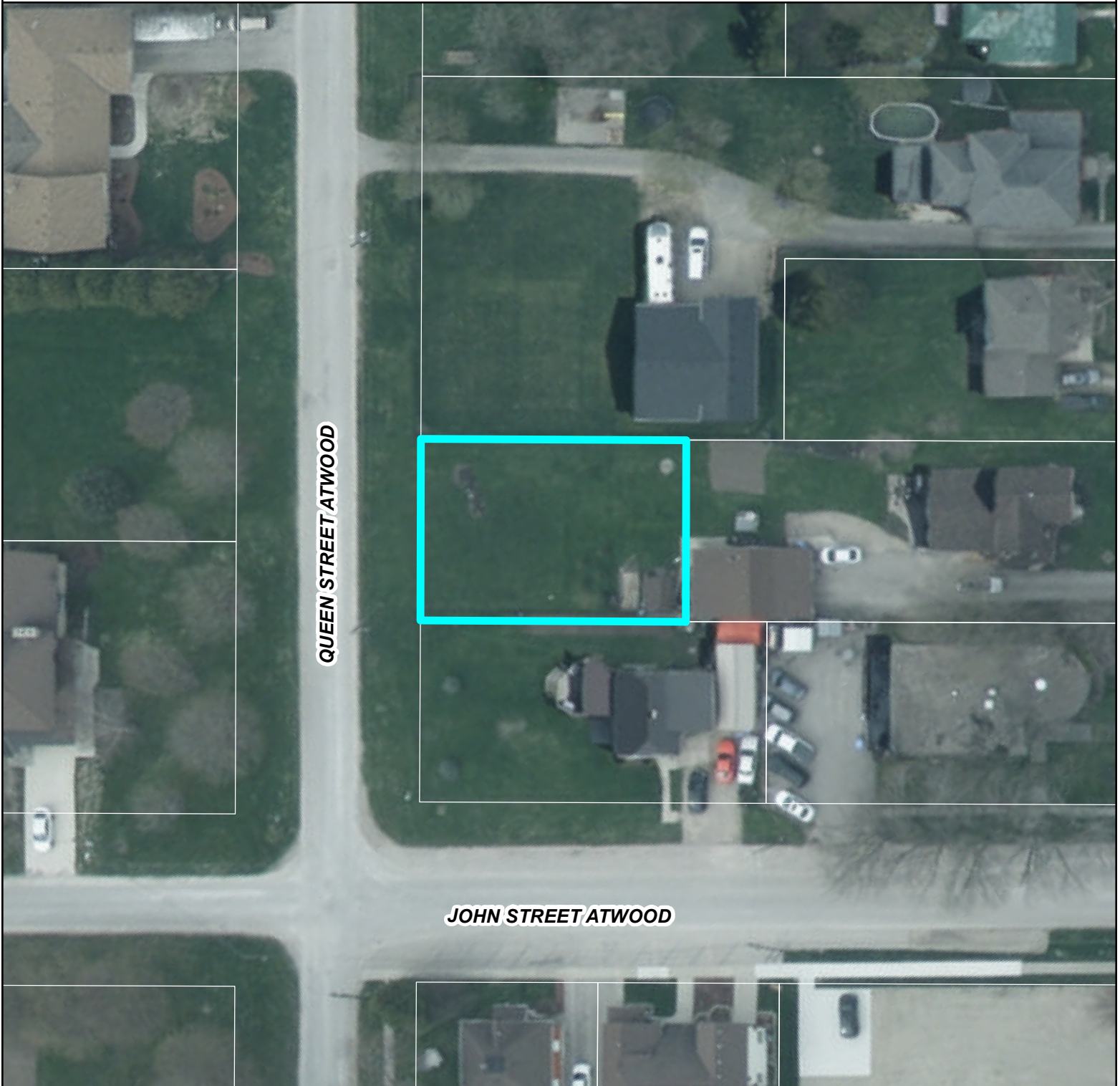
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**MAYOR Todd Kasenberg**

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**CLERK Lindsay Cline**

MUNICIPALITY OF NORTH PERTH  
Plan 253, Pt Lot 175, Elma (191 Queen St)  
Application for Part Lot Control  
by Joseph Wagler Homes



**Perth County**  
Cultivating Opportunity

PHOTO DATE: 2020  
November 06, 2024

 Area of Proposed Part Lot Control



Meters  
0 9.5 19  
Feet  
0 10 20





## COUNCIL REPORT

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**From:** Sally McMullen, Building and Development Supervisor/CBO  
**Date:** Monday, December-16-24  
**Subject:** Animal Control Services Contract Renewal

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### Background:

The Humane Society of Kitchener Waterloo and Stratford Perth (HS) has been providing animal control services for the Municipality of North Perth since 2019. The contract for these services expires December 31<sup>st</sup>, 2024.

Animal Control Services provided by the HS through the renewal of this contract include:

1. Pound Keeper – the intake and care of up to 100 stray dogs and sick or injured cats annually including:
  - a. Health and welfare examination of the animal upon intake.
  - b. Records of the examination, animal's stay at the shelter and locating of the owner.
  - c. first aid and provision of veterinary care.
  - d. maintenance and provision of secure, humane housing and feeding.
  - e. locating and notifying the pet owner for the duration of the Redemption Period.
  - f. coordination of fostering, adoption and alternatives.
2. Enforcement of Animal Control Bylaws and the Dog Owner's Liability Act including:
  - a. Respond to calls related to nuisance dogs, dog attacks or threatening situations of another animal or person.
  - b. Provide uniformed, trained and equipped animal control officers.
  - c. Obtain evidence and apply penalties as required.
  - d. Appear and provide evidence in legal proceedings.
  - e. Communicate with and provide records to the Municipality.
3. Annual training session for municipal staff in safe dog handling.

4. Access for North Perth residents to discounted rabies and microchip clinics in Stratford.
5. Emergency Pet Response assistance in the event of disaster or mass evacuation.

The HS works under various legislation including but not limited to Pounds Act, Animals for Research Act, Municipal Act, and the Provincial Offences Act. They are knowledgeable about each Act and the rights and responsibilities of pet owners.

The HS cannot remove an animal from the property of the animal's owner or collect dogs that cross over the boundary of their jurisdiction, such as in neighbouring Huron County.

The collection of aggressive, sick or injured animals is prioritized over the collection of stray dogs and the collection of animals is conducted based humane treatment best practices.

In 2023 the HS responded to 68 calls in North Perth and received 82 animals. At the time of writing this report they had responded to 63 calls in 2024 and received 70 animals.

#### **Comments:**

1. The HS is the only agency providing this comprehensive set of services in and around the North Perth area. The HS also serves the other municipalities in the Kitchener, Waterloo, Stratford and Perth area
2. Stray dogs and sick or injured cats originating with North Perth are received or collected by the HS. These animals are generally received from Municipal By-Law Enforcement Officers, Veterinarian Offices, and the public.
3. The Municipality may choose to consider other third-party service providers for the provision of collection and delivery of stray animals to the HS. Such parties would be required to complete appropriate documentation and carry applicable liability insurance and WSIB coverage to be added to the Municipality's roster of approved contractors. Remuneration for this service could be invoiced to the Municipality and potentially recovered from the animal's owner by the Municipality.
4. With the renewal of the HS services agreement, an update to the animal control page on the North Perth webpage is warranted to provide additional information to the public about the services provided by the HS and the involvement of By-law Enforcement staff in animal control.

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

The renewal of the contract has an estimated cost for 2025 of \$12,878.27 (a rate of \$0.87 per capita) with annual increases for the duration of the contract based on the CPI inflation figure.

**Recommendation:**

THAT:

The Council of the Municipality of North Perth authorizes staff to renew the contract with the Humane Society of Kitchener Waterloo and Stratford for a four-year period (2025-2028); and

THAT: the Municipality of North Perth considers contractors who wish to provide collection and delivery of stray dogs to the HS as a paid service through the Municipality's existing procurement of service process.

**Reference Material Attached:**

2025-2028 Animal Control and Pound Keeper Contract

**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

**Wednesday, December-11-24**

Sally McMullen, Building and Development Supervisor/CBO

**THIS AGREEMENT** is made on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**B E T W E E N:**

The Corporation of the Municipality of North Perth  
(the "Municipality")

Party of the First Part

and

The Humane Society of Kitchener Waterloo & Stratford Perth  
(the "Service Provider")

Party of the Second Part

**WHEREAS:**

1. The Municipality of North Perth wishes to enter into an agreement for animal control and poundkeeper services, and
2. The Service Provider is in the business of providing animal control and poundkeeper services, and
3. The Municipality wants to retain the Service Provider as its Animal Control Officer and Poundkeeper, and
4. The Service Provider has agreed to provide services to the Municipality in accordance with the terms and conditions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants contained in this Agreement and the sum of \$2.00 paid by each of the parties and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties covenant and agree as follows:

Services

1. The Service Provider agrees to provide poundkeeper services as identified in Schedule "A" as attached to this Agreement for the care of stray dogs and sick or injured cats originating from sources within the Municipality of North Perth.
2. The Service Provider agrees to provide Animal Control services as identified in Schedule "B" as attached to this Agreement for the enforcement of the Municipality of North Perth by-laws relating to animals.
3. The Service Provider agrees that, per Schedule "B" Animal Control, to communicate all By-Law enforcement activity resulting in tickets laid. The process for and individual/ office/ or email to receive this communication shall be determined by the Municipality.

4. The Service Provider agrees to provide education services (as mutually agreed upon) for Municipal employees on safe dog handling, provided by a Certified Positive Reinforcement Trainer.
5. The Service Provider agrees to provide Municipality residents' access to discounted Rabies & Microchip Clinics, hosted at the Stratford Perth Humane Society.
6. The Service Provider agrees to provide Emergency Pet Response assistance to the Municipality. In the event of a disaster or mass evacuation, this assistance is available to protect animals during an emergency by supporting the effective evacuation and care of pets.

#### Payment and Fee Schedule

7. The Municipality agrees to pay the Service Provider \$12,878.27 (based on the rate of \$0.807/capita @ 15,538 residents) for the period of January 1, 2025 – December 31, 2025 in compliance with the terms and conditions of this Agreement.
8. Annual increases for the duration of the contract, 2026 – 2028, by using the CPI inflation figure.
9. The Municipality and Service Provider agree that the payment will be used to cover the cost of care for up to 100 stray dogs and sick and injured cats annually from the Municipality of North Perth during the term of the agreement.
10. The Municipality and the Service Provider agree that either party may request renegotiation of the agreement if the number of dogs and sick or injured cats delivered to the Service Provider exceeds 100 animals per year.
11. The Municipality and the Service Provider agree that the Municipality will pay \$150 per dog/cat above the limit of 100 animals until such point as the contract is renegotiated.
12. The Service Provider will pick up stray or contained dogs and sick or injured cats from within the Municipality of North Perth each year. The Service Provider will provide records to the Municipality to identify the animal that was picked up and from what location within the Municipality the animal originated from.
13. Sick, injured, or deceased wildlife on private property will be billed by the Service Provider to the property owner at \$75/call.

### Term

14. This Agreement shall be for a term of four (4) years commencing on January 1, 2025 and ending on the 31<sup>st</sup> day of December 2028.
15. Either the Municipality or the Service Provider can request renegotiation of the contract at any time with written notice to the other party. Changes to the agreement will require the approval of the Council of the Municipality of North Perth.

### Personnel

16. The Service Provider will provide all personnel required to fulfill the terms of this agreement under the direction of the Service Provider's Chief Executive Officer.

### Termination

17. Either the Municipality or the Service Provider can cancel this agreement with 90 days' written notice to the other party.

### Financial Records

18. The Service Provider shall invoice the Municipality monthly for its services.
19. The Service Provider will provide a quarterly report detailing services provided, including but not limited to number of dogs and cats impounded, number of dogs and cats returned to owner, dispatched calls/courtesy visits, enforcement actions taken, etc.

### Whole agreement

20. This Agreement constitutes the whole agreement between the parties and supersedes all previous agreements, arrangements or understandings whether written or oral between the parties relating to the provision of the Services.

## Notices

21. Any notice or other communication required or to be given to the Service Provider hereunder shall be effectively given if served personally or mailed by pre-paid first class mail addressed to:

Chief Executive Officer  
**The Humane Society of Kitchener Waterloo & Stratford Perth**  
**Humane Society**  
250 Riverbend Drive  
Kitchener, ON N3B 2E9

22. Any notice or other communication required or to be given to the Municipality hereunder shall be effectively given if served personally or mailed by pre-paid first class mail addressed to:

Clerk/ Legislative Services Supervisor  
**The Municipality of North Perth**  
330 Wallace Avenue North  
Listowel, ON, N4W 1L3

23. This Agreement shall not be assigned by either party without the written consent of the other party.

## Severability

24. Every term and condition of this Agreement is intended to be severable. If any term or condition is illegal or invalid for any reason whatsoever, such illegality shall not affect the validity of the remainder of the Agreement.

## Waiver

25. The failure of the Municipality to insist upon the performance by the Service Provider of any term or condition of this Agreement shall not be construed as a waiver of the future performances of any such term or condition and, the obligations of the Service Provider with respect to future performance shall continue in full force and effect.

Applicable Law

26. This agreement is governed by the laws in force in the Province of Ontario and the laws of Canada applicable herein.

Entirety

27. All terms and conditions incorporated into this document represent the agreement in its entirety.

**The Humane Society of  
Kitchener Waterloo & Stratford Perth**

**The Municipality of North Perth**

\_\_\_\_\_  
Chief Executive Officer

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clerk/ Legislative Services Supervisor

\_\_\_\_\_  
Date



1. The Humane Society shall at its own expense maintain a suitable pound facilities within the boundaries of Kitchener and Stratford and shall carry out and perform the duties of a poundkeeper. The Humane Society is hereby authorized and empowered to perform the duties of a poundkeeper under and in accordance with the provisions of the by-laws of the Municipality, the Pounds Act, the Animals for Research Act, the Municipal Act, 2001 and all other applicable by-laws and legislation. The facility must be adequate to service Municipal requirements and for the services required under this Agreement.
2. The Pound shall be constructed and maintained as required by Ontario Regulation 23 under the Animals for Research Act. Care and cleanliness standards within the Pound shall comply with the standards designated by the Ontario Ministry of Agriculture and Food, Animal Industry Branch Inspectors. Copies of inspection reports shall be provided upon request.
3. At the Pound, the Humane Society shall receive all stray dogs, injured and dying dogs delivered by contracted Animal Control Officers and Local and Municipal Law Enforcement Officers, during the hours which shall, at minimum, be 10:00 am to 4:00 pm Monday - Sunday. However, the Pound may be closed to the public on Family Day and any other holiday as defined by the *Retail Businesses Holidays Act*, R.S.O. 1990, c. R. 30 and may also be closed on Easter Monday, and the August Civic Holiday. The Pound may also restrict its hours as necessary for employee safety on days where the weather so requires.
4. The Humane Society shall attempt to notify the pet owner when a dog or cat that is microchipped or wearing other identification traceable to that owner has been impounded in order to arrange for pick up. The Humane Society shall be required to be open to the public for claiming of stray dogs during open hours as set out in section 3 of this Schedule. The Humane Society shall be responsible for the care, adequate and appropriate feeding, impounding, and quarantining of all dogs and for the payment of supplies, material and equipment for the provision of such care and feeding. "Care" shall not include veterinary care for injuries (beyond existing standards as defined in the Standard of Operating Practices attached hereto) or illness sustained prior to or after entering the pound facility. The Humane Society is to maintain the office and pound areas in a neat and clean condition.
5. In delivering the services provided for in this Agreement, the Humane Society shall comply with the Standard Operating Practices attached to this Agreement which includes the requirements under the Animals for Research Act and additional requirements for the care of stray dogs and cats, and sick, injured or dying dogs and cats delivered to the Pound.
6. Following the expiry of the redemption period set by the Animals for Research Act and, in the case of dogs, the redemption period set by the by-laws of the Municipality, the Humane Society may dispose of the dog or cat by any lawful means.
7. The Humane Society acknowledges that dogs and cats are available for placement or adoption subsequent to the expiry of the Redemption Period.

8. The Humane Society shall be responsible for the disposal of deceased dogs and cats in accordance with the provisions of the Environmental Protection Act and the regulations made thereunder, and all other applicable legislation.

9. The Humane Society shall be required to receive and collect all impounding, boarding, euthanasia, disposal and quarantine fees, all service charges required to be paid to the poundkeeper. The Humane Society shall keep records regarding the collection of fees for impounding, boarding, euthanasia, service charges and quarantine which shall be made accessible to the Municipality upon demand. The Humane Society shall release an animal to an owner or keeper, only if the dog has any required licence for the current year, issued under the appropriate by-law. Any exceptions to this rule must be made by a Manager at the Humane Society or their designate and reported to Municipality's Supervisor of Enforcement or designate.

## ***Standard Operating Procedures***

The Humane Society shall comply with all legislation respecting the care and housing of animals in their care. In particular, the Humane Society shall comply with the standards set for Pound Facilities by Regulation 23 of the Animals for Research Act. If at any point there is a conflict between these Operating Procedures and legislation, the Humane Society shall comply with such legislation but shall continue to provide the services listed in this schedule insofar as permitted.

### Intake Procedures

Upon intake of an animal to the Pound Facility:

1. Each dog or cat impounded will be booked into the Register and the entry will contain the following information:
  - a) sex;
  - b) estimated age and weight;
  - c) colour, markings, and any physical abnormalities of the dog/cat (e.g. indication of recent surgery, collar, bandana, etc.);
  - d) the breed or type of the dog/cat;
  - e) a record of the circumstances under which the dog/cat came to be in the pound;
  - f) the time, date, and place where the dog/cat was found;
  - g) a record of any tag, name plate, or other means of identification on the dog/cat when it came into the pound;
  - h) where the dog/cat is returned to its owner, the name and address of the owner and the date of return;
  - i) where the dog/cat is adopted, the name and address of the person to whom it was adopted; and
  - j) where the dog/cat is destroyed, the date on which it is destroyed and a statement setting out the clause of subsection 20 (7) of the Animals for Research Act under which the animal is destroyed.
2. Each dog/cat shall be scanned for an electronic microchip implant.
3. Upon entry into the Pound, a thorough examination shall be completed. The condition of the animal's hair, skin, eyes, ears, notes, and mouth shall be observed and recorded on the intake card. Any serious problems will be brought to the attention of a veterinarian or designate such as the animal care manager or veterinary technician as appropriate. The weight of the animal shall be observed to determine if a special diet is required. The behaviour of the animal shall be considered in determining its housing requirements.
4. Any animal that shows symptoms of illness or injury shall be brought to the attention of the Humane Society's Animal Care Manager or designate who shall arrange as necessary for a veterinary examination.
5. Any stray or surrendered animal showing signs of severe neglect or abuse should be brought to the attention of the Provincial Animal Welfare Services Inspector or designate.
6. Provincial law does not provide an opportunity for the Poundkeeper to medicate a pet without the owner's consent. Only after the expiration of the Redemption Period, if the pet is not claimed,

may the Humane Society vaccinate, de-worm, and provide sterilization surgery. Such activity shall be recorded on the dog's register card.

7. Vaccinations may be provided where otherwise permitted by law. As permitted by law, the Humane Society shall provide vaccinations to stray animals coming into the Pound Facility within 24 hours of their arrival.

8. Incoming strays are to be fed as soon as possible, ahead of the regular feeding schedule.

### Housing

1. The Humane Society shall ensure that animals in its care are adequately housed.

2. Stray animals that have bitten a person or a domestic animal shall be held in quarantine until the end of the quarantine period. Quarantine may be transferred to owner and Public Health would be notified.

3. Any animal that shows signs of illness or injury shall be brought to the attention of the Humane Society's Animal Care Manager or designate who shall arrange as necessary for a veterinary examination.

4. Every animal in the Pound shall be identified by a neck band, individual tag, physical mark, or a tag or marking on the cage in which the dog is kept.

### Feeding of Animals

The Humane Society shall ensure that animals in their care receive adequate and appropriate quantities of food and water.

### Medical Care for Impounded Injured Stray Dogs/ Cats

1. First aid and/or temporary assistance shall be provided to all impounded injured animals. Analgesics for pain control shall be administered to injured dogs/cats where required.

2. Where an animal shows signs of distress, a thorough examination by Humane Society staff shall be completed with special emphasis on determining if injuries exist and to what extent.

3. The following first aid and temporary assistance shall be provided where called for:

- a) cage rest and/or isolation from other animals and the public;
- b) heat;
- c) fluids to re-hydrate – administered subcutaneously;
- d) stabilizing to immobilize fractures;
- e) bathing and cleaning ocular or nasal discharge;
- f) fur trimming for health or mobility reasons;
- g) nail trimming for health or mobility reasons;
- h) wound/injury flushing with antiseptic flush and administration of topical antibiotics/ antifungals/ anti-inflammatories.

4. Where life threatening injury, severe pain, or severe distress is identified, Humane Society staff shall immediately arrange for the dog/cat to be examined by a veterinarian.

Life threatening injury, severe pain, or severe distress shall include but not be limited to:

- a) head trauma including bleeding from ear or eye, or palate damage;
- b) critical fractures including fractures of the hard palate;
- c) extreme parasitic wound infestation;
- d) extreme dehydration or starvation;
- e) injuries from being hit by a vehicle;
- f) laceration;
- g) severe swelling;
- h) evidence of terminal illness;
- i) haemorrhaging;
- j) evidence of internal foreign objects; and
- k) seizures.

5. The veterinarian, upon completion of an examination, as agent for the Humane Society, may recommend one of the following options during the redemption period:

- a) provide a regime of first aid and temporary assistance with pain medication;
- b) performance of required surgery at the option of the Humane Society; or
- c) euthanasia.

6. Where a life threatening injury, severe pain or severe distress is identified in an animal wearing identification such as a municipal licence tag, implanted microchip, rabies tag, tag or collar with contact information that is traceable to the rightful owner of the pet ("traceable identification"), the Humane Society, in consultation with the veterinarian may authorize measures that seek to stabilize the pet in hopes of allowing more time to reach the owner. If the owner does not respond during this stabilization period, the animal may be euthanized. If contact with the owner is made, all further medical decision making shall be done by the owner and all costs are the responsibility of the owner.

7. Where an animal has an injury that is non-life threatening that does not result in severe pain or severe distress and is wearing traceable identification but the owner cannot be contacted immediately, Humane Society staff shall attempt to contact the pet owner's veterinary clinic where known as soon as possible to determine if there are other options for contacting the animal's owner.

8. After expiry of the redemption period, the Humane Society shall make a decision to treat or euthanize any injured animal which may take into account the cost of treatment, probability of recovery in the Pound environment, risk to other animals in the shelter, and the adoptability of the animal in question.

9. After expiry of the redemption period, the Humane Society may vaccinate, de-worm, and sterilize animals at its discretion.

10. Records of veterinary care, first aid, and temporary assistance shall be kept. Medications scheduled by the veterinarian shall be recorded on an animal's medications chart. Humane Society staff will record follow up care and or medications to be administered under direction of the veterinarian.

## Euthanasia

1. Where necessary for safety of the public or Humane Society staff, animals in the Pound may be euthanized in any manner permitted by Regulation 23 (Pounds) under the Animals for Research Act. In all other cases, dogs and cats that are euthanized shall be euthanized by injection of barbiturates. Additionally, conscious dogs shall be administered a pre-euthanasia drug unless otherwise recommended by a veterinarian.

## ***Pound Facility and Care of Impounded Dogs and Cats***

1. In accordance with all applicable Federal and Provincial statutes and the Municipal by-laws, the Humane Society will:
  - (a) provide a proper and adequate Shelter which will be available for use as the Municipal Pound. The facility shall be operated and maintained at the Humane Society's own expense in accordance with Regulation 23 (Pounds) under the Animals for Research Act, in a neat, clean and sanitary condition, and with adequate exercise space;
  - (b) ensure that all persons who attend to the care of the animals have the skill, knowledge, ability, and supplies necessary for the humane care of such animals;
  - (c) protect all animals from unsupervised handling by members of the public;
  - (d) provide all animals with clean potable drinking water at all times and suitable food of sufficient quantity and quality to allow for normal growth and the maintenance of normal body weight;
  - (e) provide all animals with the opportunity for regular exercise sufficient to maintain good health;
  - (f) provide all animals with sufficient and suitable shelter, warmth, lighting, cleaning, sanitation, grooming and veterinary care (as required), and any other care required to maintain the health, safety, and well-being of such animals;
  - (g) ensure the prompt examination and treatment by a licensed veterinarian or designate such as an animal care manager or veterinary technician as appropriate when any animal in the Humane Society's care exhibits signs of pain, suffering, injury, illness, or distress;
  - (h) provide a suitable area within the Pound to segregate animals who may be injured, ill, in need of special care, treatment, or attention, from other animals in the Animal Shelter;
  - (i) ensure that the necessary euthanasia of an animal is performed in a humane manner, and that this procedure is undertaken only by a licensed veterinarian or under veterinary supervision;
  - (j) in the event it is necessary to euthanize any animal, dispose of the corpse of such animal in a manner prescribed and a method approved by law;
  - (k) ensure that all incidents of zoonotic diseases are identified and reported to the appropriate agency;

- (l) make reasonable attempts to contact the Owner where an animal apprehended by an Animal Control Officer has identification;
- (m) ensure that medical treatment by a licensed veterinarian is available at all times to provide necessary treatment to any animal impounded or any animal picked up by an Animal Control Officer;
- (n) use best efforts to adopt all animals the Humane Society deems to be adoptable;
- (o) collect from the Owner the impound fee and, if the animal is vaccinated by the Humane Society.
- (p) collect from the Owner the reasonable boarding fees for each day other than the first day that an animal is held such boarding fee amount to be as determined and charged by the Humane Society from time to time as set by the Humane Society in the case of dogs and cats;
- (q) at a minimum, ensure the facilities have an adequate communication system including a telephone system, a 24-hour paging/answering service and a dispatch system. The facilities are also required to have a security system;
- (r) be responsible for the maintenance, repairs and all other operating costs of the facilities and equipment supplied;

2. If at any point there is a conflict between the provisions of this schedule and legislation, the Humane Society shall comply with such legislation but shall continue to provide the services listed in this schedule insofar as permitted.

3. The Pound shall operate and be open to the public during the following hours:

Kitchener Location:

Monday to Friday	9:00 a.m. - 6:00 p.m
Saturday/ Sunday	11:00 a.m. - 4:00 p.m.

Stratford Location:

Monday to Friday	10:00 a.m. - 5:00 p.m
Saturday/ Sunday	12:00 p.m. - 4:00 p.m.

However, the Pound may be closed on Family Day and any other "holiday" as defined by the *Retail Business Holidays Act*, R.S.O. 1990, c. R.30 and may also be closed on Easter Monday and the August Civic Holiday. Public access hours may change due to emergencies such as a global pandemic.



## Schedule B – Animal Control Services

The Humane Society shall provide Animal Control Services to the Municipality pursuant to the terms and conditions as set out herein.

1. The Humane Society shall enforce the Municipality’s Animal By-Law and enforce the Dog/ Owner’s Liability Act, R.S.O. 1990, c. D. 16.
2. The Humane Society shall provide Animal Control Services, including answering telephone calls, within the Municipality as set out in the following chart:

Day(s)	Hours	Services Provided
Monday – Friday	9 a.m. – 5 p.m.	All Services
Monday – Friday	5 p.m. – 9 a.m.	Emergency Service calls for vicious dogs, rabid dogs and cats and injured dogs and cats.
Friday - Monday	5 p.m. – 9 a.m.	Emergency Service calls for vicious dogs, rabid dogs and cats and injured dogs and cats.
Statutory Holidays; Easter Monday	8 a.m. – 8 a.m.	Emergency Service calls for vicious dogs, rabid dogs and cats and injured dogs and cats.

\*These hours may vary/be extended due to an emergency, severe weather, etc.

3. The Humane Society shall employ and supervise qualified animal control officers and shall provide such officers with training, vehicles, uniforms and communication equipment and pay all costs of such officers, training, vehicles, uniforms and communication equipment.
4. The Humane Society shall ensure that veterinarian services are available at all times to provide necessary treatment to any impounded animal.
5. The Humane Society shall provide for adoption or final disposition of all unclaimed animals after the stray periods have expired.
6. The Humane Society shall dispose of dogs/cats found dead or lawfully impounded and lawfully destroyed, pursuant to applicable law.
7. The Humane Society shall release any impounded animal from the Animal Centre once the animal is registered and identified, if applicable, according to Municipal by-laws.
8. The Humane Society shall collect from the lawful owner of his/her authorized agent and retain all pound fees and destruction fees levied by the Humane Society in accordance with fees established by the Humane Society.
9. The Humane Society shall ensure that an Animal Control Officer shall respond and take appropriate action with respect to all requests for services in the Municipality which relate to:

- 9.1 Nuisance, dogs found at large, licensing of dogs and control and keeping of dogs in the Municipal, in accordance with applicable law.
- 9.2 Possible dog attacks or threatening situations on another animal or person.
10. Wildlife nuisance calls to the Humane Society may be referred to wildlife professionals.
11. The Humane Society shall ensure that when on duty, Animal Control Officers shall:
  - 11.1 Be dressed in a suitable uniform and carry an appropriate identification badge.
  - 11.2 Respond to and investigate complaints, provide warnings where appropriate, obtain evidence, and lay charges as required.
  - 11.3 Appear and give evidence in enforcement proceedings as required on behalf of the Municipality.
12. The Humane Society shall ensure that where a dog found at large has been apprehended, the Animal Control Officer takes appropriate action, which may include:
  - 12.1 Reasonable attempts to return the dog to the lawful owner.
  - 12.2 Such actions as required to ensure that a license is purchased if the dog at large is unlicensed.
  - 12.3 Impounding the dog at the Animal Centre as deemed necessary by the Humane Society.
  - 12.4 Issuing an appropriate offence notice under the *Provincial Offences Act, R.s. O. 1990, c. P. 33* or other applicable legislation.
13. The Humane Society shall ensure that a qualified Animal Control Officer assesses all stray injured animals and determines whether veterinarian care is required and to arrange for appropriate veterinarian care to alleviate pain/suffering of the animal.
14. The Humane Society shall promote a better understanding of animal control issues with citizens and promote the Municipality's by-laws, the benefits of spaying and neutering of dogs and cats, promote the sale of identification tags at every opportunity as deemed appropriate.
15. The Humane Society shall ensure that no animals impounded at the Animal Centre are knowingly released for research purposes.



## COUNCIL REPORT

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**From:** Janny Pape, Manager of Development & Protective Services  
**Date:** Monday, December-16-24  
**Subject:** NPFDD Levels of Service

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### **Background:**

Within the Province of Ontario, the delivery of fire protection services is guided by the Fire Protection and Prevention Act (FPPA), which included the strategic optimization of three lines of defence:

- Line 1:** Fire and life safety education,
- Line 2:** Fire safety standards and code enforcement, and
- Line 3:** Emergency response.

The first two lines of defence are proactive, cost effective, and are to be prioritized to reduce risk within a jurisdiction. The third line of defence is reactive, costly, high risk, and taxing for our volunteer firefighting personnel, their families, and local employers.

The FPPA empowers municipal councils to set levels of fire protection services through an Establishing and Regulating (E&R) By-law. Decisions regarding service levels are to be informed by a Community Risk Assessment (CRA), as required by Ontario Regulation 378:18. North Perth's current E&R By-law was approved by Council on November 7, 2022, and the Community Risk Assessment was received for information on July 15, 2024.

Factors considered when determining levels of service include the frequency of calls received by response type, NPFDD day staff and volunteer firefighter capacity and capability, and budgetary implications. The CRA identified that North Perth's highest call volumes are attributed to medicals, motor vehicle collisions, false fire and carbon monoxide calls, and fires.

Although the North Perth Fire Department has not historically provided confined space or high angle rescue, staff recently became aware that there is concern in our farming community about the current level of service. This report is intended to provide Council with information regarding the level of training required to increase the level of service, the financial implications of offering this type of specialty rescue service to our community, and recommended mitigation strategies to reduce grain bin and silo incidents.

This document is available in alternate formats, upon request.

**Comments:****Ministry of Labour Requirements:**

Confined space certification is mandated by the Ministry of Labour for any employee who enters a confined space and can be obtained by taking the training by any certified health and safety instructor. Many municipal employees (i.e. water and wastewater) are trained and expected to perform confined space entries as required by Health and Safety Act and the regulations. The regulation requires that the employer is responsible for the on-site rescue operations, and we are aware of local industrial employers that have in-house teams. 911 emergency services are not considered to be on-site rescue options. For Council's awareness, farms (that are not corporations) are exempt from many health and safety requirements.

**Local Context and Action:**

North Perth's E&R By-law does not authorize North Perth Fire Department personnel to perform specialty rescues including those related to water, confined space, trench, high or low angle incidents. While the NPFD responds to emergencies in grain bins and silos, current training levels limit the assistance personnel can provide. It should be noted that if the NPFD was to be notified of an emergency that required a confined space or high angle rescue team, the Provincial Emergency Operations Centre would be contacted to deploy an appropriate rescue team, operating under a Memorandum of Understanding with the Province.

In 2024, the North Perth Fire Department responded to two incidents involving grain bins and one incident involving a silo. Past lost and event history shows this cluster of incidents to be an anomaly as the NPFD has not responded to a rescue in a grain bin or silo in several years. It is the NPFD's experience that the majority of incidents involving grain bins and silos are preventable if the appropriate precautions are implemented (e.g., equipment lock-out tag-out and utilization of four-gas meters). While two of the incidents had positive outcomes, the third resulted in life altering injuries. All three incidents put our first responders at risk, physically and psychologically.

In response to the incidents, staff connected with North Perth's Agricultural Specialist and the Ontario Federation of Agriculture (OFA) to discuss opportunities to collaborate on educational efforts. Plans are in the works for the development of a lunch and learn through the OFA and a presentation to the North Perth Agricultural and Agri-Business Advisory Committee in the new year. Additionally, the 2025 proposed budget includes funds to create a public service announcement involving a farmer involved in one of the incidents, and one of our volunteer firefighters.

**Provincial Context:**

There are 437 fire departments in Ontario. This includes 32 career departments, 210 composite departments, and 195 volunteer departments. Because more than 85% of the NPFD personnel are considered volunteer, by provincial definition North Perth is protected by a volunteer fire department. In 2023, only 3 volunteer departments provided both confined space and high angle rescue as a level of service, and only 20 of the 32 career departments offer this level of service. Howick, Minto and Saugeen Shores have recently disbanded their specialty rescue teams due to the significant

financial commitment required to provide this level of service, the calls to these types of emergencies were infrequent, volunteer firefighters were unable to commit to the significant training requirements and could not sustain the level of service on a 24/7/365 basis. No fire departments in Huron or Perth offer confined space or high angle rescue.

**NPFD Capacity Challenges:**

In addition to emergency response, North Perth volunteer firefighters currently commit to bi-weekly training sessions (60 hrs/yr), weekend on call responsibilities (39-51 hrs/yr), mandatory live fire training (8 hours), drivers training/DZ testing (8 hrs), emergency medical responder training (40hrs/yr), pumper operations training (40 hours) within the first three years of hire. Some members also assist with public education and provide coverage for fireworks displays for the Atwood Lions Club and the Listowel Agricultural Society. The time commitment is significant and has been cited by current and past firefighters as a major retention issue.

**Requirements to Increase Level of Service:**

To provide confined space and high angle rescue, 120 hours of initial training would be required for each firefighter to become certified and 48 hours of annual recertification training. To affect a rescue safely, a minimum of 12 fully qualified firefighters would be required. However, due to the unpredictability of emergency calls and volunteer availability, at a minimum 20 firefighters would need to be trained. This would amount to registration costs of approximately \$70,000 and wages of \$84,000, with annual recertification training costs of \$34,000. A further initial \$150,000 commitment to purchase the necessary equipment would be required. Firefighter wages for response to grain bin and silo emergencies, and equipment maintenance and inspection costs, would be over and above the initial outlay.

It is important to note that NPFD’s current staffing model does not allow for an increased level of service. In light of this, a request was made to include the cost of hiring 20 full-time firefighters when preparing this report to allow for the increased level of service. The salary figures below were provided by the Stratford Fire Department as approved 2025 rates.

<b>Position</b>	<b>Annual Base Salary</b>	<b>Annual Total Compensation/Firefighter</b>	<b>Annual Total Compensation/20 Firefighters</b>
Probationary salary (Year 1)	\$72,804	\$97,419	\$1,948,380
3rd Class (year 2)	\$93,189.51	\$121,930	\$2,438,600
2nd Class (year 3)	\$104,838.20	\$135,936	\$2,718,720
1st Class (year 4)	\$116,486.88	\$149,941	\$2,998,820

Additionally, an initial cost of \$7800/firefighter would be required to purchase required personal protective equipment, and work wear with an annual uniform/workwear allocation of \$2500 per full time firefighter. Increasing our level of service to include full-time firefighters would necessitate building, planning and by-law staff to be relocated and the existing office space to be reclaimed for a furnished dorm, as well as introduce a labour union to the Municipality's workforce.

While our community continues to grow, consideration to increasing the NPFD staffing complement is required. However, hiring full-time firefighters to provide confined space and high angle rescue is not recommended by staff. The costs outlined have been included for illustration purposes only.

**Preferred Approach:**

To augment North Perth's current level of service for confined space and high angle rescue, staff recommends the following proactive, cost-effective strategies to engage and educate our farming community to minimize grain bin and silo incidents:

1. Proceed with plans for a PSA focussed on grain bin safety as part of the Development & Protective Services 2025 work plan;
2. Continue to collaborate with the OFA about potential lunch and learn opportunities;
3. Fire Department personnel to present at the next Agricultural and Agri-Business Advisory Committee meeting;
4. Promote existing low cost Set 7 Confined Space Awareness and Lock Out/Tag Out course offerings to our farming community;
5. Collaborate with the North Perth Public Library about the possibility to adding 4 gas meters to the lending collection; and
6. Staff to prepare a press release outlining the strategies available to farmers to mitigate risks related to grain bins and silo gas.

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

The cost to produce a PSA was included in the Development & Protective Services proposed 2025 budget, with funds also being provided by the Strategic Initiatives Department. Purchasing 6 four-gas meters (2 per library branch), and an automated test system would cost approximately \$5,800. Costs for the remaining four strategies are minimal.

**Recommendation:**

THAT: The Council of the Municipality of North Perth endorses the six mitigation strategies outlined within this report to augment the current approved level of service for confined space and high angle rescue.

**Reference Material Attached:**

[Click here to enter text.](#)

**Corporate Strategic Plan:**

This document is available in alternate formats, upon request.

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:** Janny Pape, Manager of Development & Protective Services

**Reviewed by:** Kriss Snell, CAO

**Tuesday, December-10-24**



## COUNCIL REPORT

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**From:** Matt Cardiff, Agricultural Specialist  
**Date:** Monday, December-16-24  
**Subject:** North Perth Agriculture & Agricultural Business Advisory Committee- Farm 911/The Emily Project

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### **Background:**

The Farm 911/Emily Project launched in November of 2019 in response to a fatal farm accident involving a young girl named Emily Trudeau in Northumberland County in 2014. The emergency services vehicles responding to the call had difficulty locating the farm field where the accident took place as there was no civic address assigned to the field entrance.

The Project's mission statement is "to bring ideas, resources and community partners together to improve emergency services to our rural communities". The Project encourages owners of agricultural or vacant rural land to have civic addresses assigned to their access points to assist with emergency services locating the property.

To date, 76 Single- and Lower-Tier Municipalities in Ontario have joined the program with varying levels of involvement (e.g., some did not have a civic address system for rural areas, and others, similar to North Perth, have a mix of properties with and without addresses).

526 of 6,687 total properties in North Perth do not have a civic address. This includes a variety of different parcels like trails, pre-construction subdivisions, and unopened road allowances, etc.

### **Comments:**

Staff reviewed the details of the program with the Operations and Development & Protective Services departments to determine the feasibility of implementing The Farm 911/ Emily Project in North Perth. It was suggested that for ease of administration, the usual \$50 fee for new civic address signs be maintained for applications under this program, as well as the existing application form.



Involvement in the initiative will primarily focus on developing a public safety campaign using materials from Farm 911/ The Emily Project and encouraging landowners to apply for civic address signs with the help of community partners.

Landowners will also be able to apply for 1 additional sign for properties that already have a civic address, in the case that there is a field entrance of sufficient distance from the existing signed entrance, and is not easily accessed from the rest of the farm.

Newly created agricultural lots resulting from a farm severance are required to assign a new civic address as part of the Planning process, so there should not be an increasing demand for signs after the initial launch period of the program going forward.

Over time, as farms in North Perth have become larger and more specialized, there is an increasing number and variety of people accessing fields beyond the farmers and their families. This includes employees, custom work operators, contractors, hunters, etc. accessing farms fields regularly. Providing an easily identifiable address to help people less familiar with the property to direct first responders in the case of an emergency will help reduce confusion and save critical time in the case of an accident.

Staff presented details on the program at the Nov.14<sup>th</sup> meeting of the North Perth Agricultural & Agri-Business Advisory Committee. The committee passed a motion for staff to present a report to the Council of the Municipality of North Perth, and recommending that Council sign on to the Farm 911/Emily Project.

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

None at this time. There are no proposed changes to the existing North Perth Sign Bylaw or Fees Bylaw.

**Recommendation:**

THAT: The Council of the Municipality of North Perth receives the report titled “Farm 911/The Emily Project” as information.

AND THAT: Council authorizes staff to enroll the Municipality in the Farm 911/Emily Project, and promote the program locally to encourage landowners to apply for civic address signs for unmarked farm and vacant parcels.

**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.

This document is available in alternate formats, upon request.

**Report Prepared by:** Matt Cardiff, Agricultural Specialist

**Reviewed by: Kriss Snell, CAO**  
**Wednesday, December-11-24**

Matt Cardiff, Agricultural Specialist



## COUNCIL REPORT

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**From:** Lindsay Cline, Clerk/Legislative Services Supervisor  
**Date:** Monday, December-16-24  
**Subject:** Closed Meeting Investigator Agreement Renewal

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### Background:

Municipalities in Ontario are obligated to conduct business in a transparent and accountable manner. [Section 239 of the Municipal Act](#) (the “Act”) requires that all meetings of Council be open to the public except where the subject matter being considered is:

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

The Act allows any person to request an investigation of whether a municipality has complied with the open meeting exceptions listed above. A closed meeting investigator will investigate any meeting(s) and may prepare a report on the matter for Council to consider. Such a report will indicate the investigator's findings and may include recommendations for the municipality.

Perth County and its member municipalities have an existing joint agreement appointing Mr. Gregory Stewart, of Donnelly & Murphy LLP, as its current closed meeting investigator. This agreement will expire on December 31, 2024.

**Comments:**

In consultation with Perth County and the other lower tier municipalities, staff are recommending the renewal of Mr. Stewart's contract for another term of two years, expiring on December 31, 2026. [Per section 239.1 of the Act](#), if a municipality does not appoint its own meeting investigator, the Ombudsman appointed under the Ombudsman Act would become the default closed meeting investigator.

Mr. Stewart is agreeable to an extension of his contract for an additional two-year term. Extending the contract will be efficient for the municipality as Mr. Stewart is familiar with the procedure by-law, the terms of the contract will not be changing, and all parties are in agreement with the extension.

**Financial Implications:**

There is no retainer fee for Mr. Stewart's services as closed meeting investigator. The costs associated with a meeting investigation are contingent upon the length of time required to complete the investigation and is the responsibility of the respective municipality. Mr. Stewart's hourly rate is \$300.00/hour.

**Recommendation:**

THAT:

The Council of the Municipality of North Perth approves the renewal of the agreement with Gregory Stewart to serve as the Municipality of North Perth's closed meeting investigator;

AND THAT:

The Mayor and the Clerk are hereby authorized to execute an agreement to contract the services of Gregory Stewart as the Municipality of North Perth's closed meeting investigator.

**Reference Material Attached:**

Municipal Meeting Investigator Agreement

**Corporate Strategic Plan:**

This document is available in alternate formats, upon request.

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:** Lindsay Cline, Clerk/Legislative Services Supervisor

**Reviewed by: Kriss Snell, CAO**  
**Tuesday, December-10-24**

Lindsay Cline, Clerk/Legislative Services Supervisor

## MUNICIPAL MEETING INVESTIGATOR AGREEMENT

This Agreement dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

BETWEEN:

THE CORPORATION OF THE COUNTY OF PERTH

THE CORPORATION OF THE TOWNSHIP OF PERTH EAST

THE CORPORATION OF THE TOWNSHIP OF PERTH SOUTH

THE CORPORATION OF THE MUNICIPALITY OF WEST PERTH

And THE MUNICIPALITY OF NORTH PERTH

(hereinafter each referred to as the “Municipality”, and collectively as the “Municipalities”)

- and -

GREGORY F. STEWART

(hereinafter referred to as the “Independent Investigator”)

WHEREAS the Municipalities and the Independent Investigator entered into an agreement on December 31, 2020 (“Agreement”), pursuant to Section 239.2 of the *Municipal Act*, 2001, S.O. 2001, c. 25 (the “Act”) to appoint GREGORY F. STEWART as an investigator to investigate in an independent manner any complaint as to whether the Municipality has complied with the Act, or a Municipal procedural by-law in respect of a meeting (or part of a meeting) that was closed to the public;

WHEREAS the Municipalities and the Independent Investigator entered into a renewal agreement on December 31, 2022 to extend the term of the agreement to December 31, 2024;

WHEREAS the Municipalities and the Independent Investigator wish to extend the term of the Agreement to December 31, 2026 by way of this Renewal Agreement;

NOW THEREFORE, the Municipalities and the Independent Investigator agreed:

1. Unless modified by the terms of this Renewal Agreement, the terms of the Agreement dated December 31, 2020, attached as Schedule “A”, shall remain unchanged and shall be extended through to and including December 31, 2026.
2. The Municipalities agree to pay fees and expenses of the Independent Investigator or Delegate at a rate of \$300.00 per hour plus applicable taxes during such time as the Independent Investigator is performing the duties as described in this Agreement. The Independent Investigator agrees such rate shall be charged only for such time that the Investigator is actively investigating a complaint and preparing and presenting the report with respect hereto.
3. Following the expiration of the Renewal Agreement, the Municipalities may elect to renew the Agreement, in whole or in part, for an additional term as mutually agreed by the Municipalities and the Independent Investigator. The Independent Investigator shall have the right to re-negotiate the rate of pay at the time of renewal. The Municipalities are under no obligation to accept the re-negotiated rate or to renew the Agreement. The renewal must be in writing and signed by both parties.
4. Any representation or warranty made by either party in the Agreement shall be deemed made again as of the date of this Renewal Agreement.

5. To the extent any term of the Agreement conflicts with the term contained in this Renewal Agreement, the Municipalities and the Independent Investigator agree that the term contained in this Renewal Agreement shall be the controlling term.

THIS Agreement shall come into force upon execution by all signatories.

DRAFT

IN WITNESS WHEREOF each of the Parties hereto have set their hands and seals as of the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

THE CORPORATION OF THE  
COUNTY OF PERTH

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CLERK

*We have authority to bind the Municipal Corporation.*

THE CORPORATION OF THE  
TOWNSHIP OF PERTH EAST

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CLERK

*We have authority to bind the Municipal Corporation.*

THE CORPORATION OF THE  
TOWNSHIP OF PERTH SOUTH

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CLERK

*We have authority to bind the Municipal Corporation.*



THE CORPORATION OF THE  
MUNICIPALITY OF WEST PERTH

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CLERK

*We have authority to bind the Municipal  
Corporation.*

THE CORPORATION OF THE  
MUNICIPALITY OF NORTH PERTH

Per: \_\_\_\_\_

MAYOR

Per: \_\_\_\_\_

CLERK

*We have authority to bind the Municipal  
Corporation.*

Witness: \_\_\_\_\_

\_\_\_\_\_  
GREGORY F. STEWART



a third party (the "Delegate") should the Independent Investigator deem it necessary to do so. Any and all rights and obligations of the Independent Investigator under this Agreement shall also be assigned to the Delegate accordingly. The Independent Investigator shall immediately notify the Municipality should it be necessary to appoint a Delegate. A Delegate shall agree in writing to the delegation, and shall act under the supervision and direction of the Independent Investigator.

1.4 Each Municipality shall provide to the Independent Investigator the following documents for the Municipality and for the Local Boards, where applicable:

- 1.4.1 A certified copy of the municipal procedure by-law;
- 1.4.2 A certified copy of the municipal notice by-law, and;
- 1.4.3 A listing of the applicable Boards and Committees subject to this Agreement.

## 2.1 Services and Process

2.2 Every request for an investigation by a person shall include all of the following:

- 2.2.1 Be directed to the Clerk of the appropriate Municipality;
- 2.2.2 Be in writing;
- 2.2.3 Include the reasons for the request;
- 2.2.4 Be signed; and
- 2.2.5 Include an address and telephone number of the person making the request.

2.3 Upon receipt of a request for an investigation regarding a Meeting, it is agreed that the Clerk of the Municipality shall forthwith forward the following documents to the Independent Investigator, or the Delegate, as appropriate.

- 2.3.1 The original request for an investigation;
- 2.3.2 A certified copy of the agenda with all relevant attachments relating to the Meeting;
- 2.3.3 A certified copy of the notice given for the Meeting;
- 2.3.4 A certified copy of the Minutes of the Meeting;
- 2.3.5 A contact list for all members of the Council/Board/Committee for which the request is made and for all persons present at the Meeting;
- 2.3.6 Such other information or documentation that the Clerk of the Municipality deems relevant; and
- 2.3.7 Such other information or documentation that the Independent Investigator or Delegate may from time to time deem relevant to the investigation.

2.4 Duties of the Independent Investigator or Delegate shall be:

- 2.4.7 To conduct investigations from time to time as requested by one or more of the Municipalities upon receipt of a complaint in respect of meetings or part of meetings that are closed to the public to determine compliance with the Act;
- 2.4.8 To report in writing on such investigations to the Council of the respective Municipality;
- 2.4.9 To proceed without undue delay and with due diligence to investigate a complaint and to consider time to be of the essence with any and all investigations;
- 2.4.10 To proceed to investigate a complaint independently of the Municipality and impartially;

- 2.4.11 To hear or obtain information from such persons as the Independent Investigator sees fit;
- 2.4.12 To preserve the confidentiality of all matters of the investigation that require secrecy save and except disclosure of such matters as in the Independent Investigator's opinion ought to be disclosed in order to establish grounds for report conclusions and/or recommendations;
- 2.4.13 If at any time during the course of an investigation it appears to the Investigator or the Delegate that there may be sufficient grounds for a report or recommendation that may adversely affect the municipality, a local board or any other individual person, the Investigator shall give him or her an opportunity to make representations respecting the adverse report or recommendation, either personally or by counsel;
- 2.4.14 To include in the written report whether the meeting (or portion thereof) in question was closed to the public contrary to the Act or Municipal Procedure by-law and to make appropriate recommendations to the appropriate Municipality in this regard and;
- 2.4.15 To dismiss a complaint deemed to be vexatious and prepare a report to this effect.

2.5 Upon receipt by the Municipal Council/Committee/Local Board, the report of the Independent Investigator shall be a public record.

### 3.0 Fees

- 3.1 The Municipalities agree to pay fees and expenses of the Independent Investigator or Delegate at a rate of \$275.00 per hour plus applicable taxes during such time as the Independent Investigator is performing the duties as described in this Agreement. The Independent Investigator agrees such rate shall be charged only for such time that the Investigator is actively investigating a complaint and preparing and presenting the report with respect hereto.
- 3.2 The Independent Investigator shall be entitled to be reimbursed for mileage and other reasonable receipted expenses related to these duties.

### 4.0 Term of the Agreement

- 4.1 The term of this Agreement commences the first day of January, 2021 and ends on December 31, 2022.
- 4.2 The Independent Investigator shall provide each Municipality with a minimum of thirty (30) days' notice prior to the end of the Agreement if the Independent Investigator does not agree to renew the Agreement if such renewal were to be available.

### 5.0 Termination

- 5.1 This Agreement is composed of separate agreements between each Municipality and the Independent Investigator. Any individual Agreement may be terminated by the respective Municipality or the Independent Investigator on ninety (90) days written notice to the other party, provided that any investigations commenced prior to the termination date shall be completed pursuant to this Agreement and the appointing by-law and all related fees shall be paid as set out in the Agreement. In such event, the Agreements between the remaining Municipalities and the Independent Investigator shall remain in full force

and effect unless and until they are also terminated pursuant to the terms of this paragraph.

6.1 Dispute Resolution

6.2 Any controversy, dispute, difference, question or claim arising between a Municipality and the Independent Investigator (or Delegate) in connection with this Agreement that cannot be resolved by a manager from each Party, shall be settled in accordance with the following:

6.1.1 The aggrieved Party shall send the other Party written notice, identifying the matter of dispute, its position on the matter, and the remedy sought.

6.1.2 Upon receipt of such written notice, a senior officer of the other Party shall enter into good faith negotiations with a senior officer of the aggrieved Party to resolve the matter;

6.1.3 If the matter of dispute is not resolved within thirty (30) days after such written notice has been given, either Party may avail itself of any process or means legally to resolve the matter.

7.1 Indemnification

7.2 Each Municipality agrees to indemnify and save harmless Gregory F. Stewart, his agents and assigns, from and against any and all liabilities, losses, suits, claims, demands, damages, expenses, costs (including all legal costs), fines and actions of any kind or nature whatsoever arising out of or in connection with the provision of services and carrying out of duties as contemplated hereunder, including but not necessary limited to any alleged breach of this agreement, any procedural defect, or any breach of relevant statutory provisions.

8.1 Counter-Part

8.2 This Agreement may be signed in any number of counterparts, each of which is deemed to be an original and all of which taken together form one single document.

IN WITNESS WHEREOF each of the Parties hereto have set their hands and seals as of this  
31st day of December, 2020.

THE CORPORATION OF THE  
TOWNSHIP OF PERTH EAST

PER: "Original signed by Rhonda Ehgoetz"  
Mayor

PER: "Original signed by Ashley Carter"  
Clerk  
We have authority to bind the Municipal Corporation.

THE CORPORATION OF THE  
TOWNSHIP OF PERTH SOUTH

PER: "Original signed by Robert Wilhelm"  
Mayor

PER: "Original signed by Lizet Scott"  
Clerk  
We have authority to bind the Municipal  
Corporation.

THE CORPORATION OF THE  
MUNICIPALITY OF WEST PERTH

PER: "Original signed by Walter McKenzie"  
Mayor

PER: "Original signed by Carla Preston"  
Clerk  
We have authority to bind the Municipal  
Corporation.

THE MUNICIPALITY OF NORTH PERTH

PER: "Original signed by Todd Kasenberg"  
Mayor

PER: "Original signed by Patricia Berfelz"  
Clerk  
We have authority to bind the Municipal  
Corporation.

THE CORPORATION OF THE COUNTY  
OF PERTH

PER: "Original signed by Jim Aitcheson"  
Mayor

PER: "Original signed by Tyler Sager"  
Clerk  
We have authority to bind the Municipal  
Corporation.

"Original signed by Gregory F. Stewart"  
GREGORY F. STEWART

## MUNICIPAL MEETING INVESTIGATOR AGREEMENT

The following are the relevant statutory authorities enacted at the time of execution of this Agreement.

*Municipal Act, 2001, as amended.*

### **Investigator**

239.2 (1) Without limiting sections 9, 10 and 11, those sections authorize the municipality to appoint an investigator who has the function to investigate in an independent manner, on a complaint made to him or her by any person, whether the municipality or a local board has complied with section 239 or a procedure by-law under subsection 238 (2) in respect of a meeting or part of a meeting that was closed to the public, and to report on the investigation. 2006, c. 32, Sched. A, s. 104.

### **Powers and duties**

(2) Subject to this section, in carrying out his or her functions under subsection (1), the investigator may exercise such powers and shall perform such duties as may be assigned to him or her by the municipality. 2006, c. 32, Sched. A, s. 104.

### **Matters to which municipality is to have regard**

(3) In appointing an investigator and in assigning powers and duties to him or her, the municipality shall have regard to, among other matters, the importance of the matters listed in subsection (5). 2006, c. 32, Sched. A, s. 104.

### **Same, investigator**

(4) In carrying out his or her functions under subsection (1), the investigator shall have regard to, among other matters, the importance of the matters listed in subsection (5). 2006, c. 32, Sched. A, s. 104.

### **Same**

(5) The matters referred to in subsections (3) and (4) are,

- (a) the investigator's independence and impartiality;
- (b) confidentiality with respect to the investigator's activities; and
- (c) the credibility of the investigator's investigative process. 2006, c. 32, Sched. A, s. 104.

### **Delegation**

(6) An investigator may delegate in writing to any person, other than a member of council, any of the investigator's powers and duties under this Part. 2006, c. 32, Sched. A, s. 104.

### **Same**

(7) An investigator may continue to exercise the delegated powers and duties, despite the delegation. 2006, c. 32, Sched. A, s. 104.

### **Status**

(8) An investigator is not required to be a municipal employee. 2006, c. 32, Sched. A, s. 104.

**Application**

(9) Subsection 223.13 (6) and sections 223.14 to 223.18 apply with necessary modifications with respect to the exercise of functions described in this section. 2006, c. 32, Sched. A, s. 104.

**Report and recommendations**

(10) If, after making an investigation, the investigator is of the opinion that the meeting or part of the meeting that was the subject-matter of the investigation appears to have been closed to the public contrary to section 239 or to a procedure by-law under subsection 238 (2), the investigator shall report his or her opinion and the reasons for it to the municipality or local board, as the case may be, and may make such recommendations as he or she thinks fit. 2006, c. 32, Sched. A, s. 104.

**Publication of reports**

(11) The municipality or local board shall ensure that reports received under subsection (10) by the municipality or local board, as the case may be, are made available to the public. 2006, c. 32, Sched. A, s. 104.

**See: 2006, c.32, Schd. A., ss.104, 192(2)**

DRAFT





## COUNCIL REPORT

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**From:** Lindsay Cline, Clerk/Legislative Services Supervisor  
**Date:** Monday, December-16-24  
**Subject:** 2026 Municipal Election Alternative Voting Methods

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### Background:

The Municipality of North Perth conducts municipal elections in accordance with the [Municipal Elections Act, 1996](#) (MEA). The next regular municipal election will take place on Monday, October 26, 2026.

Under section 42(1) of the MEA, the council of a local municipality may pass by-laws,

- a) authorizing the use of voting and vote-counting equipment such as voting machines, voting recorders or optical scanning vote tabulators; and
- b) authorizing electors to use an alternative voting method, such as voting by mail or telephone, that does not require electors to attend at a voting place in order to vote.

A decision on vote-counting equipment and alternative voting methods must be made by May 1 in the year of the election. The MEA also states that the Clerk shall establish procedures and forms for the use of any voting and vote-counting equipment authorized by by-law by June 1 in the year of a regular election.

In advance of the 2022 municipal election, a community engagement survey was conducted regarding vote-counting equipment, alternative voting methods and voting locations. Results from the survey ranked internet/online voting as the most preferred method of voting, followed by traditional paper ballots. Telephone voting was ranked third and mail-in voting was ranked last.

### Comments:

There are several principles under the MEA and its regulations that must be considered when selecting which method(s) of voting to use for the municipal election. These principles include:

- a) the secrecy and confidentiality of the individual votes is paramount;
- b) the election should be fair and unbiased;
- c) the election should be accessible to the voters;

This document is available in alternate formats, upon request.

- d) the integrity of the process should be maintained throughout the election;
- e) there is to be certainty that the results of the election reflect the votes cast;
- f) voters and candidates should be treated fairly and consistently within a municipality; and
- g) the proper majority vote governs by ensuring the valid votes be counted and invalid votes be rejected so far as reasonably possible.

The following summary provides an analysis and recommendations regarding various alternative voting methods.

### 1. Internet and Telephone Voting – Recommended

Internet voting would allow a voter to securely login to an online platform to access, mark and cast their ballot. Telephone voting would allow a voter to call into a digital platform to make selections using an automated voice system. A step-by-step process on how internet and telephone voting works can be found in Appendix A to this report.

Internet voting has emerged as a preferred voting method among electors and has been increasingly implemented across Ontario municipalities. 57% of municipalities used internet voting in the 2022 municipal election compared to 41% in the 2018 municipal election. While the correlation between internet voting and increased voter turnout has not yet been proven to be substantial, it holds the potential to attract younger voters and provides a convenient, efficient and accessible way for electors to participate in the democratic process. Offering a combination of both internet and telephone voting would offer voters without computer or internet access the ability to vote using a telephone. The municipality would also offer Help Centres to assist voters with the internet voting process.

Internet and telephone voting is flexible, convenient, accommodates various accessibility needs, and ensures that all voters can participate in the democratic process easily and securely. Internet and telephone voting allow electors to cast their ballots from any location with internet or telephone access without the need to physically attend a voting location. Due to these benefits, it is staff's recommendation that Council approves internet and telephone voting as voting methods for the 2026 municipal election.

Possible benefits of internet and telephone voting:

- **Customer service:** Provides for the most flexibility and opportunity for participation. Electors can cast their vote 24 hours per day during the voting period. Electors can vote in the privacy of their own home or anywhere in the world. Electors can vote by telephone, smartphone, tablet or computer. Weather and health events, such as a pandemic, do not affect voting.
- **Attraction of younger voters:** The convenience of online voting is likely to appeal to younger generations.

- **Accessibility:** Internet voting enhances secrecy and autonomy for voters with disabilities, promoting independence, dignity and equal opportunity for all voters.
- **Proxies:** Internet and telephone voting removes the need for proxies and enables absent voters to exercise their voting rights by themselves.
- **Instant vote tabulation:** Provides for immediate vote tabulation, providing faster results.
- **Accuracy of vote count:** The system prevents over-voting, warns for under-voting and does not enable a voter to mark the ballot in an unclear way, therefore there is no risk of spoiled ballots or unclear voter intent. The count is 100% accurate and there is no human error component.
- **Advance polls:** Internet and telephone voting would provide for a longer voting period, removing the need for advance polls and the resources required for staffing and supplies.
- **Climate change initiatives:** Reduces the amount of paper that would be used for paper ballots or vote by mail kits.
- **Staffing and resources:** The need to hire and train temporary election workers would be significantly reduced.

Possible drawbacks of internet and telephone voting:

- **Reliability and security:** Online voting systems are vulnerable to technical failures and security breaches. Risks are mitigated with comprehensive security controls. Testing and auditing will be performed throughout the various stages of implementation to ensure the validity and accuracy of the system is maintained.
- **Access:** Not all voters have access to a computer or high-speed internet, particularly those in rural areas where connectivity is limited. Offering both internet and telephone voting would increase access. Similarly, Help Centres offered by the municipality would provide internet and computer access.
- **Public education:** Introducing internet and telephone voting would require voter education and additional communication efforts from the municipality as it would be a new voting method within North Perth.
- **Fraud or coercion:** Voter Information Letters, which contain unique PINs necessary for casting a vote online or over the telephone, can be intercepted. Multi-factor authentication (e.g. the voter must enter their unique PIN and date of birth) can mitigate some of these risks.
- **Voter turnout:** Research to date suggests no clear evidence that method of voting has an impact on voter turnout.

## 2. Vote by Mail

A vote by mail option would allow a voter to receive their ballot by mail who would then complete and return the ballot to the municipality. Returns can be mailed back to the municipality or dropped off in secure drop box locations designated by the municipality anytime before Election Day. A step-by-step process on how vote by mail works can be found in Appendix A to this report.

Staff do not recommend this voting method for a number of reasons. There is a shortened voting window due to the guaranteed mail return date, a higher estimated cost, greater risk for spoiled ballots, and full reliance on Canada Post which may face disruptions, inefficiencies and a risk of striking.

Possible benefits and drawbacks of vote by mail:

- **Flexibility:** Vote by mail could enhance the convenience of some resident and non-resident voters, but some may find it less convenient due to the guaranteed mail return date to ensure ballots are received by close of polls on Election Day.
- **Accessibility:** Mail in voting may be more or less accessible than traditional paper ballots, depending on individual voters' abilities. It is less accessible than internet and telephone voting.
- **Dependency on Canada Post:** The effectiveness of vote by mail is reliant on Canada Post, which may face disruptions, inefficiencies and a risk of striking. Delays in voters receiving their ballots or municipalities receiving completed ballots can occur.
- **Security:** There is a risk of ballots being damaged or lost in transit. Voters may mistakenly receive ballots intended for other individuals and may incorrectly return ballots in the wrong envelope or without the required signed declaration form.
- **Accuracy of vote count:** While tabulators would still be used to tabulate results of mailed in ballots, there would be no ability to interact with a voter so the risk of ballots being rejected is greater due to inadvertent voter errors such as over-voting.
- **Public education:** Introducing vote by mail would require voter education and additional communication efforts from the municipality as it would be a new voting method within North Perth.

### 3. Paper Ballots

In-person voting with paper ballots is the most familiar method of voting. This method requires voters to attend a polling station either during advance voting periods or on Election Day. At the polling station, voters physically mark a paper ballot, which is then processed through a vote tabulator on-site. A step-by-step process on in-person voting with paper ballots can be found in Appendix A to this report.

Although in-person voting with paper ballots has traditionally been the voting method used in North Perth, staff do not recommend this voting method for the 2026 municipal election. Staff consider this method inferior to internet and telephone voting due the lack of flexibility for voters, reduced accessibility, increased staffing requirements and later/delayed election results.

Additionally, since 2001, North Perth has used tabulators that were purchased by the municipality to count ballots and tabulate election results. These machines have surpassed their intended lifespan. Should Council direct the provision of in-person

voting with paper ballots, the municipality would likely need to lease new tabulators. This would add additional costs from previous elections.

Possible benefits and drawbacks of paper ballots:

- **Familiarity:** As the longest-standing voting method in North Perth, voters are familiar with the process.
- **Voter assistance:** Election officials are present at the in-person voting locations to provide immediate assistance and guidance to voters.
- **Voter identity verification:** Election officials can directly verify the identity of voters by checking identification at the polling station.
- **Accessibility:** In person voting with paper ballots provides a very limited voting period on Election Day and select advance polls. Electors must physically travel to the voting location, which makes it more difficult for non-resident electors. In-person voting also requires voters with disabilities to bring an aide or ask for assistance.
- **Wait times:** During peak voting hours, such as during lunch breaks and after business hours, long lines can deter voters.
- **Staffing:** Temporary election workers must be selected and trained to work in excess of a twelve-hour day on Election Day. Election workers must have exceptional customer service skills and a strong attention to detail. Approximately 35 election workers (both internal staff and external community members) were utilized for the 2022 municipal election. The greater number of election workers increases the potential for human error.

#### 4. Hybrid Method (e.g. Internet and Paper Ballots)

Staff do not recommend a hybrid method of voting, such as combining internet and telephone voting with paper ballots. As it would be difficult to predict which method of voting each voter would select, this approach would essentially result in the preparation and conduct of two elections at the same time, resulting in the need for two sets of policies and procedures, more staff resources and higher costs.

Should Council direct the provision of a hybrid approach to voting for the 2026 municipal election, in-person voting days and times may be scaled back compared to previous municipal elections to accommodate the additional resource constraints (e.g. only one in-person voting location may be offered on Election Day versus one location in each ward).

#### Financial Implications:

Financial implications for the 2026 municipal election will be determined by the method chosen by Council. Estimated costs for each method are provided below and are subject to change. The total cost for the election is also dependent on any complexities that may arise (e.g. need for legal advice, compliance audits, etc.).

Method	Estimated Cost
Internet and Telephone	\$40,000
Vote by Mail	\$70,000

Paper	\$50,000
Hybrid (Internet and Paper)	\$80,000

Since 2023, \$20,000 has been placed in the election reserve fund each year. It is anticipated that the reserve will be sitting at \$80,000 for the 2026 municipal election. All or part of the reserve may be utilized towards the election.

**Recommendation:**

THAT:

The Council of the Municipality of North Perth approves internet and telephone voting as the voting methods for the 2026 municipal election;

AND THAT:

The Council of the Municipality of North Perth directs staff to bring forward a by-law to authorize internet and telephone voting as the voting methods for the 2026 municipal election.

**Reference Material Attached:**

Appendix A: How each voting method works

**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:** Lindsay Cline, Clerk/Legislative Services Supervisor

**Reviewed by: Kriss Snell, CAO**  
**Wednesday, December-11-24**

Lindsay Cline, Clerk/Legislative Services Supervisor

## **Appendix A: How Each Voting Method Works**

### **Internet and Telephone Voting Process**

1. Voters confirm they are on the Voters' List through Elections Ontario.
2. Each voter receives a Voter Information Letter containing information to access the voting system, including:
  - Access credentials (e.g. unique PIN)
  - URL and telephone number for the voting system
  - Instructions for how to cast a vote
  - Other information such as the candidates running for office, location of Help Centres, contact information for assistance, etc.)
3. Electors access the voting system whereby they:
  - Enter their access credentials (e.g. unique PIN and date of birth)
  - Follow the prompts to vote
  - Confirm their selections
4. Once the ballot is submitted, results are encrypted and kept anonymous. The voter is struck off the voters' list and is blocked from voting again.
5. Help Centres will be available at locations determined by the Returning Officer to assist voters with the voting process and offering access to computers for internet voting on-site.
6. Voting shuts down at the closing of the established voting period and the Returning Officer may immediately unlock the results.

### **Vote by Mail Process**

1. Voters confirm they are on the Voters' List through Elections Ontario.
2. Electors receive a voting kit by mail containing:
  - Instructions
  - Ballot
  - Ballot secrecy envelope
  - Voter declaration form
  - Return envelope with prepaid postage
3. Voters complete the declaration form, mark the ballot, place the ballot in the secrecy envelope, seal the secrecy envelope and then place the secrecy envelope and declaration form into the return envelope and mail back to the municipality or drop off at designated secure drop box locations.
4. There is a guaranteed mail return date, after which voters are advised to personally deliver their return envelope to ensure receipt by close of voting on Election Day.
5. As return envelopes are received by the municipality, they are opened to ensure the declaration form is signed and the secrecy envelope is sealed.
6. Voters are struck off the voters' list and ballots are secured until Election Day.
7. On Election Day, eligible ballots are counted by tabulators.
8. When all eligible ballots have been counted, the tabulators are closed and results are tallied.

### **In-person Voting with Paper Ballots Process**

1. Voters confirm they are on the Voters' List through Elections Ontario.

2. Each voter receives a Voter Notification Card advising of voting options (date, time location) and identification requirements.
3. Electors may vote at an advance poll or on Election Day.
4. Upon arriving at the voting location, voters are provided a ballot and secrecy envelope and are struck off the voters' list.
5. Electors mark their ballot, place it in the secrecy envelope and have it fed through a tabulator.
6. At the close of polls, the tabulators are closed and results are tallied.





## COUNCIL REPORT

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**From:** Kriss Snell, CAO  
**Date:** Monday, December-16-24  
**Subject:** Monkton Road Allowances and Land Transfer

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### **Background:**

This report outlines a proposal to rectify ongoing issues resulting from the historic subdivision plan for Monkton, established in 1857. As part of our ongoing efforts to modernize land use planning within the Municipality of North Perth, we have identified an opportunity to align this longstanding subdivision plan with today's settlement boundary and existing land uses.

### **Comments:**

The process would remove obsolete road allowances established over 165 years ago, which are beyond the current and proposed settlement boundary and no longer serving the community's needs or infrastructure plans. Appendix A outlines the existing unopened road allowances and market square.

Furthermore, the intention of this proposal includes the transfer of these underutilized parcels of land to adjacent property owners, thereby enhancing land value, removing potential conflicts and potentially contributing to local economic development.

It is suspected that many landowners are unaware of the existing road allowances and may not realize the land isn't already theirs.

The proposed actions may include obtaining necessary reference plans, -"stop up and close" by-laws, a deeming by-law and by-laws to sell the vacant land to adjacent landowners. The King Street road allowance north of Queen Street may be the most urgent since the road allowance may impact a current building permit application from moving forward.

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

Survey, legal and staff time are the required investment to address the unopened road allowances. The recommendation would be to recover legal and survey costs as part of the transfer of the property to the adjacent landowners.

**Recommendation:**

THAT:

The Council of the Municipality of North Perth direct staff to initiate the process to address the unopened road allowance beyond the Monkton settlement boundary including required actions to eliminate the identified road allowances and consultation with adjacent landowners regarding the transfer of ownership of remnant land parcels.

**Reference Material Attached:**

Appendix A – Monkton Settlement Boundary with original subdivision plan and road allowances

**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:** Kriss Snell, CAO

**Reviewed by: Kriss Snell, CAO**  
**Wednesday, December-11-24**

Kriss Snell, CAO

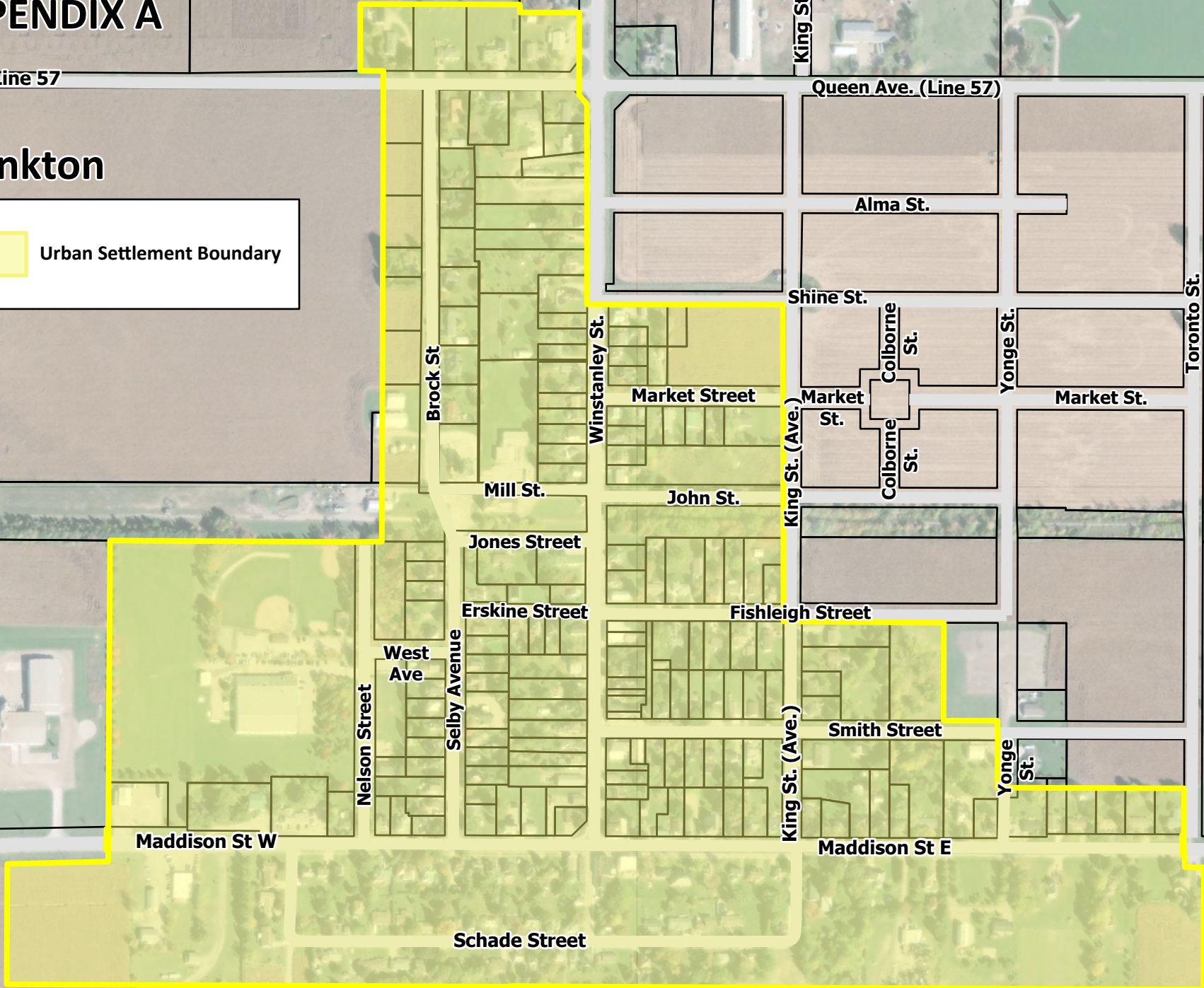
# APPENDIX A

Line 57

## Monkton



Urban Settlement Boundary



**MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 108-2024**  
**DANBROOK MUNICIPAL DRAIN – BRANCH A**

BEING a by-law to authorize Maintenance and Repair of a Municipal Drain under the provisions of the DRAINAGE ACT.

WHEREAS Council have received a notice for maintenance and repair of the Danbrook Municipal Drain – Branch A.

AND WHEREAS this portion of the drain was last constructed or repaired according to the report prepared RJ Burnside & Associates Limited dated October 1993, and adopted under By-law No. 93-47, Elma Ward, being a current by-law.

AND WHEREAS Council wish to maintain and repair same without obtaining the report of an Engineer, in accordance with Section 74 of the Drainage Act, the cost of maintenance and repair of the Municipal Drains is to be at the expense of all upstream lands and roads in any way assessed for the construction or improvement of the drainage works and in the proportion determined by the then current by-law pertaining thereto,

AND WHEREAS the actual cost of the repair is \$18,162.62 and is assessed as per Schedule A attached as revised.

**THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH,  
PURSUANT TO THE DRAINAGE ACT R.S.O. 1990, CHAPTER D. 17 ENACTS AS  
FOLLOWS:**

1. The following maintenance, repair and minor improvement was completed in accordance therewith.
  - a) The Danbrook Municipal Drain – Branch A cleanout was completed at CON 9 Lot 23 to CON 12 Lot 22, Elma Ward, Municipality of North Perth.
2. The amount of \$18,162.62 be raised by this Municipality for such drainage work as a cash assessment upon lands and roads affect by the proposed drainage work provided and such sum shall be reduced by the amount of any grants received. If cash assessment are not paid, they shall be levied upon lands and roads as set forth in the Schedule to be collected in the same manner and at the same as other taxes are collected. All assessments are payable in the first year in which the assessment is imposed.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December 2024.

**READ A THIRD AND FINAL TIME AND FINALLY PASSED** this 16<sup>th</sup> day of December 2024.

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TODD KASENBERG, MAYOR

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LINDSAY CLINE, CLERK

**SCHEDULE OF ASSESSMENT  
DANBROOK MUNICIPAL DRAIN (ELMA)  
MUNICIPALITY OF NORTH PERTH**

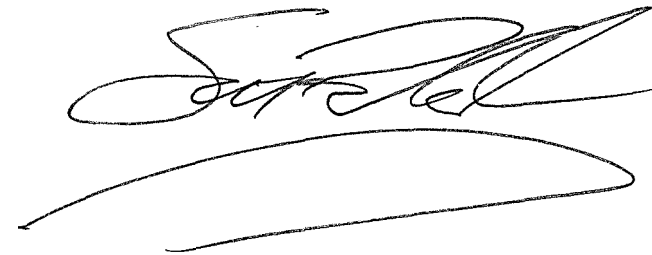
Information updated from By-law No. 93-47 which adopted the report of R.J. Burnside & Associates Limited dated October 1993.

As provided by Section 74 of the Act only upstream lands and roads are assessed.

As provided in Section 85 of the Drainage Act, it is anticipated that a 1/3 grant will apply on assessments of all lands used for agricultural purposes as eligible according to Farm Property Class tax rate confirmed by MPAC. Lands not used for agricultural purposes are marked thus\*.

Total Maint Cost \$ 18,162.62

					1993 Report					
					Drain A			2024 Maintenance		
Con	Lot	Roll No.	Name	Affected Area (ha.)	0 + 000 to 1 + 860	1 + 860 to 3 + 462	Drain A Total	Gross Maint Cost	1/3 Grant	Net Maint Cost
12	21 & 22	5-116	VOSKAMP JOHN ARTHUR	30.4	\$ 2,270.00		\$ 2,270.00	\$ 2,930.08	\$ 966.93	\$ 1,963.15
	20	4-096	BIERIDALE FARMS INC	40.4	\$ 1,250.00		\$ 1,250.00	\$ 1,613.48	\$ 532.45	\$ 1,081.03
	19	4-095	AMES GEORGE MURRAY	20.2	\$ 220.00		\$ 220.00	\$ 283.97	\$ 93.71	\$ 190.26
	18	4-094	CLELAND JASON DOUGLAS	6.1	\$ 57.00		\$ 57.00	\$ 73.57	\$ 24.28	\$ 49.30
11	23	5-099	VOSKAMP JOHN ARTHUR	18.2	\$ 315.00	\$ 110.00	\$ 425.00	\$ 548.58	\$ 181.03	\$ 367.55
	22	5-098	DALLNER FARMS INC	25.5	\$ 467.00	\$ 1,163.00	\$ 1,630.00	\$ 2,103.98	\$ 694.31	\$ 1,409.67
	21	5-097	VOSKAMP BERTRAND	46.5	\$ 783.00	\$ 1,574.00	\$ 2,357.00	\$ 3,042.38	\$ 1,003.98	\$ 2,038.39
	20	4-073	HENMAR FARMS (2005) LTD	33.6	\$ 1,015.00	\$ 350.00	\$ 1,365.00	\$ 1,761.92	\$ 581.43	\$ 1,180.49
	19	4-072	LONG DONALD ROBERT	9.3	\$ 121.00		\$ 121.00	\$ 156.18	\$ 51.54	\$ 104.64
	19	4-071	HENMAR FARMS (2005) LTD	4.9	\$ 46.00		\$ 46.00	\$ 59.38	\$ 19.59	\$ 39.78
	18	4-070	LONG KENNETH CHARLES	2	\$ 18.00		\$ 18.00	\$ 23.23	\$ 7.67	\$ 15.57
10	25	5-080	2850336 ONTARIO INC	7.6	\$ 82.00	\$ 29.00	\$ 111.00	\$ 143.28	\$ 47.28	\$ 96.00
	24	5-079	JANCORA FARMS LTD	35.8	\$ 683.00	\$ 238.00	\$ 921.00	\$ 1,188.81	\$ 392.31	\$ 796.50
	23	5-078	REYNOLDS GARY WALLACE	30.4	\$ 536.00	\$ 187.00	\$ 723.00	\$ 933.24	\$ 307.97	\$ 625.27
	22	5-077	JANCORA FARMS LTD	35.6	\$ 628.00	\$ 419.00	\$ 1,047.00	\$ 1,351.45	\$ 445.98	\$ 905.47
	21	5-076	TEGENBOSCH CHRISTIAN JOHN J	8.1	\$ 139.00	\$ 49.00	\$ 188.00	\$ 242.67	\$ 80.08	\$ 162.59
9	23 & 24	5-046	2850336 ONTARIO INC	3.6	\$ 66.00	\$ 23.00	\$ 89.00	\$ 114.88	\$ 37.91	\$ 76.97
	23	5-045	JANCORA FARMS LTD	0.5	\$ 9.00	\$ 3.00	\$ 12.00	\$ 15.49	\$ 5.11	\$ 10.38
Roads	Perth County Rd 6		PERTH COUNTY	1.2	\$ 66.00	\$ 23.00	\$ 89.00	\$ 114.88	\$ -	\$ 114.88
	Con 11/12		MUN OF NORTH PERTH	0.8	\$ 537.00		\$ 537.00	\$ 693.15	\$ -	\$ 693.15
	Lot 20/21		MUN OF NORTH PERTH	1.3	\$ 37.00	\$ 558.00	\$ 595.00	\$ 768.02	\$ -	\$ 768.02
			<b>Total</b>	<b>362</b>	<b>\$ 9,345.00</b>	<b>\$ 4,726.00</b>	<b>\$ 14,071.00</b>	<b>\$ 18,162.62</b>	<b>\$ 5,473.57</b>	<b>\$ 12,689.05</b>



**Scott Richardson**  
Drainage Superintendent  
Municipality of North Perth



**MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 109-2024**  
**DUCKLOW MUNICIPAL DRAIN**

BEING a by-law to authorize Maintenance and Repair of a Municipal Drain under the provisions of the DRAINAGE ACT.

WHEREAS Council have received a notice for maintenance and repair of the Ducklow Municipal Drain.

AND WHEREAS this portion of the drain was last constructed or repaired according to the report prepared James A. Howes, Ontario Land Surveyor dated January 21, 1975, and adopted under By-law No. 75-16, Elma Ward, being a current by-law.

AND WHEREAS Council wish to maintain and repair same without obtaining the report of an Engineer, in accordance with Section 74 of the Drainage Act, the cost of maintenance and repair of the Municipal Drains is to be at the expense of all upstream lands and roads in any way assessed for the construction or improvement of the drainage works and in the proportion determined by the then current by-law pertaining thereto,

AND WHEREAS the actual cost of the repair is \$23,504.56 and is assessed as per Schedule A attached as revised.

**THEREFORE THE COUNCIL OF THE MUNICIPALTY OF NORTH PERTH,  
PURSUANT TO THE DRAINAGE ACT R.S.O. 1990, CHAPTER D. 17 ENACTS AS  
FOLLOWS:**

1. The following maintenance, repair and minor improvement was completed in accordance therewith.
  - a) The Atkin Municipal Drain cleanout was completed at CON 13 Lot 5 to CON 15 Lot 4, Elma Ward, Municipality of North Perth.
2. The amount of \$23,504.56 be raised by this Municipality for such drainage work as a cash assessment upon lands and roads affect by the proposed drainage work provided and such sum shall be reduced by the amount of any grants received. If cash assessment are not paid, they shall be levied upon lands and roads as set forth in the Schedule to be collected in the same manner and at the same as other taxes are collected. All assessments are payable in the first year in which the assessment is imposed.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December 2024.

**READ A THIRD AND FINAL TIME AND FINALLY PASSED** this 16<sup>th</sup> day of December 2024.

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TODD KASENBERG, MAYOR

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LINDSAY CLINE, CLERK

**SCHEDULE OF ASSESSMENT  
DUCKLOW MUNICIPAL DRAIN (ELMA)  
MUNICIPALITY OF NORTH PERTH**

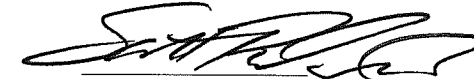
Information updated from By-law No. 75-16 which adopted the report of James A. Howes, Ontario Land Surveyor, dated January 21, 1975.

As provided by Section 74 of the Act only upstream lands and roads are assessed.

As provided in Section 85 of the Drainage Act, it is anticipated that a 1/3 grant will apply on assessments of all lands used for agricultural purposes as eligible according to Farm Property Class tax rate confirmed by MPAC. Lands not used for agricultural purposes are marked thus\*.

Total Maint Cost \$ 23,504.56

Con	Lot	Roll No.	Name	Affected Area (ac.)	1967 Drain Report			2024 Maintenance		
					Benefit	Outlet	Total	Gross Maint Cost	1/3 Grant	Net Maint Cost
13	5	314036000410200	TERPSTRA FARMS LTD	25	\$ 120.00	\$ 252.00	\$ 372.00	\$ 940.18	\$ 310.26	\$ 629.92
	6	314036000410300	NEW TEX FARMS LTD	51	\$ 120.00	\$ 510.00	\$ 630.00	\$ 1,592.24	\$ 525.44	\$ 1,066.80
	7	314036000410400	NEW TEX FARMS LTD	60		\$ 600.00	\$ 600.00	\$ 1,516.42	\$ 500.42	\$ 1,016.00
	8	314036000410500	DEWAR KENNETH TYE	11		\$ 111.00	\$ 111.00	\$ 280.54	\$ 92.58	\$ 187.96
14	3	314036000412400	COLQUHOUN DAVID DONALD	20	\$ 420.00		\$ 420.00	\$ 1,061.50	\$ 350.29	\$ 711.20
	4	314036000412500	PORTENA NAMMEN	70	\$ 1,620.00	\$ 117.00	\$ 1,737.00	\$ 4,390.05	\$ 1,448.71	\$ 2,941.33
	5	314036000412600	TOLLENAAR JOHN ADRIAN	100	\$ 2,445.00	\$ 501.00	\$ 2,946.00	\$ 7,445.64	\$ 2,457.06	\$ 4,988.58
	6	314036000412700	DINIMA FARMS LTD	60	\$ 360.00	\$ 561.00	\$ 921.00	\$ 2,327.71	\$ 768.14	\$ 1,559.57
15	7	314036000412700	DINIMA FARMS LTD	24		\$ 240.00	\$ 240.00	\$ 606.57	\$ 200.17	\$ 406.40
	3	314036000600200	PORTENA NAMMEN	10	\$ 300.00		\$ 300.00	\$ 758.21	\$ 250.21	\$ 508.00
	4	314036000600300	SMITH JAMES EARL	20	\$ 120.00	\$ 33.00	\$ 153.00	\$ 386.69	\$ 127.61	\$ 259.08
Roads	Con Rd 13-14		ELMA TWP	7	\$ 90.00	\$ 210.00	\$ 300.00	\$ 758.21	\$ -	\$ 758.21
	Side Rd 5-6		ELMA TWP	6	\$ 390.00	\$ 180.00	\$ 570.00	\$ 1,440.60	\$ -	\$ 1,440.60
<b>Total</b>				<b>\$ 464.00</b>	<b>\$ 5,985.00</b>	<b>\$ 3,315.00</b>	<b>\$ 9,300.00</b>	<b>\$ 23,504.56</b>	<b>\$ 7,030.90</b>	<b>\$ 16,473.66</b>



Scott  
Richardson  
Drainage  
Superintendent  
Municipality of



> I want to...

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Tools



**MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 110-2024**  
**GILKINSON MUNICIPAL DRAIN**

BEING a by-law to authorize Maintenance and Repair of a Municipal Drain under the provisions of the DRAINAGE ACT.

WHEREAS Council have received a notice for maintenance and repair of the Gilkinson Municipal Drain.

AND WHEREAS this portion of the drain was last constructed or repaired according to the report prepared E. Paul Elston, P. Eng., dated September 9, 1983, and adopted under By-law No. 83-55, Elma Ward, being a current by-law.

AND WHEREAS Council wish to maintain and repair same without obtaining the report of an Engineer, in accordance with Section 74 of the Drainage Act, the cost of maintenance and repair of the Municipal Drains is to be at the expense of all upstream lands and roads in any way assessed for the construction or improvement of the drainage works and in the proportion determined by the then current by-law pertaining thereto,

AND WHEREAS the actual cost of the repair is \$8,051.76 and is assessed as per Schedule A attached as revised.

**THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH,  
PURSUANT TO THE DRAINAGE ACT R.S.O. 1990, CHAPTER D. 17 ENACTS AS  
FOLLOWS:**

1. The following maintenance, repair and minor improvement was completed in accordance therewith.
  - a) The Atkin Municipal Drain cleanout was completed at CON 2 Lot 36 to CON 12 Lot 3, Elma Ward, Municipality of North Perth as well as the Township of Mornington.
2. The amount of \$8,051.76 be raised by this Municipality for such drainage work as a cash assessment upon lands and roads affect by the proposed drainage work provided and such sum shall be reduced by the amount of any grants received. If cash assessment are not paid, they shall be levied upon lands and roads as set forth in the Schedule to be collected in the same manner and at the same as other taxes are collected. All assessments are payable in the first year in which the assessment is imposed.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December 2024.

**READ A THIRD AND FINAL TIME AND FINALLY PASSED** this 16<sup>th</sup> day of December 2024.

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TODD KASENBERG, MAYOR

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LINDSAY CLINE, CLERK

**SCHEDULE OF ASSESSMENT  
GILKINSON MUNICIPAL DRAIN (ELMA)  
MUNICIPALITY OF NORTH PERTH**

Information updated from By-law No. 83-55 which adopted the report of  
E. Paul Elston, P. Eng., dated September 9, 1983.

As provided by Section 74 of the Act only upstream lands and roads are assessed.

As provided in Section 85 of the Drainage Act, it is anticipated that a 1/3 grant will apply  
on assessments of all lands used for agricultural purposes as eligible according to Farm Property  
Class tax rate confirmed by MPAC. Lands not used for agricultural purposes are marked thus\*.

Total Maint Cost \$

10,351.54

Con	Lot	Roll No.	Name	Affected Area (ac.)	1983 Drain Report			2024 Maintenance		
					Benefit	Outlet	Total	Gross Maint Cost	1/3 Grant	Net Maint Cost
2	36	3-047-05	BRUBACHER RUTH	3	\$ 460.00	\$ 60.00	\$ 520.00	\$ 88.21	\$ 29.11	\$ 59.10
3	34	3-063	JOHNSTON DOUGLAS GEORGE	11.3	\$ -	\$ 228.00	\$ 228.00	\$ 38.68	\$ 12.76	\$ 25.91
	35	3-064	EBY RANDOLPH JOHN	32.4	\$ 4,160.00	\$ 652.00	\$ 4,812.00	\$ 816.30	\$ 269.38	\$ 546.92
	36	3-065	MARTIN DAVID EZEKIEL	39.7	\$ 1,770.00	\$ 798.00	\$ 2,568.00	\$ 435.63	\$ 143.76	\$ 291.87
4	32	3-080	VANDERGoot HOLSTEINS LTD	19.2	\$ -	\$ 387.00	\$ 387.00	\$ 65.65	\$ 21.66	\$ 43.99
	33	3-081	GRAY JAMES DOUGLAS	39.7	\$ -	\$ 798.00	\$ 798.00	\$ 135.37	\$ 44.67	\$ 90.70
	34	3-082	MARTIN LANDIS M	40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	35	3-084	WIDEMAN ALVIN M	40.3	\$ -	\$ 811.00	\$ 811.00	\$ 137.58	\$ 45.40	\$ 92.18
	35	3-083	EBY RANDOLPH JOHN	0.13	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	36	3-085	MARMEADOW FARMS LTD	42.5	\$ -	\$ 857.00	\$ 857.00	\$ 145.38	\$ 47.98	\$ 97.41
5	31	3-094	MARTIN NAOMI	6.1	\$ -	\$ 122.00	\$ 122.00	\$ 20.70	\$ 6.83	\$ 13.87
	32	3-094-02	MARTIN MELVIN	37.6	\$ -	\$ 755.00	\$ 755.00	\$ 128.08	\$ 42.27	\$ 85.81
	33	3-095	VAN DER GOOT HOLSTEINS LTD	39.9	\$ -	\$ 803.00	\$ 803.00	\$ 136.22	\$ 44.95	\$ 91.27
	34	3-096	MARTIN IDA	39.5	\$ -	\$ 796.00	\$ 796.00	\$ 135.03	\$ 44.56	\$ 90.47
	35	3-097	EBY STEVEN	39.5	\$ -	\$ 796.00	\$ 796.00	\$ 135.03	\$ 44.56	\$ 90.47
	36	3-098	BAUMAN MERLE B	24.3	\$ -	\$ 489.00	\$ 489.00	\$ 82.95	\$ 27.37	\$ 55.58
	36	3-097	EBY STEVEN	19.6	\$ -	\$ 395.00	\$ 395.00	\$ 67.01	\$ 22.11	\$ 44.89
6	29	3-103-10	ZYTA ADRIAAN GERARDUS	8.1	\$ -	\$ 152.00	\$ 152.00	\$ 25.79	\$ 8.51	\$ 17.28
	30	3-103-10	ZYTA ADRIAAN GERARDUS	11.5	\$ -	\$ 217.00	\$ 217.00	\$ 36.81	\$ 12.15	\$ 24.66
	30	3-104	KUEPFER WESLEY KENNETH	5.9	\$ -	\$ 111.00	\$ 111.00	\$ 18.83	\$ 6.21	\$ 12.62
	30	3-104	KUEPFER WESLEY KENNETH	0.18	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	31	3-107	CORRY JAMES GORDON	34.4	\$ -	\$ 692.00	\$ 692.00	\$ 117.39	\$ 38.74	\$ 78.65
	31	3-106	HOSHEL DOUGLAS ALLAN	2.2	\$ -	\$ 45.00	\$ 45.00	\$ 7.63	\$ 2.52	\$ 5.11
	32	3-108	FRANK JAMES PETER	40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	33	3-109	FRANK JAMES PETER	40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	34	3-110	MARTIN ABNER	40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	35	3-111	2849392 ONTARIO INC	40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	36	3-112	WEBER NELSON	40.5	\$ -	\$ 813.00	\$ 813.00	\$ 137.92	\$ 45.51	\$ 92.40
	36	3-113	NATURE'S WAVE INC	5.3	\$ -	\$ 106.00	\$ 106.00	\$ 17.98	\$ 5.93	\$ 12.05
7	28	5-009	WIDEMAN MERVIN	1.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	28	5-009	WIDEMAN MERVIN	3.2	\$ -	\$ 50.00	\$ 50.00	\$ 8.48	\$ 2.80	\$ 5.68
	28	5-010	WEBER JOSEPH W	22.7	\$ -	\$ 405.00	\$ 405.00	\$ 68.70	\$ 22.67	\$ 46.03
	28	5-011	COCKWELL DAVID RUSSELL	8.1	\$ -	\$ 355.00	\$ 355.00	\$ 60.22	\$ 19.87	\$ 40.35
	29	5-011	COCKWELL DAVID RUSSELL	24.3	\$ -	\$ 130.00	\$ 130.00	\$ 22.05	\$ 7.28	\$ 14.78
	29	5-012	ZYTA JOHN MARINUS	16.2	\$ -	\$ 413.00	\$ 413.00	\$ 70.06	\$ 23.12	\$ 46.94
	30	5-012	ZYTA JOHN MARINUS	20.2	\$ -	\$ 279.00	\$ 279.00	\$ 47.33	\$ 15.62	\$ 31.71
	30	5-013	HAVERKAMP HUGHBERT EDWARD	20.2	\$ -	\$ 370.00	\$ 370.00	\$ 62.77	\$ 20.71	\$ 42.05
	31	5-014	HAVERKAMP RALPH	40.1	\$ -	\$ 374.00	\$ 374.00	\$ 63.44	\$ 20.94	\$ 42.51
	31	5-014-05	LAHN NORMAN FRANCIS	0.49	\$ -	\$ 767.00	\$ 767.00	\$ 130.11	\$ 42.94	\$ 87.18
	32	5-015	MITCHELL KATHRYN LILLIAN	20.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	32	5-016	KUEPFER EARL	20.2	\$ -	\$ 388.00	\$ 388.00	\$ 65.82	\$ 21.72	\$ 44.10
	33	5-017	VERKLEY ENTERPRISES INC	40.5	\$ -	\$ 385.00	\$ 385.00	\$ 65.31	\$ 21.55	\$ 43.76

	34	5-017-50	2849392 ONTARIO INC	40.5	\$ -	\$ 654.00	\$ 654.00	\$ 110.94	\$ 36.61	\$ 74.33
	35	5-018	2849392 ONTARIO INC	40.5	\$ -	\$ 471.00	\$ 471.00	\$ 79.90	\$ 26.37	\$ 53.53
8	27	5-026	LITTLE JOHN MICHAEL	30.6	\$ -	\$ 471.00	\$ 471.00	\$ 79.90	\$ 26.37	\$ 53.53
	27	5-027	LITTLE PATRICIA ANN	0.2	\$ -	\$ 429.00	\$ 429.00	\$ 72.78	\$ 24.02	\$ 48.76
	28	5-028	BAUMAN ABNER	40.5	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	29	5-029	ZYTA JOHN MARINUS	40.5	\$ -	\$ 552.00	\$ 552.00	\$ 93.64	\$ 30.90	\$ 62.74
	30	5-031	DUTCH DREAM FARMS LTD	20.2	\$ -	\$ 536.00	\$ 536.00	\$ 90.93	\$ 30.01	\$ 60.92
	30	5-030	ATWOOD FARM SUPPLIES LTD	20.2	\$ -	\$ 272.00	\$ 272.00	\$ 46.14	\$ 15.23	\$ 30.92
	31	5-032	ZYTA JOHN MARINUS	40.5	\$ -	\$ 258.00	\$ 258.00	\$ 43.77	\$ 14.44	\$ 29.32
	32	5-034	LITTLE DOUGLAS EDWARD	40.5	\$ -	\$ 572.00	\$ 572.00	\$ 97.03	\$ 32.02	\$ 65.01
	33	5-035	BUCHANAN JAMES ALEXANDER	20.2	\$ -	\$ 534.00	\$ 534.00	\$ 90.59	\$ 29.89	\$ 60.69
	33	5-036	BIRCH LAWN FARMS LTD	10.1	\$ -	\$ 247.00	\$ 247.00	\$ 41.90	\$ 13.83	\$ 28.07
	33	5-037	BIRCH LAWN FARMS LTD	10.1	\$ -	\$ 118.00	\$ 118.00	\$ 20.02	\$ 6.61	\$ 13.41
	34	5-038	BIRCH LAWN FARMS LTD	36.8	\$ -	\$ 118.00	\$ 118.00	\$ 20.02	\$ 6.61	\$ 13.41
	35	5-039	HOSHEL STEVEN ROY	26.3	\$ -	\$ 429.00	\$ 429.00	\$ 72.78	\$ 24.02	\$ 48.76
	36	5-040	CARTER KENNETH JAMES	26.7	\$ -	\$ 306.00	\$ 306.00	\$ 51.91	\$ 17.13	\$ 34.78
9	23	5-046	2850336 ONTARIO INC	2	\$ -	\$ 311.00	\$ 311.00	\$ 52.76	\$ 17.41	\$ 35.35
	24	5-046	2850336 ONTARIO INC	1.6	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	24	5-049	2850336 ONTARIO INC	0.7	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	24	5-047	KUEPFER BRIAN JOHN	0.19	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	24	5-047-10	ELMA CEMETERY BOARD	0.01	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	25	5-049	2850336 ONTARIO INC	2.4	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	25	5-050	DALLNER SCOTT ADAM	4	\$ -	\$ 30.00	\$ 30.00	\$ 5.09	\$ 1.68	\$ 3.41
	26	5-051	JOHNSTON KIM MAXINE	15.8	\$ -	\$ 149.00	\$ 149.00	\$ 25.28	\$ 8.34	\$ 16.94
	26	5-052	TRIPLE B SPRAYING LTD	19.6	\$ -	\$ 176.00	\$ 176.00	\$ 29.86	\$ 9.85	\$ 20.00
	27	5-054	HENMAR FARMS (2005) LTD	39.8	\$ -	\$ 376.00	\$ 376.00	\$ 63.78	\$ 21.05	\$ 42.74
27 & 28	5-053	NORTH PERTH MUNICIPALITY	0.59	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$	\$ 3.39	\$
	29	5-055	TERPSTRA DRYING INC	40.1	\$ 935.00	\$ 400.00	\$ 1,335.00	\$ 226.47	\$ 74.73	\$ 151.73
	30	5-056	T & T HOLSTEINS LTD	40.3	\$ 4,410.00	\$ 419.00	\$ 4,829.00	\$ 819.19	\$ 270.33	\$ 548.86
	30	5-057	HENMAR FARMS (2005) LTD	38.2	\$ 353.00	\$ 429.00	\$ 782.00	\$ 132.66	\$ 43.78	\$ 88.88
	30	5-058	ENNS ISAAK	0.11	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-059	WALL JOHAN	0.31	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-060	KOOPMANS SIMON ELING RUURD	0.28	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-061	KOOPMANS LAURA LEIGH RUTH	0.43	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-064	BROWNELL JASON GORDON	0.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-065	BOESE JOHAN	0.15	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	30	5-066	KUEPFER LLOYD	0.14	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	31	5-070	GERBER STEVEN WAYNE	0.1	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	31	5-067	DONEGAL MENNONITE FELLOWSHIP	36.6	\$ -	\$ 427.00	\$ 427.00	\$ 72.44	\$ 23.90	\$ 48.53
	31	5-068	GOETZ JOSEPH FRANCIS	0.81	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	31	5-069	LANNIN BENJAMIN PERCY	0.21	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	31	5-069-10	STAHLKE MICHAEL WILLIAM CARL	0.17	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	32	5-071	DUTCH DREAM FARMS LTD	0.1	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	33	5-072	BIRCH LAWN FARMS LTD	38	\$ -	\$ 442.00	\$ 442.00	\$ 74.98	\$ 24.74	\$ 50.24
	33	5-073	LANNIN TERRY KEVIN	16.2	\$ -	\$ 189.00	\$ 189.00	\$ 32.06	\$ 10.58	\$ 21.48
	34	5-074	LANNIN TERRY KEVIN	16.6	\$ -	\$ 193.00	\$ 193.00	\$ 32.74	\$ 10.80	\$ 21.94
10	21	5-076	TEGENBOSCH CHRISTIAN JOHN J	16.2	\$ -	\$ 189.00	\$ 189.00	\$ 32.06	\$ 10.58	\$ 21.48
	22	5-077	JANCORA FARMS LTD	8.1	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	23	5-078	REYNOLDS GARY WALLACE	35.6	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	23	5-079	JANCORA FARMS LTD	30.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	24	5-079	JANCORA FARMS LTD	10.1	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	28	5-084	RONALEA FARMS INC	40.3	\$ -	\$ 65.00	\$ 65.00	\$ 11.03	\$ 3.64	\$ 7.39
	29	5-084	RONALEA FARMS INC	11.9	\$ 950.00	\$ 113.00	\$ 1,063.00	\$ 180.33	\$ 59.51	\$ 120.82
	30	5-086	LANNIN EARL EDWIN	12.7	\$ -	\$ 120.00	\$ 120.00	\$ 20.36	\$ 6.72	\$ 13.64
11	18	5-070	LONG KENNETH CHARLES	14	\$ -	\$ 132.00	\$ 132.00	\$ 22.39	\$ 7.39	\$ 15.00
	19	5-071	HENMAR FARMS (2005) LTD	2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	19	5-072	LONG DONALD ROBERT	4.9	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	20	5-073	HENMAR FARMS (2005) LTD	5.3	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27

MUN. OF NORTH  
PERTH

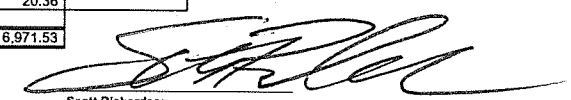
	21	5-097	VOSKAMP BERTRAND	33.6	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	22	5-097	VOSKAMP BERTRAND	36.4	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	22	5-098	DALLNER FARMS INC	10.1	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	23	5-099	VOSKAMP JOHN ARTHUR	30.4	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	24	5-100	VOSKAMP JOHN ARTHUR	40.5	\$ -	\$ 85.00	\$ 85.00	\$ 14.42	\$ 4.76	\$ 9.66
	25	5-101	2850338 ONTARIO INC	40.5	\$ 3,445.00	\$ 193.00	\$ 3,638.00	\$ 617.15	\$ 203.66	\$ 413.49
	26	5-102	SHANTZ FARMS LTD	40.5	\$ 835.00	\$ 127.00	\$ 962.00	\$ 163.19	\$ 53.85	\$ 109.34
	27	5-103	GINGRICH ACRES INC	28.7	\$ -	\$ 119.00	\$ 119.00	\$ 20.19	\$ 6.66	\$ 13.53
12	18	4-094	CLELAND JASON DOUGLAS	6.1	\$ -	\$ 81.00	\$ 81.00	\$ 13.74	\$ 4.53	\$ 9.21
	19	4-095	AMES GEORGE MURRAY	20.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	20	4-096	BIERIDALE FARMS INC	34.4	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	21	5-116	VOSKAMP JOHN ARTHUR	40.5	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	22	5-116	VOSKAMP JOHN ARTHUR	39.7	\$ -	\$ 22.00	\$ 22.00	\$ 3.73	\$ 1.23	\$ 2.50
	23	5-117	VOSKAMP JOHN ARTHUR	32.4	\$ 1,365.00	\$ 57.00	\$ 1,422.00	\$ 241.23	\$ 79.60	\$ 161.62
	24	5-117	VOSKAMP JOHN ARTHUR	26.3	\$ 2,515.00	\$ 71.00	\$ 2,586.00	\$ 438.69	\$ 144.77	\$ 293.92
	25	5-118	HAVERKAMP RALPH	24.3	\$ 1,965.00	\$ 60.00	\$ 2,025.00	\$ 343.52	\$ 113.36	\$ 230.16
	26	5-119	MUELLER GEORG WOLFGANG	28.3	\$ -	\$ 56.00	\$ 56.00	\$ 9.50	\$ 3.13	\$ 6.36
13	19	4-117	BIERIDALE FARMS INC	7.3	\$ -	\$ 61.00	\$ 61.00	\$ 10.35	\$ 3.41	\$ 6.93
	19	4-118	BIERIDALE FARMS INC	16.2	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	20	4-118	BIERIDALE FARMS INC	37.6	\$ 560.00	\$ 20.00	\$ 580.00	\$ 98.39	\$ 32.47	\$ 65.92
	21	4-119	KUNTZE MURRAY JACOB	40.5	\$ 5,170.00	\$ 20.00	\$ 5,190.00	\$ 880.43	\$ 290.54	\$ 589.89
	22	4-120	818338 ONTARIO INC	15	\$ 225.00	\$ 25.00	\$ 250.00	\$ 42.41	\$ 14.00	\$ 28.41
14	20	4-143	1020193 ONTARIO LTD	0	\$ 265.00	\$ 20.00	\$ 285.00	\$ 48.35	\$ 15.95	\$ 32.39
*Right of Way	20		C.N.R	4.7	\$ -	\$ 237.00	\$ 237.00	\$ 40.20	\$ 13.27	\$ 26.94

Roads	20-21		MUN. NORTH PERTH	5.8	\$ 60.00	\$ 20.00	\$ 80.00	\$ 13.57	\$ -	\$ 13.57
	25-26		MUN. NORTH PERTH	6.1	\$ 449.00	\$ 94.00	\$ 543.00	\$ 92.11	\$ -	\$ 92.11
	Cty Rd. 8		COUNTY OF PERTH	10.8	\$ 538.00	\$ 529.00	\$ 1,067.00	\$ 181.00	\$ -	\$ 181.00
	1/2 Twinn Rd		MUN. NORTH PERTH	5.9	\$ -	\$ 231.00	\$ 231.00	\$ 39.19	\$ -	\$ 39.19
	2-3		MUN. NORTH PERTH	0.5	\$ -	\$ 30.00	\$ 30.00	\$ 5.09	\$ -	\$ 5.09
	3-4		MUN. NORTH PERTH	2.8	\$ -	\$ 169.00	\$ 169.00	\$ 28.67	\$ -	\$ 28.67
	5-6		MUN. NORTH PERTH	4.4	\$ -	\$ 265.00	\$ 265.00	\$ 44.95	\$ -	\$ 44.95
	Cty Rd. 6		COUNTY OF PERTH	9.3	\$ 538.00	\$ 253.00	\$ 791.00	\$ 134.18	\$ -	\$ 134.18
	11-12		MUN. NORTH PERTH	6.7	\$ 449.00	\$ 57.00	\$ 506.00	\$ 85.84	\$ -	\$ 85.84
	13-14		MUN. NORTH PERTH	60.3	\$ 449.00	\$ -	\$ 449.00	\$ 76.17	\$ -	\$ 76.17

8	1	3-112		26.3	\$ -	\$ 360.00	\$ 360.00	\$ 61.07	\$ 20.15	\$ 40.92
	1	3-113		8.1	\$ -	\$ 94.00	\$ 94.00	\$ 15.95	\$ 5.26	\$ 10.68
	2	3-114		15.4	\$ -	\$ 302.00	\$ 302.00	\$ 51.23	\$ 16.91	\$ 34.32
	2	3-115		6.9	\$ -	\$ 138.00	\$ 138.00	\$ 23.41	\$ 7.73	\$ 15.68
	3	3-115		12.1	\$ -	\$ 243.00	\$ 243.00	\$ 41.22	\$ 13.60	\$ 27.62
	3	3-117		5.1	\$ -	\$ 103.00	\$ 103.00	\$ 17.47	\$ 5.77	\$ 11.71
	3	3-118		3.4	\$ -	\$ 69.00	\$ 69.00	\$ 11.71	\$ 3.86	\$ 7.84
9	1	3-144		40.1	\$ -	\$ 484.00	\$ 484.00	\$ 82.11	\$ 27.09	\$ 55.01
	1	3-144		5.7	\$ -	\$ 70.00	\$ 70.00	\$ 11.87	\$ 3.92	\$ 7.96
	1	3-145		34.8	\$ -	\$ 491.00	\$ 491.00	\$ 83.29	\$ 27.49	\$ 55.81
	2	3-147		18.7	\$ -	\$ 378.00	\$ 378.00	\$ 64.12	\$ 21.16	\$ 42.96
	2	3-146-10		3.9	\$ -	\$ 79.00	\$ 79.00	\$ 13.40	\$ 4.42	\$ 8.98
	2	3-146		36.3	\$ -	\$ 725.00	\$ 725.00	\$ 122.99	\$ 40.59	\$ 82.40
	2	3-148		20.2	\$ -	\$ 407.00	\$ 407.00	\$ 69.04	\$ 22.78	\$ 46.26
	3	3-150		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	3	3-148		19.5	\$ -	\$ 392.00	\$ 392.00	\$ 66.50	\$ 21.94	\$ 44.55
	3	3-149		19.4	\$ -	\$ 391.00	\$ 391.00	\$ 66.33	\$ 21.89	\$ 44.44
	4	3-151		39.3	\$ -	\$ 791.00	\$ 791.00	\$ 134.18	\$ 44.28	\$ 89.90
	4	3-153		1.2	\$ -	\$ 23.00	\$ 23.00	\$ 3.90	\$ 1.29	\$ 2.61
	5	3-154		17.4	\$ -	\$ 350.00	\$ 350.00	\$ 59.37	\$ 19.59	\$ 39.78
	5	3-155		6.9	\$ -	\$ 138.00	\$ 138.00	\$ 23.41	\$ 7.73	\$ 15.68
	6	3-156		0.8	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27

10	1	4-001		39.3	\$ -	\$ 791.00	\$ 791.00	\$ 134.18	\$ 44.28	\$ 89.90
	1	4-002		38.1	\$ -	\$ 767.00	\$ 767.00	\$ 130.11	\$ 42.94	\$ 87.18
	1	3-144		1.7	\$ -	\$ 22.00	\$ 22.00	\$ 3.73	\$ 1.23	\$ 2.50
	2	4-003		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	2	4-004		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	3	4-005		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	3	4-005		2.8	\$ -	\$ 56.00	\$ 56.00	\$ 9.50	\$ 3.13	\$ 6.36
	3	4-007		17.2	\$ -	\$ 347.00	\$ 347.00	\$ 58.86	\$ 19.43	\$ 39.44
	3	4-009		0.4	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	3	4-006		20.2	\$ -	\$ 407.00	\$ 407.00	\$ 69.04	\$ 22.78	\$ 46.26
	4	4-011		9.7	\$ -	\$ 195.00	\$ 195.00	\$ 33.08	\$ 10.92	\$ 22.16
13	1	4-086		6.1	\$ -	\$ 122.00	\$ 122.00	\$ 20.70	\$ 6.83	\$ 13.87
13	1	4-087		1.2	\$ -	\$ 24.00	\$ 24.00	\$ 4.07	\$ 1.34	\$ 2.73
10	4	4-010		18.2	\$ -	\$ 366.00	\$ 366.00	\$ 62.09	\$ 20.49	\$ 41.60
	4	4-014		9.3	\$ -	\$ 187.00	\$ 187.00	\$ 31.72	\$ 10.47	\$ 21.25
	4	4-010		10.1	\$ -	\$ 204.00	\$ 204.00	\$ 34.61	\$ 11.42	\$ 23.19
	5	4-015		20.2	\$ -	\$ 407.00	\$ 407.00	\$ 69.04	\$ 22.78	\$ 46.26
	5	4-016		4	\$ -	\$ 82.00	\$ 82.00	\$ 13.91	\$ 4.59	\$ 9.32
	5	4-010		9.3	\$ -	\$ 187.00	\$ 187.00	\$ 31.72	\$ 10.47	\$ 21.25
	5	4-017		4	\$ -	\$ 82.00	\$ 82.00	\$ 13.91	\$ 4.59	\$ 9.32
	6	4-015		20.2	\$ -	\$ 407.00	\$ 407.00	\$ 69.04	\$ 22.78	\$ 46.26
11	1	4-017		0.8	\$ -	\$ 20.00	\$ 20.00	\$ 3.39	\$ 1.12	\$ 2.27
	1	4-027-10		32.7	\$ -	\$ 658.00	\$ 658.00	\$ 111.62	\$ 36.84	\$ 74.79
	1	4-027-20		4.6	\$ -	\$ 92.00	\$ 92.00	\$ 15.61	\$ 5.15	\$ 10.46
	1	4-027		3.3	\$ -	\$ 83.00	\$ 83.00	\$ 14.08	\$ 4.65	\$ 9.43
	1	4-028		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	2	4-029		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	2	4-030		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	3	4-031		40.5	\$ -	\$ 815.00	\$ 815.00	\$ 138.26	\$ 45.62	\$ 92.63
	3	4-032		39.7	\$ -	\$ 798.00	\$ 798.00	\$ 135.37	\$ 44.67	\$ 90.70
	4	4-033		1.6	\$ -	\$ 31.00	\$ 31.00	\$ 5.26	\$ 1.74	\$ 3.52
12	1	4-050-10		15.8	\$ -	\$ 317.00	\$ 317.00	\$ 53.78	\$ 17.75	\$ 36.03
	1	4-050		15	\$ -	\$ 301.00	\$ 301.00	\$ 51.06	\$ 16.85	\$ 34.21
	1	4-05110		9.7	\$ -	\$ 195.00	\$ 195.00	\$ 33.08	\$ 10.92	\$ 22.16
	1	4-051		10.1	\$ -	\$ 204.00	\$ 204.00	\$ 34.61	\$ 11.42	\$ 23.19
	1	4-052		15	\$ -	\$ 318.00	\$ 318.00	\$ 53.95	\$ 17.80	\$ 36.14
	1	4-027-20		1.5	\$ -	\$ 31.00	\$ 31.00	\$ 5.26	\$ 1.74	\$ 3.52
	1	4-027-10		2.7	\$ -	\$ 54.00	\$ 54.00	\$ 9.16	\$ 3.02	\$ 6.14
	2	4-054		19	\$ -	\$ 383.00	\$ 383.00	\$ 64.97	\$ 21.44	\$ 43.53
	2	4-055		17.4	\$ -	\$ 350.00	\$ 350.00	\$ 59.37	\$ 19.59	\$ 39.78
	3	4-056		20.6	\$ -	\$ 414.00	\$ 414.00	\$ 70.23	\$ 23.18	\$ 47.05
*Right of Way	20		C.N.R	4.9	\$ -	\$ 414.00	\$ 414.00	\$ 70.23	\$ 23.18	\$ 47.05
Roads	1/2 Twln Rd		TWP OF MORNINGTON	5.9	\$ 321.00	\$ 321.00	\$ 642.00	\$ 108.91	\$ -	\$ 108.91
	3-4		TWP OF MORNINGTON	7.2	\$ 433.00	\$ 433.00	\$ 866.00	\$ 146.91	\$ -	\$ 146.91
	8-9		TWP OF MORNINGTON	3.6	\$ 479.00	\$ 479.00	\$ 958.00	\$ 162.51	\$ -	\$ 162.51
	10-11		TWP OF MORNINGTON	4	\$ 424.00	\$ 424.00	\$ 848.00	\$ 143.85	\$ -	\$ 143.85
	12-13		TWP OF MORNINGTON	1	\$ 60.00	\$ 60.00	\$ 120.00	\$ 20.36	\$ -	\$ 20.36
<b>Total</b>				<b>3814.70</b>	<b>\$ 29,892.00</b>	<b>\$ 31,129.00</b>	<b>\$ 61,021.00</b>	<b>\$ 10,351.54</b>	<b>\$ 3,380.01</b>	<b>\$ 6,971.53</b>

TWP OF MORNINGTON



Scott Richardson  
Drainage  
Municipality of North

> I want to...  
+  
-

Tools



# GILKINSON DRAIN

**WORK ZONE clean out, leveling spoil**

**MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 111-2024**  
**PARTRIDGE MUNICIPAL DRAIN**

BEING a by-law to authorize Maintenance and Repair of a Municipal Drain under the provisions of the DRAINAGE ACT.

WHEREAS Council have received a notice for maintenance and repair of the Partridge Municipal Drain.

AND WHEREAS this portion of the drain was last constructed or repaired according to the report prepared E. Paul Elston, P. Eng., dated September 17, 1980, and adopted under By-law No. 81-9, Elma Ward, being a current by-law.

AND WHEREAS Council wish to maintain and repair same without obtaining the report of an Engineer, in accordance with Section 74 of the Drainage Act, the cost of maintenance and repair of the Municipal Drains is to be at the expense of all upstream lands and roads in any way assessed for the construction or improvement of the drainage works and in the proportion determined by the then current by-law pertaining thereto,

AND WHEREAS the actual cost of the repair is \$7,790.45 and is assessed as per Schedule A attached as revised.

**THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH,  
PURSUANT TO THE DRAINAGE ACT R.S.O. 1990, CHAPTER D. 17 ENACTS AS  
FOLLOWS:**

1. The following maintenance, repair and minor improvement was completed in accordance therewith.
  - a) The Atkin Municipal Drain cleanout was completed at CON 14 Lot 19 to CON 18 Lot 24, Elma Ward, Municipality of North Perth.
2. The amount of \$7,790.45 be raised by this Municipality for such drainage work as a cash assessment upon lands and roads affect by the proposed drainage work provided and such sum shall be reduced by the amount of any grants received. If cash assessment are not paid, they shall be levied upon lands and roads as set forth in the Schedule to be collected in the same manner and at the same as other taxes are collected. All assessments are payable in the first year in which the assessment is imposed.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December 2024.

**READ A THIRD AND FINAL TIME AND FINALLY PASSED** this 16<sup>th</sup> day of December 2024.

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TODD KASENBERG, MAYOR

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LINDSAY CLINE, CLERK



**SCHEDULE OF ASSESSMENT  
PARTRIDGE MUNICIPAL DRAIN (ELMA)  
MUNICIPALITY OF NORTH PERTH**


Information updated from By-law No. 81-9 which adopted the report of  
E. Paul Elston, P. Eng., Spriet Associates London Limited dated September 17, 1980.

As provided by Section 74 of the Act only upstream lands and roads are assessed.

As provided in Section 85 of the Drainage Act, it is anticipated that a 1/3 grant will apply  
on assessments of all lands used for agricultural purposes as eligible according to Farm Property  
Class tax rate confirmed by MPAC. Lands not used for agricultural purposes are marked thus\*.

Total Maint Cost \$ 7,790.45

Con	Lot	Roll No.	Name	Affected Area (ac.)	1980 Drain Report			2024 Maintenance		
					Benefit	Outlet	Total	Gross Maint Cost	1/3 Grant	Net Maint Cost
14	19	314036000414200	1020193 ONTARIO LTD		\$ 1,685.00		\$ 1,685.00	\$ 724.84	\$ 239.20	\$ 485.64
15	18	314036000601900	PORTENA LYCKLE	30.4		\$ 150.00	\$ 150.00	\$ 64.53	\$ 21.29	\$ 43.23
	19	314036000602000	PORTENA INGRID	40.5	\$ 1,545.00	\$ 220.00	\$ 1,765.00	\$ 759.26	\$ 250.55	\$ 508.70
	N 20	314036000602200	ROPP JAMES WILLARD	20.2		\$ 100.00	\$ 100.00	\$ 43.02	\$ 14.20	\$ 28.82
	S 20	314036000602100	PORTENA LYCKLE	20.2	\$ 355.00	\$ 115.00	\$ 470.00	\$ 202.18	\$ 66.72	\$ 135.46
	N 21	314036000602210	SREMEC ISIDOR	10.9		\$ 55.00	\$ 55.00	\$ 23.66	\$ 7.81	\$ 15.85
	S 21	314036000602300	VAN NULAND FRANCISCUS C J	20.2		\$ 100.00	\$ 100.00	\$ 43.02	\$ 14.20	\$ 28.82
	22	314036000602400	BYLER PERRY	17.4		\$ 85.00	\$ 85.00	\$ 36.56	\$ 12.07	\$ 24.50
	23	314036000602500	ILLMAN THOMAS EDWARD	7.3		\$ 35.00	\$ 35.00	\$ 15.06	\$ 4.97	\$ 10.09
16	18	314036000604500	TOLLENAAR ANTHONY	20.2		\$ 125.00	\$ 125.00	\$ 53.77	\$ 17.74	\$ 36.03
	19	314036000604600	CAJAN FARMS LTD	38.5	\$ 25.00	\$ 355.00	\$ 380.00	\$ 163.47	\$ 53.94	\$ 109.52
	20	314036000604700	PEHLKE KENNETH EMIL	40.5	\$ 1,820.00	\$ 385.00	\$ 2,205.00	\$ 948.53	\$ 313.02	\$ 635.52
	21	314036000604800	OHM PERRY RICHARD	40.5	\$ 25.00	\$ 255.00	\$ 280.00	\$ 120.45	\$ 39.75	\$ 80.70
	22	314036000604900	VAN NULAND HOLSTEINS LTD	40.5		\$ 200.00	\$ 200.00	\$ 86.03	\$ 28.39	\$ 57.64
	23	314036000605000	PINE TREE SWINE INC	26.7		\$ 135.00	\$ 135.00	\$ 58.07	\$ 19.16	\$ 38.91
	24	314036000703600	TOLLACRES LTD	1.6		\$ 10.00	\$ 10.00	\$ 4.30	\$ 1.42	\$ 2.88
17	18	314036000607500	TOLLENAAR CATHERINE ANNE	0.6		\$ 10.00	\$ 10.00	\$ 4.30	\$ 1.42	\$ 2.88
	19	314036000607600	VAN NULAND FRANCISCUS C J	40.5		\$ 435.00	\$ 435.00	\$ 187.13	\$ 61.75	\$ 125.37
	20	314036000607700	VAN NULAND FRANCISCUS C J	40.5	\$ 240.00	\$ 585.00	\$ 825.00	\$ 354.89	\$ 117.11	\$ 237.78
	21	314036000607800	VAN NULAND FRANCISCUS C J	40.5	\$ 1,640.00	\$ 805.00	\$ 2,445.00	\$ 1,051.78	\$ 347.09	\$ 704.69
	N 22	314036000607800	VAN NULAND FRANCISCUS C J	33.8	\$ 245.00	\$ 635.00	\$ 880.00	\$ 378.55	\$ 124.92	\$ 253.63
	S 22	314036000607910	HUDSON SHARON ROSE	0.6		\$ 45.00	\$ 45.00	\$ 19.36		\$ 19.36
	W 23	314036000608000	VAN NULAND FRANCISCUS C J	3.2		\$ 60.00	\$ 60.00	\$ 25.81	\$ 8.52	\$ 17.29
	E 23	314036000608100	TOLLACRES LTD	1.2		\$ 50.00	\$ 50.00	\$ 21.51	\$ 7.10	\$ 14.41
18	N 20	314036000610025	TWO A T FARMS LIMITED	15.4		\$ 330.00	\$ 330.00	\$ 141.96	\$ 46.85	\$ 95.11
	S 20	314036000610000	ALBRECHT SCOTTIE	8.5		\$ 180.00	\$ 180.00	\$ 77.43	\$ 25.55	\$ 51.88
	21	314036000610100	RAYCRAFT RANDAL DENIS	29.6	\$ 25.00	\$ 865.00	\$ 890.00	\$ 382.85	\$ 126.34	\$ 256.51
	22	314036000610200	RAYCRAFT RANDAL DENIS	27.1	\$ 320.00	\$ 110.00	\$ 430.00	\$ 184.97	\$ 61.04	\$ 123.93
	23	314036000610300	DAVIDSON GREGORY LLOYD	19.8	\$ 240.00	\$ 1,035.00	\$ 1,275.00	\$ 548.47	\$ 181.00	\$ 367.48
	24	314036000610300	DAVIDSON GREGORY LLOYD	0.8		\$ 50.00	\$ 50.00	\$ 21.51	\$ 7.10	\$ 14.41
	Right of Way	314036000899800	PROVINCE OF ONTARIO MINISTER	3		\$ 280.00	\$ 280.00	\$ 120.45		\$ 120.45
Roads										
	Con 15-16		MUN OF NORTH PERTH	3.9	\$ 285.00	\$ 70.00	\$ 355.00	\$ 152.71	\$ -	\$ 152.71
	Con 17-18		MUN OF NORTH PERTH	3.6	\$ 685.00	\$ 355.00	\$ 1,040.00	\$ 447.38	\$ -	\$ 447.38
	Con 20-21		MUN OF NORTH PERTH	6.9	\$ 460.00	\$ 290.00	\$ 750.00	\$ 322.63	\$ -	\$ 322.63
<b>Total</b>				<b>\$ 655.10</b>	<b>\$ 9,595.00</b>	<b>\$ 8,515.00</b>	<b>\$ 18,110.00</b>	<b>\$ 7,790.45</b>	<b>\$ 2,220.21</b>	<b>\$ 5,570.24</b>

  
 Scott Richardson  
 Drainage Superintendent  
 Municipality of North Perth



# PARTRIDGE DRAIN

MADDIS STREET WEST

PERTH LINE 55

237

ROAD 149

ROAD 144

ROAD 143

LINE 62

LINE 60

LINE 61

LINE 66

LINE 68

LINE 71

ROAD 147

ROAD 148

LINE 57

ROAD 140

ROAD 136

LINE 68

ROAD 104 (HWY 23)

ROAD 141

# THE MUNICIPALITY OF NORTH PERTH

## BY-LAW NO. 117-2024

### Being a by-law to provide for an Interim Tax Levy for the year 2025 and to provide for penalty and interest

**WHEREAS** Section 317 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality, before the adoption of the estimates for the year under section 290, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes, in an amount not to exceed 50 percent of the total amount of taxes for municipal and school purposes levied on the property for the previous year;

**AND WHEREAS** the council of this municipality deems it appropriate to provide for such interim levy on the assessment of the property in this municipality;

**AND WHEREAS** Section 342 of the Municipal Act, 2001 authorizes a council to pass by-laws providing for the payment of taxes in installments and the date or dates in the year for which the taxes are imposed on which the taxes or installments are due;

**AND WHEREAS** Section 345 of the Municipal Act, 2001 authorizes a council to pass by-laws to impose late payment charges for the non-payment of taxes or any instalment by the due date;

**NOW THEREFORE** the Council of the Municipality of North Perth enacts as follows:

1. That the Council of the Municipality of North Perth imposes an interim tax levy in 2025 in an amount of 50% of the total annualized taxes for municipal and school purposes levied on the property for the previous year;
2. That for the purposes of calculating the total amount of taxes for the previous year under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of the previous year because assessment was added to the tax roll during the year, an amount shall be added equal to the additional taxes that would have been levied on the property if the taxes for municipal and school purposes had been levied for the entire year;
3. That for the interim taxes for 2025, 100% of the following Fees and Charges be levied as legislated in By-law 107-2024 as amended for;

**Waste Bins** - As specified per property

4. The said interim tax levy shall become due and payable in two equal instalments as follows:

***March 19, 2025***

***June 18, 2025***

And that nonpayment of the amount on the dates stated in accordance with this section shall constitute default.

5. (1) The Treasurer shall add a percentage charge as a penalty for default in payment of any tax instalment in accordance with By-Law No. 58-2020;

(2) The Treasurer shall also add a percentage charge as interest for default in payment of any tax instalment in accordance with By-law 58-2020;

6. The Treasurer is hereby authorized to accept part payment from time to time on accounts of any taxes due, provided that acceptance of any such payment shall not affect the collection of any percentage charge imposed and collectable under By-law No. 58-2020, in respect of non-payment of any taxes or any class of taxes or of any installment thereof.
7. The Treasurer is hereby authorized to mail, by regular mail or electronically, every tax notice or cause the same to be mailed to the address of the property shown on the tax roll or an alternate address or provide electronic eBill notification, as directed in writing by the person taxed.
8. Taxes are payable in accordance with By-Law No. 58-2020.
9. This by-law comes into effect on January 1, 2025

**PASSED** this 16<sup>th</sup> day of December, 2024.

**MAYOR TODD KASENBERG**

**CLERK LINDSAY CLINE**

# THE MUNICIPALITY OF NORTH PERTH

## BY-LAW NO. 118-2024

### BEING A BY-LAW TO EXEMPT FROM PART LOT CONTROL LOT 175, REGISTERED PLAN 253, ELMA WARD IN THE MUNICIPALITY OF NORTH PERTH

**WHEREAS** subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "**Planning Act**"), provides that the council of a local municipality may, by by-law, provide that the part lot control provisions contained in subsection 50(5) of the *Planning Act* do not apply to the lands designated in the by-law;

**AND WHEREAS** the Council of the Municipality of North Perth deems it expedient and in the public interest that Lot 175, Registered Plan 253 (191 Queen Street West) shown on reference plan 44R-6272 Pt 1 and 2, Elma Ward, Municipality of North Perth in the County of Perth, be exempted from the part lot control provisions of the *Planning Act*;

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF NORTH PERTH HEREBY ENACTS AS FOLLOWS:**

1. THAT Lot 175, Registered Plan 253 (191 Queen Street) shown on reference plan 44R-6272 Pt 1 and 2, Elma Ward, Municipality of North Perth are hereby exempted from the part lot control provisions contained in subsection 50(5) of the *Planning Act*, pursuant to subsection 50(7) of the *Planning Act*.
2. THAT this by-law shall be restricted in its application only to divide Parts 1 and 2 as cited in accordance with Plan 44R-6272 attached hereto;
3. THAT this by-law comes into force and effect when approved by The Corporation of the County of Perth, pursuant to subsection 50(7.1) of the *Planning Act*.
4. THAT this By-law shall be in effect for two years from the date of adoption of this By-law. Furthermore, this By-law may be repealed, extended, or may be amended to delete part of the lands described herein without requiring the approval of the Corporation of the County of Perth.
5. THAT this by-law shall be registered on title to the Subject Property in the Land Registry Office for the County of Perth, pursuant to Section 50(28) of the *Planning Act*.

**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December, 2024.

**READ A THIRD TIME AND FINALLY PASSED** this 16<sup>th</sup> day of December, 2024.

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**MAYOR Todd Kasenberg**

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**CLERK Lindsay Cline**

**THE MUNICIPALITY OF NORTH PERTH**

**BY-LAW NO. 119-2024**

**A By-law to Amend the Municipality of North Perth  
By-law No. 107-2024**

**“Fees and Charges By-law”**

**THEREFORE, THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS  
AS FOLLOWS:**

1. Replace Schedule “D” ENVIRONMENTAL SERVICE DEPARTMENT FEES in its entirety as attached.
2. Replace Schedule “E” FACILITIES DEPARTMENT FEES in its entirety as attached.
3. This By-law shall come into force and takes effect on January 1, 2025, unless otherwise noted.

**PASSED** this 16<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
**MAYOR TODD KASENBERG**

\_\_\_\_\_  
**CLERK LINDSAY CLINE**

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Landfill Tipping Fees</b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Garbage ( <i>cost per tonne</i> )	\$110.00	Per Tonne	January 1, 2025
- Shingles	\$110.00	Per Tonne	January 1, 2025
- Minimum Charge	\$12.00	Per Tonne	January 1, 2025
Scrap Metal	No Charge		January 1, 2025
Clean Wood	No Charge		January 1, 2025
Waste Wood ( <i>cost per tonne</i> )	\$55.00	Per Tonne	January 1, 2025
- Minimum Charge	\$6.00	Per Tonne	January 1, 2025
Recyclable Materials	No Charge		January 1, 2025
Tree Branches, Brush and Shrubs (no stumps accepted)	No Charge		January 1, 2025
Compost Material (leaves)	No Charge		January 1, 2025
Appliances ( <i>Cost per appliance</i> )			
- Non-freon Appliances	No Charge		January 1, 2025
- Freon Appliances (Tagged)	No Charge		January 1, 2025
- Freon Appliances (Untagged)	\$50.00	Per Appliance	January 1, 2025
<i>Special Note : Cooling Appliances (fridges, freezers, air conditioners, dehumidifiers, etc.) require that all Freon is removed (government legislation)</i>			
Mattress and Box Spring (price is for each item)	\$19.00		January 1, 2025
Wire Fence (Posts Removed)	No Charge		January 1, 2025
E-Waste (see Full E-Waste List)	No Charge		January 1, 2025
Tires (Limit of 10 Tires Per Day, Per Customer)	No Charge		January 1, 2025
Entry to Landfill After Normal Operating Hours			
- <i>Minimum Charge (under two hours)</i>	\$100.00		January 1, 2025
- <i>Hourly Labour Rate added after two hours</i>			
Burial of Spoiled Products (fee plus price per load rate)	\$200.00		January 1, 2025
Special Waste Handling Fee (fee is per occurrence)	\$150.00		January 1, 2025
Mixed Load Penalty (Regular Fee Plus 100% Penalty)	Fee + 100%		January 1, 2025
Environmentally Suitable Soil (per MT)	\$110.00		January 1, 2025
<i>As approved for deposit by MECP, and other government authority plus any costs incurred due to the environmental requirements of the MECP.</i>			
Weigh Scale Charge (per weigh)	\$15.00		January 1, 2025
Equipment/Labour Rates (per hour)	\$60.00		January 1, 2025
<i>Landfill labour is billed out at a rate of \$60.00 per hour. Municipality of North Perth Public Works department equipment is billed out at the equipment rates as set by the Municipality and amended from time to time.</i>			

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b><i>Solid Waste and Recycling Fees</i></b>	<b>2025 Fee</b>	<b>Effective Date</b>
<b>Basic Solid Waste and Recycling Collection (<i>Annual Fee</i>)</b>		
- Small Waste Bin ( <i>120 Litre</i> )	\$141.00	January 1, 2025
- Medium Waste Bin ( <i>240 Litre</i> )	\$212.00	January 1, 2025
- Large Waste Bin ( <i>360 Litre</i> )	\$316.00	January 1, 2025
- Medium Recycling Bin ( <i>240 Litre</i> )	No Fee	January 1, 2025
- Large Recycling Bin ( <i>360 Litre</i> )	No Fee	January 1, 2025
<i>Waste bins are billed on the Interim Tax Bill. New waste bins received between January 1st and June 30th will be billed on the Final Tax Bill at half the yearly cost.</i>		
<b>Bluewater Recycling Association Wheelie Bin Program Fees</b>		
<i>Deliveries, exchanges, repairs and replacements may be subject to a fee based on the current Bluewater Recycling Associate Fee Schedule for these Services.</i>		
Green Cone Digesters	\$135.00	January 1, 2025



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Water and Wastewater - Metered Rates</b>	<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>	<b>M<sup>3</sup></b>			
Residential Volumetric	\$1.317		Per M <sup>3</sup>	January 1, 2025
ICI Volumetric				
- < 400 M <sup>3</sup>	\$0.989		Per M <sup>3</sup>	January 1, 2025
- 400 - 800 M <sup>3</sup>	\$0.897		Per M <sup>3</sup>	January 1, 2025
- > 800 M <sup>3</sup>	\$0.757		Per M <sup>3</sup>	January 1, 2025
Base Rate Service Charge				
<i>per Connection based on Connection Size</i>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- 15 mm (residential)	\$21.98	\$43.96	Per Connection	January 1, 2025
- 18 mm	\$23.02	\$46.04	Per Connection	January 1, 2025
- 25 mm	\$24.93	\$49.86	Per Connection	January 1, 2025
- 40 mm and 50 mm	\$48.76	\$97.52	Per Connection	January 1, 2025
- 75 mm and 100 mm	\$99.98	\$199.96	Per Connection	January 1, 2025
- Multi-Unit Residential per Unit Charge	\$21.98	\$43.96	Per Connection	January 1, 2025
- 125 mm and 150 mm	\$195.52	\$391.04	Per Connection	January 1, 2025
<b>Wastewater</b>	<b>M<sup>3</sup></b>			
Residential Volumetric	\$1.77		Per M <sup>3</sup>	January 1, 2025
ICI Volumetric				
- < 400 M <sup>3</sup>	\$1.53		Per M <sup>3</sup>	January 1, 2025
- 400 - 800 M <sup>3</sup>	\$1.36		Per M <sup>3</sup>	January 1, 2025
- > 800 M <sup>3</sup>	\$1.16		Per M <sup>3</sup>	January 1, 2025
Base Rate Service Charge				
<i>per Connection based on Connection Size</i>	<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- 15 mm (residential)	\$27.46	\$54.92	Per Connection	January 1, 2025
- 18 mm	\$27.46	\$54.92	Per Connection	January 1, 2025
- 25 mm	\$27.46	\$54.92	Per Connection	January 1, 2025
- 40 mm and 50 mm	\$52.32	\$104.64	Per Connection	January 1, 2025
- 75 mm and 100 mm	\$106.32	\$212.64	Per Connection	January 1, 2025
- Multi-Unit Residential per Unit Charge	\$27.46	\$54.92	Per Connection	January 1, 2025
- 125 mm and 150 mm	\$191.45	\$382.90	Per Connection	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b>Water and Wastewater - Non-Metered Rates</b>		<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>		<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- Residential (single/multi) - <i>Flat Rate Per Unit</i>		\$141.01	\$282.02	Per Unit	January 1, 2025
- Exception Rate (unable to be metered)		\$29.52	\$59.04	Per Unit	January 1, 2025
<b>Water</b>		<u>MONTHLY</u>	<u>BI-MONTHLY</u>		
- Residential (single/multi) - <i>Flat Rate Per Unit</i>		\$161.59	\$323.18	Per Unit	January 1, 2025
- Exception Rate (unable to be metered)		\$33.83	\$67.66	Per Unit	January 1, 2025
<b>Water and Wastewater - Miscellaneous Rates</b>		<b>2025 Fee</b>		<b>Criteria</b>	<b>Effective Date</b>
<b>Water</b>					
Temporary Hydrant Connection (includes backflow preventer test)		\$250.00		Per Connection	January 1, 2025
Service Connection Fee		\$1,500.00		Per Connection	January 1, 2025
Service Connection Fee Security Deposit <i>estimate provided by municipal staff, 20% retained for one year after work is completed</i>					
Service and/or Sprinkler Charges (Annual)					
- 2" service		\$230.83		Per Connection	January 1, 2025
- 4" service		\$461.99		Per Connection	January 1, 2025
- 6" service		\$924.07		Per Connection	January 1, 2025
- 8" service		\$1,386.17		Per Connection	January 1, 2025
- 10" service		\$1,848.27		Per Connection	January 1, 2025
Municipal Fire Hydrant - <i>Charge Per Unit</i>		\$125.00		Per Unit	January 1, 2025
Change of Ownership		\$52.00		Per Change	January 1, 2025
Missed Appointment Fee		\$75.00		Per Appointment	January 1, 2025
Repair Damaged Water Meter	Time and Materials Cost			Per Repair	January 1, 2025
Manual Meter Reading Fee (for property owners who have not permitted the installation of a new water meter)		\$50.00		Per Read	January 1, 2025
Meter Checked for Accuracy at Customer Request and Found to be Accurate (up to 1")		\$250.00		Per Check	January 1, 2025
Water Charge for Temporary Construction Water Per Service		\$150.00		Per Connection	January 1, 2025
3/4" and Up Water Meter Fee	Actual Cost			Per Meter	January 1, 2025
Water Valve Maintenance Trailer (including 2 staff and truck)		\$200.00		Per Hour	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

<b><i>Water and Wastewater - Miscellaneous Rates</i></b>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
Water Connect/Disconnect			
- Regular Business Hours			
Connect	\$50.00	Per Connection	January 1, 2025
Disconnect	\$50.00	Per Disconnection	January 1, 2025
- After Business Hours			
Connect	\$100.00	Per Connection	January 1, 2025
Disconnect	\$100.00	Per Disconnection	January 1, 2025
Bulk Water Service Rates			
- Bulk Water Charge	\$3.00	Per M <sup>3</sup>	January 1, 2025
- Minimum Charge for the Year	\$50.00	Per Account	January 1, 2025
<b><i>Sewer</i></b>			
Service Connection Fee	\$1,500.00	Per Connection	January 1, 2025
Service Connection Fee Security Deposit			
<i>estimate provided by municipal staff, 20% retained for one year after work is completed</i>			
Wastewater Lateral Connection Permit	\$150.00	Per Connection	January 1, 2025
Discharger Information Report Administration Fee	\$50.00	Per Report	January 1, 2025
Unpaid Account Transfer to Taxes Fee	\$100.00	Per Transfer	January 1, 2025
<b><i>Equipment/Labour Rates</i></b>			
Water & Wastewater Labour	\$60.00	Per Hour	January 1, 2025
Water & Wastewater Equipment	\$25.00	Per Hour	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "D" - ENVIRONMENTAL SERVICES FEES**

**Hauled Wastewater/Extra Strength Surcharge Fees**

$$Fee = R_n + F_N \left[ \frac{F_{TSS}(TSS_e - TSS_n)}{TSS_n} + \frac{F_{BOD}(BOD_e - BOD_n)}{BOD_n} + \frac{F_{TKN}(TKN_e - TKN_n)}{TKN_n} + \frac{F_{OG}(OG_e - OG_n)}{OG_n} + \frac{F_P(P_e - P_n)}{P_n} + \frac{F_{H_2S}(H_2S_e - H_2S_n)}{H_2S_n} \right]$$

Fee	Canadian Dollars per cubic metre of waste treated (\$/m <sup>3</sup> )
R <sub>n</sub>	Minimum discharge fee per volume of hauled wastewater that meets the sewer use by-law
F <sub>N</sub>	Adjustment Factor representing annual operating cost of the Wastewater Treatment Plant
F <sub>SS</sub>	Cost allocated factor for suspended solids
S <sub>Se</sub>	Expected suspended solids discharge in mg/L
S <sub>Sn</sub>	By-law limit for suspended solids in mg/L
F <sub>BOD</sub>	Cost allocated factor for BOD
BOD <sub>e</sub>	Expected BOD discharge in mg/L
BOD <sub>n</sub>	By-law limit for BOD in mg/L
F <sub>TKN</sub>	Cost allocated factor for TKN
TKN <sub>e</sub>	Expected TKN discharge in mg/L
TKN <sub>n</sub>	By-law limit for TKN in mg/L
F <sub>G</sub>	Cost allocated factor for oil and grease
G <sub>e</sub>	Expected oil and grease discharge in mg/L
G <sub>n</sub>	By-law limit for oil and grease in mg/L
F <sub>H<sub>2</sub>S</sub>	Cost allocated factor for Sulphides (as H <sub>2</sub> S)
H <sub>2</sub> S <sub>e</sub>	Expected Sulphides (as H <sub>2</sub> S) discharge in mg/L
H <sub>2</sub> S <sub>n</sub>	By-law limit for Sulphides (as H <sub>2</sub> S) in mg/L

**North Perth Sewer Use By-Law Values**

Parameter	Value	Description
TSS <sub>n</sub>	350	TSS (mg/L)
BOD <sub>n</sub>	300	Total CBOD (mg/L)
TKN <sub>n</sub>	100	Total TKN (mg/L)
OG <sub>n</sub>	100	Total O&G (mg/L)
P <sub>n</sub>	10	Total Phosphorous (mg/L)
H <sub>2</sub> S	2	Total Sulphides as H <sub>2</sub> S (mg/L)

**Hauled Wastewater Treatment Cost Allocation Factors**

Parameter	Value	Description
FN	\$0.75	Adjustment Factor (annual operating costs of the WWTP in dollars per cubic meter)
R <sub>n</sub>	\$11.50	Base discharge fee of hauled wastewater that meets the sewer use by-law (\$/m <sup>3</sup> )
FTSS	10%	TSS (dimensionless)
FBOD	20%	Total CBOD (dimensionless)
FTKN	30%	Total TKN (dimensionless)
FOG	25%	Total O&G (dimensionless)
FP	10%	Total Phosphorous (dimensionless)
FH <sub>2</sub> S	5%	Sulphides as H <sub>2</sub> S (dimensionless)

**Extra Strength Surcharge Cost Allocation Factors**

Parameter	Value	Description
FN	\$0.35	Adjustment Factor
R <sub>n</sub>	\$1.53	Base discharge fee of industrial wastewater that meets the sewer use by-law (\$/m <sup>3</sup> )
FTSS	20%	TSS (dimensionless)
FBOD	25%	Total CBOD (dimensionless)
FTKN	20%	Total TKN (dimensionless)
FOG	20%	Total O&G (dimensionless)
FP	10%	Total Phosphorous (dimensionless)
FH <sub>2</sub> S	5%	Sulphides as H <sub>2</sub> S (dimensionless)

**Hauled Wastewater/ Extra Strength Surcharge Application Fees**

New Application .....	\$150.00
Application Renewal .....	\$25.00
Request to Amend Application .....	\$75.00

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Ice &amp; Floor Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Ice Rentals - Hourly Rate</b>					
Youth	\$147.00	April 30, 2025	\$151.00	Per Hour	May 1, 2025
Youth - Wallace	\$131.00	April 30, 2025	\$135.00	Per Hour	May 1, 2025
Adult	\$179.00	April 30, 2025	\$184.00	Per Hour	May 1, 2025
Adult Wallace	\$162.00	April 30, 2025	\$167.00	Per Hour	May 1, 2025
Jr B. Games and Practices	\$154.00	April 30, 2025	\$159.00	Per Hour	May 1, 2025
Weekdays ( <i>before 4:00 p.m.</i> )	\$106.00	April 30, 2025	\$109.00	Per Hour	May 1, 2025
Weekday pickup/private lessons ( <i>\$5 per person, \$50 minimum</i> )	\$50.00	April 30, 2025	\$50.00	Per Booking	May 1, 2025
April Ice & Statutory Holiday Rate + New Year's Eve <b>- no bookings on Christmas Day</b>	\$198.00	April 30, 2025	\$204.00	Per Hour	May 1, 2025
Sell-off Ice - <i>50% off Hourly Rate</i>	50% Off	April 30, 2025	50% Off	Per Hour	May 1, 2025
Public Skating - individual ( <i>under 3 is free</i> )	\$5.00	April 30, 2025	\$5.00	Per Person	May 1, 2025
Family Skating Rate	\$15.00	April 30, 2025	\$15.00	Per Family	May 1, 2025
<b>Non-Ice Rentals</b>					
Arena Floor ( <i>entire pad</i> )	\$772.00	April 30, 2025	\$795.00	Per Hour	May 1, 2025
Ball Hockey/Lacrosse ( <i>per hour</i> )	\$58.00	April 30, 2025	\$60.00	Per Hour	May 1, 2025
Ball Hockey/Lacrosse ( <i>league rate per hour</i> )	\$47.00	April 30, 2025	\$48.00	Per Hour	May 1, 2025
Auction Sales ( <i>Out of Town</i> )	\$1,602.00	April 30, 2025	\$1,650.00	Per Sale	May 1, 2025

**THE MUNICIPALITY OF NORTH PERTH**  
**BY-LAW 107-2024**  
**SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Halls &amp; Auditorium Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Steve Kerr Memorial Complex</b>					
Community Room	\$275.00	April 30, 2025	\$283.00	Per Day	May 1, 2025
Blueline Room	\$165.00	April 30, 2025	\$170.00	Per Day	May 1, 2025
Hourly Rate for Community Room and Blueline Room (5 hour max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
<b>Wallace Auditorium</b>					
Auditorium	\$305.00	April 30, 2025	\$314.00	Per Day	May 1, 2025
Auditorium (5 Hour Max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
<b>Elma-Logan Recreation Complex</b>					
Large Hall	\$231.00	April 30, 2025	\$238.00	Per Day	May 1, 2025
Small Hall	\$160.00	April 30, 2025	\$165.00	Per Day	May 1, 2025
Hourly Rate for Large Hall, Small Hall or Board Room (5 hour max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
Small Hall and Kitchen - Service Club	\$109.00	April 30, 2025	\$112.00	Per Booking	May 1, 2025
<b>Elma Memorial Community Centre</b>					
Large Hall	\$512.00	April 30, 2025	\$527.00	Per Day	May 1, 2025
Large Hall (5 Hour Max)	\$61.00	April 30, 2025	\$63.00	Per Hour	May 1, 2025
Small Hall	\$160.00	April 30, 2025	\$165.00	Per Day	May 1, 2025
Small Hall (5 Hour Max)	\$33.00	April 30, 2025	\$34.00	Per Hour	May 1, 2025
Small Hall & Kitchen - Service Club	\$137.00	April 30, 2025	\$141.00	Per Day	May 1, 2025
Bingo - Per Individual Charge	\$1.25	April 30, 2025	\$1.25	Per Person	May 1, 2025
<b>Other - All Halls</b>					
Kitchen (Full)	\$88.00	April 30, 2025	\$91.00	Per Rental	May 1, 2025
Kitchen (Partial)	\$37.00	April 30, 2025	\$38.00	Per Rental	May 1, 2025
Day Before / Day After Set Up	1/2 of Full Rate	April 30, 2025	1/2 of Full Rate	Per Event	May 1, 2025
Buck n' Doe Fees	Additional 15%	April 30, 2025	Additional 15%	Per Event	May 1, 2025
Ground Rental (per day) Rate equal to ball diamond tournament fees				Per Day	May 1, 2025
Municipal Office Room Rentals:					
Council Chambers (by permission from Council) \$100	\$ 100.00	April 30, 2025	\$100.00	Per Rental	May 1, 2025
580 Main St. W., Listowel - 1/2 day \$40, full day \$75				Per Rental	May 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Park Rates</b>	<b>2024/25 Fee</b>	<b>Effective Until</b>	<b>2025/26 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b>Ball Diamonds</b>					
Minor Ball	\$34.00	April 30, 2025	\$35.00	Per Player	May 1, 2025
<i>Includes year end tournaments - (OBA extra)</i>					
Adult Ball					
- Per Game Rate Lights or No Lights	\$58.00	April 30, 2025	\$60.00	Per Game	May 1, 2025
- Per Game Rate No Lights, No Drag, No Lines	\$31.00	April 30, 2025	\$32.00	Per Game	May 1, 2025
<i>Note: Year End Tournament/Play-off Games Not Included</i>					
<b>Tournaments</b>					
- Minor Ball	\$29.00	April 30, 2025	\$30.00	Per Game	May 1, 2025
- Adult Friday Night (includes initial diamond lining)	\$104.00	April 30, 2025	\$107.00	Per Game	May 1, 2025
- Adult Saturday (includes initial diamond lining)	\$259.00	April 30, 2025	\$267.00	Per Game	May 1, 2025
- Adult Sunday (includes initial diamond lining)	\$209.00	April 30, 2025	\$215.00	Per Game	May 1, 2025
- Extra Drag and Diamond Lining	\$42.00	April 30, 2025	\$43.00	Per Drag/Line	May 1, 2025
- Pavilion	No Charge	April 30, 2025	No Charge		May 1, 2025
- Tournament with Municipal Run Bar	Half Price	April 30, 2025	Half Price		May 1, 2025
<b>Soccer Fields</b>					
Soccer	\$34.00	April 30, 2025	\$35.00	Per Player	May 1, 2025
Tournaments	Included	April 30, 2025	Included		May 1, 2025
Adult Soccer	\$247.00	April 30, 2025	\$254.00	Per Team	May 1, 2025
Adult Soccer Tournament	\$209.00	April 30, 2025	\$215.00	Per Team	May 1, 2025
Soccer with Lights (per game surcharge)	\$15.00	April 30, 2025	\$15.00	Per Game	May 1, 2025
<b>Pavilions</b>					
All Municipal Pavilions	\$79.00	April 30, 2025	\$81.00	Per Rental	May 1, 2025
Pavilion Kitchen	\$37.00	April 30, 2025	\$38.00	Per Rental	May 1, 2025
<b>Commemorative Benches and Trees</b>					
Commemorative Benches	\$2,300.00	April 30, 2025	\$2,300.00	Per Bench	May 1, 2025
Commemorative Trees	\$1,000.00	April 30, 2025	\$1,000.00	Per Tree	May 1, 2025
Memorial Park Donation with Commemorative Plaque (Monkton/Trowbridge)	\$300.00	April 30, 2025	\$300.00	Per Plaque	May 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<i>Bar Rates</i>	2024/25 Fee	Effective Until	2025/26 Fee	Criteria	Effective Date
Beer 14 oz., Liquor 1 oz., Coolers, Wine 5 oz. ( <i>no profit share</i> )	\$5.00	April 30, 2025	\$5.00	Per Beverage	May 1, 2025
Beer 14 oz., Liquor 1 oz., Coolers, Wine 5 oz. ( <i>profit share</i> )	\$6.00	April 30, 2025	\$6.00	Per Beverage	May 1, 2025
Wine Charges on our Licence	Shelf Price + 20%	April 30, 2025	Shelf Price + 20%	Per Bottle	May 1, 2025
Corkage Charge on SOP and Home Brew ( <i>per bottle</i> )	\$5.00	April 30, 2025	\$5.00	Per Corkage	May 1, 2025
Monkton & Listowel Dressing Rooms	\$3.00	April 30, 2025	\$3.00	Per Beverage	May 1, 2025
Service Clubs	\$5.00	April 30, 2025	\$5.00	Per Beverage	May 1, 2025
Profit Share	20% of Gross	April 30, 2025	20% of Gross	Per Event	May 1, 2025
Service Club extra profit share ( <i>to be applied for in advance</i> )	40% Total Profit	April 30, 2025	40% Total Profit	Per Event	May 1, 2025
<u>Note</u> : this must be approved local projects and not transferred to other groups.	Share		Share		



**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<i>Other Facility Items</i>	<b>2025 Fee</b>	<b>Criteria</b>	<b>Effective Date</b>
<b><i>Electric Vehicle Charging</i></b>			
All Municipal Parking Lots	\$2.00	Per Hour	January 1, 2025

<b><i>Arena Advertising (annual fee)</i></b>	<b>2025 Fee</b>	<b>Effective Date</b>
<b><i>Elma Logan Arena</i></b>		
Board Ads	\$385.00	January 1, 2025
Lobby Signs		
- Small	\$180.00	January 1, 2025
- Large	\$257.50	January 1, 2025
Arena Sign (24 x 96)	\$180.00	January 1, 2025
In Ice Ads	\$675.00	January 1, 2025
<b><i>Steve Kerr Memorial Complex</i></b>		
Hanging Signs	\$250.00	January 1, 2025
Board Ads	\$425.00	January 1, 2025
Stair Risers (Ice Area) cost per stair, minimum of 5 stairs	\$100.00	January 1, 2025
In Ice Ads	\$750.00	January 1, 2025
Scoreboard Flexface	\$1,000.00	January 1, 2025
Advertisement on Time of Day Clock	\$425.00	January 1, 2025
<b><i>Wallace Community Centre</i></b>		
Rear Wall Ad (48 x 96)	\$205.00	January 1, 2025
Side Wall Ad (48 x 96)	\$180.00	January 1, 2025
Board Ads	\$385.00	January 1, 2025
Score Clock Ad	\$310.00	January 1, 2025
In ice Ads	\$675.00	January 1, 2025
<b><i>Ice Resurfacers Advertising</i></b>		
\$2500.00/side/unit/year to a maximum of \$5000.00/unit/year for 5 years		
<b>NOTE: Advertise at all 3 arenas and the 3rd is free</b>		
<i>Contact the Municipality for Details and Specifications for Ads</i>		

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Pool Rates</b>	<b>2025 Fee</b>	<b>Effective Date</b>
<b>LifeSaving Society Classes</b>		
LSS Parent and Tot to Level 5	\$83.00	January 1, 2025
Level 6 to 9	\$88.00	January 1, 2025
Private Lessons ( <i>per half hour</i> )	\$27.00	January 1, 2025
Private Lessons ( <i>per week</i> )	\$135.00	January 1, 2025
<b>Advance Courses</b>		
Bronze Medallion & Bronze Cross	\$242.00	January 1, 2025
Bronze Star	\$145.00	January 1, 2025
<b>Public Swims</b>		
Per Person	\$5.00	January 1, 2025
Family Rate	\$15.50	January 1, 2025
Book of 10 Passes	\$46.00	January 1, 2025
Aquafit	\$6.00	January 1, 2025
Lane Swim	\$3.00	January 1, 2025
Children Under 5	No charge	January 1, 2025
<b>Season's Pass (Public Swims ONLY)</b>		
Individual	\$135.00	January 1, 2025
Family	\$300.00	January 1, 2025
- Additional cost per family member	\$51.50	January 1, 2025
<b>Rentals (per hour)</b>		
Under 30 People	\$130.00	January 1, 2025
31 - 100 People	\$217.00	January 1, 2025
101 - 150 People	\$320.00	January 1, 2025
<b>Swim Team</b>	\$62.00	January 1, 2025
<b>Day Camps</b>		
For Grades 1 - 6 ( <i>per child /per day</i> )	\$40.00	January 1, 2025
Per Child Per Week ( <i>Summer Only</i> )	\$200.00	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Cemetery Fees - Interment Rights</b>	<b>2024 Fee</b>				<b>2025 Fee</b>				<b>Effective Date</b>
	<b>Price</b>	<b>CMF*</b>	<b>HST</b>	<b>TOTAL</b>	<b>Price</b>	<b>CMF*</b>	<b>HST</b>	<b>TOTAL</b>	
Casket Lot - <i>Adult Single</i>	\$820.00	\$550.00	\$178.10	<b>\$1,548.10</b>	\$860.00	\$580.00	\$187.20	<b>\$1,627.20</b>	January 1, 2025
Cremation Lot	\$570.00	\$390.00	\$124.80	<b>\$1,084.80</b>	\$600.00	\$410.00	\$131.30	<b>\$1,141.30</b>	January 1, 2025
Imperial Columbarium Niche ( <i>Rows 1, 2, 3 &amp; 4</i> )	\$2,550.00	\$455.00	\$390.65	<b>\$3,395.65</b>	\$2,680.00	\$480.00	\$410.80	<b>\$3,570.80</b>	January 1, 2025
Imperial Columbarium Niche ( <i>Rows 5 &amp; 6</i> )	\$2,250.00	\$400.00	\$344.50	<b>\$2,994.50</b>	\$2,360.00	\$420.00	\$361.40	<b>\$3,141.40</b>	January 1, 2025

\* CMF is the legislated contribution to the Care and Maintenance Trust Fund.

**Note** : Niche price includes first Open/Close. Second Open/Close at additional cost (indicated below)

**Note** : Memorial Stone Plot prices includes stone, 1 bronze plaque and initial engraving

<b>Cemetery Fees - Interment Charges (opening/closing a grave)</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>Price</b>	<b>HST</b>	<b>TOTAL</b>	<b>Price</b>	<b>HST</b>	<b>TOTAL</b>	
Adult Casket - <i>Single Depth</i>	\$870.00	\$113.10	<b>\$983.10</b>	\$910.00	\$118.30	<b>\$1,028.30</b>	January 1, 2025
Adult Casket - <i>Double Depth</i>	\$1,220.00	\$158.60	<b>\$1,378.60</b>	\$1,280.00	\$166.40	<b>\$1,446.40</b>	January 1, 2025
Infant Stillborn - <i>Single Depth</i>	\$280.00	\$36.40	<b>\$316.40</b>	\$300.00	\$39.00	<b>\$339.00</b>	January 1, 2025
Cremation Lot Interment	\$450.00	\$58.50	<b>\$508.50</b>	\$475.00	\$61.75	<b>\$536.75</b>	January 1, 2025
Cremation Niche Entombment	\$275.00	\$35.75	<b>\$310.75</b>	\$290.00	\$37.70	<b>\$327.70</b>	January 1, 2025
Chapel Rental (for burial in other cemetery)	\$165.00	\$21.45	<b>\$186.45</b>	\$175.00	\$22.75	<b>\$197.75</b>	January 1, 2025
Winter Interment Surcharge	\$1,540.00	\$200.20	<b>\$1,740.20</b>	\$1,620.00	\$210.60	<b>\$1,830.60</b>	January 1, 2025
Saturday Morning Interment Surcharge - Casket Burial	\$870.00	\$113.10	<b>\$983.10</b>	\$910.00	\$118.30	<b>\$1,028.30</b>	January 1, 2025
Saturday Morning Interment Surcharge - Cremation Burial	\$450.00	\$58.50	<b>\$508.50</b>	\$475.00	\$61.75	<b>\$536.75</b>	January 1, 2025
Saturday Morning Interment Surcharge - Cremation Niche Entombment	\$200.00	\$26.00	<b>\$226.00</b>	\$210.00	\$27.30	<b>\$237.30</b>	January 1, 2025
Disinterment - Casket Burial	\$3,300.00	\$429.00	<b>\$3,729.00</b>	\$3,500.00	\$455.00	<b>\$3,955.00</b>	January 1, 2025
Disinterment - Cremation Ground Burial	\$430.00	\$55.90	<b>\$485.90</b>	\$450.00	\$58.50	<b>\$508.50</b>	January 1, 2025
Disinterment - Cremation Niche Interment	\$250.00	\$32.50	<b>\$282.50</b>	\$260.00	\$33.80	<b>\$293.80</b>	January 1, 2025

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES**

<b>Cemetery Fees - CMF Contribution on Monument Installation</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>CMF</b>	<b>HST</b>	<b>TOTAL</b>	<b>CMF</b>	<b>HST</b>	<b>TOTAL</b>	
Flat Marker 173 sq. in. or larger	\$100.00	\$13.00	<b>\$113.00</b>	\$100.00	\$13.00	<b>\$113.00</b>	January 1, 2025
Upright Marker Measuring 4' or less in height AND width	\$200.00	\$26.00	<b>\$226.00</b>	\$200.00	\$26.00	<b>\$226.00</b>	January 1, 2025
Upright Marker Measuring 4' or less in height OR width	\$400.00	\$52.00	<b>\$452.00</b>	\$400.00	\$52.00	<b>\$452.00</b>	January 1, 2025

<b>Cemetery Fees - Miscellaneous Memorialization and Fees</b>	<b>2024 Fee</b>			<b>2025 Fee</b>			<b>Effective Date</b>
	<b>Fee</b>	<b>HST</b>	<b>TOTAL</b>	<b>Fee</b>	<b>HST</b>	<b>TOTAL</b>	
Monument Foundation Installation ( <i>fee per cubic foot</i> )	\$45.00	\$5.85	<b>\$50.85</b>	\$50.00	\$6.50	<b>\$56.50</b>	January 1, 2025
Bronze Plaques ( <i>Niches and Stones</i> )	\$950.00	\$123.50	<b>\$1,073.50</b>	\$1,000.00	\$130.00	<b>\$1,130.00</b>	January 1, 2025
Transfer, Resale, or Reissue of Interment Rights Certificate	\$207.00	\$26.91	<b>\$233.91</b>	\$230.00	\$29.90	<b>\$259.90</b>	January 1, 2025

*Refer to the Cemetery By-laws for details on your rights and responsibilities regarding interments and monumentation*

**Note:** *The Municipal may repurchase interment rights from the Rights Holder at the current total price less the original Care and Maintenance Fund fee and Transfer fee*

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW 107-2024  
SCHEDULE "E" - FACILITIES DEPARTMENT FEES  
PERTH MEADOWS**

<b>Town Homes</b>		
<b>Life Lease Monthly Charge plus applicable property taxes</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>Regular Unit</b>	\$ 384.00	\$ 398.00
<b>Larger Unit (end Unit)</b>	\$ 392.00	\$ 406.00
<b>Life Lease Transfer fee of Market Price - All Units - 5%</b>		

<b>Apartment Suites</b>		
<b>Life Lease Initial Purchase Price</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 176,525.00	\$ 176,525.00
<b>Two Bedroom</b>	\$ 223,100.00	\$ 223,100.00
<b>Transfer fee on set price - retained by Municipality</b>	5.00%	5.00%

<b>Life Lease Monthly Charges</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 654.00	\$ 677.00
<b>Two Bedroom</b>	\$ 777.00	\$ 804.00

<b>Rental - Monthly Charge (plus Utilities)</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 1,255.00	\$ 1,299.00
<b>Two Bedroom</b>	\$ 1,604.00	\$ 1,660.00

<b>Rental - Monthly Utilities</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom</b>	\$ 261.00	\$ 270.00
<b>Two Bedroom</b>	\$ 261.00	\$ 270.00

<b>Affordable Housing Rental (4 suites)</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>One Bedroom rented before June 16th, 2014</b>	\$ 680.00	\$ 704.00
<b>One Bedroom rented after June 16th, 2014</b>	\$ 718.00	\$ 743.00

<b>Common Room</b>	<b>2024 Rates</b>	<b>2025 Rates</b>
<b>Rental by Perth Meadows resident</b>	\$65.00 plus HST	\$67.00 plus HST

Note: Townhouses are re-sold by the LL holder @ market value and 5% of the selling price goes to the municipality when the LL is transferred to the new holder.

**THE MUNICIPALITY OF NORTH PERTH  
BY-LAW NO. 120-2024**

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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma Ward, Municipality of North Perth (Key Map 27)
    - Maximum Density: 70 units per hectare
    - Interior Side Yard Minimum : 3.0 metres where the units are municipal street fronting
    - 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, Elma 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, Elma Ward, Municipality of North Perth (Key Map 27)
    - The Minimum Lot Area requirement shall not apply
    - Maximum Density: 70 units per hectare
    - Interior Side Yard Minimum (Eastern property line): 12.0 metres
    - Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
    - Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
    - 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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, Elma 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 16<sup>TH</sup> DAY OF DECEMBER, 2024.**

**READ A THIRD TIME AND FINALLY PASSED THIS 16<sup>TH</sup> DAY OF DECEMBER, 2024.**

\_\_\_\_\_  
Todd Kasenberg, Mayor

\_\_\_\_\_  
Lindsay Cline, Clerk

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**Certified a true copy of By-law No. 120-2024 passed by the Council of the Municipality of North Perth, \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Lindsay Cline, Clerk

## **THE MUNICIPALITY OF NORTH PERTH**

### **BY-LAW NO. 120-2024**

#### **EXPLANATORY NOTE**

By-law No. 120-2024 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, Elma Ward, Municipality of North Perth.

By-law No. 120-2024 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. 120-2024 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent.

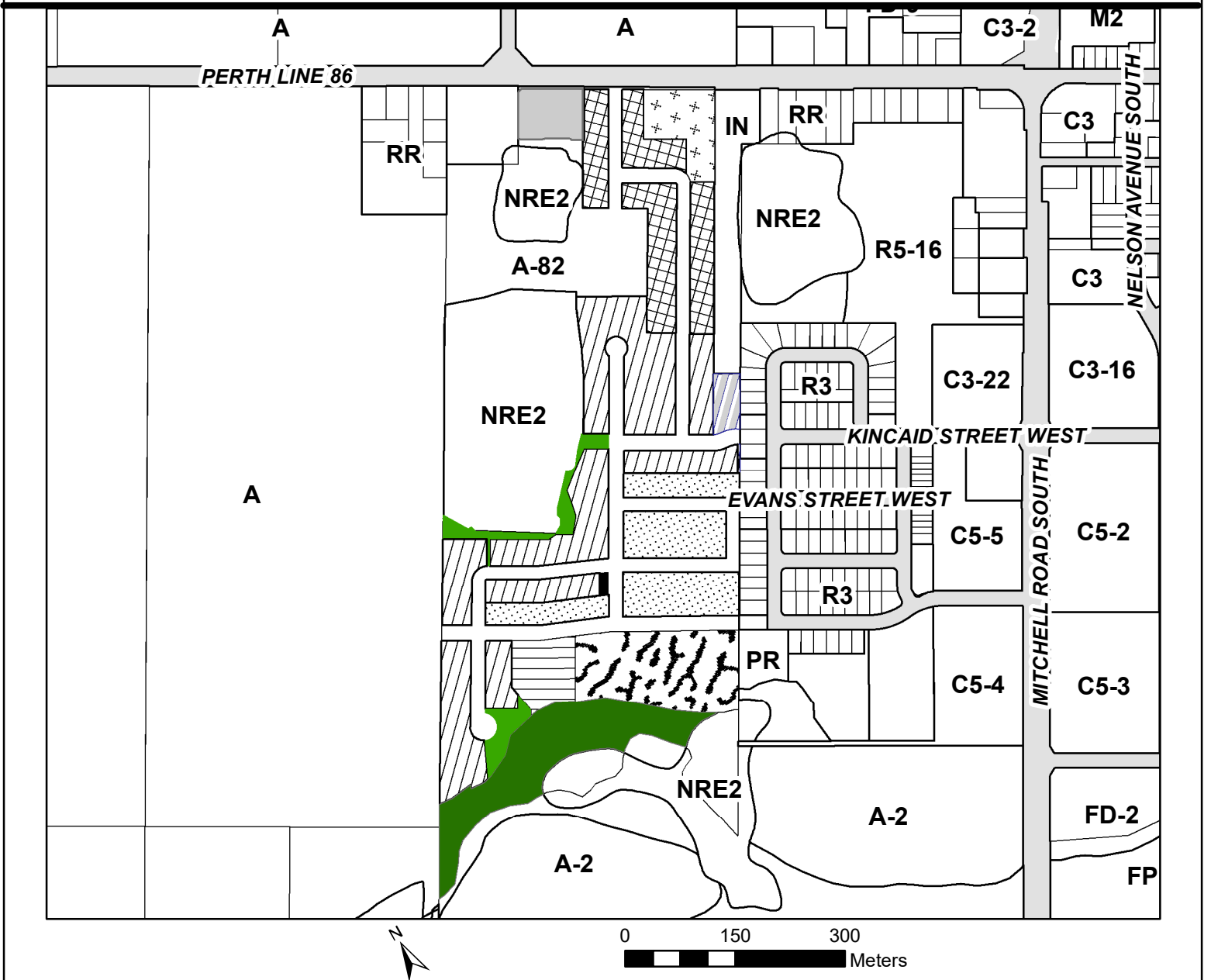
Schedule "A" to the attached By-law No. 120-2024 is a map showing the location and zoning of the subject lands.

THIS IS **SCHEDULE "A"**  
 TO **BY-LAW NO. 120-2024**  
 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. 120-2024**  
**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

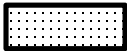
**THIS IS SCHEDULE "A"**  
**TO BY-LAW NO. 120-2024**  
**OF THE MUNICIPALITY OF NORTH PERTH**  
**PASSED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024**

**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



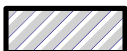
To rezone the subject land (Block 115) from Agriculture (A) to Special Residential Zone 5 (R5-24) and that the following provisions would apply:

- 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
- Interior Side Yard Minimum (Eastern property line): 12.0 metres
- Minimum Setback Between Rear Walls and Exterior side yards of Separate Buildings: 8.0 metres
- Interior Side Yard Minimum: 3.0 metres where the units are municipal street fronting
- 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. 120-2024**  
**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:

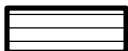
- The Minimum Lot Area requirement shall not apply
- Maximum Density: 100 units per hectare
- Maximum Building Height: 15.0 metres
- Minimum Front Yard Setback to a Public Street: 6.0 metres
- Minimum Setback Between Side Walls of Two End Stacked Townhouse Units: 3.0 metres



- 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. 121-2024**

**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 December 16, 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 16<sup>th</sup> day of December, 2024.

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**MAYOR TODD KASENBERG**

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**CLERK LINDSAY CLINE**