AGENDA
UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY
Virtual Meeting, Broadcast on Facebook Live
Monday, January 18, 2021 9:00 AM

		Page	Link to Strategic Priorities (if any)
1.	**Call Meeting to Order by Resolution**		
2.	**Adoption of Agenda**		
	a) Additions, Deletions or Amendments All matters listed under Consent Agenda, are considered to be routine and will be enacted by one motion. Should a Council member wish an alternative action from the proposed recommendation, the Council member shall request that this matter be moved to the appropriate section at this time.		
3.	**Disclosure of Pecuniary Interest and General Nature Thereof**		
4.	**Adoption of Minutes**		
	a) December 21, 2021	6 - 12	
5.	**Delegations**		
	a) City of Cornwall – Shared Services Budget Presentation	13 - 41	
	b) Dr. Paul Roumeliotis, Medical Officer of Health, Eastern Ontario Health Unit - COVID-19 Update		
	c) MP Eric Duncan, Stormont-Dundas-South Glengarry - County Newspaper Digitization Project		
6.	**Action Requests**		
	a) Corporate Services		
	i. Support for Xplornet Universal Broadband Fund application	42 - 45	

Action Request CAO

ii. Alternate Emergency Information Officer Appointment 46 - 47
Action Request CAO

iii. Committee Appointments 48 - 50
Action Request CS

b) Financial Services

c) Transportation

i. Federation of Canadian Municipalities - Funding Application 51 - 53 4
Action Request TPS

d) Planning

e) Court Services

f) County Library

g) IT Services

7. Tenders and Quotations

a) Morrisburg Roundabout and Streetscaping 54 - 57 4
Action Request TPS

8. By-laws

a) 2021 Health and Safety By-Law 58 - 60
Action Request CS

b) Council Remuneration and Conferences 61 - 65
Action Request FS

c) Official Plan Amendment No 5 (2747794 Ontario Inc) 66 - 214 4
Action Request TPS

d) Encroachment Agreement – 11478 County Road 3, Inkerman 215 - 220 4
Action Request TPS

e) Increased Fibre Internet Bandwidth 221 - 227 1
Action Request ITS

9. Consent Agenda

a) Monthly Activity Summaries 228 - 235
Action Recommended:
That Council receive and file for information purposes.

b) Monthly Financial Summary 236
Action Recommended:
That Council receive and file for information purposes.

c) SDG Library Branch Reports 237 - 239
Action Recommended:
That Council receive and file for information purposes.

d) Ministry of Municipal Affairs and Housing Letter - Safe Restart Agreement 240 - 241
Action Recommended:
That Council receive and file for information purposes.

e) River Institute - 2019 Annual Report (report booklet distributed separately) 242
Action Recommended:
That Council receive and file for information purposes.

f) Northumberland County Resolution - Small Business Property Tax Subclass 243 - 244
Action Recommended:
That Council receive and file for information purposes.

g) Town of Kingsville Resolution - Support for Small Businesses 245 - 247
Action Recommended:
That Council receive and file for information purposes.

h) Town of Carleton Place Resolution - Childcare Funding 248 - 249
Action Recommended:
That Council receive and file for information purposes.

i) City of Port Colborne Resolution - Bill 108, Ontario Heritage Act 250 - 252
Action Recommended:
That Council receive and file for information purposes.

j) Northumberland County Resolution - AODA Compliant Websites 253 - 254
Action Recommended:
That Council receive and file for information purposes.

10. Boards and Committees

a) Council Representatives
Joint Liaison Committee - Jamie MacDonald, Frank Prevost, Steven Byvelds, Allan Armstrong
Library Board - Frank Prevost, Lyle Warden, Tony Fraser, Frank Landry
Police Services Board - Jim Wert, Bryan McGillis
Eastern Ontario Health Unit - Carma Williams, Frank Prevost
Glen Stor Dun Lodge - Steven Byvelds, Lyle Warden
Cornwall and Area Housing - David Smith, Jim Wert
St. Lawrence River Institute - Kirsten Gardner
Raisin-South Nation Source Water Protection - Carma Williams
Municipal Advisory, Algonquin Land Claim - Tony Fraser

11. Key Information

a) CORPORATE SERVICES - Warden's Designate 255

b) FINANCIAL SERVICES - COVID-19 Financial Impact 2020 256

12. Motions and Notices of Motions

13. Petitions

14. Miscellaneous Business

a) Eastern Ontario Regional Network Board Election Process for EOWC Members 257 - 258

15. Unfinished Business Summary

16. Closed Session

a) Pursuant to Section 239 (2) (d) labour relations or employee negotiations and (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the

municipality or local board

- Social Housing Services, Cornwall and Area Housing Corporation

b) Pursuant to Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees

- Economic Development

17. Ratification By-law

a) By-law No. 5280 259 - 260

18. Adjournment by Resolution

MINUTES

A meeting of the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry was held in Council Chambers at 9:00 a.m., December 21, 2020 with Warden Prevost in the Chair.

Present: Warden Prevost
Councillors: Armstrong, Byvelds, Fraser, Gardner, Landry, MacDonald, McGillis, Smith, Warden, Wert, Williams
CAO: Simpson
Clerk: Thomson

1. Call Meeting to Order by Resolution

   Resolution No. 2020-178 — Moved by Councillor Warden, Seconded by Councillor MacDonald

   THAT the meeting of the Council of the United Counties of Stormont, Dundas and Glengarry be hereby called to order.
   CARRIED

   Council observed a moment of silence in honour of former Warden and County Council member, Jim Bancroft.

2. Adoption of Agenda

   Resolution No. 2020-179 — Moved by Councillor Armstrong, Seconded by Councillor Fraser

   THAT Council approve the agenda.
   CARRIED

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Adoption of Minutes

   Resolution No. 2020-180 — Moved by Councillor Gardner, Seconded by Councillor MacDonald

   THAT the minutes of the meeting, including the In-Camera minutes, of the Council of the United Counties of Stormont, Dundas and Glengarry, held November 10 and November 16, 2020, be adopted as circulated.
   CARRIED

5. Delegations
   Tom Manley, Executive Director, Eastern Ontario Agri-Food Network (EOAN), provided information on EOAN and requested financial support to be considered as part of the 2021 budget deliberations.

6. Action Requests
   a) Corporate Services

   Resolution No. 2020-181 — Moved by Councillor MacDonald, Seconded by Councillor Fraser

   THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve an extension to Policy No. 1-36 until the end of June 2021, said policy providing for an additional 5 days of Covid-related absences for all full-time staff between January 1st, 2021 and June 30th, 2021.
   CARRIED

   Resolution No. 2020-182 — Moved by Councillor Gardner, Seconded by Councillor Warden

   THAT the Chief Administrative Officer be authorized to commence a process to engage an external resource to develop an advocacy document for the promotion of rural education within the County, with a recommendation on the preferred consultant coming back for Council review as soon as possible.
   CARRIED

   b) Financial Services

   Resolution No. 2020-183 — Moved by Councillor Warden, Seconded by Councillor MacDonald

   THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the proposal from Chubb Insurance Company of Canada for the January 1, 2021 renewals of the Occupational Accident Insurance Policy at a premium of $6,418, plus tax; and the Excess Workers' Compensation Indemnity Policy at a premium of $36,083 plus tax,

   AND THAT the Director of Financial Services/Treasurer be authorized to sign all necessary documents to give effect to the contracts.
   CARRIED

   Resolution No. 2020-184 — Moved by Councillor MacDonald, Seconded by Councillor Gardner

   WHEREAS the COVID-19 pandemic has had significant financial and operational impacts on Ontario municipalities;

   AND WHEREAS municipalities have had to divert resources towards addressing the immediate needs of the pandemic and maintaining service delivery standards

despite evolving restrictions and limited funds;

AND WHEREAS the Government of Ontario has delayed timelines with respect to several pieces of legislation;

AND WHEREAS the Government of Ontario has regulated municipal asset management through O. Reg. 588/17: Asset Management Planning for Municipal Infrastructure under the Infrastructure for Jobs and Prosperity Act, 2015;

AND WHEREAS O. Reg. 588/17 mandates that every municipality shall prepare an asset management plan in respect of its core municipal infrastructure assets by July 1, 2021, and in respect of all of its other municipal infrastructure assets by July 1, 2023;

AND WHEREAS the key components of an asset management plan as required by the regulation are:

1. Infrastructure asset inventory
2. Levels of service
3. Lifecycle management and financial strategy

AND WHEREAS there is a concern amongst Municipal Finance Officers' Association of Ontario (MFOA) members and their municipalities that current capacity challenges (redeployment of staff, and lack of available resources) will result in limitations for purposeful asset management planning;

AND WHEREAS Ontario municipalities do not anticipate the current capacity challenges to be resolved in the short-term;

NOW THEREFORE BE IT RESOLVED that the Council of the United Counties of Stormont, Dundas and Glengarry supports MFOA's letter to the Ministry of Infrastructure requesting a one-year extension of deadlines in O. Reg. 588/17: Asset Management Planning for Municipal Infrastructure under the Infrastructure for Jobs and Prosperity Act, 2015; so that all municipalities can focus on the immediate needs of the pandemic and engage in municipal asset management planning when capacity challenges are resolved.
CARRIED

c) Transportation
Resolution No. 2020-185 Moved by Councillor Smith
Seconded by Councillor Armstrong

THAT Council of the United Counties of Stormont, Dundas and Glengarry authorize the Director of Transportation and Planning to work with Dr. John

Macaulay to acquire his 34 hectare (84 acre) forest under the Federal Eco Gift Program.
CARRIED

Resolution No. 2020-186 Moved by Councillor Fraser
Seconded by Councillor MacDonald

THAT Transportation and Planning Services be authorized to obtain architectural and engineering design services to an upset of $50,000 for the Warden's House to accommodate new office space;

AND THAT the costs for such services be offset through COVID-19 funding;

AND THAT the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contract.
CARRIED

d) Planning

e) Court Services

f) County Library

g) IT Services

7. Tenders and Quotations

Resolution No. 2020-187 Moved by Councillor Fraser
Seconded by Councillor Landry

THAT Council of the United Counties of Stormont, Dundas and Glengarry accept the joint tender from Neptune Security Services Inc. for 2021 cracksealing at their unit prices totaling $112,000.00 plus H.S.T.

The joint tender includes the following:
- United Counties of SDG ($94,000.00)
- Township of South Glengarry ($10,000.00)
- Municipality of South Dundas ($4,000.00
- Township of South Stormont ($4,000.00)

AND THAT the Director of Transportation and Planning be authorized to sign all necessary documents to give effect to the contract.
CARRIED

Resolution No. 2020-188 Moved by Councillor Gardner
Seconded by Councillor Warden

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from Rush Truck Centres of Canada Ltd. for one Diesel Cab & Chassis at the total price of $133,109.24 plus H.S.T,

AND THAT Council accept the tender from Gin-Cor Industries for associated plow equipment at their submitted price of $139,720.00 plus H.S.T,

AND THAT the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contracts.
CARRIED

8. By-laws

Resolution No. 2020-189 Moved by Councillor MacDonald
Seconded by Councillor Landry

That By-law No. 5271, being a By-law to confirm the appointment of Kimberley Casselman as Director of Corporate Services/Clerk for the United Counties of Stormont, Dundas and Glengarry effective January 1st, 2021, be read and passed in Open Council, signed and sealed.
CARRIED

Resolution No. 2020-190 Moved by Councillor Wert
Seconded by Councillor Byvelds

That By-law No. 5272, being a By-law to authorize a lease extension agreement with the Municipality of South Dundas, be read and passed in Open Council, signed and sealed.
CARRIED

Resolution No. 2020-191 Moved by Councillor Warden
Seconded by Councillor Byvelds

THAT By-law No. 5273, being a By-law to authorize the issuance of permits to allow the movement of over-dimensional vehicles and designate reduced load periods on County Roads be read and passed in Open Council, signed and sealed.
CARRIED

9. Consent Agenda

Resolution No. 2020-192 Moved by Councillor Wert
Seconded by Councillor MacDonald

THAT all items listed under the Consent Agenda section of the Agenda be approved as recommended.
CARRIED

10. Boards and Committees
    Members provided updates on activities of various boards and committees.

11. Key Information
    Manager of Economic Development Seguin and Tourism Co-ordinator Belanger provided an update on the Economic Development Strategic Plan, Regional Incentives Program, and the proposed Date Our County initiative.

    Chief Administrative Officer Simpson provided information regarding the new website being AODA compliant.

    Director of Council Services/Clerk Thomson provided information on Committee appointments, the Warden's Designate position, and 2021 Council meeting dates.

    Director of Financial Services Russell discussed the budget process for 2021, together with meeting dates and requested Council's input on budget targets.

    Director of Financial Services Russell provided the draft Council Remuneration and Conference By-Law, with the final document to be presented at the January meeting of Council.

    Manager of Infrastructure, Transportation and Planning Services Jans provided a report on the Intersection Safety Review at SDG 1 at SDG 18/Gilmour Road.

    Director of Transportation and Planning de Haan provided a report on the Intersection Safety Review at SDG 19 and SDG 27.

    Manager of Infrastructure, Transportation and Planning Services Jans provided an update on the Morrisburg Roundabout.

12. Motions and Notices of Motions
    Resolution No. 2020-193 Moved by Councillor Byvelds
    Seconded by Councillor Armstrong

    THAT Council waive the notice requirements for Notices of Motion concerning the following:

    THAT the Council of the United Counties of Stormont, Dundas and Glengarry extend the remaining unspent monies from the Project Emily 9-1-1 to 2021 to allow the local municipalities to extend their respective programs for 2021.
    CARRIED

13. Petitions

14. Miscellaneous Business

15. Unfinished Business Summary

16. Closed Session

17. Ratification By-law
    Resolution No. 2020-194 Moved by Councillor Armstrong
    Seconded by Councillor Byvelds
    THAT By-law No. 5274, being a by-law to adopt, confirm and ratify matters dealt with by resolution, be read and passed in Open Council, signed and sealed.
    CARRIED

18. Adjournment by Resolution
    Resolution No. 2020-195 Moved by Councillor McGillis
    Seconded by Councillor MacDonald
    THAT Council adjourn to the call of the chair.
    CARRIED

Council recognized long term employee, HelenThomson, on her upcoming retirement after 42 years of service.

_____ _____

Warden Clerk

2021 DRAFT SHARED SERVICES BUDGET

Cornwall
ONTARIO CANADA
A city with a world of possibilities

the Counties SDG
STORMONT · DUNDAS · GLENGARRY

Ontario Works Division

2021 Budget Submission

Includes:

The Ontario Works Division provides support to residents of Cornwall and SDG, including the following:

- Income support for qualified residents in temporary need of assistance.
- Employment Assistance Program allows clients to participate in activities such as resume writing and interviewing workshops, job counseling and training, basic education and improving language skills.
- Basic funeral and burial coverage for residents with insufficient estate funds to cover these costs. The *Public Hospitals Act* and *Anatomy Act* also require municipalities to cover these expenses for persons who die in hospital and unclaimed bodies.
- Ontario Works recipients may be eligible for discretionary benefits (dental, vision care, dentures, prosthetics, etc.).

Description

The Ontario Works (OW) Division ensures that qualified residents of Cornwall and SDG receive Ontario Works income and employment assistance. We create opportunities that support individuals to achieve their true potential.

Key Goals

1. Provide income and employment assistance.
2. Maintain program integrity and accountability.
3. Ensure financial responsibility for provincial and municipal tax dollars.

Commentary

Salaries and Benefits
Reductions in this category are due to a reduction in FTEs as a result of retirements and resignations. Due to changes at the provincial level, these positions are not being filled at this time.

Purchase of Goods
There is a decrease in stationary supplies and furnishing.

Services and Rents
The decrease in this category is largely due to aligning employment related expenses to historical trends. Additional decreases include the elimination of fibre optic expenses. Increases are due to the implementation of Electronic Document Management in 2020 and ongoing related costs in 2021.

Financial and Transfers
Client benefit expenditures for 2021 have increased in expectation of a rising Ontario Works caseload. There has also been a minor reduction in computer hardware and software related expenses.

Provincial and Federal Grants
Funding is received from the Provincial level, the Ministry of Children, Community and Social Services (MCCSS).

The cost of administering benefits is shared between MCCSS, the United Counties of SDG (Counties), and the City. The Municipal share is split between the City (70%) and Counties (30%). For 2021, costs of administering benefits, such as salaries or overhead (rent, utilities, etc.) have been frozen at 2018 levels.

OW client benefits have increased in expectation of higher caseloads numbers in 2021. These benefits are 100% provincially funded by MCCSS.

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$3,879,550	$3,044,064	$3,840,284	$3,595,692	($244,592)	(6.37%)
Purchase of Goods	$44,550	$47,462	$49,000	$43,025	($5,975)	(12.19%)
Services and Rents	$1,150,017	$749,862	$1,266,336	$1,146,555	($119,781)	(9.46%)
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$11,284	$8,791	$9,979	$11,119	$1,140	11.42%
Corporate Costs	$683,909	$457,064	$550,403	$601,316	$50,913	9.25%
Financial and Transfers	$17,833,731	$15,182,915	$18,442,885	$19,343,220	$900,335	4.88%
Subtotal	**$23,603,041**	**$19,490,158**	**$24,158,887**	**$24,740,927**	**$582,040**	**2.41%**
REVENUE						
Provincial and Federal Grants	$21,568,170	$18,190,779	$22,147,970	$22,897,187	$749,217	3.38%
Other Municipalities	$607,243	$393,728	$577,311	$522,129	($55,182)	(9.56%)
Fees, Service Charges, & Misc Revenue	$0	$55	$0	$0	$0	0.00%
Internal Revenue	$100	$1,176	$4,880	$7,938	$3,058	62.66%
Contribution from Reserves	$10,640	$7,540	$81,664	$95,372	$13,708	16.79%
Subtotal	**$22,186,153**	**$18,593,278**	**$22,811,825**	**$23,522,626**	**$710,801**	**3.12%**
NET OPERATING COST (TAXATION)	**$1,416,888**	**$896,880**	**$1,347,062**	**$1,218,301**	**($128,761)**	**(9.56%)**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$1,416,888**	**$896,880**	**$1,347,062**	**$1,218,301**	**($128,761)**	**(9.56%)**

Summary by Activity

	2019 Actuals	2020 Actuals Oct (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
Cost of Administration and Employment Assistance	$1,407,067	$889,270	$1,338,747	$1,209,846	($128,901)	(9.63%)
Ontario Works Benefit Program	$9,821	$7,610	$8,315	$8,455	$140	1.68%
TOTAL OPERATING AND CAPITAL	**$1,416,888**	**$896,880**	**$1,347,062**	**$1,218,301**	**($128,761)**	**(9.56%)**

Child Care Services

2021 Budget Submission

Includes:

- The Child Care Division is responsible for all aspects of the local Child Care and Early Years system within Cornwall and SDG, including the planning and oversight of local programs and services.
- Manages the Child and Family Support Programs (EarlyON programs) and special needs resourcing.
- Maintains service contracts with 13 operators for 36 sites and a licensed Home Child Care Agency for up to 20 sites to ensure sufficient childcare is available in the area.
- Monitors and facilitates child care provider compliance with Ministry of Education funding guidelines.
- Determines fee subsidy eligibility for clients.
- Distributes special purpose funds for minor renovations, repairs and maintenance, play equipment, capacity building and general operating grants.
- Directly operates – Richelieu Child Care Centre, Home Child Care Agency (10-20 providers).
- A 5-year service plan that supports the goals and objectives of the division.

Description

Ensure families have access to a range of quality Child Care and Early Years programs that are supported by the Child Care Division.

Key Goals

1. Increasing access and affordability for all.
2. Quality initiatives to support early years programs and services.
3. Promoting licensed care within our communities.
4. Maintaining community partnerships; sharing the Division's vision for the early years.

Commentary

Services and Rents
Special purpose expenses are more in line with trend. Expenses have also been re-categorized to indicate their function more appropriately.

Revenue
Per the government's announcement in August 2019, the ministry will phase in changes to childcare funding as follows:

Effective January 1, 2021, Consolidated Municipal Service Managers (CMSMs) will be required to cost share all administrative funding at a rate of 50/50 with the Ministry of Education. The cap on cost shared funding will remain at 10% of the total Ministry general allocation, for 2021.

Effective January 1, 2022, the cap on cost shared administrative funding will be reduced from 10% to 5% (and remain cost shared at 50/50).

Historically, the municipal contribution has been limited to the minimum required by the Ministry. For the past 10 years this amount has been between $469,000 and $619,000.

On November 27, 2020, the Ministry of Education announced that, although they will be proceeding with implementation of 50/50 administration cost sharing, they will provide one-time transitional funding in 2021 to assist with the impact to Municipalities.

This one-time funding will help offset the additional cost to the municipality of operating child care.

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$1,475,260	$1,356,468	$1,605,118	$1,420,836	($184,282)	(11.48%)
Purchase of Goods	$31,362	$13,556	$42,400	$21,350	($21,050)	(49.65%)
Services and Rents	$11,546,981	$7,167,628	$10,746,373	$10,175,769	($570,604)	(5.31%)
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$8,142	$13,668	$13,335	$16,378	$3,043	22.82%
Corporate Costs	$426,993	$327,521	$393,914	$297,094	($96,820)	(24.58%)
Financial and Transfers	$17,051	$4,008	$12,935	$23,600	$10,665	82.45%
Subtotal	**$13,505,789**	**$8,882,849**	**$12,814,075**	**$11,955,027**	**($859,048)**	**(6.70%)**
REVENUE						
Provincial and Federal Grants	$11,403,855	$7,181,154	$10,550,696	$10,149,843	($400,853)	(3.80%)
Other Municipalities	$177,486	$123,386	$179,210	$250,402	$71,192	39.73%
Fees, Service Charges, & Misc Revenue	$389,973	$539,143	$400,000	$346,500	($53,500)	(13.38%)
Internal Revenue	$1,120,331	$686,681	$1,266,012	$624,013	($641,999)	(50.71%)
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$13,091,645**	**$8,530,364**	**$12,395,918**	**$11,370,758**	**($1,025,160)**	**(8.27%)**
NET OPERATING COST (TAXATION)	**$414,144**	**$352,485**	**$418,157**	**$584,269**	**$166,112**	**39.72%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$414,144**	**$352,485**	**$418,157**	**$584,269**	**$166,112**	**39.72%**

Social Housing Services

2021 Budget Submission

Includes:

- Social Housing (SH) Services is designated as the Service Manager by the Ministry of Municipal Affairs and Housing for the City of Cornwall and the United Counties of Stormont, Dundas and Glengarry (SDG).
- The Division is responsible for the administration of funds provided by the Federal, Provincial and Municipal governments and to ensure program compliance for a variety of programs.

Description

To ensure that individuals with low to moderate incomes, seniors, or with special needs (who can live with supports), have access to a range of quality housing programs that are supported by the Housing Division.

Key Goals

1. To ensure a system of services and supports is in place to help those who are homeless or at risk of being homeless to obtain housing.
2. To ensure a system of services and supports is in place to help those who are at risk of becoming homeless to maintain/stabilize their housing.
3. To support and promote efforts that help maintain and preserve suitable existing housing stock in the community.
4. To encourage the development of appropriate and affordable new housing.

Commentary

The Social Housing Department is responsible for the governance of 2,042 rental units within the City of Cornwall and SDG and to address local priorities and better meet the needs of homeless individuals and families or those at risk of becoming homeless.

The Division also oversees the following:

- Social Housing Centralized Waitlist
- Rent Supplement Programs
- Ontario Renovates Program
- Homeownership program (through Habitat for Humanity)
- Portable Housing Benefit under Canada-Ontario Housing Benefit (COHB), previously the Survivors of Domestic Violence Program
- Consolidated Homelessness Prevention Initiative (CHPI) (utility and rental arrears, moving costs, repatriation, etc.) to support permanent residence and/or prevent eviction
- Domiciliary Program
- Hoarding Initiative (through CMHC)
- Personal Disaster Agreement (through Red Cross)
- Ten-Year Housing Plan
- Enumeration (Homelessness study)
- Foot Care and Homemakers' Services

Salaries and Benefits

The increase in salaries and benefits represents incremental and contractual obligations and the inclusion of a Project and Asset Management Coordinator.

Purchase of Goods

Under CHPI, line items like food provisions and transportation fluctuate regularly to meet client needs. CHPI is 100% funded by the Province (MMAH). The reduction in purchase of goods is related to a decrease in stationary supplies.

Services and Rents

Social Housing received 100% Federal/Provincial funding in Ontario Priorities Housing Initiative (OPHI). The increase in services and rents is related to an increase in OPHI funding for the Ontario Renovates and the homeownership program. Social Housing also received 100% provincial funding for Social Services Relief Fund (SSRF) administration. The funds will be allocated towards the Project and Asset Management Coordinator to assist with the Housing Revitalization Plan and new construction.

Financial and Transfers

Social Housing received 100% Federal/Provincial in Canada-Ontario Community Housing Initiative (COCHI) additional funding for current Social Housing Providers to address capital repairs.

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$782,843	$743,471	$1,008,965	$1,068,206	$59,241	5.87%
Purchase of Goods	$12,867	$26,459	$21,575	$20,544	($1,031)	(4.78%)
Services and Rents	$1,877,660	$5,087,484	$1,921,936	$1,887,909	($34,027)	(1.77%)
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$5,696	$6,479	$7,038	$8,146	$1,108	15.74%
Corporate Costs	$144,631	$122,059	$146,196	$148,744	$2,548	1.74%
Financial and Transfers	$13,248,226	$12,843,286	$12,667,292	$12,887,458	$220,166	1.74%
Subtotal	**$16,071,923**	**$18,829,238**	**$15,773,002**	**$16,021,007**	**$248,005**	**1.57%**
REVENUE						
Provincial and Federal Grants	$8,654,257	$11,839,712	$8,431,221	$8,332,944	($98,277)	(1.17%)
Other Municipalities	$1,628,180	$1,453,985	$1,653,333	$1,686,304	$32,971	1.99%
Fees, Service Charges, & Misc Revenue	$14,595	$20,491	$0	$0	$0	0.00%
Internal Revenue	$56,401	$298,290	$106,162	$208,173	$102,011	96.09%
Contribution from Reserves	$221,160	$0	$0	$100,000	$100,000	100.00%
Subtotal	**$10,574,593**	**$13,612,478**	**$10,190,716**	**$10,327,421**	**$136,705**	**1.34%**
NET OPERATING COST (TAXATION)	**$5,497,330**	**$5,216,760**	**$5,582,286**	**$5,693,586**	**$111,300**	**1.99%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$5,497,330**	**$5,216,760**	**$5,582,286**	**$5,693,586**	**$111,300**	**1.99%**

Glen Stor Dun Lodge

2021 Budget Submission

Includes:

- The Glen Stor Dun Lodge (GSDL) is a Long-Term Care Home which is responsible for 132 beds. A number of departments support the legislative requirements of Long-Term Care Home, such as: Nursing Care, Programs and Services, Dietary, and Support Services (Housekeeping, Laundry and Maintenance).
- The GSDL also houses an Outreach program that provides Adult Day Away Programs, the Community's Meals on Wheels, a Crisis Intervention Service, and a Telephone Assurance Program.

Description

The GSDL's mission is to provide quality care and service to our community through a collaborative, compassionate and innovative approach.

Key Goals

1. Fostering community engagement.
2. Striving towards organizational excellence.
3. Enhancing our commitment to our people.

Commentary

Salaries and Benefits
There is an expected increase of 4.44% in Salaries and Benefits due to the following reasons: Vacation entitlement increases and costs associated for replacement, benefit cost increases, one part-time position replaced with a full-time, and the inclusion of the Nurse Practitioner (contract) moved from Services and Rents. Readjustment of overtime cost to coincide with the 3-year average.

Purchase of Goods
For 2021, we expect a decrease of electricity costs based on current trends along with increases in food provisions.

Services and Rents
For 2021, the cost of telephone and fibre optic have decreased. The Lodger will be replaced with an Electronic system. The budget for contracted services was also decreased to reflect the three-year average.

Financial
Increase cost in ITT Hardware/Software to reflect the needs of the Lodge for their Electronic documentation, monitoring and reporting system. Added modules include: Infection Prevention & Control, Wound Care Management, Document Manager (e-signature), Secure Conversations, Cliniconnex and Nutrition Care Management.

Revenue
The GSDL receives funding from a number of sources. Revenues from the Ministry are based on envelopes of funding for specific programs as well as formula-based funding based on resident acuity (Case Mix Index (CMI)). An overall revenue increase in Ministry funding for resident level of care of 1.92% is expected for 2021.

Capital Expenditures
For the first time, the GSDL will be financing a capital project, the back up generator further describe in the Capital Section. It is recommended by the Committee of Management that a reserve of $250,000 annually be implemented and added to the 2021 budget.

The GSDL has submitted 5 applications for funding through the Investing in Canada Infrastructure (ICIP) – Long Term Care Homes Program. Successful applications are funded 80% from the Federal Government and 20% by the Provincial Government. There is no requirement for a Municipal contribution. The City is expecting to hear back in early Spring. The back up generator is one of these projects.

Outreach Programs
The outreach budget is presented with a 1.78% increase, which is directly tied to client recoveries.

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$10,425,012	$9,996,487	$11,037,005	$11,527,218	$490,213	4.44%
Purchase of Goods	$1,509,475	$1,250,694	$1,485,794	$1,496,738	$10,944	0.74%
Services and Rents	$762,360	$618,630	$779,886	$728,658	($51,228)	(6.57%)
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$39,907	$42,341	$45,835	$57,715	$11,880	25.92%
Corporate Costs	$531,304	$427,046	$522,154	$534,247	$12,093	2.32%
Financial and Transfers	$129,151	$74,966	$101,279	$127,647	$26,368	26.04%
Subtotal	**$13,397,209**	**$12,410,164**	**$13,971,953**	**$14,472,223**	**$500,270**	**3.58%**
REVENUE						
Provincial and Federal Grants	$7,018,869	$6,410,464	$6,934,878	$7,059,687	$124,809	1.80%
Other Municipalities	$644,468	$663,922	$734,543	$836,535	$101,992	13.89%
Fees, Service Charges, & Misc Revenue	$4,216,657	$3,524,252	$4,394,470	$4,372,123	($22,347)	(0.51%)
Internal Revenue	$0	$3,650	$0	$0	$0	0.00%
Contribution from Reserves	$0	$25,000	$0	$0	$0	0.00%
Subtotal	**$11,879,994**	**$10,627,288**	**$12,063,891**	**$12,268,345**	**$204,454**	**1.69%**
NET OPERATING COST (TAXATION)	**$1,517,215**	**$1,782,876**	**$1,908,062**	**$2,203,878**	**$295,816**	**15.50%**
CAPITAL						
Gross Capital	$273,577	$302,050	$431,500	$1,119,000	$687,500	159.33%
Capital Funding (Grants)	$0	$0	$0	($254,900)	($254,900)	100.00%
Capital Funding (Financing)	$0	$0	$0	($650,000)	($650,000)	100.00%
Capital Funding (Counties)	$0	$0	($129,450)	($64,230)	$65,220	(50.38%)
NET CAPITAL COST (TAXATION)	**$273,577**	**$302,050**	**$302,050**	**$149,870**	**($152,180)**	**(50.38%)**
TOTAL OPERATING AND CAPITAL	**$1,790,792**	**$2,084,926**	**$2,210,112**	**$2,353,748**	**$143,636**	**6.50%**

Summary by Activity

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
Resident Services	$795,802	$1,290,729	$1,207,562	$1,314,552	$106,990	8.86%
Maintenance	$731,408	$552,956	$733,175	$765,016	$31,841	4.34%
Outreach Programs	$263,582	$241,241	$269,375	$274,180	$4,805	1.78%
TOTAL OPERATING AND CAPITAL	**$1,790,792**	**$2,084,926**	**$2,210,112**	**$2,353,748**	**$143,636**	**6.50%**

Proposed 2021 Capital Projects

Resident Equipment
Backup Generator (to support new HVAC unit)
Air Supply Units
Passenger Elevator Hydraulic Modernization & Inground Cylinder Replacement
Building Requirements
Kitchen & Laundry Equipment

The 2021 Capital Project Information Sheets and the 10-Year Capital Forecast are detailed on the following pages.

2021 CAPITAL SUBMISSION

CAPITAL BY BUSINESS UNIT
FOR THE YEAR 2021

***Please note all figures are in 000s of dollars**

DESCRIPTION	2020 GROSS BUDGET	2021 GROSS SUBMISSION	EXTERNAL FUNDING			RESERVES			2021 TAX BASE
			GRANTS	SDG	Financing	DEV. CHARGES	GAS TAX	SPECIFIC RESERVE	
GLEN STOR DUN LODGE									
Resident Equipment	115.0	50.00		15.00					35.00
Backup Generator (to support new HVAC unit)		650.00			650.00				
Air Supply Units		230.00	200.90	8.73					20.37
Passenger Elevator Hydraulic Modernization & Inground Cylinder Replacement	145.0	85.00		25.50					59.50
Building Requirements	71.5	60.00	30.00	9.00					21.00
Kitchen & Laundry Equipment		44.00	24.00	6.00					14.00
Flooring Replacement	100.0								
Glen Stor Dun Lodge Total	431.50	1,119.00	254.90	64.23	650.00	-	-	-	149.87

COUNCIL APPROVED CAPITAL BUDGETS FROM PRIOR YEARS

DESCRIPTION	GROSS SUBMISSION	EXTERNAL FUNDING			RESERVES			TAX BASE
		GRANTS	COUNTIES	Financing	DEV. CHARGES	GAS TAX	SPECIFIC RESERVE	
2020 Council Approved Capital	431.50		129.45					302.05
2019 Council Approved Capital	399.00		119.70					279.30
2018 Council Approved Capital	576.50		172.95					403.55

Glen Stor Dun Lodge

Project Name: **Resident Equipment**

Funding: $ 35,000 Cornwall (Tax Base)
$ 15,000 SDG
$ 50,000

Ceiling Lifts ($20,000)
As per our lift replacement program, we have started adding additional ceiling lifts in our resident rooms. We currently have 27 of the 120 rooms set up with this equipment. Our goal is to install ceiling tracks in every room with the capacity of adding a lift mechanism to the track as needed. This project will address approximately 4 lifts.

Electric Beds ($20,000)
Similar to our lift replacement program initiated in 2017, we have begun replacing electric beds as replacement parts are becoming obsolete. We currently have 62 high-low beds spread throughout the facility. With new high-low beds estimated at $2,000 each, this project will allow for the replacement of approximately 10 beds.

Mattresses ($10,000)
For infection control purposes, stained mattresses must be discarded and replaced with new ones. This project will allow for the replacement of 10 to 15 new mattresses.

Glen Stor Dun Lodge

Project Name: **Backup Generator (to support new HVAC unit)**

Funding: $ 650,000 Financing

The current backup generator was installed in 1993 for building backup power as per requirements under the Long-Term Care Homes Act.

It was identified that the HVAC system is not connected to the generator and should a power outage occur, the heating system would not be fully operational. As per the Long-Term Care Homes Act, the HVAC system is required to be supported by a backup generator.

This project is part of the capital asset management replacement strategy of the City. Based on the required size and power capacity needed to operate the facility, the estimated cost to hire engineers, the cost to complete a noise testing study, and the purchase and installation of the equipment, the project is estimated to cost approximately $650,000.

The City has submitted an application through the Investing in Canada Infrastructure Program (ICIP) – Long-Term Care Homes. If approved, the project will be funded by Federal (80%) and Provincial (20%) governments. Applicants will be notified in early Spring. If the application is not approved, the City plans to finance the project.

Glen Stor Dun Lodge

Project Name: **Air Supply Units**

Funding:
$ 20,370 Cornwall (Tax Base)
$ 8,730 SDG
$ 83,500 MOHLTC (Infection Prevention and Control)
$ 117,400 MOHLTC (Minor Capital Program)
$ 230,000

The GSDL has a total of 4 Air Supply Units that are original to the building (27 years old). As part of the Capital and Asset Management Plan, these units are to be replaced over the next two years as they are currently starting to fail. These units supply tempered fresh air into the building. Air Units 1, 3 and 4 are at the end of their lifecycle and require a major upgrade.

Air Unit 1 supplies tempered fresh air for the entire building (resident rooms, hallways and most common areas). Air Unit 3 supplies fresh air to the Tea Room and Air Unit 4 to the chapel. In 2022, we will be replacing Unit 2 that supplies fresh air to the kitchen. Due to COVID-19 and to ensure proper ventilation, it is recommended that most of the project be completed this year.

This project is eligible for two streams of funding through the Ministry of Health and Long-Term Care (MOHLTC):

Infection Prevention and Control Funding
This funding supports capital improvements directly linked to improved infection prevention and control (IPAC) practices. This funding is part of the ministry's response to provide timely and effective support to the long-term care sector to help stabilize homes amidst the evolving challenges of the COVID-19 pandemic. It is intended to help long-term care homes make rapid priority physical infrastructure upgrades that will improve IPAC conditions and practices. Eligible measures include HVAC systems upgrades or repairs.

Minor Capital Program Funding
This project is eligible for funding under the Minor Capital Program through the MOHLTC. The new program is intended to help maintain and extend the life of long-term care homes and delivers on a commitment made in Fall 2019 to address gaps in the system for funding of minor capital repairs.

The City has submitted an application through the Investing in Canada Infrastructure Program (ICIP) – Long-Term Care Homes. If approved, the project will be funded by Federal (80%) and Provincial (20%) governments. Applicants will be notified in early Spring. If the application is not approved, the City plans to fund the project as noted above.

Glen Stor Dun Lodge

Project Name: **Passenger Elevators Hydraulic Modernization & Inground Cylinder Replacement**

Funding:
$ 59,500 Cornwall (Tax Base)
$ 25,500 SDG
$ 85,000

The GSDL has two passenger elevators as well as one service elevator. These elevators will be 27-years old this year. This project will address component modernization of the passenger elevators. The first elevator was completed in 2020 and the second is expected to be completed in 2021. The replacement cost is estimated to be $145,000. This is an ongoing capital project and funding from prior years will be utilized.

Some of the major components of the modernization that need to be addressed are:

a) The door operators which maintain door speed and increase the elevator reliability, improves passenger safety and provides a smoother and quieter ride.
b) The Opti-Guard is a door protection system that uses infrared emitters and detectors to create an invisible safety net across the elevator entrance.
c) Door restrictors are components that prevent residents from opening the door when the elevator is stalled between floors. These will be changed to meet elevator safety codes.
d) Solid state starters eliminate power surges which reduce the impact on electrical equipment and minimize competition from electricity between lights, computers, and elevators. They also prevent elevator motors from burning out by adjusting the current. Additionally, they reduce downtime, optimize motor start-up, and provide quieter operations.

This item is part of the asset replacement program which agrees with the City's Asset Management Plan.

The City has submitted an application through the Investing in Canada Infrastructure Program (ICIP) – Long-Term Care Homes. If approved, the project will be funded by Federal (80%) and Provincial (20%) governments. Applicants will be notified in early Spring. If the application is not approved, the City plans to fund the project as noted above.

Glen Stor Dun Lodge

Project Name: **Building Requirements**

Funding:
$ 21,000 Cornwall (Tax Base)
$ 9,000 SDG
$ 30,000 MOHLTC (Minor Capital Program)
$ 60,000

Outdoor Furniture Replacement ($15,000)
This project includes the replacement of outdoor furniture for the enclosed garden area of the Lodge. The current furniture is aging (wooden frame). Replacement furniture will be made with a durable material with a longer life span.

Cement Walkway Repairs ($30,000)
The cement walkway on the west side of the building leading up to the employee parking lot requires repairs. There are cracks and uneven blocks. The slope on the elevated stairs will also be addressed to prevent slips and falls as the stairs are too steep. There has also been an accumulation of water creating ice pools.

This project is eligible for funding under the Minor Capital Program through the MOHLTC. The new program is intended to help maintain and extend the life of long-term care homes and delivers on a commitment made in Fall 2019 to address gaps in the system for funding of minor capital repairs.

Toilets in Resident Rooms ($15,000)
Resident toilets are 27-years old and are not adequate to meet resident's needs. Many residents require a raised toilet seat which causes infection control issues/concerns. In order to mitigate this, 50 standard height toilets will be replaced with taller ones in order to eliminate the need for raised toilet seats and improve infection control.

Glen Stor Dun Lodge

Project Name: **Kitchen & Laundry Equipment**

Funding:
$ 14,000 Cornwall (Tax Base)
$ 6,000 SDG
$ 24,000 MOHLTC (Minor Capital Program)
$ 44,000

Dining Room Chairs, Tables & Furnishings ($20,000)

Much of the dining room furniture has reached the end of its useful life. In 2018-19, new chairs were purchased for the second and third floor dining areas. In 2021, the chairs on the fourth floor have been identified for replacement. These chairs are specifically designed for health care, assuring the height is appropriate for the senior population and the seat material is made of soil proof crypton fabric.

As well, we are experiencing more complexity with resident admissions. In order to accommodate the needs of this demographic, there is a need for a new dining room table solution. These tables are designed for the health care field.

Dietary Equipment ($24,000)

The 2021 budget includes a continued investment in the equipment used in our kitchen and serveries.

Many pieces of equipment have exceeded their useful life and are in need of replacement. This equipment includes: a water/ice machine, refrigerators in the tearoom, serving counters in the tearoom, and carts.

This project is eligible for funding under the Minor Capital Program through the MOHLTC. The new program is intended to help maintain and extend the life of long-term care homes and delivers on a commitment made in Fall 2019 to address gaps in the system for funding of minor capital repairs.

2021 TEN YEAR CAPITAL FORECAST

CAPITAL FORECAST
FOR THE YEARS 2021 - 2030

	DESCRIPTION	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	GLEN-STOR-DUN-LODGE										
1	**BUILDING REQUIREMENTS**										
	Outdoor Furniture Replacement	15.0			10.0			10.0			10.0
	Cement Walkway Repairs	30.0				30.0				30.0	
	Spa Room Modernization 4th floor		60.0								60.0
	Spa room modernization 3rd floor			60.0							
	Spa room modernization 2nd floor				60.0						
	Resident toilet upgrades	15.0									
	Indoor Furniture Replacement		20.0		20.0		20.0		20.0		20.0
	Awning - Gazebo		20.0							20.0	
	Air Supply Unit # 1 - Building	170.0									
	Air Supply Unit # 2 - Kitchen		100.0								
	Air Supply Unit # 3 - Tea Room	30.0									
	Air Supply Unit # 4 - Chapel	30.0									
	Domestic Water Heater Tank Replacement - Kitchen		40.0								
	Domestic Water Heater Tank Replacement - Laundry		5.0								
	Passenger Elevators Hydraulic Modernization	85.0									
	& Inground Cylinder Replacement (no.2)										
	1 Service Elevator Hydraulic Modernization					130.0					
	Backup Generator (to support new AC unit)	650.0									
	Lighting 4th Floor		40.0							10.0	
	Lighting 3rd Floor		40.0								10.0
	Lighting 2ndFloor		40.0								
	Lighting Ground Floor		40.0								
	Asphalt						100.0		250.0		
	Air Conditioning Units- Laundry Retrofit (2 into 1)		50.0								50.0
	Air Conditioning Units- Admin Corridor to 4 offices		40.0								
	Total Building Requirements	**1,025.0**	**495.0**	**60.0**	**90.0**	**160.0**	**120.0**	**10.0**	**270.0**	**60.0**	**150.0**
2	**FLOORING REPLACEMENT**										
	2nd floor repairs							50.0			
	3rd floor repairs								50.0		
	4th floor repairs									50.0	
	Ground Floor		300.0								
	Common Areas										50.0
	Total Flooring Replacement	**0.0**	**300.0**	**0.0**	**0.0**	**0.0**	**0.0**	**50.0**	**50.0**	**50.0**	**50.0**
3	**KITCHEN / LAUNDRY EQUIPMENT**										
	Condensers for Main Kitchen Fridge & Freezers								50.0		
	Dining Room Chairs, Tables & Furnishings	20.0		20.0				25.0			
	Range, Oven and Open fry pot				25.0				25.0		
	Dietary Equipment	24.0	40.0	20.0							
	Other dietary equipment		25.0	45.0	50.0	30.0	45.0	25.0	25.0	25.0	25.0
	Washing Machines - Laundry		14.0	14.0	14.0						14.0
	Dryers - Laundry		28.0		14.0						14.0
	Total Kitchen / Laundry Equipment	**44.0**	**107.0**	**99.0**	**103.0**	**30.0**	**45.0**	**50.0**	**100.0**	**25.0**	**53.0**
4	**RESIDENT EQUIPMENT**										
	Ceiling Lifts	20.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
	Electric Beds	20.0	30.0	35.0	35.0	35.0					
	Bath Tubs					40.0	40.0	40.0			
	Blanket Warmers		10.0		10.0						
	Bedroom Furniture		20.0		20.0			20.0		20.0	
	Mattresses	10.0	15.0	10.0	15.0	10.0	15.0	10.0	15.0	10.0	15.0
	Beauty Parlor Furnishings							10.0			
	Total Resident Equipment	**50.0**	**105.0**	**75.0**	**110.0**	**115.0**	**85.0**	**110.0**	**45.0**	**60.0**	**45.0**
	Total Capital	**1,119.0**	**1,007.0**	**234.0**	**303.0**	**305.0**	**250.0**	**220.0**	**465.0**	**195.0**	**298.0**

Cornwall SDG Paramedic Services

2021 Budget Submission

Includes:

- The provision of Ambulance Services for the area of Cornwall, Stormont, Dundas and Glengarry.
- The provision of hospital avoidance strategies through the Community Paramedic Program.
- The provision of a Public Access Defibrillator Program for the area of Cornwall, Stormont, Dundas and Glengarry.

Description

Paramedics are trained to provincial standards to render care to medically ill or injured patients.

The Community Paramedic program utilizes paramedics to respond to people who reside within Cornwall, and SD&G in an effort to reduce the reliance on 911 for non-emergent care needs and to reduce 'off-load times' at the emergency department.

The Public Access Defibrillator (PAD) program places and maintains these life saving devices in public buildings throughout the region.

Key Goals

1. Meet legislated responsibilities under the Ambulance Act and the Emergency Management and Civic protection Act.
2. Curb the lengthening response time trend by adding additional staff to the road.
3. Utilize anticipated increases in base funding to expand the Community Paramedic Program to reduce the 'ambulance transport to hospital' numbers of people who would best be managed in a nonemergent, community-based setting.
4. Maintain the current complement of Public Access Defibrillators.

Commentary

Salaries and Benefits
The 2021 budget submission reflects an increase to front line staffing. An additional 12-hour shift has been incorporated into this budget. This is approximately 8,320 hours of front line deployment not including replacement hours for leaves.

Purchase of Goods
The cost of Personal Protective Equipment (PPE) has doubled since COVID-19. An additional $80,000 has been included in the 2021 budget to address these increases. Medical equipment requirements for ambulances (Defibrillator Mounting Systems) are included at $42,000 along with uniforms and safety supplies for the additional front line deployment.

Financial and Transfers
The increase in Financial and Transfers is related to an upgrade in departmental software and an increase in amortization of tangible capital assets.

Revenues
The anticipated funding increase from the Ministry of Health and Long-Term Care (MOHLTC) is set at two percent above the previous year's base funding. Public health initiatives related to communicable disease undertaken by Paramedic Services are supported by the Health Unit and are performed on a cost recovery basis.

Correspondence with Ontario Health East indicates that pilot program funding for the Community Paramedic (CP) program will move towards base funding and will be enhanced to support larger programs. CP initiatives continue to be 100% funded by the Ministry.

2020 Funding from MOHLTC
In August 2020, the Ministry of Health and Long-Term Care provided an additional $559,044 of base funding. Changes to the long-term capital plan are required to address the plan to stabilize response time degradation. Additional ambulances will be required in conjunction with increased staffing levels. To minimize the impact to the tax base in 2021, it is recommended that the additional funding from the MOHLTC, compared to the 2020 budget, be allocated to capital reserves and used to fund future capital requirements.

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$11,409,389	$10,591,446	$11,864,491	$12,730,221	$865,730	7.30%
Purchase of Goods	$780,228	$612,893	$867,952	$1,015,071	$147,119	16.95%
Services and Rents	$1,063,655	$854,738	$1,094,562	$1,118,219	$23,657	2.16%
Financing LTD Principal & Interest	$104,354	$86,961	$104,354	$104,354	$0	0.00%
Insurance	$80,940	$85,181	$92,983	$111,808	$18,825	20.25%
Corporate Costs	$478,362	$354,186	$422,757	$468,111	$45,354	10.73%
Financial and Transfers	$758,878	$636,994	$864,280	$991,415	$127,135	14.71%
Subtotal	**$14,675,806**	**$13,222,399**	**$15,311,379**	**$16,539,199**	**$1,227,820**	**8.02%**
REVENUE						
Provincial and Federal Grants	$6,946,963	$6,350,407	$7,001,050	$7,651,983	$650,933	9.30%
Other Municipalities	$4,562,592	$3,952,814	$4,857,460	$5,215,285	$357,825	7.37%
Fees, Service Charges, & Misc Revenue	$57,835	$109,907	$33,630	$0	($33,630)	(100.00%)
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$93,487	$72,324	$96,432	$99,474	$3,042	3.15%
Subtotal	**$11,660,877**	**$10,485,452**	**$11,988,572**	**$12,966,742**	**$978,170**	**8.16%**
NET OPERATING COST (TAXATION)	**$3,014,929**	**$2,736,947**	**$3,322,807**	**$3,572,457**	**$249,650**	**7.51%**
CAPITAL						
Gross Capital	$0	$0	$709,500	$950,000	$240,500	33.90%
Capital Funding (Reserves)	$0	$0	($709,500)	($950,000)	($240,500)	33.90%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$3,014,929**	**$2,736,947**	**$3,322,807**	**$3,572,457**	**$249,650**	**7.51%**

Proposed 2021 Capital Projects

Ambulance Replacement
Power Cot Replacement
Toughbook Computers

The 2021 Capital Project Information Sheets and the 10-Year Capital Forecast are detailed on the following pages.

Administration

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$2,121,659	$1,340,281	$2,277,499	$2,361,701	$84,202	3.70%
Purchase of Goods	$756,671	$590,131	$838,555	$985,085	$146,530	17.47%
Services and Rents	$820,186	$647,552	$854,845	$874,666	$19,821	2.32%
Financing LTD Principal & Interest	$104,354	$86,961	$104,354	$104,354	$0	0.00%
Insurance	$80,940	$85,181	$92,983	$111,808	$18,825	20.25%
Corporate Costs	$478,362	$354,186	$422,757	$468,111	$45,354	10.73%
Financial and Transfers	$758,878	$636,994	$860,280	$985,260	$124,980	14.53%
Subtotal	**$5,121,050**	**$3,741,286**	**$5,451,273**	**$5,890,985**	**$439,712**	**8.07%**
REVENUE						
Provincial and Federal Grants	$2,068,929	$1,566,880	$1,967,453	$2,217,591	$250,138	12.71%
Other Municipalities	$1,809,961	$1,198,301	$2,008,606	$2,140,500	$131,894	6.57%
Fees, Service Charges, & Misc Revenue	$38,856	$98,676	$33,630	$0	($33,630)	(100.00%)
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$93,487	$72,324	$96,432	$99,474	$3,042	3.15%
Subtotal	**$4,011,233**	**$2,936,181**	**$4,106,121**	**$4,457,565**	**$351,444**	**8.56%**
NET OPERATING COST (TAXATION)	**$1,109,817**	**$805,105**	**$1,345,152**	**$1,433,420**	**$88,268**	**6.56%**
CAPITAL						
Gross Capital	$0	$0	$709,500	$950,000	$240,500	33.90%
Capital Funding (Reserves)	$0	$0	($709,500)	($950,000)	($240,500)	33.90%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$1,109,817**	**$805,105**	**$1,345,152**	**$1,433,420**	**$88,268**	**6.56%**

Cornwall Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$3,536,607	$3,585,028	$3,655,747	$3,955,374	$299,627	8.20%
Purchase of Goods	$205	$0	$0	$0	$0	0.00%
Services and Rents	$0	$0	$0	$0	$0	0.00%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$3,536,812**	**$3,585,028**	**$3,655,747**	**$3,955,374**	**$299,627**	**8.20%**
REVENUE						
Provincial and Federal Grants	$1,768,407	$1,792,514	$1,827,874	$1,977,687	$149,813	8.20%
Other Municipalities	$0	$0	$0	$0	$0	0.00%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,768,407**	**$1,792,514**	**$1,827,874**	**$1,977,687**	**$149,813**	**8.20%**
NET OPERATING COST (TAXATION)	**$1,768,405**	**$1,792,514**	**$1,827,873**	**$1,977,687**	**$149,814**	**8.20%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
	$1,768,405	**$1,792,514**	**$1,827,873**	**$1,977,687**	**$149,814**	**8.20%**

Alexandria Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$1,092,887	$1,098,358	$1,130,286	$1,222,914	$92,628	8.20%
Purchase of Goods	$7,455	$3,541	$8,250	$8,415	$165	2.00%
Services and Rents	$24,140	$22,944	$27,963	$33,565	$5,602	20.03%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,124,482**	**$1,124,843**	**$1,166,499**	**$1,264,894**	**$98,395**	**8.44%**
REVENUE						
Provincial and Federal Grants	$562,241	$562,422	$583,250	$632,447	$49,197	8.43%
Other Municipalities	$562,241	$562,421	$583,249	$632,447	$49,198	8.44%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,124,482**	**$1,124,843**	**$1,166,499**	**$1,264,894**	**$98,395**	**8.44%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Avonmore Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$1,092,887	$1,098,358	$1,130,286	$1,222,914	$92,628	8.20%
Purchase of Goods	$5,777	$3,497	$5,637	$5,750	$113	2.00%
Services and Rents	$41,446	$35,471	$45,200	$46,075	$875	1.94%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,140,110**	**$1,137,326**	**$1,181,123**	**$1,274,739**	**$93,616**	**7.93%**
REVENUE						
Provincial and Federal Grants	$570,055	$568,663	$590,561	$637,369	$46,808	7.93%
Other Municipalities	$570,055	$568,663	$590,562	$637,370	$46,808	7.93%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,140,110**	**$1,137,326**	**$1,181,123**	**$1,274,739**	**$93,616**	**7.93%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
	$0	**$0**	**$0**	**$0**	**$0**	**0.00%**

Winchester Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$1,092,887	$1,098,358	$1,130,286	$1,222,914	$92,628	8.20%
Purchase of Goods	$4,488	$2,631	$5,015	$5,116	$101	2.01%
Services and Rents	$33,319	$32,161	$43,011	$38,242	($4,769)	(11.09%)
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,130,694**	**$1,133,150**	**$1,178,312**	**$1,266,272**	**$87,960**	**7.46%**
REVENUE						
Provincial and Federal Grants	$565,347	$566,575	$589,156	$633,136	$43,980	7.46%
Other Municipalities	$565,347	$566,575	$589,156	$633,136	$43,980	7.46%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,130,694**	**$1,133,150**	**$1,178,312**	**$1,266,272**	**$87,960**	**7.46%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Lancaster Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$513,304	$549,184	$529,320	$572,609	$43,289	8.18%
Purchase of Goods	$0	$0	$200	$200	$0	0.00%
Services and Rents	$19,916	$18,723	$23,789	$23,945	$156	0.66%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$533,220**	**$567,907**	**$553,309**	**$596,754**	**$43,445**	**7.85%**
REVENUE						
Provincial and Federal Grants	$266,610	$283,954	$276,654	$298,377	$21,723	7.85%
Other Municipalities	$266,610	$283,953	$276,655	$298,377	$21,722	7.85%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$533,220**	**$567,907**	**$553,309**	**$596,754**	**$43,445**	**7.85%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
	$0	**$0**	**$0**	**$0**	**$0**	**0.00%**

Morrisburg Base

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$1,092,887	$1,098,358	$1,130,286	$1,222,914	$92,628	8.20%
Purchase of Goods	$3,761	$2,425	$3,940	$4,020	$80	2.03%
Services and Rents	$31,732	$27,037	$34,889	$35,929	$1,040	2.98%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,128,380**	**$1,127,820**	**$1,169,115**	**$1,262,863**	**$93,748**	**8.02%**
REVENUE						
Provincial and Federal Grants	$564,191	$563,910	$584,557	$631,432	$46,875	8.02%
Other Municipalities	$564,189	$563,910	$584,558	$631,431	$46,873	8.02%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$1,128,380**	**$1,127,820**	**$1,169,115**	**$1,262,863**	**$93,748**	**8.02%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Long Sault

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$668,867	$640,711	$690,524	$747,609	$57,085	8.27%
Purchase of Goods	$0	$0	$6,355	$6,485	$130	2.05%
Services and Rents	$52,923	$55,927	$52,033	$52,653	$620	1.19%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$0	$0	$0	0.00%
Subtotal	**$721,790**	**$696,638**	**$748,912**	**$806,747**	**$57,835**	**7.72%**
REVENUE						
Provincial and Federal Grants	$360,894	$348,319	$374,456	$403,373	$28,917	7.72%
Other Municipalities	$224,189	$208,991	$224,674	$242,024	$17,350	7.72%
Fees, Service Charges, & Misc Revenue	$0	$0	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$585,083**	**$557,310**	**$599,130**	**$645,397**	**$46,267**	**7.72%**
NET OPERATING COST (TAXATION)	**$136,707**	**$139,328**	**$149,782**	**$161,350**	**$11,568**	**7.72%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
	$136,707	**$139,328**	**$149,782**	**$161,350**	**$11,568**	**7.72%**

Community Paramedic Program

Operating and Capital Financial Summary

	2019 Actuals	2020 Actuals Nov (Not Final)	2020 Budget	2021 Submission	$ Change	% Change
OPERATING						
EXPENDITURES						
Salaries and Benefits	$197,404	$82,810	$190,257	$201,272	$11,015	5.79%
Purchase of Goods	$1,871	$10,668	$0	$0	$0	0.00%
Services and Rents	$39,993	$14,923	$12,832	$13,144	$312	2.43%
Financing LTD Principal & Interest	$0	$0	$0	$0	$0	0.00%
Insurance	$0	$0	$0	$0	$0	0.00%
Corporate Costs	$0	$0	$0	$0	$0	0.00%
Financial and Transfers	$0	$0	$4,000	$6,155	$2,155	53.88%
Subtotal	**$239,268**	**$108,401**	**$207,089**	**$220,571**	**$13,482**	**6.51%**
REVENUE						
Provincial and Federal Grants	$220,289	$97,170	$207,089	$220,571	$13,482	6.51%
Other Municipalities	$0	$0	$0	$0	$0	0.00%
Fees, Service Charges, & Misc Revenue	$18,979	$11,231	$0	$0	$0	0.00%
Internal Revenue	$0	$0	$0	$0	$0	0.00%
Contribution from Reserves	$0	$0	$0	$0	$0	0.00%
Subtotal	**$239,268**	**$108,401**	**$207,089**	**$220,571**	**$13,482**	**6.51%**
NET OPERATING COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
CAPITAL						
Gross Capital	$0	$0	$0	$0	$0	0.00%
Capital Funding (Reserves)	$0	$0	$0	$0	$0	0.00%
NET CAPITAL COST (TAXATION)	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL OPERATING AND CAPITAL	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

2021 CAPITAL SUBMISSION

CAPITAL BY BUSINESS UNIT
FOR THE YEAR 2021

***Please note all figures are in 000s of dollars**

DESCRIPTION	2020 GROSS BUDGET	2021 GROSS SUBMISSION	EXTERNAL FUNDING		RESERVES			2021 TAX BASE
			SDG	FINANCING	DEV. CHARGES	GAS TAX	SPECIFIC RESERVE	
Cornwall SDG Paramedic Services								
Ambulance Replacement	523.0	800.0					800.0	
Power Cot Replacement	75.0	75.0					75.0	
Toughbook Computers		75.0					75.0	
Automatic CPR Devices	18.0							
Paramedic Real-Time Data	93.5							
Cornwall SDG Paramedic Services	709.5	950.0	-	-	-	-	950.0	-

COUNCIL APPROVED CAPITAL BUDGETS FROM PRIOR YEARS

DESCRIPTION	GROSS SUBMISSION	EXTERNAL FUNDING		RESERVES			TAX BASE
		GRANTS	FINANCING	DEV. CHARGES	GAS TAX	SPECIFIC RESERVE	
2020 Council Approved Capital	709.5					709.5	
2019 Council Approved Capital	660.0					660.0	
2018 Council Approved Capital	1,052.0		435.0			617.0	

Cornwall SDG Paramedic Services

Project Name: **Ambulance Replacement**

Funding: $800,000 Land Ambulance Reserve

The fleet renewal program for ambulances is ongoing, with approximately three units replaced each year. Ambulances are replaced in regular intervals to maintain their reliability as increased repair costs and downtime begins to occur at 54 months.

In response to the increasing call volumes and subsequent increase in response times over the past several years, the service is seeking to add 12 hrs of daily coverage to the road in 2021. This will require the addition of one more ambulance to the fleet, currently set at 14 units. This will ensure that we maintain at least 3 spare units to facilitate rapid deployment at shift start regardless if units are unavailable due to overtime assignments or to the preventive maintenance schedule.

It takes approximately 6 months to receive the vehicles after a purchase order has been issued. The three replacement ambulances included in the 2021 budget submission are expected to be delivered by the Spring of 2021 and, if approved by Council, the additional unit will be ordered early in 2021 with an expected late summer delivery date. The cost of ambulances is anticipated to increase as new standards will be implemented in the production of these vehicles.

Cornwall SDG Paramedic Services

Project Name: **Power Cot Replacement**

Funding: $75,000 Land Ambulance Reserve

Power cots are portable beds used to transport patients in the ambulance. Cots must meet specific regulations as detailed in the Ambulance Act. These cots are also selected because they have a hydraulic system which lifts the patient to a loading height which minimizes the weight a paramedic must lift over the course of their shift, drastically reducing the risk of musculoskeletal injuries.

As part of the Asset Management Plan, three cots will be replaced in 2021 and, if approved, a fourth cot will be required to outfit the additional ambulance. The replacement cycle for the entire fleet of power cots was staggered over 5 years, beginning in 2020.

Cornwall SDG Paramedic Services

Project Name: **ToughBook Computers**

Funding: $75,000 Land Ambulance Reserve

ToughBooks are portable computers used by paramedics in the field. They differ from regular portable computers in that they must be built to withstand the rough handing because of the nature of the paramedic business as well as they must be mounted into restraints when used in moving vehicles.

These computers are essential to meet documentation standards, Real Time View (RTV) and bidirectional communication with the dispatch center. They are instrumental for Patient Care Reports and deployment of ambulance through RTV.

This project is for the replacement of Toughbook computers that have exceed their useful life. As part of the Asset Management Plan, ToughBooks are replaced in 4 year cycles.

2021 TEN YEAR CAPITAL FORECAST

CAPITAL FORECAST
FOR THE YEARS 2021 - 2030

DESCRIPTION	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Cornwall SDG Paramedic Services										
Ambulance Replacement	800.0	1,000.0	800.0	600.0	800.0	1,000.0	800.0	600.0	800.0	1,000.0
Power Cot Replacement	75.0	125.0	75.0	25.0	75.0	125.0	75.0	100.0	75.0	75.0
Toughbook Computers	75.0	70.0			75.0	70.0			75.0	70.0
Automatic CPR Devices		72.0	90.0	72.0	54.0		54.0		90.0	90.0
Paramedic Real-Time Data										
First Response Vehicles		180.0		180.0		90.0		90.0		180.0
Defibrillators			36.0			896.0				
Emergency Command Vehicle				200.0						
Pad Program (Defibrillators)		36.0	156.0	33.0	141.0	17.0		36.0		
Stair Chairs							51.0			
Logistics Vehicle									40.0	
Ambulance Utilization Study							80			
Admin Vehicle					40					
Helmets			60							
Total Capital	950.0	1,483.0	1,217.0	1,110.0	1,185.0	2,198.0	1,060.0	826.0	1,080.0	1,415.0

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – CAO	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Support for Xplornet Universal Broadband Fund application

RECOMMENDATION:
THAT the Warden, on behalf of the County, be authorized to complete the attached letter of support for Xplornet's application under Canada's Universal Broadband Fund (UBF) program.

EXECUTIVE SUMMARY:
Xplornet is seeking a letter of support for their application under the federal UBF program to develop broadband infrastructure in various areas of the County. There are no financial implications for the County in supporting this request.

BACKGROUND:
Applications under the UBF are due by February 15th, 2021. Xplornet, as well other service providers, are making applications for funding under this program to support their fibre and wireless expansion programs.

Details of Xplornet's plans are contained in the attached letter. Note that other County's within the Eastern Ontario Wardens' Caucus have supported similar requests, whether from Xplornet, Bell, or other providers. Supporting Xplornet's request does not preclude the County from supporting other requests should they be received.

If Xplornet is successful in receiving federal funding, it will enhance the quality and availability of broadband for some County residents/businesses.

OPTIONS AND DISCUSSION:

1. Do Nothing **– Not Recommended.**

2. Support the Request **– Recommended.**

FINANCIAL ANALYSIS:
There are no financial implications for the County associated with supporting Xplornet's funding application.

LOCAL MUNICIPAL IMPACT:
N/A

RELEVANCE TO STRATEGIC PRIORITIES:
Support for enhanced infrastructure is one of the key pillars of the County's 2019 strategic plan.

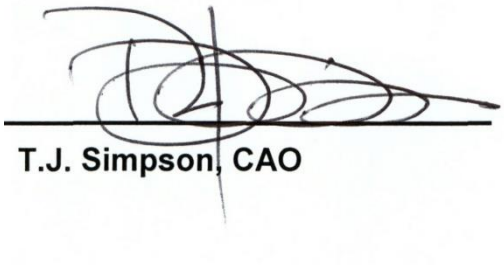
OTHERS CONSULTED:

- Director of IT
- EOWC CAO's

ATTACHMENTS:

- Support letter

REVIEWED & APPROVED BY:



United Counties of
Stormont Dundas Glengarry
Corporate Services Department
323 - 26 Pitt Street
Cornwall, Ontario K6J 3P2
T: 613-932-1515
F: 613-936-2913

January 19th, 2021

To whom it may concern:

On behalf of County Council, it is my pleasure to support of Xplornet's proposal to the *Universal Broadband Fund* stream regarding the company's substantial broadband infrastructure proposal within the United Counties of Stormont, Dundas and Glengarry.

Xplornet's projects will build over 900 km of new fibre throughout the entire project, with 68 new km in Stormont, Dundas & Glengarry. The project also establishes a robust backbone for Xplornet's 5G wireless broadband network, with existing sites in Stormont, Dundas & Glengarry upgraded or connected to fibre. Once completed, Xplornet's projects will enable approximately 1,700 households in communities such as Berwick, Crysler, Maxville and Martintown to enjoy affordable and accessible 1 Gbps fibre services, and while those beyond the fibre path will be able to connect to 5G wireless broadband services up to 100 Mbps.

As you know, the past months have demonstrated the importance of connectivity, especially for rural Canadians. The post-pandemic recovery offers the long overdue opportunity to provide the necessary tools for rural Canada's success in the digital economy. Indeed, the expansion of broadband access through Xplornet's project will facilitate commercial and industrial development in our community as Xplornet will be positioned to offer enhanced Enterprise Services. The project will also enable local businesses to grow by providing improved connectivity to customers beyond the region. Xplornet's project will also provide improved services to support residents working from home, engaging in online learning, and accessing telehealth services. The improved access will benefit all residents of our region, including underrepresented groups, whose access to the digital economy will be improved by the provision of fibre-based Internet services. This will assist the Government of Canada in pursuing other strategies around poverty reduction, digital literacy, official languages and women's entrepreneurship.

Xplornet has a proven track record of providing reliable broadband access to rural residents in places unserved and underserved by others – I look forward to their long-term presence in Stormont, Dundas & Glengarry through this project.

Please contact me at 613-361-4317 if you have any questions.

Yours truly,

Frank Prevost
Warden, United Counties of Stormont, Dundas and Glengarry

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – CAO	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Alternate Emergency Information Officer Appointment

RECOMMENDATIONS:
THAT the United Counties of Stormont, Dundas and Glengarry appoint Karina Belanger as the alternate Emergency Information Officer (EIO);

AND THAT this appointment be effective immediately.

EXECUTIVE SUMMARY:
Under O. Reg 380/04 s. 14(1)(2), every Municipality shall designate an employee as its Emergency Information Officer (EIO). The EIO shall act as the primary media and public contact for the municipality in an emergency. Corporate Communications Coordinator, Todd Lihou, is the appointed primary EIO. Designating an alternate EIO is recommended if the primary EIO cannot fulfill their role during an emergency event.

BACKGROUND:
The United Counties of Stormont, Dundas and Glengarry's Emergency Information Officer (EIO) is a member of the SDG Incident Management Team in the Emergency Operations Center and is responsible for the development and release of emergency information regarding the incident to the public. Additional functions and responsibilities include:

- establishes communications links with the County media spokesperson, municipal emergency information officers, and other media coordinators involved;
- ensures the Emergency Information Centre (EIC) is set up and staffed;
- ensures the media telephone number is provided to the necessary persons and organizations;
- provides direction and regular updates to County call-takers;
- drafts public service announcements and media releases for approval by the CAO and distributes them upon approval;
- organizes news conferences;
- monitors news coverage and corrects any incorrect information;
- maintains copies of public service announcements, media releases and articles pertaining to the emergency; and

- maintains a personal log of all actions taken.

OPTIONS AND DISCUSSION:

1. **Do Nothing** – Not recommended. A key element of the role of the Emergency Information Officer is to disseminate key information to the community and members of the Municipal Emergency Control group during an emergency event.

2. **Appoint an alternate Emergency Information Officer -** Recommended.

FINANCIAL ANALYSIS:
Emergency Management Basic Training - $500.00. These funds have been included in the 2021 budget.

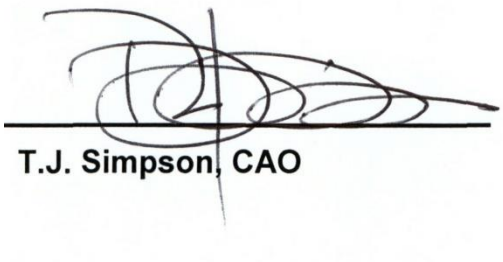
LOCAL MUNICIPAL IMPACT:
None.

RELEVANCE TO STRATEGIC PRIORITIES:
Proper communication during an emergency is very important and the appointment of an alternative EIO aligns with County strategic priorities (Communication).

OTHERS CONSULTED:
- Office of the Fire Marshal and Emergency Management Ontario (OFMEM)
- United Counties of Stormont, Dundas and Glengarry Municipal Emergency Control Group

ATTACHMENTS:
None.

REVIEWED & APPROVED BY:



UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – CS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Committee Appointments

RECOMMENDATION:
THAT Council ratify and confirm the Committee appointments as set out in this report.

EXECUTIVE SUMMARY:
The County's Procedural By-law No. 5268 states that all Council appointments to Committees will be confirmed by Council at its January meeting for a two-year term.

BACKGROUND:
Section 4.5 of the County's Procedural By-law states that members of Council shall be appointed by the Warden to sit on various Boards and Committees of Council, for a two-year term, with the exception of the Library Board. Library Board appointments shall be in accordance with the term set out in the *Public Libraries Act, R.S.O., 1990.*

Due to the on-going COVID-19 pandemic, Committee appointments will remain the same as the previous two-year term appointments.

Council Appointments:
Joint Liaison – **WARDEN, PAST WARDEN AND TWO OTHER MEMBERS OF COUNCIL (4)**

- Warden Frank Prevost
- Jamie MacDonald
- Steven Byvelds
- Allan Armstrong

Library Board – **Appointments were made for a 4-year term as per the *Public Libraries Act*, with the exception of Warden or Warden's Designate**

- Warden Frank Prevost

Police Services Board – **1 MEMBER OF COUNCIL PLUS WARDEN OR WARDEN'S DESIGNATE (2)**

- Bryan McGillis
- Jim Wert (Warden's Designate)

Eastern Ontario Health Unit – **1 MEMBER OF COUNCIL PLUS WARDEN OR WARDEN'S DESIGNATE (2)**

- Warden Frank Prevost
- Carma Williams

Glen Stor Dun Lodge – **1 MEMBER OF COUNCIL PLUS WARDEN OR WARDEN'S DESIGNATE (2)**

- Steven Byvelds
- Lyle Warden (Warden's Designate)

Cornwall and Area Housing – **2 MEMBERS OF COUNCIL**

- David Smith
- Jim Wert

St. Lawrence River Institute - **1 MEMBER OF COUNCIL**

- Kirsten Gardner

Raisin-South Nation Source Water Protection Committee – **1 MEMBER OF COUNCIL**

- Carma Williams

Municipal Advisory, Algonquin Land Claim – **1 MEMBER OF COUNCIL**

- Tony Fraser

OPTIONS AND DISCUSSION:

1. Ratify appointments per this report – Recommended.

2. Do not ratify appointments – Not recommended.

FINANCIAL ANALYSIS:
None.

LOCAL MUNICIPAL IMPACT:
N/A

RELEVANCE TO STRATEGIC PRIORITIES:
N/A

OTHERS CONSULTED:

- Warden Prevost

ATTACHMENTS:
N/A

RECOMMENDED BY:

Kimberley Casselman
Director of Corporate Services/Clerk

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – TPS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Federation of Canadian Municipalities - Funding Application

RECOMMENDATION(S):
THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve the application for funding delivered by the Federation of Canadian Municipalities (FCM) for the Municipal Asset Management Program (MAMP).

EXECUTIVE SUMMARY:
County Council approval is required to apply for funding under the Municipal Asset Management Program (MAMP). This funding supports eligible costs for asset management activities such as collection of data, assessments, training and development, and policies and strategies. Funding of up to 80% of eligible costs to a maximum of $50,000 is available. The funding will be used for data collection and assessments for County storm sewer assets.

BACKGROUND:
MAMP is a five-year, $50-million program that will support Canadian cities and communities to make informed decisions about infrastructure. Delivered by the Federation of Canadian Municipalities (FCM) with funds from the Government of Canada, the program is implemented in partnership with municipal, provincial and territorial associations and other key stakeholders that support strengthened municipal asset management practices. MAMP supports activities ranging from collecting data and analyzing your asset management needs to developing policies and training staff to implement them. This funding focuses on building strong asset management foundations by supporting activities that incorporate asset management into daily practices. Subject to funding availability, applications will be accepted on a continuous basis commencing January 19, 2021.

Data collection is an essential part of the asset management framework. SDG previously worked in partnership with local municipalities in achieving asset management goals and objectives as outlined by the Environmental Registry and collaborated through an Asset Management Working Group. That effort has provided SDG with accurate locations of all storm manholes and catchbasin structures. Still missing from SDG storm asset data are various details associated with the storm pipes themselves (e.g. pipe alignments, type, size, condition). Much of this information is limited to incomplete sets drawings from the time of construction, some dating back many decades.

To gather the appropriate data, SDG needs to conduct in-depth assessments of the storm sewer networks, which includes GIS mapping, in-pipe camera assessments and desktop analysis. The information will give the County accurate information with respect to pipe physical attributes, estimated replacement costs, current condition, and remaining service life. A schedule for future inspections, creation of an electronic database and long-term capital and operating plans will also be completed as part of this work.

County Council approval through resolution is required to submit the grant application through FCM. If the application is approved, the funding agreement will be reported back to Council for further discussion.

OPTIONS AND DISCUSSION:

1. **Approve the Funding Application – Recommended.** As noted in the financial analysis, FCM funding will allow SDG to leverage current asset collection efforts and budgets in order to advance our asset management obligations.

2. **Do Not Approve the Funding Application – Not Recommended.** This option will not take advantage of available funding which will assist the County with current asset management obligations.

FINANCIAL ANALYSIS:

Funding for up to 80% of total eligible project costs is available through this funding program (to a maximum of $50,000). Projects must be completed within 11 months from the funding approval. Staff propose applying for the full $50,000 available through the fund.

County staff have proposed $100,000 in the draft 2021 budget for storm sewer asset management investigations and data collection. Staff did not anticipate that this budget would complete the entire storm sewer pipe inventory and that additional funds would be needed in 2022 and beyond to continue the data collection efforts.

Receipt of any additional funding will help to complete more work this year and offset future costs.

LOCAL MUNICIPAL IMPACT:

The County has had some preliminary discussions with local municipalities in working together to jointly assess our respective storm sewer assets within urban settlement areas (e.g. camera inspections completed for both local and County storm pipes).

RELEVANCE TO STRATEGIC PRIORITIES:

Sound asset management practices and leveraging outside funding sources aligns with the County's *Strategic Priority No. 4: Community Sustainability – A Place Where You Want to Be.* Following sound asset management principles ensures that the County is efficiently utilizing available tax dollars to properly support infrastructure investment within our communities.

OTHERS CONSULTED:

- Financial Services
- FCM Municipal Asset Management Application Guide (https://data.fcm.ca/documents/funding/mamp/application-guide.PDF)

ATTACHMENTS:

- N/A

RECOMMENDED BY:

Benjamin de Haan, P. Eng
County Engineer

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

UNITED COUNTIES OF
STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – TPS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Morrisburg Roundabout and Streetscaping

RECOMMENDATIONS:
THAT Council of the United Counties of Stormont, Dundas and Glengarry direct the Director of Transportation and Planning Services to reject the bids received for the Morrisburg Roundabout and Streetscaping Project;

AND THAT Transportation staff be authorized to work with the Municipality of South Dundas and Robinson Consulting Inc. to revise the project design so that it continues to meet the requirements of provincial and federal funding agreements while lowering overall project costs.

EXECUTIVE SUMMARY:
The County intends to commence the construction of the County Road 2 Morrisburg roundabout and streetscaping plan this year. To prepare for the project, the County had tendered the work in late 2020 to both secure a contractor and establish the project costs in advance of the 2021 budget. Unfortunately, all the bids received at tender close were significantly greater than estimated (both County items and Municipality of South Dundas items). Staff are recommending rejecting all the bids and redesigning elements of the project with the intent of having a more affordable project for both partners.

BACKGROUND:
After a lengthy design phase, this project was tendered in December 2020 with the intent to secure pricing and a contractor well in advance of the 2021 construction season. This schedule would benefit the County and South Dundas as it allows for accurate budgeting for this major project within this fiscal year. The schedule also benefits the contractor through ordering supplies during the winter months in anticipation of the start of work in spring 2021.

The County did receive four competitive bids; albeit the tendered prices were significantly over the estimate provided by the consultant.

A summary of the bids received were as follows:

Table 1: Summary of Bids

Company	Total Tendered Price
Coco Paving Inc.	$6,116,453.45
Cornwall Gravel Company Ltd.	$6,197,643.75
Louis W Bray Construction Ltd.	$6,735,392.00
R.W. Tomlinson Ltd.	$7,467,613.00

OPTIONS AND DISCUSSION:

1. **Reject the tenders and not award the contract (Recommended).** As noted in the financial analysis, the bids received were significantly above the expected price. Staff from SDG and South Dundas jointly agree that the tendered cost for the work exceeds the value and that the tenders should be rejected.

2. **Accept the low bid and award the tender (Not Recommended).** Although the County would have some financial capability to address budgetary shortfalls, in this circumstance, staff are not confident that the execution of this project, as tendered, is in the best interest of the public.

FINANCIAL ANALYSIS:

As noted in the table above, the low bid was $6.1M, which greatly exceeded the expected tender price of $4.25M. Staff were disappointed with the results; however, there were some valuable take-aways which came from the detailed tender analysis.

- The bids received from the contractors were very competitive through all items. There was no evidence of unbalanced or uncertain pricing;
- The overall price in some categories (e.g. *General Items, Removals*) were very close to budget estimates. The overages were generally associated with *Electrical, Landscaping* and *Road*, potentially reflecting a 'pandemic' related inflationary increase. Many items included in these categories rely on supply chains for production and delivery of materials;
- The pre-tender estimate was based on pre-pandemic unit rates. Discussions with other civil engineering consultants suggests that designers are still unable to accurately estimate contract pricing for 2021 due to marketplace uncertainty.

The project, as tendered, reflected what was considered to be a "model" project from both the County and South Dundas' perspective. The end result would have provided significant traffic safety improvements, resulted in an impressive streetscape that complimented our regional vision and ultimately created a gateway to the Morrisburg community. Unfortunately, the results of this tender

have illustrated that the price to achieve this vision vastly exceeds the County and South Dundas' ability to pay for it.

There are certain fundamental elements of the design that will be maintained through any re-scoped project, namely:

- The conversion from signalized intersection to a roundabout;
- Traffic safety improvements (e.g. improved street lighting, channelization etc.);
- Streetscaping and beautification to create a "Main Street";
- Improved pedestrian facilities and crossing opportunities;
- Utilizing sustainable construction practices where feasible (e.g. recycling materials, considering climate change and resiliency in design).

The aforementioned project elements were main reasons why the funding application was successful and need to be maintained within the redesign.

Items which will be re-evaluated and likely removed are as follows:

- Landscaping and 'soft' streetscaping elements will be scaled back;
- Pedestrian and cyclist facilities can be further rationalized while allowing the ability to install these at a later date. Any reduction in these facilities will also result in reduced lighting and electrical costs;
- Elimination of some of the protected crossings;
- Returning to an open drainage concept (rather than closed sewer);
- Removal of medians and reviewing alternative traffic channelization measures (e.g. dedicated turn tapers, widenings, slip-byes and lanes);
- Review scoping down the project area from Pilot Way to the west limit of the roundabout splitter island (east of the MacEwen's entrance on County Road 2);

Both the County and South Dundas are confident that detailed consideration and implementation of the items above will assist us in achieving a reasonable project which balances both cost and value.

With Council's endorsement, staff will immediately begin the redesign process with the goal of having a tender ready package that can be issued in early spring. Design costs are funding eligible. Staff expect that a cost-estimate for the re-design work will be available in advance of the January Council meeting.

LOCAL MUNICIPAL IMPACT:

South Dundas is a key partner in this project and will be fully involved in any redesign. South Dundas supports the approach proposed within this action request.

RELEVANCE TO STRATEGIC PRIORITIES:

The plan outlined in this report conforms with both *Strategic Priority No. 1 Service Delivery – A Smarter Approach* and *Strategic Priority No. 4 Community Sustainability – A Place where you want to be.* The partnership between SDG and South Dundas will result in a transformational project for Morrisburg.

OTHERS CONSULTED:

- Municipality of South Dundas
- Robinson Consulting Inc.

ATTACHMENTS:

RECOMMENDED BY:

Benjamin de Haan, P. Eng
County Engineer

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

UNITED COUNTIES OF
STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – CS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	2021 Health and Safety By-Law

RECOMMENDATION:
That By-law No. 5275, being a by-law to adopt the Joint Health and Safety Guidelines and the Health and Safety Policy and Procedures Manual for 2021, be read and passed in Open Council, signed, and sealed.

EXECUTIVE SUMMARY:
Section 25(2)(j) and 32.0.1(1)(a)(b)(c) of the *Occupational Health and Safety Act* require that the Corporation prepare and review, at least annually, a written policy for occupational health and safety, a policy with respect to workplace violence and harassment, and develop and maintain a program to implement those policies.

BACKGROUND:
The Health and Safety Policy and Procedures Manual were reviewed by the Joint Health and Safety Committee on December 8, 2020. The Manual addresses in detail the responsibility of the Corporation, management, supervisors, workers, and contract workers. It also houses the Joint Health and Safety Guidelines, Fire Safety Plan, and the Violence and Harassment Policy. The following modifications have been made to its content:

- Minor modifications, corrections, and formatting updates throughout the document.
- Working alone and bomb threat procedures have been updated to include information on surveillance cameras and use of the VOIP phone system.
- Updated Addendum 11 - Fire Safety Plan to reflect changes in personnel and staff office locations.

OPTIONS AND DISCUSSION:

1. **Do not approve the changes – Not Recommended.** Updates are necessary to reflect legislative amendments and operational changes.

2. **Approve the Joint Health and Safety Guidelines and the Health and Safety Policy and Procedure Manual for 2021–** Recommended. Approving the documents as amended will ensure compliance with legislative requirements.

FINANCIAL ANALYSIS:
Adopting the amendment has no financial impact.

LOCAL MUNICIPAL IMPACT:
None.

RELEVANCE TO STRATEGIC PRIORITIES:
N/A

OTHERS CONSULTED:
- Joint Health and Safety Committee
- Training and Emergency Management Coordinator

ATTACHMENTS:
By-Law No. 5275

RECOMMENDED BY:

Kimberley Casselman
Director of Corporate Services/Clerk

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5275

A BY-LAW to adopt the Health and Safety Policy and Procedure Manual for 2021.

WHEREAS Section 5(3) of the *Municipal Act, 2001, S. O. 2001,* Chapter 25, as amended, provides that the powers of the Corporation of the United Counties of Stormont, Dundas and Glengarry, shall be exercised by by-law.

AND WHEREAS the *Occupational Health and Safety Act* requires that the County prepare and review, at least annually, a written policy for occupational health and safety.

NOW THEREFORE THE COUNCIL OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY ENACTS AS FOLLOWS:

1. That the Health and Safety Policy and Procedure Manual for 2021 be hereby adopted.

2. That By-law No. 5218 be hereby rescinded.

READ and passed in Open Council, signed and sealed this 18th day of January 2021.

WARDEN

CLERK

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – FS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Council Remuneration and Conferences

RECOMMENDATION:
THAT By-law No. 5276, being a by-law to establish the remuneration for the members of County Council and County appointed committee members, be read and passed in Open Council, signed and sealed.

EXECUTIVE SUMMARY:
Currently, the Council Remuneration By-law establishes annual honorariums and per diems, and a separate Conference Policy outlines eligibility and reimbursement of conferences for members of Council, board members and committee members.

At a Committee of the Whole meeting held in September 2020, Council reviewed the existing Council Remuneration By-law and Conference Policy. Minor changes were recommended.

A draft by-law was presented at the December 2020 Council meeting with the proposed amendments, during which no additional changes were recommended.

BACKGROUND:
Discussions with Council at the Committee of the Whole meeting in September 2020 established the need for a few minor changes to the existing By-law and Policy, including combining the two documents into one document and increasing the conference expense limit from $1,200 to $1,500. There was also an amendment to include a provision for “in-person” conferences, as many have become virtual in 2020.

OPTIONS AND DISCUSSION:
1. **Approve the By-law. (Recommended).** This option would finalize the changes discussed with Council.

2. **Do not approve the By-law.** Doing so would mean no changes to current procedures.

FINANCIAL ANALYSIS:
The changes would increase the conference limit from $1,200 to $1,500 for in-person conference attendance. The COVID-19 pandemic has resulted in the

utilization of virtual platforms. Virtual conferences obviously do not require incurring expenses related to travel, accommodations, or meals.

LOCAL MUNICIPAL IMPACT:
There is no impact to local municipalities.

RELEVANCE TO STRATEGIC PRIORITIES:
N/A

OTHERS CONSULTED:

- CAO
- Members of County Council

ATTACHMENTS:
By-law No. 5276

RECOMMENDED BY:

R. Russell

Rebecca Russell
Director of Finance

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

THE CORPORATION OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW No. 5276

A BY-LAW to establish the remuneration and conference reimbursement for Members of Council and County appointed committee members.

WHEREAS Section 283 of *The Municipal Act, 2001, S.O. 2001* as amended, provides that a municipality may pay any part of the remuneration and expenses of the members of any local board of the municipality and of its officers and employees;

AND WHEREAS the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry deems it necessary to enact a By-law to establish the remuneration and conference reimbursement for Members of Council and County-appointed Committee members;

AND WHEREAS the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry deems it necessary to enact a By-law to establish the conference reimbursement for Members of Council and County-appointed Committee members;

NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That remuneration and conference reimbursement shall be paid as set out in Schedule 'A' attached hereto;

2. That no portion of the remuneration for Members of Council be considered tax free;

3. That By-law No. 5168, and any other by-laws inconsistent herewith, are repealed effective January 1, 2021; and

4. That this by-law shall take force and effect on January 1, 2021.

READ and passed in Open Council, signed and sealed this 18th day of January 2021.

WARDEN

CLERK

Effective January 1, 2021 payments made as part of the annual honorarium, meeting allowance and other items shall be as follows:

1. Annual Honorarium

1.1. The Warden shall receive an honorarium in the amount of $37,200.28 per annum and all other Members of Council shall receive an honorarium in the amount of $13,889.46 per annum, plus applicable mileage.

1.2. Honorariums will compensate Members for meetings of Council, including inaugural, regular, special, emergency, Committee of the Whole, closed, and budget Council meetings.

2. Meeting Allowance

2.1. The Warden and each Member of Council shall receive $193.86 per non-council meeting, plus applicable mileage. Eligible meetings include County board and committee meetings, EOWC meetings, County-appointed representative to ad hoc committees, social or business events when requested to be the County representative, annual County roads-tour, eligible conventions, orientation sessions, etc.

2.2. Each Alternate Member of Council, as outlined in the County Procedure By-law No. 5268, is eligible to receive the meeting allowance in 2.1 for each Council meeting attended and will not receive an honorarium.

2.3. All other non-elected individuals representing the County on various boards or committees shall receive $133.30 per meeting plus applicable mileage.

2.4. No meeting allowance shall be paid for any meeting when the remuneration is paid to that member by another organization.

2.5. All above honorarium and meeting per diem rates payable to elected and non-elected members will be adjusted annually by the Consumer Price Index for Ontario. The adjustment will be effective on January 1st each year and be based on the annual Consumer Price Index for Ontario as at December 31st of the previous year as published by Statistics Canada.

3. Conferences

3.1. Members of Council are authorized to attend a maximum of two (2) conferences of their choice during the calendar year and the Warden may attend a maximum of three (3) conferences. Attendance in excess of these maximums will not be reimbursed unless approved by Council.

3.2. Members of Council attending conferences with a minimum duration of two (2) days, are entitled to payment of the registration fee and per diem, plus

reimbursement for in-person conference expenses. Conference expenses will be reimbursed at $500 per day up to a maximum of $1,500.

3.3. The Warden is entitled to County payment of the registration fee and per diem, plus in-person conference expenses which will be reimbursed at $500 per day up to a maximum of $1,500. The Warden's room expenses at the conference hotel during the ROMA or OGRA conferences will also be reimbursed. If the Warden attends the Transportation Association of Canada conference, eligible in-person conference expenses will be fully reimbursed.

3.4. The Warden or designate is authorized to attend any meeting that the County is invited to be a participant and is entitled to County payment of eligible expenses and the per diem. If a meeting is scheduled (ie: Wardens Caucus) so that attendance to a conference is extended beyond three (3) days, the Warden or designate is entitled to County payment of eligible additional expenses and per diem.

3.5. County Council may host civic receptions or luncheons not to exceed $3,000/year in total cost.

3.6. The County Library Board and the Police Services Board may approve any of their Board members to attend their respective associations' conference. Members of other Committees may be entitled to attend a conference as pre-approved by the CAO. Board and Committee Members are entitled to County payment of the registration fee, the daily per diem and eligible conference expenses upon submission of itemized receipts. When attending in-person, conference expenses will be reimbursed at $500 per day up to a maximum of $1,500. All costs must be provided for within the County budget for the applicable Board or Committee and include.

3.7. Eligible conference expenses include, but are not limited to, transportation charges, lodging, meals, tips & gratuities. Maximum eligible transportation costs shall be the lesser of the per kilometer rate or any other method of travel.

4. Other Items

4.1. The County will contribute a maximum of $5,000.00 towards the Warden's Banquet, with receipts, and the balance of the costs to be funded through ticket sales or will be a direct cost to the Warden.

4.2. The Warden is entitled to reasonable reimbursement of admission/banquet tickets as well as the established mileage rate for travel incurred to attend events as the County representative.

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – TPS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Official Plan Amendment No 5 (2747794 Ontario Inc)

RECOMMENDATION:
THAT By-law No. 5277, being a by-law to adopt Official Plan Amendment No. 5 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry, be read and passed in Open Council, signed and sealed.

EXECUTIVE SUMMARY:
Official Plan Amendment No. 5 seeks to amend the designation of the lands located in Part of Block C, Plan 39, in the former Township of Matilda, now the Municipality of South Dundas, located at 2-4 Elizabeth Drive in Iroquois from "Residential District" to "Commercial District" to permit an existing church to be repurposed into a multi-use commercial facility including a boutique hotel, event hall, café/bistro, catering business and wellness clinic.

BACKGROUND:
The United Counties of SDG received an Official Plan Amendment (OPA) application to amend the land use designation of approximately 0.945 hectares of land in the Municipality of South Dundas to permit the former United Church in Iroquois to be converted into a multi-use commercial facility. The subject lands are located approximately 220 metres south of SDG County Road No. 2 and 850 metres north of the St. Lawrence River; neighboring a fire hall, library, school, parkland and residential development.

Figure 1: View of Facility (Google)

The applicant has applied concurrently for an implementing Zoning By-law amendment with South Dundas to address the proposed use.

The proposed OPA supports a number of policy objectives in the *Provincial Policy Statements (PPS)* and County *Official Plan* by repurposing and revitalizing a former institutional building (church) into an active commercial facility which will provide services to the local community and tourism sector. The proposed OPA has been undertaken in accordance with the requirements of the *Planning Act* including providing public notice and the holding of a public meeting. A comprehensive planning rationale has been submitted in conjunction with the application. The United Counties support the findings of this submitted planning rationale.

OPTIONS AND DISCUSSION:
Council has three options to consider for this application:

1. **Approve Official Plan Amendment #5 (Recommended).** Approval of OPA 5 is recommended as it is the opinion of planning staff that the proposed re-designation and development meets the intent of the Official Plan, is consistent with the Provincial Policy Statements, and constitutes good planning.

2. **Do Not Approve Official Plan Amendment #5 (Not Recommended).** Should Council be of the view that the re-designation is not appropriate, it may deny the application. Not approving the amendment would result in the current designation remaining on the site.

3. **Refer the Amendment Back to Staff for Further Information (Not Recommended).** Should Council wish to receive additional information or believe further consultation is needed, the amendment may be referred back to staff for additional review and consultation.

FINANCIAL ANALYSIS:
Approval of the amendment will have no direct financial impact on the County. The OPA process is based on a cost-recovery model.

LOCAL MUNICIPAL IMPACT:
The Municipality of South Dundas supports the proposed amendment and has passed the concurrent Zoning By-law amendment.

RELEVANCE TO STRATEGIC PRIORITIES:
Approval of this OPA is consistent with SDG Strategic Priority No. 4 – *Community Sustainability, a Place You Want to Be.* The outcome of this OPA (if approved) is that an existing vacant building will be converted and reimagined into a tourist/commercial asset, thereby adding vibrancy to Iroquois' waterfront.

To date, this repurposing project has received several grants, including SDG's *Regional Incentives Program* and Regional *Sparks* funding; demonstrating the need and desire for such a facility within our region.

OTHERS CONSULTED:
- Municipality of South Dundas
- SDG Planning Staff

ATTACHMENTS:
- By-law No. 5277
- Schedule A, OPA No.5
- Planning Rationale in Support of OPA

PREPARED BY:
Stephanie Morin, SDG Planning Technician.

RECOMMENDED BY:

Benjamin de Haan, P. Eng
County Engineer

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5277

A BY-LAW to adopt Official Plan Amendment No. 5 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

WHEREAS the Official Plan of the United Counties of Stormont, Dundas and Glengarry was adopted by Council on July 17, 2017, and approved by the Minister of Municipal Affairs and Housing on February 4, 2018.

AND WHEREAS Section 17 (22) of The Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.

AND WHEREAS it is deemed that the amendment conforms to the intent of the County Official Plan by re-designating the lands shown within Schedule A2b: Land Use Plan, Urban Settlement Area of Iroquois from “Residential District” to “Commercial District.

NOW THEREFORE the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 5 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule “A” to this By-law, is hereby adopted.

2. That this By-law come into force and effect on the final passing thereof.

READ and passed in Open Council, signed and sealed this 18th day of January, 2021.

_____
WARDEN

_____
CLERK

SCHEDULE "A" TO BY-LAW No. 5277

AMENDMENT NO. 5 TO THE OFFICIAL PLAN FOR THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY

Owner: 2747794 Ontario Inc.

Official Plan Amendment
Site Specific Redesignation from
Residential District to *Commercial District*

Municipality of South Dundas

UNITED COUNTIES OF STORMONT DUNDAS AND GLENGARRY

CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE REQUIREMENTS

I, Kimberley Casselman, Clerk, hereby certify that the requirements for the giving of notice and the holding of at least one (1) public meeting as set out in Subsection 17(15) of the Planning Act, R.S.O. 1990, and the giving of notice as set out in Subsection 17(23) of the Planning Act, R.S.O. 1990, have been complied with.

Signed _____
Kimberley Casselman, Clerk

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Appendices

Appendix A: Notice of Public Meeting
Appendix B: Record of Proceedings
Appendix C: Planning Rationale

STATEMENT OF COMPONENTS

PART A - PREAMBLE
Introduces the actual Amendment but does not constitute part of Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART B - THE AMENDMENT
Consists of the following text, which constitutes Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

PART C - THE APPENDICES
Do not form part of Amendment No. 5 but are provided to clarify the intent and to supply background information related to the Amendment.

PART A – PREAMBLE

Purpose

The purpose of Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to redesignate approximately 0.945 hectares of land in the Municipality of South Dundas from the "*Residential District"* designation to the "*Commercial District*" designation, in order to permit the establishment and operation of a commercial building. The proposal entails the conversion of an existing church into multi-use commercial facility including a boutique hotel, event hall, café/bistro, catering business, and wellness clinic.

Location

The subject property is described as being part of Block C, Plan 39, in the former Township of Matilda, now the Municipality of South Dundas, located at 4 Elizabeth Drive in the Urban Settlement Area of Iroquois. The site is generally located on the west side of Elizabeth Drive, 220 metres south of SDG County Road No. 2, and 885 metres north the St. Lawrence River.

Basis

In the Official Plan for the United Counties of Stormont, Dundas and Glengarry, the property is presently designated as "*Residential District"*. This designation permits a full range of low, medium, and high-density housing as well as neighborhood service uses such as convenience commercial and institutional. The subject property is the site of a former church and has sat vacant for the last few years. The applicant is proposing to convert the existing dwelling, church sanctuary and assembly hall building into a multi-use commercial facility.

The existing land uses in the immediate area include a Bell utility building, fire hall, library and community hall to the north, single detached residential dwellings to the west, parkland to the south, and an elementary school to the east. It is noted that all uses in the immediate area are zoned appropriately.

The proposed use would repurpose an existing building and property from a state of neglect to a functional part of the community. It would act as a suitable transitional property between the institutional uses and the residential dwellings, while also adding roofed accommodation to a community without.

The subject building and site are well suited to accommodate the intended commercial uses. The subject site is strategically located in the Urban Settlement Area of Iroquois and is located along the St. Lawrence River which offers waterfront enjoyment to the community and visitors

PART B - THE AMENDMENT

The Introductory Statement

All this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. 5 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry.

Details of the Amendment

The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

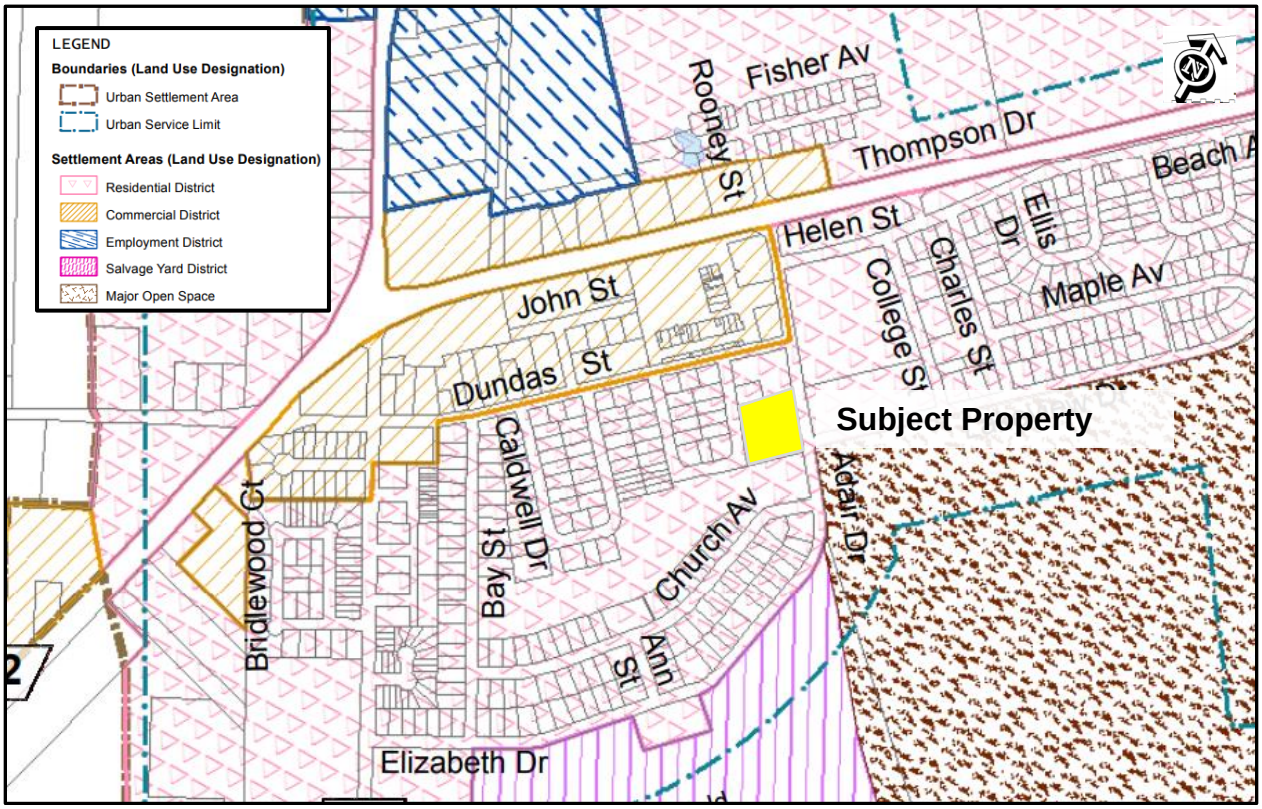
1. Schedule A2b: Land Use Plan, Urban Settlement Area of Iroquois is hereby amended by re-designating the lands shown on Schedule “A” to Amendment No. 5 attached hereto, from “Residential District” to “Commercial District”.

Implementation

1. The existing policies of the Stormont, Dundas and Glengarry Official Plan respecting the Commercial District and other general policies are still applicable to the subject lands.

2. The Amendment shall be implemented through an amendment to the Municipality of South Dundas’s Zoning By-law.

Schedule "A"
OPA 5



PART C – THE APPENDICES

APPENDIX A: NOTICE OF PUBLIC MEETING

APPENDIX B: RECORD OF PROCEEDING

APPENDIX C: PLANNING RATIONALE

Appendix A: Notice of Public Meeting

December 24, 2020

VIA: E-MAIL (smorin@sdgcounties.ca)

Stephanie Morin
Planning Technician
Transportation and Planning Services
United Counties of Stormont, Dundas and Glengarry
26 Pitt Street Cornwall, ON K6J 3P2

RE: RECORD OF JOINT PUBLIC MEETING FOR OFFICIAL PLAN AMENDMNET AND ZONING BY-LAW AMENDMENT
2-4 ELIZABETH DRIVE

On Monday December 7th, 2020, under Sections 22 and 34 of the Planning Act, the Municipality of South Dundas held a joint public meeting for an Official Plan Amendment and Zoning By-law Amendment for the property identified as 2-4 Elizabeth Drive.

The Public Meeting was held virtually with the applications and any members of the public able to call into the meeting to speak to the application.

A copy of the statutory Notice of Public Meeting that was posted in the local newspaper can be found in Appendix A.

Between November 27th and November 30th ten (10) comments regarding the application from various members of the community were submitted to the Municipality. All comments were in support of the proposed Official Plan Amendment and Zoning By-law Amendment. A copy of those comments can be found in Appendix B.

The Public Meeting was attended by all members of Council. Christian Chan of C² Planning, the applicant's consultant, and Ky-Lee Hanson, the applicant, were also in attendance.

Mayor Byvelds provided the formal mandatory introductory statement regarding the Public Meeting, noting its purpose, procedure, and appeal rights as required by the *Planning Act.*

During the Public Meeting the Municipal Planning Consultant, Erin Reed from J.L. Richards & Associates Ltd. Provided an overview of the proposed Official Plan and Zoning By-law Amendment for 2-4 Elizabeth Drive. Ms. Reed then reviewed the comments received from members of the public.

Mayor Byvelds inquired if any members of the public wished to submit comments. No other comments were submitted.

Members of Council discussed impact on surrounding land uses, specifically the intended use of the clinic, and potential noise impact the commercial patio could have on the adjacent residential neighborhood. Christian Chan noted that the clinic is not intended to be a medical clinic, the request pertains to a wellness clinic. Additionally, it was noted the layout of the site works to direct noise away

from the residential area, and that the commercial patio is not on a yard abutting a residential zone or use.

A copy of the Meeting Minutes from December 7th can be found in Appendix C.

Following the Public Meeting the proposed Zoning By-law Amendment was brough forward for consideration by Council. Council expressed support for the proposed Official Plan Amendment under consideration by County Council and passed the By-law to implement the application for the Zoning By-law Amendment, subject to the passing of the Official Plan Amendment.

Erin Reed,

Acting Planner

Municipality of South Dundas

Appendix A: Notice of Public Meeting

Official Plan Amendment No. 8 (2547794 Ontario Inc)

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS
NOTICE OF PUBLIC MEETING CONCERNING
A PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
2 & 4 ELIZABETH DRIVE
PART OF BLOCK C, PLAN 39
(FORMER GEOGRAPHIC TOWNSHIP OF MATILDA)

TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas will hold a Public Meeting on the 7th day of December 2020, at 6:00 p.m. at the Municipal Office, to consider a proposed Official Plan Amendment and Zoning By-Law Amendment under Section 22 and Section 34 of the *Planning Act* respectively.

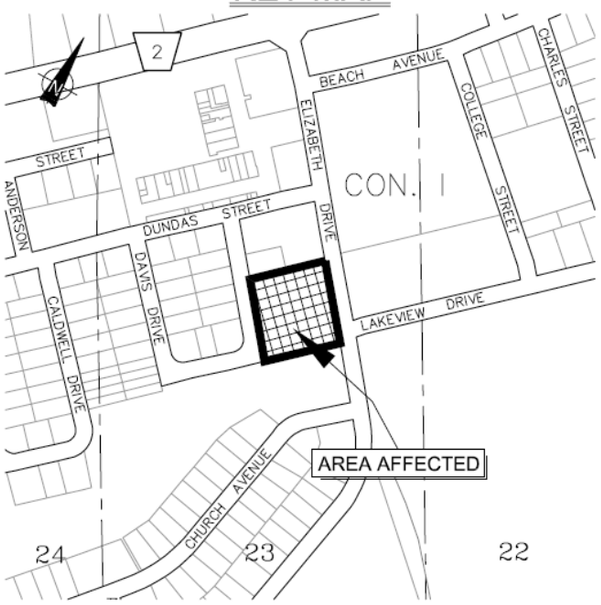
The Official Plan Amendment is required to re-designated the above noted property from the Residential District designation to the Commercial District designation.

This By-law will change the zoning for the above noted property. This Zoning By-law amendment is being sought to re-zone the subject property from Institutional to Tourist Commercial Special Exception 3 (CT-3) to facilitate the conversion of a former church to a tourist commercial uses as well as to permit an assembly hall, catering establishment, commercial patio and clinic.

The Key Plan identifies the location of the affected land. This Zoning By-law Amendment is not related to any Minor Variance, Plan of Subdivision or Consent Application.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Amendments. If a person or public body does not make oral submissions at the Public Meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry or the Municipality of South Dundas before a decision is made on the Official Plan Amendment and the Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of County Council or the Council of the Municipality of South Dundas to the Local Planning Advisory Tribunal.

KEY MAP



If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to the United Counties of Stormont, Dundas and Glengarry before a decision is made on the Official Plan Amendment or the Municipality of South Dundas before a decision is made on the Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Advisory Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The By-law describing the lands, with a Key Map showing the location of the lands to which the application applies, are available for inspection at the Municipal Office during regular office hours. For additional information about this matter, including information about appeal rights, please contact the Director of Planning via email at planner@southdundas.com.

DATED at the Municipality of South Dundas this 9th day of November 2020.

Brenda M. Brunt, CMO
Director of Corporate Services/Clerk
Municipality of South Dundas
34 Ottawa Street, P.O. Box 740
Morrisburg ON K0C 1X0
Telephone: (613) 543-2673

Helen Thompson
Director of Council Services/Clerk
Counties of Stormont, Dundas and Glengarry
26 Pitt Street
Cornwall ON K6J 3P2
Telephone: (613) 932-1515

Appendix B: Record of Proceedings

Proposed Zoning Bylaw and Official Plan Amendment

Dianne Fawcett <dianne_fawcett55@icloud.com>

Fri 11/27/2020 10:31 AM

To: Nicole Lowey <nlowey@southdundas.com>; Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 27, 2020

To: United Counties of Stormont, Dundas and Glengarry/Municipality of South Dundas

Attn: Nicole Lowery and Erin Reed

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county, and I live at Church Avenue, Iroquois , and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation.

The restaurant, catering, events, and tourism business proposed will offer increase employment opportunities. This facility will offer many different things to be enjoyed by local residents of the county.

I believe it would be a great addition to our community.

Sincerely,
Dianne Fawcett
Sent from my iPad

Re: Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Sasha Rose <roseregrowth@gmail.com>

Fri 11/27/2020 11:00 AM

To: Planner Consulting Firm <planner@southdundas.com>; Nicole Lowey <nlowey@southdundas.com>

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To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of Iroquois and I am in support of the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county!

Sincerely,
Sasha

SWANK CONSTRUCTION LTD.
BUILDING CONTRACTORS
P.O. BOX 438, IROQUOIS, ONTARIO K0E 1K0
TELEPHONE: (613) 652-2392
FAX: (613) 652-1563

November 27th,2020

To: United Counties of Stormont, Dundas and Glengarry/
Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

RE: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E1K0

Swank Construction is a resident of S.D.& G. and we fully support the zoning By-Law amendment and Official Plan amendment for this particular property changing the designation from Residential to Commercial.

This Event Centre will be enjoyed by everyone and will increase employment opportunities for many years.

Sincerely,

Ron Swank

(No subject)

Patrick Clark <riversoundsystems@gmail.com>

Fri 11/27/2020 1:16 PM

To: Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

nlowey@southdundas.com
planner@southdundas.com

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely,
Patrick Clark
7 Island Park Drive
Iroquois Ontario
K0E 1K0

Attn: Nicole Lowey and Erin Reed

Emily Fraser <emilyfraser8@gmail.com>

Fri 11/27/2020 7:44 PM

To: nlowey@sounthdundas.com <nlowey@sounthdundas.com>; Planner Consulting Firm <planner@southdundas.com>

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To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely,

Emily Fraser

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Edmond Marc du Rogoff <durogoff1@gmail.com>

Sun 11/29/2020 12:14 AM

To: Nicole Lowey <nlowey@southdundas.com>; Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of this county and of the village of Iroquois I wholeheartedly support the proposed Zoning By-law Amendment and Official Plan Amendment for the property bearing civic numbers 2 & 4 Elizabeth Drive, Iroquois from Residential District to Commercial District designation.

The activities proposed for the property, events, restaurant, catering and tourism business are either insufficient or inexistent within the village and to an extent in the Municipality, and will not only increase employment and economic activity but also cultural and social activity that will certainly be enjoyed by local residents and visitors alike.

It must be noted that the property is located on a non residential street where only public facilities are located: schools, library, fire station, post office. Moreover, the previous use of the buildings on the property were not of a residential nature, since it was a church. Thank you for your consideration.

Prof. Edmond Marc du Rogoff,

--

Edmond Marc du Rogoff PhD, DScPo
12 Brouse Drive, Iroquois, Ontario, Canada K0E1K0
tel: + 613 800 9843 cell +613 410 5215 fax +781 394 0324

email: durogoff1@gmail.com

Polo Silhouette

Re. 2 and 4 Elizabeth Drive Iroquois, Ontario

Norene Hyatt-Gervais - StoneCropAcres <stonecropacres@outlook.com>
Mon 11/30/2020 12:16 PM
To: Planner Consulting Firm <planner@southdundas.com>; Nicole Lowey <nlowey@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: United Counties of Stormont, Dundas, Glengarry and Municipality of South Dundas,

This email pertains to the property on 2 and 4 Elizabeth Srive in Iroquois, Ontario.

I am a resident and owner of StoneCropAcres Winery and Vineyard in this county and I support the Zoning By-Law Amendment and the Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment, enhance local tourism, and be enjoyed by local residents of the county.

I can be reached with any questions at:
613-330-5820
Stonecropacres@outlook.com

Yours Sincerely,
Dr. Norene Hyatt-Gervais

FW:

Nicole Lowey <nlowey@southdundas.com>
Mon 11/30/2020 12:31 PM
To: Planner Consulting Firm <planner@southdundas.com>
See below.

Regards,

From: Patrick Clark <riversoundsystems@gmail.com>
Sent: November 27, 2020 1:16 PM
To: Nicole Lowey <nlowey@southdundas.com>
Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas

Attn: Nicole Lowey and Erin Reed

nlowey@southdundas.com
planner@southdundas.com

Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely,
Patrick Clark,
7 Island Park Drive
Iroquois Ontario
K0E 1K0

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

Norma Jean <normajeansmith53@gmail.com>

Fri 11/27/2020 11:10 AM

To: nlowey@sounthdundas.com <nlowey@sounthdundas.com>; Planner Consulting Firm <planner@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: United Counties of Stormont, Dundas and Glengarry / Municipality of South Dundas Attn: Nicole Lowey and Erin Reed nlowey@sounthdundas.com planner@southdundas.com Dated: November 27, 2020 Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0 I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county. Sincerely,

--

Norma Smith
613-213-4006

2 & 4 Elizabeth Drive , Iroquois , On

Cindy <cindyshaver_@hotmail.com>
Fri 11/27/2020 11:14 AM
To: Nicole Lowey <nlowey@southdundas.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Nicole Lowey and Erin Reed
Dated: November 27, 2020

Regarding: 2 & 4 Elizabeth Drive, Iroquois Ontario, K0E 1K0

I am a resident of this county and I support the proposed Zoning By-law Amendment and Official Plan Amendment for this property from Residential District designation to the Commercial District designation. The restaurant, catering, events, and tourism business proposed will increase employment and be enjoyed by local residents of the county.

Sincerely,

Robbie and Cindy Shaver
2 Billings Ave W
Iroquois , On

Appendix C: Meeting Minutes

MINUTES

SIXTY-NINTH MEETING OF THE SEVENTH COUNCIL OF THE MUNICIPALITY OF SOUTH DUNDAS
Monday, December 7, 2020, 5:00 PM

Present:	Mayor Byvelds Deputy Mayor Gardner Councillor Wells Councillor Lewis Councillor Mellan
Staff Present:	CAO Geraghty Clerk Brunt
Also Present:	Treasurer, Deputy Treasurer, Director of Environmental Services, Director of Transportation, Chief Building Official, Municipal Planning Consultant, Supervisor of Water/Wastewater, Campground and Marina Supervisor, Deputy Clerk

1. CALL TO ORDER

Mayor Byvelds called the meeting to order, noting that Council and Staff were meeting in person following all social distancing guidelines, and that a recording of the proceedings would be available on the Municipality of South Dundas's YouTube channel.

2. CONFIRMATION OF AGENDA

a. Additions, Deletions or Amendments

Amendments: Consent Item 10.h to Discussion Items

Additions: Committee Appointment, Closed Session Item: Personal matters about an identifiable individual, including municipal or local board employee Re: Staff

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Nil.

4. ADOPTION OF MINUTES

a. November 16, 2020 - Regular Council Meeting

Resolution No. 18-22-762
Moved By Councillor Lewis
Seconded By Deputy Mayor Gardner

That the minutes of the Sixty-Eighth Regular meeting of the Municipality of South Dundas be adopted as circulated.

CARRIED

5. CLOSED SESSION

a. Pursuant to Section 239 (b) of the Municipal Act, 2001, personal matters about an identifiable individual, including municipal or local board employee Re: Staff

Resolution No. 18-22-763
Moved By Councillor Mellan
Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas proceed In Camera Pursuant to Section 239 (b) of the Municipal Act, 2001, concerning personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

Resolution No. 18-22-764
Moved By Deputy Mayor Gardner
Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas rise and reconvene and authorize Staff to proceed as directed.

CARRIED

6. PUBLIC MEETING

Resolution No. 18-22-765
Moved By Councillor Wells
Seconded By Councillor Mellan

THAT the Public Meeting to consider two Zoning By-law Amendments, be opened at 6:14 p.m.

CARRIED

a. Zoning By-law Amendment - 2-4 Elizabeth Drive

Erin Reed, Municipal Planning Consultant, provided an overview of the proposed Zoning By-law Amendment for 2-4 Elizabeth Drive. She noted that the proposed amendment rezones the subject property from Institutional to Tourist Commercial Special Exception 3 (CT-3) to facilitate the conversion of a former church to a tourist commercial use as well as to permit an assembly hall, catering establishment, commercial patio and clinic. She noted the proposed amendment is not related to any Minor Variance, Plan of Subdivision or Consent Application.

Members of Council asked questions regarding associated noise and clinic designation.

Mayor Byvelds inquired if the applicant had any further comments. Christian Chan provided comments regarding noise and music and the purpose of the clinic designation within the amendment. He noted that there would be no medical clinic on the premise and that the clinic land use request pertains to a wellness clinic.

Mayor Byvelds inquired if any members of the public wished to submit comments. No one came forward.

b. Zoning By-law Amendment - 21 Bay Street

Erin Reed, Municipal Planning Consultant, provided an overview of the proposed Zoning By-law Amendment for 21 Bay Street. She noted the proposed Zoning By-law amendment would rezone the property from Institutional to Residential First density to permit a single detached dwelling as the primary use for the property. She noted that the Zoning By-law Amendment is not related to a Minor Variance, Official Plan Amendment or Plan of Subdivision.

Mayor Byvelds inquired if the applicant had any further comments. No one came forward.

Mayor Byvelds inquired if any members of the public wished to submit comments. No one came forward.

Members of Council did not have any questions or concerns.

Resolution No. 18-22-766
Moved By Deputy Mayor Gardner
Seconded By Councillor Wells

THAT the Public Meeting to consider two Zoning By-law Amendments, be closed at 6:26 p.m.

CARRIED

7. DELEGATIONS/PETITIONS

a. Ann Banford and Pierrette Racine Re: Forward House Project Business Plan

Ann Banford and Pierrette Racine provided a presentation to Council regarding the proposed five-year plan for the restoration of the Forward House. They provided further details concerning required maintenance and upgrades, fundraising, obtaining charitable organization status, impact of COVID-19 and proposed operations for the Forward House. Members of Council discussed project and fundraising timelines, additional grants, and potential Heritage Designation. Members of Council accepted the five-year plan and requested that an update be provided in June of 2021.

8. ACTION REQUEST

a. ES2020-18 - Municipal Drain Maintenance 2021

Resolution No. 18-22-767
Moved By Councillor Wells
Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas accept Report ES2020-18 to direct the Drainage Superintendent to complete a new Engineers Report for the Fling Municipal Drain with the Drainage Engineer; to complete a new Engineers Report for the Don Hanes Drain with the Drainage Engineer;

AND THAT the Don Hanes Drain realignment proceed prior to the requested maintenance of the drain;

AND THAT all costs associated with the new Engineers Report for the Don Hanes Drain and Fling Municipal Drain be assessed through the watershed.

DEFEATED

b. TR2020-12 - Water Tower Rehabilitation Financing

Resolution No. 18-22-768
Moved By Councillor Lewis
Seconded By Councillor Mellan

THAT the Council of the Municipality of South Dundas accept Report TR2020-12 to authorize Staff to submit a loan application through Infrastructure Ontario to finance the Morrisburg and Iroquois water tower rehabilitation project.

CARRIED

c. ADM2020-03 - Inclusive Community Grants

Resolution No. 18-22-769
Moved By Councillor Mellan
Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas accept Report ADM2020-03 to submit an application to the Inclusive Community Grants program for funding for the Matilda Hall Barrier-Free Upgrades project.

CARRIED

d. CLK2020-05 - Building Lot for Habitat for Humanity

Resolution No. 18-22-770
Moved By Deputy Mayor Gardner
Seconded By Councillor Mellan

THAT the Council of the Municipality of South Dundas accept Report CLK2020-05 to declare the west half of the Winchester Springs Recreation property as surplus and proceed with the necessary preparations to donate land to Habitat for Humanity.

CARRIED

e. CLK2020-06 - Closed Meeting Investigator Extension

Resolution No. 18-22-771
Moved By Councillor Wells
Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas accept Report CLK2020-06 to extend the LAS Investigator Program Agreement for 2021.

CARRIED

f. CLK2020-07 - Emily 911 Program Funding Options

Resolution No. 18-22-772
Moved By Councillor Lewis
Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas accept Report CLK2020-07 to approve option one regarding the funding for the Emily 911 program.

CARRIED

g. CAO2020-15 - Organizational Review - Recommendations Phase 1

Resolution No. 18-22-773
Moved By Councillor Mellan
Seconded By Councillor Lewis

THAT the Council of the Municipality of South Dundas accept Report CAO2020-15 to authorize Staff to proceed with the recruitment of a full-time Drainage Superintendent, Building & Planning Technician, and an Administrative/Human Resource Coordinator as recommended by the Organizational Review completed by Pesce & Associates.

CARRIED

9. BY-LAWS

a. 2020-108- Ontario Power Generation Inc. Agreement

Resolution No. 18-22-774
Moved By Councillor Mellan
Seconded By Councillor Wells

That By-Law No. 2020-108, being a By-Law to execute an Agreement with Ontario Power Generation Inc. to erect, maintain and operate an outdoor sign on land located immediately west of 83 Lakeshore Drive in Morrisburg, be read and passed in open Council, signed and sealed.

CARRIED

b. 2020-109 - Planning Fee Update

Resolution No. 18-22-775
Moved By Councillor Lewis
Seconded By Deputy Mayor Gardner

That By-Law No. 2020-109, being a By-law to amend By-law No. 2020-20, be read and passed in open Council, signed and sealed.

CARRIED

c. 2020-110 - Parking By-law Amendment

Resolution No. 18-22-776
Moved By Deputy Mayor Gardner
Seconded By Councillor Lewis

That By-Law No. 2020-110, being a By-law to amend By-law No. 2015-30, be read and passed in open Council, signed and sealed.

CARRIED

d. 2020-111 - Morrisburg Golf Club Inc. Agreement

Resolution No. 18-22-777
Moved By Councillor Wells
Seconded By Councillor Mellan

That By-Law No. 2020-111, being a By-law to enter into an Agreement with Morrisburg Golf Course Inc., be read and passed in open Council signed and sealed.

CARRIED

e. 2020-112 - Zoning By-law Amendment 2-4 Elizabeth Drive

Resolution No. 18-22-778
Moved By Deputy Mayor Gardner
Seconded By Councillor Wells

That By-Law No. 2020-112, being a By-law to amend Zoning By-law No. 2010-48, be read and passed in open Council, signed and sealed.

CARRIED

f. 2020-113 - Zoning By-law Amendment 21 Bay Street

Resolution No. 18-22-779
Moved By Councillor Wells
Seconded By Councillor Lewis

That By-Law No. 2020-113, being a By-law to amend Zoning By-law No. 2010-48, be read and passed in open Council, signed and sealed.

CARRIED

10. CONSENT AGENDA

Resolution No. 18-22-780
Moved By Councillor Lewis
Seconded By Councillor Mellan

THAT all items listed under General Consent section of the Agenda be adopted as presented, save and except Item 10.h be moved to Discussion Items.

CARRIED

a. Ministry of Municipal Affairs and Housing Re: Ontario Rebuilding and Recovery Act: Accelerating Infrastructure Initiatives Municipal Engagement

That Council receive and file.

b. Ministry of Municipal Affairs and Housing Re: Enforcement of Orders Under the Reopening Ontario Act, 2020

That Council receive and file.

c. Municipal Property Assessment Corporation Re: 2021 Values and COVID-19

That Council receive and file.

d. Region of Peel Re: Property Tax Exemptions for Veteran Clubs

That Council receive and file.

e. Township of Amaranth Re: Aggregate Resource Properties Assessment

That Council receive and file.

f. Champlain Township Re: South Nation Conservation Levy Support

That Council receive and file.

g. Township of North Glengarry Re: South Nation Conservation Levy Support

That Council receive and file.

h. Howick Township Re: Proposed Amendments to the Tile Drainage Installation Act

Moved to Discussion Items.

i. Township of South Frontenac, Township of Central Frontenac, Municipality of Grey Highlands, Town of Mono, Town of Shelburne, Township of Essa, City of Quinte West Re: Schedule 6 of Bill 229 Protect, Support and Recover from COVID-19 Act

That Council receive and file.

j. South Dundas Tourism Advisory Committee Minutes - October 13, 2020

That Council approve and file.

k. Monthly Activity Reports

1. Economic Development
2. Transportation
3. Environmental Services
4. Water/Wastewater
5. Building and Planning
6. Fire and Emergency Services
7. Finance
8. Administration
9. CAO

11. BOARDS AND COMMITTEES/DISCUSSION ITEMS

a. Council Representatives

Council members provided updates.

b. KIR - Proposed Recreational Fee Increase for 2021

Director Watson provided an overview of the proposed increases to recreation programming. Members of Council discussed youth and senior fees, comparable pricing from partner municipalities, public skating and swimming fees and impact on the budget. Members of Council provided direction to Staff regarding the proposed increases and to bring back a By-law for consideration.

c. Standard Operation Procedures for COVID-19 - Environmental Services, Water and Wastewater, Transportation

CAO Geraghty discussed the SOPs regarding COVID-19 operations. Council supported the proposed SOPs and directed Staff to implement the SOPs as outlined.

d. Lamplighter Hotel Correspondence Re: Relocation of the Sewer/Water Lines

CAO Geraghty provided an overview of the correspondence, noting relevant history and related Council decisions. Members of Council discussed property use, previous discussion regarding the underground infrastructure in the subject area, projected costs and potential solutions. Council provided direction to Staff to further investigate associated costs.

e. Howick Township Re: Proposed Amendments to the Tile Drainage Installation Act

Mayor Byvelds discussed the correspondence from Howick Township regarding tile drainage installations plans.

Resolution No. 18-22-781
Moved By Councillor Lewis
Seconded By Councillor Wells

THAT the Council of the Municipality of South Dundas support the correspondence from the Township of Howick requesting amendments to the Tile Drainage Installation Act requiring tile drainage contactors to file farm tile drainage installation plans with the local municipality.

CARRIED

f. Tourism Advisory Committee Appointment

Clerk Brunt provided information regarding the new appointment to the Tourism Advisory Committee.

Resolution No. 18-22-782
Moved By Councillor Wells
Seconded By Deputy Mayor Gardner

THAT the Council of the Municipality of South Dundas authorize the appointment of Sasha Hanson to the Tourism Advisory Committee.

CARRIED

12. NOTICES OF MOTIONS

Nil.

13. RATIFICATION BY-LAW

a. 2020-114 - Ratification

Resolution No. 18-22-783
Moved By Councillor Mellan
Seconded By Deputy Mayor Gardner

THAT By-law No. 2020-114, being a By-law to adopt, confirm and ratify matters dealt with by resolution be read and passed, in open Council, signed and sealed.

CARRIED

14. ADJOURNMENT

Resolution No. 18-22-784
Moved By Deputy Mayor Gardner
Seconded By Councillor Mellan

THAT Council now adjourn to meet again at the call of the Chair.

CARRIED

MAYOR

Brenda Brunt

CLERK

Appendix C: Planning Rationale

Planning Justification Report

Oneida Grand Event Centre and Bistro, conversion of existing Church Site – 4 Elizabeth Drive South, Iroquois Ontario

Proposed Zoning By-law Amendment and Official Plan Amendment

Submitted to:
United Counties of Stormont, Dundas and Glengarry
Municipality of South Dundas

Prepared by:

Christian Chan, B.U.R.Pl MCIP (Provisional), Candidate Member OPPI.
Planner and Owner,
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October 2020

Prepared for:
2747794 Ontario Inc.
(Oneida Grand Event Centre and Bistro)

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1.0 Introduction

C2 Planning ("C2") has been retained by 2747794 ONTARIO INC. ("The Applicant") as Agent and Land Use Planners, the Applicant being the registered owner of the property municipally known as 2 and 4 ELIZABETH DRIVE, IROQUOIS ONTARIO K0E 1K0 (herein referred to as the "subject lands", the "Site"), located on the west side of Elizabeth Drive South forming the lot spanning the width of the block bounded by Elizabeth Drive South, Church Avenue, Dundas Street and Davis Drive in the Village of Iroquois, in the Municipality of South Dundas, Ontario (the "Municipality") in the United Counties of Stormont, Dundas and Glengarry (the "United Counties"). The existing residence on the lot is municipally addressed as #2 Elizabeth Drive South and the Church Sanctuary and Event Hall is addressed as #4 Elizabeth Drive South.

The purpose of this Planning Justification Report is to provide a planning analysis and opinion with respect to the proposed land use conversion and planned tourist lodging, café bistro, and event-hall redevelopment in the existing building of the subject Site called the Oneida Grand Event Centre and Bistro. Accessory catering, patio and wellness uses are also proposed. There are no exterior expansions proposed for the existing church and accessory detached home on the Site; only interior and façade alterations are proposed.

The existing lot consists of one (1) parcel measuring approximately lot area of approximately 9,473.15 sq. m. or 0.947315 hectares (101968.138 sq. ft. or 2.34 acres). The land use conversion proposal requires a Zoning By-law Amendment ("ZBLA") under Section 34 of the Planning Act from the Municipality of South Dundas Zoning By-law #2010-48 (the "Zoning By-law"), and an Official Plan Amendment ("OPA") under Section 22 of the Planning Act from the United Counties of Stormont, Dundas and Glengarry Official Plan (July 18, 2018 Consolidation) (the "Official Plan", "County Official Plan") to facilitate the adaptive re-use of the church sanctuary and existing event hall building on the subject lands.

The property that is currently designated as *Residential District* in the Official Plan is proposed in this Application to be amended to *Commercial District* to facilitate the rezoning. At the core of this application, a Zoning By-law Amendment is required to rezone the property from the existing *Institutional ("I") Zone* to a modified *Tourist Commercial Zone, Exception ("CT-XX")* in the Zoning By-law to permit the conversion of the existing underutilized church site to commercial uses and to reconstruct the existing interior floor areas to provide hospitality and commercial uses with accessory site-specific uses on the lot.

It is my opinion that the proposed Zoning By-law Amendment to the site-specific "*Tourist Commercial*" zone will conform to the amended Official Plan's *Commercial District* land use designation and is consistent with and conforms to the policies of the Provincial Policy Statement (2020) ("PPS"). The proposed zoning and development standards are appropriate, and represent compatible adaptive re-use of the property with the existing and planned context in Iroquois, and conforms to the policy goals as provided in the County Official Plan, and represents good planning and reinvestment into the village, Municipality, and the Untied Counties. *Note: Visual exhibits and other documentation are referred to in this Report as Appendices; the Appendices are contained in a separate volume and are intended to be viewed while reading this Report.*

Description of the Site – The Existing Context

1.1 Legal Description, Property Identification Number and Tax Rolls:

a) The Site is legally described as:

Part of Block "C", in Registered Plan 39, as in Instruments DRB9339; S/T DRB9339E; SOUTH DUNDAS.
(PT BLK C PL 39 AS IN DRB9339; S/T DRB9339E; SOUTH DUNDAS)

b) Registered Plan, Showing the New Iroquois Plan of Subdivision of Part of Lots 21, 22, 23, and 24 is provided in Appendix 1;

c) The property identification number (P.I.N) is 66121-0257 (LT). A map describing the property from the Ontario Land Registry Office (ONLAND) is provided as Appendix 2 and

d) The Tax Assessment Roll Number with the Municipality of South Dundas is Roll #: 0506008 – 00241200

1.2 Context, Policy, and Subject Lands:

1.2.1 Context

The Municipality of South Dundas (established on January 1, 1988) is one among five other municipalities in the United Counties ("County"). The Municipality contains within it a number of hamlets and villages that were once contained in the former Matilda and Williamsburg Townships, now amalgamated as South Dundas. The 2016 Census counted 10,833 residents, about 9.5% of the total population of the County. The population density per square kilometre was counted as 20.8 persons per square kilometer in 2016. The average and median age of the population was 45.7 and 50 years of age, respectively. The largest single age group across a broad category are those residents 50- 74 years old. The majority of the residents live in single-detached homes, which comprise 75% of the total dwellings in the Municipality. The majority of the homes contain 1 or 2 persons, with an average household size of 2.3 persons per household with an average of 2.7 persons in households with families. The median income for residents aged 15 and over was $32,117. For the labour force data, the unemployment rate was 6.7%, with the largest ratio of occupations held by those that are employed in sales and service, and trades, transport, and equipment operators and related occupations. In 2016, 275 persons were counted as working in the accommodation and food services sector, and 185 persons in the arts, entertainment, and recreation sector – about 4% of workers in the Municipality. The main method of commuting is by private vehicle.[i]

As mentioned on the Municipality's website, South Dundas is linked to urban hubs by three major highways, 401 (Kingston, Toronto, Montreal), 416 (Ottawa-Gatineau) and County Road 31 (Ottawa), and the USA at Cornwall and Johnstown. The CNR rail line serves the Municipality, and the St. Lawrence Seaway spans the entire southern boundary. Universal Terminals offers a full seaway draft dock, adequate turning basin and easy access to Highway 401, in proximity to the Port of Montreal downstream and Johnstown, upstream. There are two airfields at Iroquois and Morrisburg in the Municipality. In terms of international airport access, Ottawa MacDonald Cartier International Airport (YOW) is located about 1 hour away by car. There is no local commuter service, and a bus line provides commuter service daily from Morrisburg to Ottawa[ii]

In 1857, Iroquois became an incorporated village and the first in the area to have water services. It was established along the Williamsburg Canal, overcoming the Galop Rapids with a lock of 20ft. At Carman House, on the south end of Carman Road, the old canal lock still exists. When the St. Lawrence Seaway and Hydro projects proceeded in the 1950's, and as seen on historical documents related to the subject property, the village was moved approximately 1.6km from the St. Lawrence River.[iii]

The Village of Iroquois is in the western section of the Municipality along the St. Lawrence River, and among a number of other villages in the former Matilda and Williamsburg Townships. County Road 2 is the main street traversing east-west through The Village of Iroquois, with good access to Highway 401 via County Road 1 (Carman Road). The Village contains an unattended grass Airfield (The Sponge), and Golf Course.[iv] The Village of Iroquois is also adjacent to the first upstream lock of the St. Lawrence Seaway from Lake Ontario and on the St. Lawrence River, and nearby to a water level control facility spans the St. Lawrence River.[v] The Village is developed with a commercial plaza, low-rise residential detached areas, and a number of employment uses along the main road access to Highway 401.

The Site is located within Part of Block "C", in Registered Plan 39 for South Dundas. The New Iroquois Plan of Subdivision was issued on August 9th, 1955 in response to the St. Lawrence Seaway project. All existing and planned development was to be situated at least 1 mile (1.6km) inland from the shores of the new canal. Block "C" appears on the upper north-east corner of Sheet No. 2 of Registered Plan 39, and was originally designed as a large lot to ostensibly accommodate a larger building, or open spaces such as community parks. Registered Plan 39 shows few buildings had been already constructed at the time of the registration of the Plan of Subdivision, indicating that the nearby community developed at or around the same time of the construction of the new Iroquois United Church on the subject lands. In addition, a survey and deed completed on May 14, 1957 shows that the Hydro Electric Commission of Ontario was permitted to sell the lot, or a portion of the lot.

An Aerial Photo of the subject lands are provided in Appendix 4, a context aerial map of the subject lands is provided in Appendix 5, .and Site Photos are provided in Appendix 6.

1.2.2 Policy Context:

Below is a list of the Policies, Mapping, Guidelines, Documents and Studies that have been reviewed in my evaluation and analysis of this Planning Act Application:

Planning Act R.S.O. 1990 c. P.13[vi]

Provincial Policy Statement, 2020[vii]

United Counties of Stormont, Dundas and Glengarry Official Plan[viii]

Municipality of South Dundas Zoning By-law 2010-48[ix]

Upper Canada Region Historical Brochure[x]

Upper Canada Region Tourist/Visitor's Map[xi]

Township of South Dundas War of 1812 Signs[xii]

Municipality of South Dundas Community Info[xiii]

South Dundas Community Improvement Plan, 2018[xiv]

United Counties of Stormont, Dundas and Glengarry Regional Incentives Program 2020[xv]

United Counties of Stormont, Dundas and Glengarry GIS Mapping Resources[xvi], [xvii]

1.2.3 Surrounding Development Activity

There are no active Planning Act applications adjacent to the subject Site or in the Village of Iroquois. There one instance of development activity in the Municipality according to the County development tracker for the *Dutch Meadows* Subdivision in Morrisburg.[xviii] Some portions of the County's Official Plan remain under appeal, with the matter proceeding through a series of pre-hearing conferences at the Local Planning Appeal Tribunal ("LPAT") as part of Case No. PL180202.

1.2.4 Transit and Transportation

1.2.4.1 Vehicular Transportation and Parking

All of the roads adjacent to the Site (Elizabeth Drive and Davis Drive, as well as Lakeview Street) currently have two-way traffic with a stop sign for vehicles turning from Lakeview Street to Elizabeth Drive. A cross walk is marked from the southwest corner of Lakeview and Elizabeth to the Iroquois Public School. Another cross walk traverses Elizabeth Drive from the Public School to the walkway leading to the Church Sanctuary on the Site. There is no parking permitted on the section of Elizabeth Drive that fronts the subject Site, however parking is provided on the Public School lands on the private driveway on the Site that is used for parking, and as a drive-aisle to Davis Drive.

1.2.4.2 Local Transit

The Village of Iroquois, nor the Municipality or the United Counties provides nearby local transit service, accessible to the Site.

1.2.4.3 Regional Transit

As discussed above, regional transit is provided by a private operator from Morrisburg to Ottawa, but does not currently have stops in Iroquois.[xix]

1.2.4.4 Other Transit and Transportation Options

Taxis and ride-share programs are also alternative transportation options from the Site to nearby areas and the United Counties. An online search provides that there are some taxi operators that serve the Municipality.[xx]

1.2.5 Table: Community Services

The Site and proposed development is located in a built-up settlement area where, a range of public, private and religious community services and associations are provided nearby. The chart below list those services located nearby to the subject Site, as provided by the Municipality's and Counties' Community Services Maps and other resources:

Type of Community Facility(s)	Name	Location
Library	*Iroquois Branch Library*	Dundas Street
Community Centre	*Royal Canadian Legion Branch 370*	Dundas Street
Community Centre	*Iroquois Civic Centre*	Dundas Street
Emergency Community Services	*Iroquois Fire Hall*	Dundas Street
Parks and Open Space	*Bayview Park*	Saver Road
Parks and Open Space	*Bridlewood Park*	Bridlewood Cres,
Parks and Open Space	*Carman-Galop Park*	Carman Road
Parks and Open Space	*Iroquois Point Cemetery*	Iroquois Point
Parks and Open Space	*Haldane Park*	Caldwall Drive
Parks and Open Space	*Iroquois Soccer Fields*	
Parks and Open Space	*Meadowbrook Park*	Meadowbrook Drive
Parks and Open Space	*Render Park*	Maple Avenue
Education	*Iroquois Public School*	Elizabeth Drive and Lakeview Street
Education	*Seaway District High School*	Beach Avenue
Museum	*Carman House Museum*	Carman Road
Child Care	*Ontario Early Years Centre*	Lakeview Drive
Funeral Home	*Marsden and McLaughlin Funeral Home*	Beach Avenue
Post Office	*Canada Post Office*	Helen Street
Religious	*Knox Presbyterian Church*	Church Avenue
Religious	*St. Cecelia's Church*	College Street
Sport and Recreation	*Iroquois Marina*	Boat House Road
Sport and Recreation	*Iroquois Campground*	Carman Road
Sport and Recreation	*Iroquois Beach*	Adair Drive
Sport and Recreation	*Iroquois Golf Club*	Golf Club Road
Sport and Recreation	*Iroquois Outdoor Rink*	Caldwell Drive
Sport and Recreation	*Thousand Islands Yacht Club*	County Road 2
Medical / Health	*Chiropractor*	Plaza Drive
Medical / Health	*Pharmacy*	Plaza Drive

1.2.6 Surrounding Area and Land Uses:

The subject lands are bounded on the east and west sides by public rights of way, namely Elizabeth Drive and Davis Drive. To the south, is Haldane Park which contains a war memorial facing Elizabeth Drive and immediately south of the Site. As seen on the Zoning Map in Appendix 7, the lots across from the subject site to the west consists of detached residential buildings zoned "R1" (Residential First Density). To the east is the Iroquois Public School and school yards zoned as "I" (Institutional). The northerly adjacent and nearby lots on the same block as the Site contains the Fire Hall, Library, and Community Centre, and is also zoned as "I" (Institutional). The broader context is characterized by a set of blocks containing detached homes to the west, commercial areas to the north, and recreational and open space zones to the south and south-east.

1.2.7 Subject Lands:

A Registered Plan of Subdivision and a Deed showing the lot boundaries is provided in Appendix 1 and 8. The property is a large lot containing a church sanctuary with a bell tower, an event hall and an accessory 2-storey detached home that was previously used as the priest's residence. The lot is centrally located in the Village of Iroquois, in the Municipality of South Dundas, in the United Counties of Stormont, Dundas and Glengarry.

The existing lot has a frontage on Elizabeth Drive of 100.95m (331.20 ft.) and a lot depth of 93.84m (307.87 ft.), with a lot area of approximately 9,473.15 sq. m. or 0.947315 hectares (101968.138 sq. ft. or 2.34 acres). The existing grading of the lot is generally flat. There are 10 large mature trees on the lot, with 4 smaller trees near the Event Hall. No injury or destruction of the existing trees is proposed. The landscaping is primarily soft landscaping with a driveway and parking area leading to the residence, walkways leading to the residence and to the Church Sanctuary and the Event Hall, and a private asphalt driveway and lay-by aisle containing parking spots on the north side of the property. In terms of surrounding public infrastructure, there are sidewalks on only on the west side of Elizabeth Drive adjacent to the east lot line;

1.3 Past and Current Land Use:

1.3.1 Past Use and Structures

As seen on the Registered Plan of Subdivision 39, the lands subdivided had been done so for residential purposes. The *Iroquois United Church* was opened in 1958, and was constructed as a replacement church for the original Iroquois United Church which was located closer to the St. Lawrence River. The old church demolished as it was in the path of the St. Lawrence Seaway canalization project.

A more fulsome history of the Church is provided in Appendix 9. This information was provided by the *Iroquois-Matilda Pastoral Charge*.[xxi] The United Church vacated the property and put it up for sale and was bought by the Applicant in early 2020. Church leaves behind the cemetery associated with the former congregation at 6013 Carman Road *(Iroquois Point Cemetery)*.

The Church Lot was previously used for religious services, offices, community purposes (basement Sunday Schools and social programs, and childcare); for marriages, receptions and concerts (as evidenced by the stage and event hall); as a catering kitchen for those events, and contained an accessory residence.

1.3.2 Current Uses, Structures, Floor Areas, Lot Coverage and Landscaping

The Site currently maintains the existing buildings, namely the Church Sanctuary comprising two levels and a mezzanine; an Event Hall attached to the Church Sanctuary that has a stage and large hall for dining and socializing with an accessory kitchen; a two-storey detached home with an attached two car garage. The buildings remain vacant, except for the detached home, which is occupied by the Applicant's family.

As such, the Event Hall and Church Sanctuary buildings remain underutilized. The Applicant has begun to improve the interior of the buildings, installing new flooring, plumbing, lighting, fixtures and appliances. The Site is currently zoned for institutional "I" Zone uses in the Zoning By-law, and is designated as "Residential Districts" and in the Official Plan. A Site Plan showing floor areas is provided in Appendix 10. Floor Areas and Lot Coverage are broken down for the following uses and lot characteristics as follows:

Structure	Existing Floor Area	Storeys	Lot Coverage (%)
Main Structures			
Existing Detached Residence	219.65 sq. m	2	21.24 sq.m (0.22%)
Existing Vacant Event Hall	278.66 sq.m	1	878.73 sq.m (9.28%)
Existing Vacant Church Sanctuary, Offices, Lower level and mezzanine	1128.20 sq.m	Basement and Main Floor; Offices an Mezzanine on upper floor	
TOTAL	***1406.86 sq.m Religious and Assembly Uses 278.66 sq.m. Residential***		***9.5%***
Ancillary Structures			
Existing Garage	18.71sq.m.	1	18.71 sq.m (0.20%)
TOTAL	***18.71 sq.m.***	***1***	***0.20%***
Hard Landscaping			
Driveways and Parking Areas	1505.11 sq.m.		16%
Walkways	150.19 sq.m.		2%
TOTAL	***1655.30 sq.m.***		***18%***

2.0 The Proposed Development

2.1 Application History

In April 2020, I discussed the nature of the proposal with the Applicant, and performed a Site Visit. We discussed where the proposed uses internal to the existing building and in the Church Property would logically occur, and to what extent. Mayor Byvelds was apprised of a pending proposal at the end of May and advised that the proposal would, in his view, proceed by ways of a rezoning. Also in May 2020, discussions were had with the Municipality's planner, Ms. Morphet. Ms. Morphet advised that the application would also proceed through an Official Plan Amendment due to the scale of the commercial uses proposed and that a commercial land use designation is necessary and would have to be sought by an amendment to the County Official Plan.

In June 2020, a pre-consultation meeting was attended by me, Ms. Lowey (the Building Chief for the Municipality) as well as the planners from the Municipality and the County, Ms. Morphet and Ms. Morin, respectively. Since then, the Applicant has been improving the interior of the Church and Event Hall in anticipation of its adaptive-reuse, with the intention of providing a catering kitchen and a café bistro as the first uses in advance of the future.

As part of the County Regional Incentives Program, a Grant Application was submitted in advance of this Planning Act Application to adhere to the September 2020 deadline for submission. With COVID-19, the Applicant strongly considered and now wishes to propose outdoor dining and a patio area in support of the proposed uses and to maintain physical distancing for future patrons. This Planning Rationale is also submitted in support of the Grant Application, and supports my client's intent to repurpose the Church property for tourist commercial uses in support of the County economic development goals.

Recently, further discussions with the Municipal and Counties' planners have resulted in the determination of the requirements of this Planning Rationale to be submitted in support of the ZBLA and OPA, as well as the identification of the appropriate zoning and land use designation that is to be sought for the range of the proposed uses. Documents and information was provided to the Municipality's planner, and together it was determined that a Commercial District land use designation would be sought for the OPA, and a modified "CT" Tourist Commercial Zone classification would be sought for the ZBLA.

2.2 Description of the Planning Application

The proposed Draft Zoning By-law Amendment seeks certain site-specific use to permit the proposed land uses in the existing Church and Event Hall, as there are no exterior alterations proposed, and as such no relief from the exterior side yard setback, maximum building area, minimum landscape area, and building heights.

As the land uses proposed are commercial land uses, a concurrent OPA Application is also submitted with this Zoning Amendment application. The purpose of the ZBLA will bring the zoning of the Site into conformity with the concurrent OPA land use designation sought for the Site, requesting the re-designation of the lands from "*Residential Districts*" to "*Commercial Districts*" in the Official Plan, as provided on Schedule A2b of the Official Plan.

The proposed development seeks to re-zone the subject lands from "I" – Institutional Zone to a modified and site-specific "CT" – Tourist Commercial zoning category in the Municipality of South Dundas' Zoning By-law 2010-48. The proposed land uses do not conform to the permitted uses of the existing "I" Institutional Zone classification in the Zoning By-law nor will some of the proposed uses conform to the uses permitted in the Zoning By-law's "CT" Tourist Commercial Zone. As such, a Zoning By-law Amendment (ZBLA) is required to rezone the lands which will provide certain site-specific land use permissions to the subject lands.

2.3 Description of the Proposal

The proposed use of the subject lands are for a conversion of the existing vacant church sanctuary and assembly space to commercial land uses, the primary uses being a boutique hotel and an event centre containing multi-purpose rooms. The proposed use of the event centre is similar to the previous (non-profit) use of the event spaces, as an event hall. A café bistro and accessory catering kitchen and is also proposed, as are dining areas, and an outdoor patios. The existing detached 2-storey residence on the Site will be maintained.

The proposed event hall, reception areas and multipurpose rooms are consistent with the previous uses of the Church property; however a rezoning is still required, as the adaptive re-use and the newly-proposed uses will be of a commercial, for-profit nature. The zoning standards sought relate entirely to the proposed uses, and are described further in this Report.

In my opinion, the proposal contemplates uses that are in conformity with the provisions of "*Commercial District*" development in the Official Plan, and in some respects carry forward the previous event and assembly uses in the Church property, and as more specifically provided for in the implementing ZBLA, additional commercial uses. The overall intent of the proposal would be to facilitate the appropriate adaptive re-use and reinvestment of an underutilized and vacant property. Further details and my rationale vis-à-vis the Official Plan and Zoning By-law permissions are set out in the Official Plan and Zoning By-law sections of this Report, below.

3.0 Planning Policy Framework and Applicable Policy and Regulations – The Planned Context

The following sections outline the applicable planning policies and by-law regulations and provide an evaluation of the proposed ZBLA and OPA to seek permission for the proposed use of the lands in the context of the existing policy framework. The following policies have been considered in this report:

3.1 The Planning Act, R.S.O 1990 (the "Act")

The Province of Ontario sets out rules and regulations in the Planning Act which describe requirements for planning processes, how land uses may be controlled and by whom. The Planning Act gives the Town of Caledon the power to create Official Plans and Zoning Bylaws which in turn provide direction to the various officials, staff members and other authorities involved in the planning and development decision making process.

In Section 2 of the Planning Act lists the matters that are of provincial interest and these matters must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario. In my opinion the proposed development has regards to applicable matters of provincial interest, namely:

(h) the orderly development of safe and healthy communities; (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; (k) the adequate provision of employment opportunities; (l) the protection of the financial and economic well-being of the Province and its municipalities; (p) the appropriate location of growth and development;	In my opinion, the proposal will provide: - Continued orderly development of a safe and healthy community; - Increase the Municipality's social, cultural and recreational facilities; - Provide increased employment opportunities in Iroquois; - Contribute to the economic well-being of the Municipality; and - Is a location appropriate for the development of an adaptive re-use of a property.

Section 16 and Section 34 of the Planning Act requires that Official Plans and Zoning By-laws are required to be consistent with the PPS, and that the Zoning By-laws are to conform to the applicable Official Plan. The Applicant is seeking a designation to "Commercial Districts" for their property in the Official Plan, which will enable the proposed zoning to conform to the lands newly designated as such in the Official Plan.

3.2 The Provincial Policy Statement, 2020 (the "PPS")

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement sets the policy foundation for regulating the development and use of land. The policies of the PPS support the goal of enhancing the quality of life for all Ontarians. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are addressed.

Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term. Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Zoning By-laws are also recognized as being important to the implementation of the policies of the PPS.

The proposed County Official Plan Amendment, to re-designate the lands from "Residential Districts" to "Commercial Districts" to enable the lands to be concurrently amended in the Municipality of South Dundas Zoning By-law 2010-48 to "Tourist Commercial" to permit the aforementioned proposed land uses.

The PPS provides direction for managing and directing land use to achieve efficient and resilient development and land patterns. The PPS policies promote an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long term needs. Development applications for OPA's and ZBLA's must be consistent with the applicable policies of the PPS, and the PPS directs that it is to be read in its entirety and the relevant policies are to be applied to each situation.

Relevant Policies of the PPS:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a)promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b)accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c)avoiding development and land use patterns which may cause environmental or public health and safety concerns;

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and

types of infrastructure available.
The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of mycommunities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.
1.1.3.1 Settlement areas shall be the focus of growth and development.
1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
a)efficiently use land and resources;
b)are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for the irunjustified and/or uneconomical expansion;
c)minimize negative impacts to air quality and climate change, and promote energy efficiency;

1.3 Employment
1.3.1 Planning authorities shall promote economic development and competitiveness by:
a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;

1.7 Long-Term Economic Prosperity
1.7.1 Long-term economic prosperity should be supported by:
a) promoting opportunities for economic development and community investment-readiness;
c) optimizing the long-term availability and use of land, resources, *infrastructure* and *public service facilities*;
d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;
h) providing opportunities for sustainable tourism development;

The relevant policies of the PPS have been identified above and have been reviewed in relation to the proposed adaptive re-use. In my opinion, the proposed OPA and Rezoning is consistent with the PPS. As mentioned above, the proposed Official Plan Amendment and Rezoning must demonstrate that it is consistent with the relevant policies. As the proposed designation is "Commercial Districts" and "Tourist Commercial", the following sets out that the proposal is consistent with the PPS.

Redevelopment is defined in the PPS as the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. The adaptive re-use of the church property into a boutique hotel, café bistro, event hall and accessory uses such as a commercial patio constitutes a "redevelopment" of the Site.

In my opinion the proposed OPA and ZBLA will promote efficient development and enhance the land use patterns that will sustain the Municipality of South Dundas and the United Counties for the long term. The Applicant has already begun to invest heavily in the reconstruction of the interior of the building, and has retained local companies for the work that has been done and that will arise from an approval for the proposed land uses. The Applicants further investment into the conversion of the Church Sanctuary into a boutique hotel will drive more economic development at the local and regional level. A market-based mix of commercial employment uses will be provided that will also meet the long-term needs of Iroquois, the Municipality and the United Counties.

In my opinion, the commercial land uses proposed are compatible with the surrounding residential and institutional land uses, and will not cause adverse impacts to the environment, public health and safety. The lot is located in close proximity to existing commercially-zoned areas in Iroquois, some of which directly abuts low-density residentially zoned and designated areas. The lot is large, and provides more than adequate building setbacks from the abutting residential zones. In my opinion, there would be no land use conflicts, given that a more intensified and permissive "General Commercial" zone directly abuts the same Residential First Density Area to the west of the Site.

The proposed OPA and ZBLA will add to the Municipality's economic activity, diversity of land uses, and contribute more opportunities for the vitality and regeneration in the United Counties. In my opinion the proposed OPA and ZBLA is one critical part that will contribute to the long-term economic prosperity of the County's communities, while using these vacant lands wisely and is an effective use of public service facilities.

Settlement areas are defined in the PPS as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are built-up areas where development is concentrated and which have a mix of land uses. The proposed OPA and ZBLA applications focuses redevelopment in a settlement area, as envisioned in the PPS. Again, settlement areas are the focus of vitality and regeneration, and the proposal, in my opinion, does exactly that. Reinvestment is proposed for a vacant property that will have many positive effects on the community, and will contribute to the long-term economic prosperity of Iroquois.

Since the proposed uses are commercial in nature, and aligned with the "Commercial Districts" land use designation sought in the Official Plan and the modified "Tourist Commercial" zoning classification sought in the Zoning by-law, the employment policies of the PPS are applicable to this Application. In my opinion, should the planning departments and the Municipal and County Councils be supportive of the proposed OPA and ZBLA, they would be supporting economic development and competitiveness of the Village, Municipality and County while providing an increased range of employment uses that will meet long terms needs.

The proposal will also provide for an increased and diversified economic base and will support other economic activities and ancillary uses, such as the local shops and restaurants, golf course and marina. The uses proposed on the Site and the OPA and ZBLA's sought to facilitate them will advance compatible employment uses to support a liveable community on a strategic and market-ready site. The approval of the OPA and ZBLA will remove a barrier to investment on the lands and promote an opportunity for economic development and community-investment readiness. The proposal will optimize the use of the Municipality's land, resources, and infrastructure and public service facilities, while enhancing the vitality of Iroquois downtown and main streets, just a short walk from the subject Site.

In my opinion, as the exterior character of the Church is being maintained, the proposal further encourages and promotes a sense of place by conserving a church structure that helps define the Village's character, and most definitely provides an opportunity for tourism development for the United Counties.

The proposed development represents an appropriate intensification of a underutilized lot within the built boundary of the municipality where adequate infrastructure and public service facilities are available. The existing residential use will continue to contribute to an appropriate range and mix of residential uses in the neighbourhood to meet long-term needs, while making efficient use of serviced land within the settlement area. Moreover, adequate development standards are proposed for the site specific zoning to ensure compatibility with the surrounding residential neighbourhood.

The Site is also in proximity of commercial uses; existing parks, recreation facilities, and places of worship; and has access to roads and Highway 401. Given the mix of existing and planned uses in the Village, the proposal will promote active transportation and support the use of existing and proposed active transportation, such as the bike lane on Elizabeth Drive and the bike paths throughout the community.

In my opinion and for the reasons discussed above, the adaptive re-use of the Church property achieves the policies of, and is consistent with, the Provincial Policy Statement and has regard for matters of Provincial interest as identified in Part 2 of the *Planning Act*.

3.3 United Counties of Stormont, Dundas and Glengarry Official Plan, Office Consolidation July 18, 2018

The Official Plan is a long-term plan that was approved by the Ministry of Municipal Affairs and Housing on February 4, 2018. The Official Plan is used to manage long-term growth and development from 2017 - 2037. It gives the County Council and Planning Department a policy framework and a set of procedures and goals they can use to make decisions or manage other policies. The Official Plan guides how the County grows and develops, while protecting the environment, managing resources and setting a structure to efficiently manage growth. The Official Plan was reviewed to ensure it is consistent with the 2014 Provincial Policy Statement, and will be reviewed again in its consistency with the 2020 Provincial Policy Statement, released in May 2020. On approval in 2018, the Official Plan was subject to a range of appeals from various parties, the County and its municipalities.[xxii] PL180202 is a matter that is still before the LPAT and two pre-hearing conferences have been held, and ostensibly, another one was held on November 20, 2019[xxiii]

The *Planning Act* requires updating of the Official Plan every 5 years. This requirement ensures that the Official Plan corresponds with provincial plans, and is consistent with policy statements issued under the Act.

The applicable policies of the Official Plan in this Application are identified by consulting the Schedules in relation to the subject Site. To note, there are other policies that may apply to the subject lands that are not outlined in the Official Plan maps. The table below lists the land use planning destinations of the Official Plan for the subject lands, the Land Use Maps are provided in Appendix 11:

3.3.1 Table: Designation of the Subject Lands in the Official Plan:

Designation	OP Schedule	Notes
Urban Settlement Area	Schedule A2[xxiv]	Site is in Iroquois, an Urban Settlement Area and on a Township Road.
Residential District	Schedule A2b: Iroquois[xxv]	Site is in the Residential Districts designation in the Urban Settlement Area and within the Urban Service Limit.
N/A	Schedule B2: Constraints Plan[xxvi]	No constraints

3.3.2 Table: Applicable Official Plan Policies for the subject lands and the proposed development, and Rationale:

Policy	Text	Rationale / Justification
1.2 The County Role in Land Use Planning	Pre-consultation with applicants and the Local Municipality is required by the County prior to accepting a planning application.	A pre-consultation was held with the Municipal and County Planners in June2020. Later in the summer of 2020, further discussions led to determining that a Planning Rationale was to be submitted in support of the ZBLA and the OPA.
1.7 Amendments to the Plan	Applications for amendments to this Plan by the public, a public body, or by County Council or a Local municipality will be considered in accordance with the requirements of the Planning Act. Applications submitted by the public or a public body must be complete and where required by this Plan, shall include technical studies, reports or other information to enable the County to determine conformity with the policies of the Plan (see also Section 8.12.1). Amendments will be required for a change in a land use designation as shown on the Land Use Plan Schedules or for a change in the substance of the policy or text of the Plan.	The proposed land uses require an amendment to the County Plan as the proposal is for a change in a land use designation as shown on Land Use Plan Schedule A2b.
1.8.5 Permitted Uses	Examples of permitted uses provided in the land use policies of this Plan indicate the possible range of appropriate uses and are not all-encompassing unless otherwise stated; however, any proposed uses not listed shall only be permitted where they are in conformity with the general intent and policies of the land use designations of this Plan.	The proposed uses are in conformity with the general intent and policies of the "Commercial Districts" land use designation sought as explained in further detail below.
1.9.2	Zoning By-laws of a Local municipality or amendments thereto, shall be brought into conformity with the Official Plan in accordance with Section 26 (9) of the Planning Act.	The subject Site is proposed to be zoned for a zoning classification and site-specific by-law that will permit uses that are in conformity to the Official Plan land use designation sought ("Commercial Districts")
2.1.2 Historic Growth	As of the 2011 census there were 19,800 jobs in the County. Employment in the County declined from 2006 to 2011 and, like most of Eastern Ontario, the economy has seen a shift away from traditional manufacturing and primary sectors to public administration and service sector industries.	The proposed land uses will provide for jobs in the service sector industries.
2.1.3 Population, Housing and Employment Forecasts	Table 2.6 – Projected Employment Growth, 2016 - 2036	The projected employment numbers and persons with jobs in South Dundas are expected to decline. This could be a prediction due to an ageing population in the Municipality. The proposed land uses will facilitate the provision of more jobs in the Municipality and County. In my opinion, it is in the public interest to redevelop the Site for the proposed uses, which will bring more jobs and also

<table>
<tr><th>Policy</th><th>Text</th><th>Rationale / Justification</th></tr>
<tr><td></td><td></td><td>further economic development in the County.

Table 2.6 Projected Employment Growth, 2016 - 2036
<table><tr><td>Municipality</td><td>2016</td><td>2021</td><td>2026</td><td>2031</td><td>2036</td><td>Net Change</td><td>Compound Annual Growth</td></tr><tr><td>South Dundas</td><td>4097</td><td>3968</td><td>3870</td><td>3673</td><td>3562</td><td>-532</td><td>-0.7%</td></tr></table></td></tr>
<tr><td>2.2 Public Services and Infrastructureq</td><td>Focus will be on redevelopment, intensification, revitalization and contiguous development that best uses existing or planned infrastructure.</td><td>The proposed redevelopment and revitalization of the underutilized property will be using existing infrastructure, and is an efficient use of the existing municipal services.</td></tr>
<tr><td>2.5 Heritage</td><td>The conservation of buildings, landscapes, monuments and resources from the County's history is important to present and future cultural identity.</td><td>The proposed redevelopment does not materially alter the exterior of the existing Church building and Event hall. The property's heritage and character will be maintained and enhanced with the proposal. This is important, by maintaining the history and cultural identity of the local community.</td></tr>
<tr><td>3.1.3 Objectives</td><td>To designate land uses in settlement areas and rural lands to accommodate development and redevelopment having regard for the health, safety, convenience and needs of the present and future population.</td><td rowspan="5">The subject Site is designated as "Residential Districts" and is proposed to be re-designated to "Commercial District" to facilitate the ZBLA seeking the permitted uses. Redesignation of the lands in the settlement area will accommodate redevelopment that has appropriate regard to the needs of the present and future population, especially in terms of jobs, which is predicted to decline for the next generation to 2036.

The proposed redevelopment will achieve a balance of a mix of residential and employment uses that will support the settlement areas and contributing to meeting its long term needs. The development can be adequately serviced with existing capacity to ensure that the redevelopment is financially viable.

The nearby dwellings and schools are considered sensitive land uses, as are the land uses proposed as part of the redevelopment, and are compatible. The</td></tr>
<tr><td>3.1.6 Objectives</td><td>6. To achieve balanced growth and settlement across the County including a mix of residential, employment, institutional, and recreation uses to meet long-term needs.</td></tr>
<tr><td>3.1.7 Objectives</td><td>To promote development where it can be adequately serviced with existing capacity or planned expansion of public service facilities and infrastructure and to ensure development is financially viable</td></tr>
<tr><td>3.18 Objectives</td><td>To protect sensitive land uses (e.g. dwellings, health care and educational facilities) from incompatible land uses and to avoid or resolve existing land use conflicts.</td></tr>
<tr><td>3.1.10 Objectives</td><td>To design a land use planning framework that sustains existing employment and encourages economic development.</td></tr>
</table>

Policy	Text	Rationale / Justification
		proposed uses that will provide more employment and will sustain and support existing jobs in the County, as well as encourage further economic development.
3.2.1.2 Characterization of Urban Settlement Areas	Urban Settlement Areas are communities with a diverse mix of land uses and full or partial municipal sewage and water services. These communities are the primary settlement areas for future development. Land division will primarily be by plan of subdivision.	Iroquois has a diverse mix of land uses, however it does not contain any "Tourist Commercial" Zone classifications. The proposed rezoning and Official Plan Amendment to facilitate the proposed uses will contribute to a further diversification of the land uses in the Municipality. The proposed land uses require a redesignation from "Residential Districts" to "Commercial Districts". The existing designation permits the previous institutional uses on the Site, and in the Church building and event hall. As the proposed uses are more regional in nature and not contemplated to be uses that would only draw locals as customers, a Commercial District designation is necessary. As stated above, the proposed Commercial District designation and Tourist Commercial Zoning for the Site is in my opinion consistent with the relevant policies of the PPS.
3.4.2 Settlement Areas	Within Urban Settlement Areas, the Residential, Commercial and Employment Districts are areas where the primary permitted land uses are residential, commercial and industrial, respectively. Commercial Districts may include mixed uses such as commercial, residential, public service facilities and institutional uses. The use of commercially designated lands for standalone residential shall be strongly discouraged.	
3.5 Permitted Land Uses	Table 3.5: Commercial District Full range of retail, service commercial, automotive, recreational and resort commercial and personal service uses - Residential uses (mixed or standalone) Table 3.5.1 – General Permitted Uses: Accessory uses to any main use (e.g. bed and breakfast establishments, garages, marine structures, administrative uses, home based businesses)	The Commercial District is the appropriate land use designation that will provide permissions for the proposed Boutique Hotel, Café Bistro and Event Hall uses to be developed on the Site. The proposal is for a resort-commercial type use and the accessory uses are covered by the service commercial uses permitted in the Commercial Districts. The proposed ZBLA and site-specific uses for a modified "CT" Tourist Commercial Zoning will conform to the proposed Commercial District land use designation sought for the subject lands. The General Uses are permitted. This includes accessory uses to the main use of the Boutique Hotel, Event Hall and the Café Bistro. The proposed accessory use is a commercial patio, and this requested use in the zoning by-law conforms to uses permitted in the Official Plan.

Policy	Text	Rationale / Justification
3.5.1.1 Adequate Lot Size	The lot size shall be adequate for all existing, proposed, or potential future land uses including the expansion of buildings and structures above and below ground and any associated private water and sewer services. The lot shall meet all requirements for setbacks, including setbacks from natural hazards such as flood plains, parking and loading facilities, storage and display areas, signs, lighting, landscaping, buffering or screening, infrastructure and safe access and egress, where these requirements apply.	The lot has a lot area of over 9000 sq.m. It is an adequately sized lot that is proposed to contain the required parking and loading facilities, storage, landscaping and safe access and egress for all of the proposed uses. The existing building has generous setbacks, which are proposed to be maintained. A fire hall is located nearby, and has adequate access to all sides of every structure on the Site, if need be.
3.5.1.3 Frontage and Access	All uses shall have frontage on, and direct access to, an open and maintained public road. Exceptions may be made for existing lots of record on private roads, condominium development, islands (water access), for infrastructure uses and utilities, and for resource lands where deemed appropriate.	The proposed uses in the Church building and Event Halls have frontage on and direct access to two public roads, namely Elizabeth Drive to the east, and Davis Drive to the west. Considering the range of uses, two frontages are ideal for Site and emergency access.
3.5.1.4 Measures for Landscaping, Buffering, Screening and Land Use Compatibility	This Plan promotes land use compatibility and encourages compatible land uses adjacent to each other. Where this is not possible or where development involves the expansion of existing adjacent incompatible uses, landscaping, buffering and screening techniques should be used to mitigate adverse effects, noise, visual impacts and conflicts between land uses and may also be used to improve aesthetics or to enhance the quality of development in urban or rural areas. Site planning will also promote compatibility. This can be achieved by placing parking, loading, open storage or noisier or other objectionable areas away from adjacent or nearby residential uses (e.g. locating access points so that traffic to commercial/industrial areas will be diverted from residential streets).	In my opinion, the proposed land uses are entirely compatible with the surrounding residential and institutional land uses. There are other instances in Iroquois where commercial zones with more permissive commercial zoning classifications (that permit a wider range of commercial uses that those sought) abut residential districts, including the Residential Density First zone. Should there be any perceived or actual adverse impacts arising from the proposed or developed land uses, the Applicant is prepared to ameliorate any impacts in any reasonable way with mitigation of noise, visual impacts or to improve aesthetics with landscaping, buffering, or screening with vegetation and/or fencing. Regarding site planning, the existing parking configuration will remain the same. In my opinion, there will be no increased impacts from parking that what would have already normally occurred from the previous Church and Event Hall use. Traffic to the site will be encouraged to utilize the Elizabeth Drive driveway entrance to limit the impact of vehicular traffic upon the adjacent westerly residential neighbourhood.
3.5.1.7 Zoning	Provisions shall be made in any implementing zoning by-law to classify types of land use in one or more zones, and to set out the zone requirements for development (e.g. lot size,	The proposed "CT" Tourism Commercial Zoning with site specific land use permissions will implement the requested re-designation of the lands to "Commercial Residential". Provisions in the implementing site specific zoning are

Policy	Text	Rationale / Justification
	frontage, setbacks, density, height, building coverage, access, parking and loading etc.).	intended to provide avoidance to any land use conflicts with adjacent land uses.
3.5.1.11 Complete Communities	Complete communities integrate a mix of uses and include a wide range of transportation options and housing choices. This means local access for people at all stages of life to options for food, transportation, housing, recreation, education, retail, and employment. Achieving complete communities requires a diverse range of housing options, opportunities for recreation and education for people of all ages, protecting cultural heritage, and creating inclusive public spaces with community identity. This Plan supports the creation of complete communities through the planning process and encourages long-term financial viability for infrastructure and public services. The County supports compact mixed-use development that integrates residential, commercial, employment, community, and recreational uses.	In my opinion, the redevelopment of the Site and the proposed uses wlll contribute to a complete community. The proposal will provide local access for food, recreation, and employment. The proposal protects cultural heritage, and encourages long term financial viability for the Municipality's infrastructure and public services. The proposal is also an example of compact, mixed use development integrating the existing residential dwelling on the Site with employment uses.
3.5.2.1 Community Structure	As communities grow and evolve, land use areas or districts shall be tailored to the character, function and servicing of specific land uses or mix of uses.	In my opinion the proposed Commercial District land use designation will be and evolution and adaptive re-use of the unique character and function of the church property.
3.5.2.3 Commercial Areas, Main Streets and Downtowns	Intensification of existing buildings will be encouraged (e.g. use of upper storeys for residential uses). Commercial design should be sensitive to adjacent properties which are zoned or are exclusively used for residential purposes or other sensitive land uses using screening or buffering and by locating or limiting outside storage, display, waste storage and access points for parking and loading away from sensitive land uses. Access points for commercial uses will be directed to major streets, wherever possible and shall be set back a safe distance from intersections. Redevelopment and revitalization of downtowns and main streets shall be encouraged through measures such as facade improvements, beautification programs, conversions and commercial intensification, and investments in public infrastructure. Tourist and recreational commercial uses should be strategically located to take advantage of and conserve natural features and land forms, shorelines, water bodies or	*Intensification* is defined in the PPS as the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; and d) the expansion or conversion of existing buildings. As such, the proposal represents intensification of the existing property. The proposal is for intensification of a adaptive commercial conversion of and existing underutilized lot in a developed area. This Official Plan encourages the intensification of the Site. In my opinion the commercial design which proposed no exterior alterations to any of the existing buildings on the Site maintains sensitivity to the adjacent properties which are zoned for residential purposes. The access point for the commercial uses will be via the front of the Church building on Elizabeth Street and the private driveway to the north of the Church Sanctuary. As part of the conversions, façade improvements are proposed, and are being designed. Grant Applications have been made to the Regional Incentives

Policy	Text	Rationale / Justification
	other attributes that complement the characteristics of the business. The spread of commercial uses into established or planned residential neighbourhoods shall not be permitted except for neighbourhood serving uses. Where the intensification, expansion or conversion to a commercial uses(s), or a non-residential use to a residential use occurs, the planning review shall ensure that the lot size is adequate for all requirements including parking, water supply and sewage disposal systems, that access will be safe, and that the change will be compatible with adjacent uses.	Program seeking financial support for the Applicant's reinvestment into the property. The proposed uses, which can be considered as touristic in nature, are strategically located to conserve the existing character and buildings. The proposed Boutique Hotel, Event Hall and Café Bistro in the existing building are commercial uses that are not considered as neighbourhood serving uses, with the exception of the Café Bistro. The policy expressly prohibits the spread of these uses into the established residential neighbourhoods, however, in my opinion, the intent of the policy is such that the spread of commercial uses should not occur on a lot that is part of a contiguous row and/or grouping of residential lots either at the edge of an established neighbourhood, or interior to it. As seen on the Official Plan Schedule A2b, the Zoning by-law maps, and on the online County maps, neither the lotting pattern or the context of the subject property lends itself to that the proposed commercial designation will provide any "intrusion" of commercial uses into an established residential neighbourhood in Iroquois. The lot is situated along a contiguous row of lots zoned "I" Intuitional, and are not residentially-zoned. The context of the lot provides that it is adjacent to an established residential neighbourhood to the west and to the south, across a park. In my opinion, permitting the proposed redesignation of the Site to Commercial Districts and the implementing Tourist Commercial zoning does not compromise the integrity or land use pattern of the adjacent established residential neighbourhoods. In my opinion, proposed commercial designation and zoning for the Site will maintain the intent and purpose of both the Residential Districts and Commercial Districts in the Official Plan and maintain the integrity of the nearby neighbourhoods. As mentioned before, an analysis of the zoning by-law maps provides that Commercially-zoned areas in Iroquois can exist in harmony and without land use conflicts on adjacent sites. Examples of Tourist Commercial Zones adjacent to Residential Waterfront zoning exists on Schedule 8 of the Zoning By-law.[xxvii]

Policy	Text	Rationale / Justification
		More central to the Village, other examples of commercial zones on the edge of established residential areas are seen on Dundas Street (CG Zone to R1, R4, and R3, zones), and on County Road 2 (CH Zone to the R1 zone)
3.5.2.6 Infill and Instensification	Infilling and redevelopment can occur on vacant lots of record or 'brownfields', on underutilized sites (e.g. surplus municipal properties, railway properties, church sites, school or other institutional sites), or by expanding or converting existing buildings. This will consolidate development and optimize the use of existing services. Non-residential intensification is encouraged by making better use of floor space in existing industrial, commercial or institutional buildings.	Pursuant to the intensification definition provided in the PPS, this policy promotes the conversion of the existing underutilized site to the proposed land uses. The policy also explicitly identifies church sites as sites that are to be strategically redeveloped in the Municipality. In my opinion, the proposed ZBLA to facilitate the adaptive re-use of the Church and Event Hall is in complete conformity with this Official Plan policy. On top of that, the policy is supported in that the proposal is for non-residential intensification of an existing institutionally zoned building.
8.12.6Zoning By-laws Section 34	A zoning by-law shall reflect the principles, policies and land use descriptions in this Plan and shall be in conformity with this Plan. The By-law shall zone land and establish regulations to control the use of land and the character, location and use of buildings and structures (e.g. retaining walls, fences, signs, communication towers, sewage disposal systems, recreation vehicles, swimming pools, docks, wharves, manure storage facilities etc.) and recognize existing legal non-conforming uses in accordance with this Plan.	In my opinion, the proposed ZBLA is in absolute conformity with the Commercial Districts land use designation sought for the Site. The proposed ZBLA will implement a site-specific by-law exception to the "CT" Tourist Commercial zone that establishes the permitted land uses in the building. There are no exterior expansions to the existing building proposed, which means that other than the proposed land uses, the proposal is in compliance with all of the other performance standards contained in the Tourist Commercial zone.
8.12.10.1 Site Plan Control Section 41	For the purposes of this Plan, the following land use designations and land uses shall be subject to Site Plan Control: 1. Any industrial, commercial or institutional use; 4. All conversions and redevelopment within any of the above categories;	I recognize that Staff have the option to subject the development application to Site Plan Control because the land uses and designations proposed are for commercial uses, and is a conversion and redevelopment of an existing institutionally zoned property.
9.2 Special Land Use Districts	This section of the Plan recognizes past land use decisions and potential land use developments on a site-specific basis.	In my review, and as part of the redesignation, a Special Land Use District may apply to the subject site, should the proposed redesignation be approved by the Planning Authority.

3.3.3 Summary and Concluding Opinion of conformity to the County Official Plan:

The proposal is for an OPA to a Commercial District designation of the lands, and also for an implementing zoning amendment. Currently, the zoning by-law will not permit the planned uses in the land use designation of a *Residential District*. In my opinion, and pursuant to my commentary in the columns above, my concluding opinion is that the proposed development and Zoning By-law Amendment and land use permissions are in conformity with the relevant objectives and policies of the County Official Plan and recommend its support from Municipal and County Staff and the County Council.

3.4 Municipality of South Dundas Zoning By-Law 2010-48 ("Zoning By-law")

The property is currently zoned "I" – Institutional in the Municipality of South Dundas Zoning By-law 2010-48. To implement the proposed redevelopment, the proposed zoning by- law amendment zones the property "CT" - Tourist Commercial with permissive exceptions (CT-X) as shown on the draft Zoning By-law Map in Appendix 12. The Draft Zoning By-law Amendment is provided in Appendix 13.

Zoning By-law 2010-48 Schedule A2b (Appendix 7) shows that the zoning for the subject Site is part of a group of institutional zones that currently provide for community facilities. The properties on the west side of Davis Drive and facing the subject lands, are zoned "R1" – Residential First Density; the property to the north is zoned "I"; and the property to the east is zoned "I". To the south, is an "OS" – Open Space zone.

The table on the following pages summarizes the existing zoning for the lands and buildings, and the proposed zoning standards for the redevelopment, in the order in which they appear in the Zoning By-law.

3.4.1 Table of Existing Zoning Standards and Zoning Compliance:

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
3.27 (a) Parking Requirements: In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions: Any building containing 1 or 2 dwelling units: 2 parking spaces or 2 garages, or 1 space and 1 garage per unit. *Religious institutions: where there are fixed seats, 1 parking space for every 5 seats of 6m of bench space; where there are no fixed seats, 1 parking space for each 20 sq.m. of floor area devoted to public use.* *Offices, including professional offices, shopping centres and financial services: 1 parking space for each 20m2 of floor area*	The pews are still in the building, however the quantity of seats cannot be accurately counted. The description of the history of the Iroquois United Church states that there were 250 persons attending the first congregation, so on that basis I establish the number of seats that would be available for the Church. However, since the Church is no longer used for religious services, the calculation is done on a floor area basis. That would mean that the parking requirement for the past and existing church floor areas are as follows: • 16 spaces for the previous religious use in the Sanctuary (based on 322 sq.m); • 28 spaces for the other areas of the Church's existing place of assembly uses (event hall and basement multipurpose rooms 564.76 sq.m.; • 3 parking spaces for the 70.46 sq.m of offices in the Church; • 2 parking spaces for the existing residence. In total, the required spaces on the lot are to be 49 parking spaces. The existing use is legally non-complying with the Zoning By-law, as when appropriately dimensioned, the most amount of parking spaces that can occur on the site now are approximately 31 parking spaces in the paved driveway area.	The parking provided on the Site does not comply with the By-law Standards. The existing number of parking spaces is lawfully non-complying.
3.27 (e) Parking Access: Access driveways designated for two-way traffic shall be not less than 6 m in width. Separate entrance and exit driveways shall be not less than 3.6 m in width. Access to parking areas for commercial or industrial uses	The existing access driveway traversing the Site from east to west and accessed from both Elizabeth Drive (to the east) and Davis Drive (to the west) is 11.58m in width.	Complies

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
shall not pass through a Residential Zone. Aisles designated for two-way traffic shall be not less than 6 m in width. Aisles designated for one-way traffic shall be not less than 3.6 m in width.		
3.32 (a) Setbacks: The following setbacks shall be the minimum required: *Township Streets: 10 m from the centreline of road allowance, plus the minimum Front Yard for the appropriate zone*	The existing setback is 34m from the sidewalk on the west side of Elizabeth Street immediately abutting the east lot line.	Complies
3.38 Through Lots: Where a lot which is not a corner lot has Frontage on more than one (1) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.	The lot is not a corner lot and has frontage on Davis Drive and Elizabeth Drive North. The rear (west side of the Church) has a setback that complies with the setback requirements for a through lot.	Complies
7.1 (1) Permitted Uses in the Institutional (I) Zone: *administrative office (of a Public Authority)* *cemetery* *church* *clinic* *community centre* *day nursery* *electrical supply facility* *nursing home, including rest homes, retirement homes and homes for the aged* *park* *parking area* *private club* *public use* *school* *accessory dwelling house* *accessory dwelling unit*	The previous uses were a church, and the property contains a parking area and an accessory dwelling house. Accessory uses may have been as a community centre and day nursery. Other uses would have been a place of assembly, and offices (priest offices). An assembly hall may have been a use that was rented out for gain or profit by those who rented the event hall.	Main uses conforming to permitted uses. Accessory uses, arising from the event hall would be non-complying uses.
7.1 (2) Zone Requirements in the Institutional (I) Zone:		
(a) Lot Area (minimum) 450 m2	Lot Area is 9,473.15 sq. m.	Complies
(b) Lot Frontage (minimum) 15 m	Lot Frontage is 100.95 m	Complies

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
(c) Front Yard Depth (minimum) 7.5 m	Front Yard Depth at over 34m	Complies
(d) Exterior Side Width (minimum) 7.5 m	N/A the lot is an interior lot between lots to the north and south	N/A
(e) Interior Side Width (minimum) 3 m	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m	Complies
(f) Rear Yard Depth (minimum) 7.5 m	Rear Yard Depth to the lot line to the west is 18.5m	Complies
(g) Building Height (maximum) 12 m	The existing residential building is 2 storeys (approx. 7m in height) and the Church Sanctuary bulding is over 12m, and the spire/belfry is exempt from height restrictions.	Accessory Dwelling is compliant; the Church Building is lawfully non-complying.
(h) Lot Coverage (maximum) 40%	The existing lot coverage is 9.7%	Complies
(i) Landscaped Open Space (minimum) 30%	The existing landscaped open space is 82%	Complies
(j) Dwelling Houses or Dwelling Units per Lot (maximum): 1	There is one dwelling house on the lot, containing one dwelling unit	Complies
7.2(1) Additional Provisions for Institutional Zones Accessory Dwelling Units The following provisions shall apply to accessory dwelling units: *A minimum of 20 m2 of Open Space shall be provided for the exclusive use of each dwelling unit. Such Open Space shall not be used for the parking of vehicles, or as a required pedestrian access.* *Pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit.*	At least 20 sq.m is provided at the rear of the accessory dwelling unit, as the rear yard.	Complies
7.2(2) Additional Provisions for Institutional Zones *Accessory Dwellings* *Accessory dwellings shall conform to the requirements of the R1 Zone where piped services are available and the RR Zone where services are private.*	The existing accessory priest dwelling must comply with the requirements in the Residential First Density (R1) Zone.	N/A
5.1(1) Permitted Uses in the R1 Zone: *Single detached dwelling* *Home occupation* *Accessory apartment* *Bed and Breakfast*	The existing residence conforms to the uses permitted in the R1 zone. Tourist commercial uses are already permitted in the form of a small scale Bed and Breakfast in the home on the lands.	Complies
5.1(2) Zone Requirements in the R1 Zone:		
(a) Lot Area (minimum): Lot serviced by municipal water and municipal sanitary sewer: 450 m2	The lot area is 9,473.15 sq. m.	Complies

Development Standard (By-law 2010-48)	Existing "I" Zone Provisions	Compliance?
(b) Lot Frontage (minimum): Lot serviced by municipal water and municipal sanitary sewer: 15 m	Lot Frontage is 100.95 m	Complies
(c) Front Yard Depth (minimum): 6.0 m	Front Yard Depth at over 34m	Complies
(d) Exterior Side Yard Width (minimum): 6.0 m	N/A the lot is an interior lot between lots to the north and south	Complies
(e) Interior Side Yard Width (minimum): 1.2 m, provided that on a lot where there is no attached private garage or attached carport 3.0 m on one side and 1.2 m on the other side	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m	Complies
(f) Rear Yard Depth (minimum): 6.0 m	Rear Yard Depth to the lot line to the west is 18.5m	Complies
(g) Dwelling Unit Area (minimum): 60.0 m2	The dwelling unit comprises of 219.65 sq.m of floor area	Complies
(h) Building Height (maximum): 10.5 m	The accessory dwelling is 2 storeys, at 3.3m per floor, and the elevated basement, is less than 7m in height.	Complies
(i) Lot Coverage (maximum): 40%	The existing lot coverage of the dwelling is 0.22%	Complies
(j) Dwellings Per Lot (maximum): 1 only	There is one dwelling unit	Complies

3.4.2 Table: Proposed Zoning Standards and Justification (in order of the regulation's appearance in the By-law):

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
3.6 (a) Commercial Patios The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.	The commercial patio will have seating accommodation for 100 persons.	Yes: the Commercial Patio is requested to be permitted to seat 100 persons. The limit is requested as indoor restaurant seating is constrained by the current Emergency Order in the Province of Ontario to 50 persons and for private events are limited to 10 persons. The requested increase in Commercial Patio seating is to permit additional outdoor seating that is consistent with the current limit of organized public events and gatherings in staffed businesses and facilities, ceremonies and wedding services of the "*Protect – yellow*" zone for the Eastern Ontario Public Health Unit. This will allow business activities related to the uses proposed that would normally occur indoors, to occur outdoors on the Commercial Patio during the Emergency Order.[xxviii] For the long term, the Applicant wishes to maintain the

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
		permission for seating up to 100 persons outdoors with the intent to offer outdoor event services in combination with the Assembly Hall, Restaurant, and Boutique Hotel uses. As with all of the the below the impacts of increased seating are mitigated by the patio's proposed location in that it will be "cradled" by the church sanctuary and event hall, and outdoor activities will only occur to the east and south of those building. The residential area to the east will be shielded by the church and event hall.
3.6 (b) Commercial Patios No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.	The commercial patio is a proposed accessory use on the lands and will abut a Residential Zone or residential use.	Yes: The Commercial Patio is requested to be permitted as an accessory use to the proposed main uses of Place of Assembly (Event Hall), Restaurant (Bistro), and Tourist Lodging Establishment (Boutique Hotel). The justification for the use is that a patio is a natural part of the café bistro and restaurant uses and would provide increased amenity on the site and for the patrons and guests of the Assembly Hall, Restaurant and Boutique Hotel. As mentioned above in the discussion regarding Official Plan conformity, the patio is to be situated on the side of the building that is facing a non-residential zone in order to limit the potential impacts of an outdoor dining area. Impacts that would otherwise occur into a residential neighbourhood will in our opinion not exist, as there is adequate buffering of the church and event hall building between the location of the patio and the residential uses to the west of the Site. The proposed patio conforms to Official Plan Policy 3.5, Table 3.5.1, which provides that *Accessory uses to any main use (e.g. bed and breakfast establishments, garages, marine structures, administrative uses, home based*

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
		businesses) are permitted in all land use designations.
3.6 (c) Commercial Patios That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.	The Commercial Patio will have commercial entertainment including live or recorded music and dance facilities.	Yes: The Commercial Patio is proposed to be on the east yard of the existing Event Hall and to the south of the existing Church Sanctuary. The patio will not face nor abut any adjacent residential zones and in our opinion not provide the sound impacts from live entertainment, recorded music, and dancing that would otherwise be of concern to the nearby residents. The Commercial Patio will be approximately 130m from the residential lots to the south, and 285m from the residential lots to the east of Iroquois Public School. These are greater distances that what would be required for setbacks and separation distances from sensitive land uses for Class I and Class II Industrial Facilities and uses per the Provincial D-Series Guidelines.[xxix] Appropriate sound buffering can be implemented on a site planning basis should there be any concerns. Noise generated from the commercial patio resulting from live or recoded music and persons will project towards the open spaces to the east and south-east; the school yard and the golf course. The Applicant is understanding of any potential or actual impacts from noise and is open to an agreement with the Municipality on the provision of noise decibel limits and event permitting. The Commercial Patio's use with the ability to have live entertainment, recorded music and dance facilities is ancillary to the proposed Assembly Hall use in order to increase the outdoor event amenities and outdoor programs offered both to private customers and the Municipality.
3.20 (a) Loading Requirements The owner or occupant of any lot, building or structure located in an Industrial or Commercial Zone which involves the regular	One loading space is required, and one loading space of will provided on the lot of 13m long, 3.6m wide and have a vertical clearance of 4.2m (Parking Lot west of the Event Hall), and	No: One loading Spaces will be provided on the lot and proposed to be located in the gravel lot to the west of the Church Sanctuary and Event Hall.

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot occupied by the building or structure, loading spaces in accordance with the following regulations: *Commercial use over 1000m2: 1 loading space, plus 1 additional space for each additional 1000m2 of floor area of part therof.*	will be located in the rear yard, pursuant to 3.20 (b) and (c) of By-law 2010-48. The loading access will be from Elizabeth Drive, and not in a Residential Zone, and the existing lane is 11m wide and located on the same lot, pursuant to 3.20 (d) of By-law 2010-48.	The gravel lot is proposed to be hard surfaced and will not require a zoning amendment for landscaping. The gravel lot may be reconstructed to be hard landscaping (asphalt) in the future.
3.27 (a) Parking Requirements: In all zones except the General Commercial Special (CGS) Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the passing of this By-law, shall provide off street parking in accordance with the following provisions: *Any building containing 1 or 2 dwelling units: 2 parking spaces* *Restaurant: 1 parking space for every 4 persons to be accommodated according to maximum permitted capacity* *Hotels and Motels: 1 parking space per guest room or suite, plus 1 space for every 9 sq.m. of floor area devoted to public use.* *Halls and other Places of Assembly: where there are fixed seats, 1 parking space for every 5 seats of 6m of bench space; where there are no fixed seats, 1 parking space for each 20 sq.m. of floor area devoted to public use*	The existing parking spaces are maintain, and a gravel lot is proposed on the west side of the Church. The total amount of parking spaces that will be provided on the Site are 48 parking spots, in the following locations on the Site: • 2 spaces for the accessory residence; • 3 spaces on the existing residence driveway; • 12 spaces on the proposed gravel lot; • 31 spaces in the existing driveway between Davis Drive and Elizabeth Drive. For the proposed uses, the parking space requirement would be as follows: • 2 spaces in the existing accessory residence; • 28 spaces for the proposed Place of Assembly (Event Hall/Multipurpose Rooms) • 3 spaces for the existing office floor areas • Parking spaces to be determined for the proposed Tourist Lodging Establishment. • Parking spaces to be determined for the future café bistro (restaurant) use.	No: In relation to the proposed Event Hall (Place of Assembly) use, the existing residence and offices, the parking spaces can be provided with the existing spaces and no ZBLA is required from the parking standards. As the proposed café bistro (restaurant) and boutique hotel (tourist lodging establishment) uses may require more parking spaces on the Site, the parking spaces are planned to be provided on the Site upon the construction of those uses in order for the proposal to comply with the zoning requirement. Provision of the parking spaces in compliance with the by-law will be assured when the building permits will be sought for the proposed use through a zoning review process from the Chief Building Official.
3.27 (e) Parking Access: *Access driveways designated for two-way traffic shall be not less than 6 m in width.*	The existing access driveway traversing the Site from east to west, and accessed from both Elizabeth Drive (to the east) and Davis Drive (to	No: the existing driveways providing parking access comply with the by-law.

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
Separate entrance and exit driveways shall be not less than 3.6 m in width. *Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.* *Aisles designated for two-way traffic shall be not less than 6 m in width.* *Aisles designated for one-way traffic shall be not less than 3.6 m in width.*	the west) is 11.58m in width. The Driveway will remain as it is and will provide a drive aisle of not less than 6m for two-way traffic.	
3.32 (a) Setbacks: The following setbacks shall be the minimum required: *Township Streets: 10 m from the centreline of road allowance, plus the minimum Front Yard for the appropriate zone*	The existing setback is 34m from the sidewalk on the west side of Elizabeth Street immediately abutting the east lot line.	No: the existing setbacks comply
3.38 Through Lots: Where a lot which is not a corner lot has Frontage on more than one (1) street, the requirements for Front Yards contained in this By-law shall apply to each yard abutting the street, save and except for accessory uses in accordance with Section 3.1.	The lot is not a corner lot and has frontage on Davis Drive and Elizabeth Drive North. The rear (west side of the Church) has a setback that complies with the setback requirements for a through lot.	No: the through lot yards comply.
6.4(1) Permitted Uses in the Tourist Commercial: *boat sales and/or service establishment* *golf course* *laundromat* *marina* *outdoor recreational facility* *park* *private club* *restaurant* *retail store*	The proposed permitted uses are: • *Restaurant (café bistro)* • *Tourist Lodging Establishment (boutique hotel)* • *Accessory Dwelling (maintained)* The proposed uses are: • *Assembly Hall (event and multipurpose Rooms)* • *Catering Establishment (accessory to the café*	Should the "Commercial Districts" land use designation be approved as part of the concurrent Official Plan Amendment Application, the proposed uses in the site-specific "CT-X" Tourist Commercial zoning will conform to the uses permitted for the Commercial District in the Official Plan. The "CT" zone would permit, as-of-right, two of the proposed new commercial uses: the boutique hotel and the café bistro; and permit the existing accessory two storey detached home. No site-specific zoning will be

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
tent and trailer park *tourist lodging establishment* *accessory dwelling*	*bistro)* • *Clinic* • *Commercial Patio (accessory to the café bistro)*	required for those uses. The "CT-X", "X" being the site specific exemption number to be assigned, will provide for the three additional uses sought that are not permitted in the "CT" zone. More specifically, the Assembly Hall use sought to facilitate the use of the Event Hall for commercial purposes is similar and consistent with the previous use of the Event Hall and multipurpose rooms. The commercial nature of the proposed use lends itself to requiring a ZBLA. The Catering Establishment use is sought to provide accessory food preparation services to the proposed café bistro use, to account for events that the café bistro may provide catering services off-site. The clinic use is sought to provide for the necessary permissions for wellness services that are proposed to be accessory to the Tourist Lodging Establishment (Boutique Hotel). As explained above, the Commercial Patio will be accessory to all of the proposed main uses of the Tourist Lodging Establishment, Assembly Hall and the Restaurant. The Commercial Patio will also provide the Applicant more flexibility for outdoor seating options especially in consideration of the interior restaurant seating restrictions due to the current Emergency Order in response to the COVID-19 Pandemic. In my opinion, the additional uses will be in complete conformity to the land uses permitted in Commercial Districts, and the policy directions of the Official Plan in Policies 3.5.2.3 and 3.5.2.6 to intensify and redevelop

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
		underutilized sites, and more specifically, adaptively re-use and convert Church sites in the County.
6.4(2)(a) Zone Requirements in the CT Zone:		
(a) All uses except a tent and trailer park:		
Lot Area (minimum) 2000 m2	Lot Area is 9,473.15 sq. m.	No: the existing lot area complies
Lot Frontage (minimum) 30 m	Lot Frontage is 100.95 m	No:, the existing frontage complies
Front Yard Depth (minimum) 9 m	Front Yard Depth at over 34m	No: the existing front yard complies
Exterior Side Width (minimum) 9 m	N/A the lot is an interior lot between lots to the north and south	N/A
Interior Side Width (minimum) 6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m	No: the existing side setbacks comply
Rear Yard Depth (minimum) 9 m	Rear Yard Depth to the lot line to the west is 18.5m	No: the existing rear yard complies
Building Height (maximum) 12 m	The existing residential building is 2 storeys (approx. 7m in height) and the Church Sanctuary building is over 12m, and the spire/belfry is exempt from height restrictions.	No: the existing height of the Church is lawfully non-complying.
Lot Coverage (maximum) 25%	The existing lot coverage is 9.7% and will remain unchanged.	No: exterior building expansions are not proposed.
6.6 Additional Provisions for Commercial Zones		
6.6(1) Accessory Dwellings: *Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.*	See Table 3.4.1	No: as discussed in the Table 3.4.1 above, the existing residence complies with the R1 zone standards.
6.6(4) Increased Yard Requirements: *Notwithstanding any other provisions of this By-law to the contrary:* *(c) Where a Tourist Commercial (CT) Zone abuts a Residential or Institutional Zone, the minimum Interior Side Yard requirement shall be increased to 9 m and the minimum Rear Yard requirement shall be increased to 12 m. In the case of a tent and trailer park, all*	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m Rear Yard Depth to the lot line to the west is 18.5m	No: The proposed zoning classification requires increased setbacks to the rear and side yards. As discussed above, the existing buildings comply with the setbacks provided for in a CT zone, and continue to comply with the increased yard requirements

Development Standard (By-law 2010-48)	Proposed "CT-XX" Zone	Zoning Amendment Required and Justification
minimum yard requirements shall be increased to 15 m.		
6.6(5) Special Provisions for Tourist Lodging Establishments *Where the exterior wall of a guest room contains a window, such wall shall be located not closer than 9 m from any Interior Side or Rear Lot line.*	Side Yard Setback to the lot to the north is 17m. Side Yard Setback to the lot to the south is 19m Rear Yard Depth to the lot line to the west is 18.5m	No: The proposed Tourist Lodging Establishment requires increased setbacks to the rear and side yards. As discussed above, the existing buildings comply with the setbacks provided for in a CT zone, and continue to comply with the increased lot line setback requirements

3.4.3 Proposed Zoning Amendment:

A preliminary draft of the wording the proposed CT-X zoning as it would appear in the Zoning By-law is as follows:

"Zoning By-law 2010-48

6.4 Tourist Commercial (CT) Zone

6.4(3) Special Exception Zones:

CT-XX (PT BLK C PL 39 – South Dundas) 2 and 4 Elizabeth Drive South, Iroquois

Notwithstanding the provisions of Sections 6.4 (1) to the contrary, for the lands zoned CT-XX, the following uses and zone requirements shall also apply:

Assembly Hall
Catering Establishment
Clinic
Commercial Patio"

Notwithstanding the provisions of Sections 3.6(b) to the contrary, for the lands zoned CT-XX, the outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use, and may be used for commercial entertainment including live music, and will contain seating for no more than 100 persons.

3.4.4 Summary and Concluding Opinion of conformity of the ZBLA to the County Official Plan and consistency with the PPS:

In my opinion the uses sought will conform to the land uses permitted in the Official Plan's Commercial Districts and are appropriate for the redevelopment of the Site. This redevelopment will be in complete accordance to the policy directions of the Official Plan in Policies 3.5.2.3 and 3.5.2.6 to intensify and redevelop underutilized sites, and more specifically, adaptively re-use and convert Church sites in the County.

With the planning justification given above, it is my conclusion that the proposed "CT-XX" zoning provides the appropriate zoning by-law standards and land use permissions that are reflective of this Site's existing and planned context as a transitory site between the low density residential area to the west, and the institutional land use designations to the east and north. In my opinion the CT zone is an appropriate zoning classification to facilitate the conversion of the underutilized church property to the uses proposed, which conforms to the Commercial District policies in the Official Plan, and is consistent with the policies of the PPS.

4.0 Conclusions and Recommendations

The intent of the proposed zoning by-law land use permissions are to implement the standards for a development that In my opinion satisfies the land use conversion, redevelopment and intensification policies provided in the County Official Plan, and the proposed redesignation to Commercial District is consistent with the Provincial Policy Statement 2020. The exceptions proposed to the "CT" Tourist Commercial zone are reflective of the adaptive re-use of the church site and will be sensitive to its surrounding context, respecting the existing residential land uses and built form, with the recognition that the *Urban Settlement Area* is an area designated as a place of growth, redevelopment and intensification.

The proposed development meets the intent of the County Official Plan and the Zoning By-law. It is my opinion that restricting the redevelopment of lands to a classification that cannot provide for adaptive re-use and commercial conversion for this Site would not conform to the objectives, intent, and the policies of the County's Official Plan for underutilized church sites.

It is my opinion that the proposed zoning land use permissions in the CT-X zone for the Site and the re-designation to Commercial Districts to implement them are good planning and are appropriate for the redevelopment in the context of the Site, Iroquois, the Municipality and the County. This is especially in recognition of the Site being a Site that has the opportunity to be converted to uses that advance the region's economic development and planning goals. The proposed standards are desirable and appropriate as they will permit redevelopment on the Site that is responsive to the need for a range and mix of land uses in South Dundas, and will reflect contemporary trends in adaptive re-use and conversions of church properties that are compatible with the existing and abutting residential areas. The proposed development constitutes a form of commercial intensification on an underutilized parcel of land while contributing to maximising the nearby community services and facilities, and creating more jobs and employment options.

The amendment to the Zoning By-law is appropriate and would not negatively impact the surrounding community, as evidenced through the analysis contained within this report and the supporting materials submitted with this application. It is my opinion that the proposed development represents good land use planning principles and therefore we recommend that the applications be approved as prescribed by the Planning Act.

Sincerely,

Christian Chan, Planner MCIP/OPPI (Provisional/Candidate)

[i] https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3501020&Geo2=CD&Code2=3501&SearchText=South%20Dundas&SearchType=Begins&SearchPR=01&B1=All&TABID=1&type=0
[ii] https://southdundas.com/business/site-selectors-2/transportation-statistics/
[iii] https://lostvillages.ca/history/the-lost-villages/iroquois/
[iv] https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2%20-%20Land%20Use_0.pdf
[v] https://greatlakes-seaway.com/en/the-seaway/our-locks-and-channels/
[vi] https://www.ontario.ca/laws/statute/90p13
[vii] https://www.ontario.ca/page/provincial-policy-statement-2020
[viii] https://www.sdgcounties.ca/government/departments/transportation-and-planning/official-plan/official-plan-documents
[ix] https://southdundas.com/zoning-law-2010-48/
[x] https://southdundas.com/wp-content/uploads/2019/05/UCR-HistoricalBrochure.pdf
[xi] https://southdundas.com/wp-content/uploads/2018/05/UCR-Draft-Final-April-17-lo-res.pdf
[xii] https://southdundas.com/wp-content/uploads/2017/11/War-of-1812-Brochure_Website-Version-7.pdf
[xiii] https://southdundas.com/business/community-info/
[xiv] https://southdundas.com/wp-content/uploads/2018/08/South-Dundas-Community-Improvement-Plan.pdf
[xv] https://business.sdgcounties.ca/local-business/stay-discover-grow
[xvi] https://sdgcounties.maps.arcgis.com/apps/webappviewer/index.html?id=95d9c8185c5345a99e8ece90d1082678
[xvii] https://www.arcgis.com/apps/webappviewer/index.html?id=41ba0254102d46b0be05a815d322ec62
[xviii] https://www.sdgcounties.ca/node/843
[xix] http://evansbuslines.com/route-540-morrisburg-ottawa/
[xx] http://www.q4taxi.com/
[xxi] https://www.iroquoismatildapastoralcharge.org/uploads/2/8/6/1/28613371/the_history_of_iroquois_united_church.pdf
[xxii] https://www.sdgcounties.ca/government/departments/transportation-and-planning/official-plan/area-study/SDGOfficialPlanAppeal
[xxiii] http://www.omb.gov.on.ca/e-decisions/pl180202-Nov-15-2019.pdf
[xxiv] https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2%20-%20Land%20Use_0.pdf+
[xxv] https://www.sdgcounties.ca/sites/default/files/documents/Schedule%20A2b%20-%20Iroquois_1.pdf
[xxvi] https://www.sdgcounties.ca/sites/default/files/documents/OP_B2_20090729.pdf
[xxvii] https://southdundas.com/wp-content/uploads/2018/01/SCHEDULE-8-IROQUOIS-WEST.pdf
[xxviii] https://www.ontario.ca/page/covid-19-response-framework-keeping-ontario-safe-and-open#yellow
[xxix] https://www.ontario.ca/page/d-6-3-separation-distances

TAB

1

39

LOT 24 CONCESSION I

LOT 23

LOT 22 CON I

ROAD ALLCE. BET. LOTS

ROAD ALLOWANCE BETWEEN LOTS 24 & 25

CARMAN ROAD

LOT 25

VICTORIA STREET

DUNDAS STREET

CALDWELL DRIVE

DAVIS DRIVE

ELIZABETH DRIVE

LAKEVIEW DRIVE

CHURCH AVENUE

ANN STREET

BLOCK "C"

BLOCK "D"

BLOCK "K"

BLOCK "L"

BLOCK "M"

BLOCK "N"

BLOCK "O"

BLOCK "P"

BLOCK Q

LANE

24" BIRCHES

37 009.82 N
32 166.42 E

34 449.54 N
30 902.35 E

NEW IROQUOIS
PLAN OF SUBDIVISION OF

PART OF LOTS 21,22,23 & 24 CONCESSION I
TOWNSHIP OF MATILDA
VILLAGE OF IROQUOIS
COUNTY OF DUNDAS

SCALE : 1 INCH = 100 FEET
DATE : AUGUST 9th. 1955

Bearings are astronomic and are referred to the meridian through International Boundary Monument Nº11, Township of Cornwall, County of Stormont.

Standard Iron Bars planted shown thus ....+
Wood Stakes planted shown thus .....+

39
31

SHEET Nº 2
OF THREE SHEETS

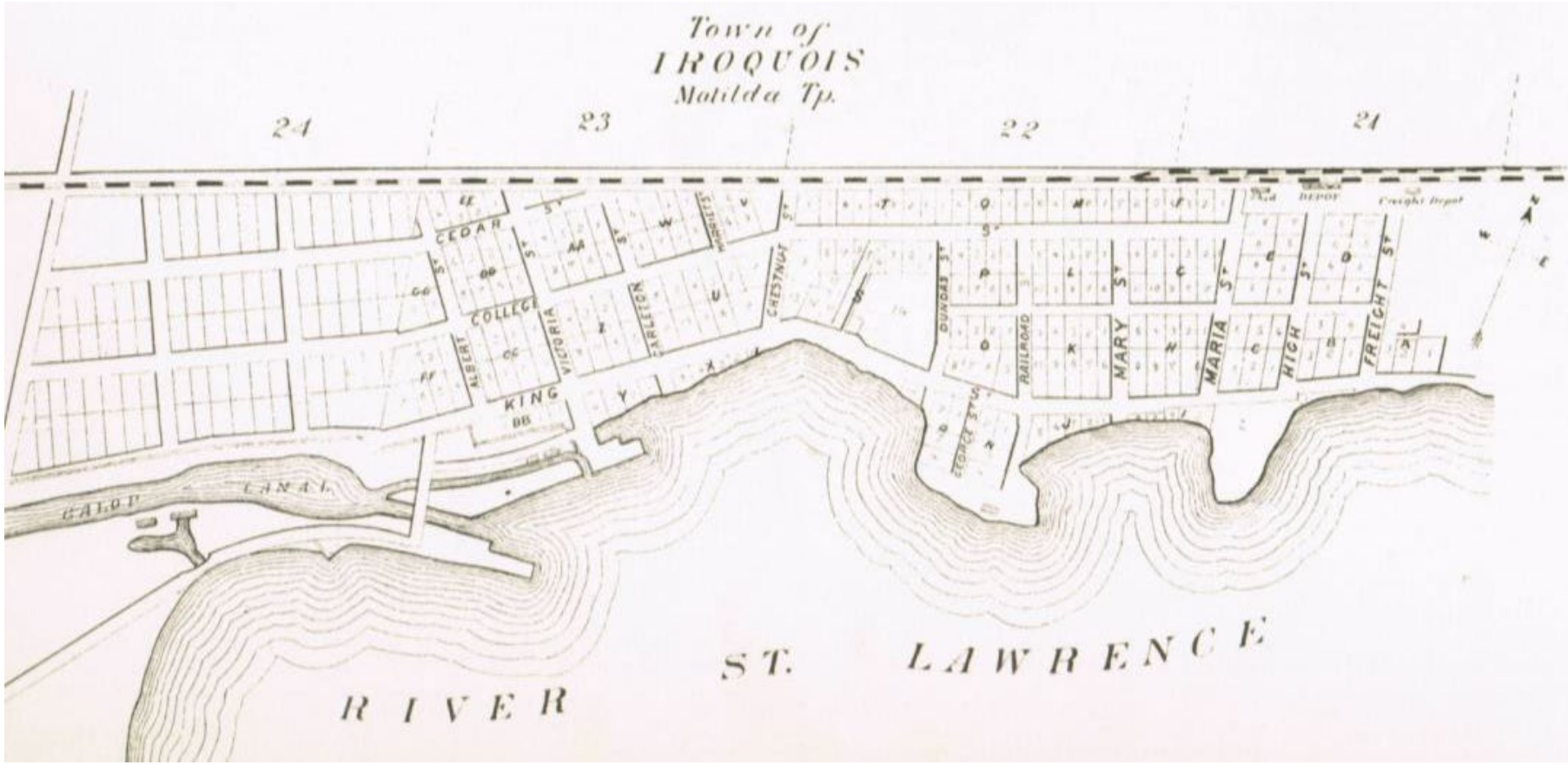
SHOWING LOTS 151 TO 320 INCLUSIVE
AND BLOCKS C,D,K,L,M,N,O,P,Q,

69

ONT. HYDRO - SURVEY DEPT. - 900-100-2

Official Plan Amendment No 5 (2747794 Ontario Inc)

"Town of Iroquois Matilda Township" Map from 1862, showing village and waterfront relationship (Source: Historical Atlas of Prescott & Russell Stormont, Dundas & Glengarry, H.Belden & Co, 1972).



TAB

2

ServiceOntario

PRINTED ON 27 APR, 2020 AT 19:02:25
FOR C

SCALE

0 30
meters

PROPERTY INDEX MAP

DUNDAS(No. 08)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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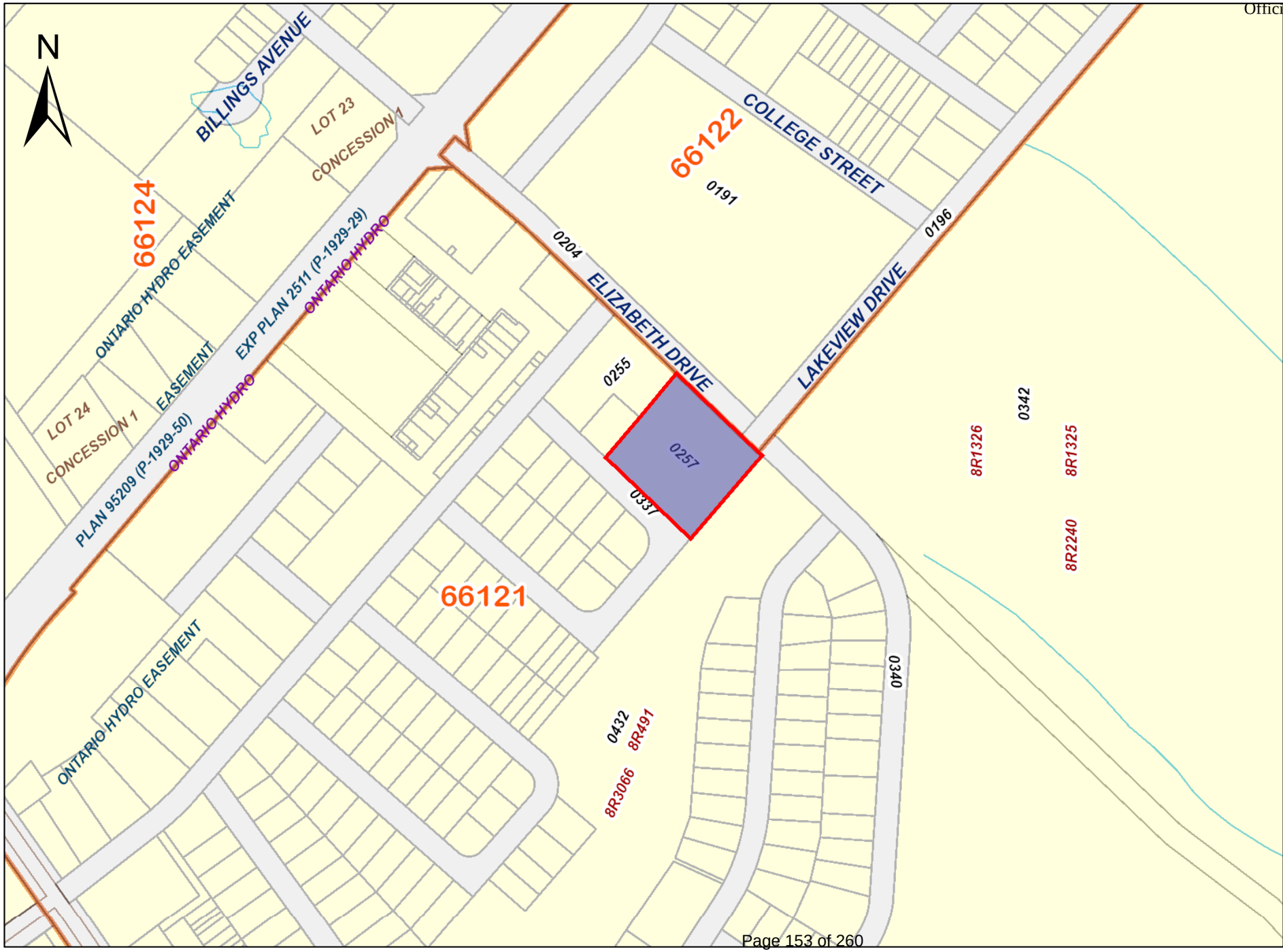

ServiceOntario

PRINTED ON 27 APR, 2020 AT 19:01:59
FOR C

SCALE

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meters

PROPERTY INDEX MAP

DUNDAS(No. 08)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

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ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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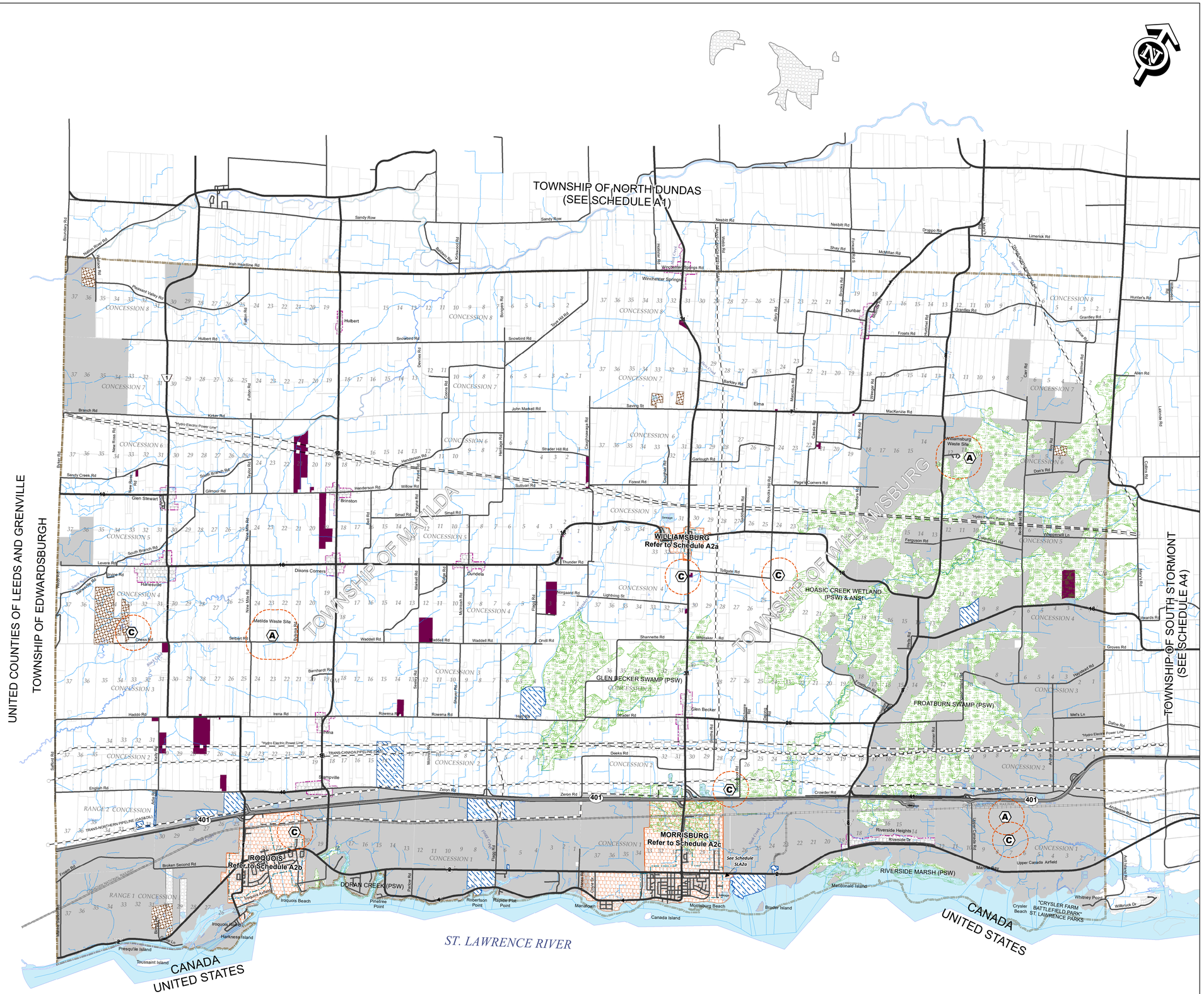
TAB

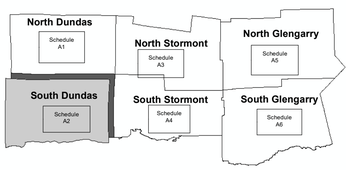
3



LAND USE SCHEDULE A2

Municipality of South Dundas

KEY PLAN



LEGEND

Boundaries (Land Use Designation)

- Urban Settlement Area
- Rural Settlement Area
- Urban Service Limit

Settlement Areas (Land Use Designation)

- Residential District
- Commercial District
- Employment District
- Rural District
- Airport District
- Salvage Yard District
- Special Land Use Districts (See Table 9.1.3 in OP Text)

Natural Heritage Features & Areas (Land Use Designation)

- Provincially Significant Wetland (PSW)

Resource Lands (Land Use Designation)

- Agricultural Resource Lands
- Extractive Resource Lands (Mineral Aggregate Reserve)
- Extractive Resource Lands (Licensed Pit & Quarry)

Transportation and Infrastructure

- Provincial Highway (417)
- County Road (2)
- Township Road
- Road Allowance
- Rail Line
- Oil or Gas Pipeline
- Electric Power Transmission Line
- Township Boundary
- Water Ways
- Airport
- Communal Well (W)
- Sewage Lagoon
- Hospital (H)

MOECC Identified Closed Waste Site (Approximate Location):

- Closed Waste Site (C)

1:50,000

0 1.25 2.5 5 Kilometers

Produced by the United Counties of Stormont, Dundas and Glengarry, Transportation and Planning Services with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange
© September 2018

Interim - In effect
Schedules as of September 2018

TAB 4

TAB

5

4 Elizabeth Drive in Context

Civic Address

Road Network
- County Road
- Municipal - Hamlet

Trails & Bike Paths
- Bike Path

Park and Recreation Land
- Other Park; Municipal Park; Open Space; Trail

- Settlement Boundary
- ParcelPublishTest

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, SDG, Teranet

SDG

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TAB

6

Official Plan Amendment No 5 (2747794 Ontario Inc)

View South-west to Church

Official Plan Amendment No 5 (2747794 Ontario Inc)

View South East to Church and Event Hall

View North East to Event Hall

View East from Driveway entrance at Davis Drive

View West from Driveway to Davis Drive

View South from Driveway entrance at Davis Drive

View North from lot line along Davis Drive

View West from walkway between Church and the Home

View South West from walkway between Church and the Home

View South from walkway between Church and the Home

View North from the driveway to the home

View North east from the south-west corner of the property

View north from south-west corner of the property

View East towards Iroquois Public School and crosswalk

View North towards Fire Hall and Library

View North-east towards I zoned playgrounds

View North-east from the intersection of Elizabeth and Lakeview

View North-west from the south-west corner of the property

View North-east towards the Bell Utility station next to the north driveway

View South from the south-west corner of the property

View south inside the existing place of assembly / event hall

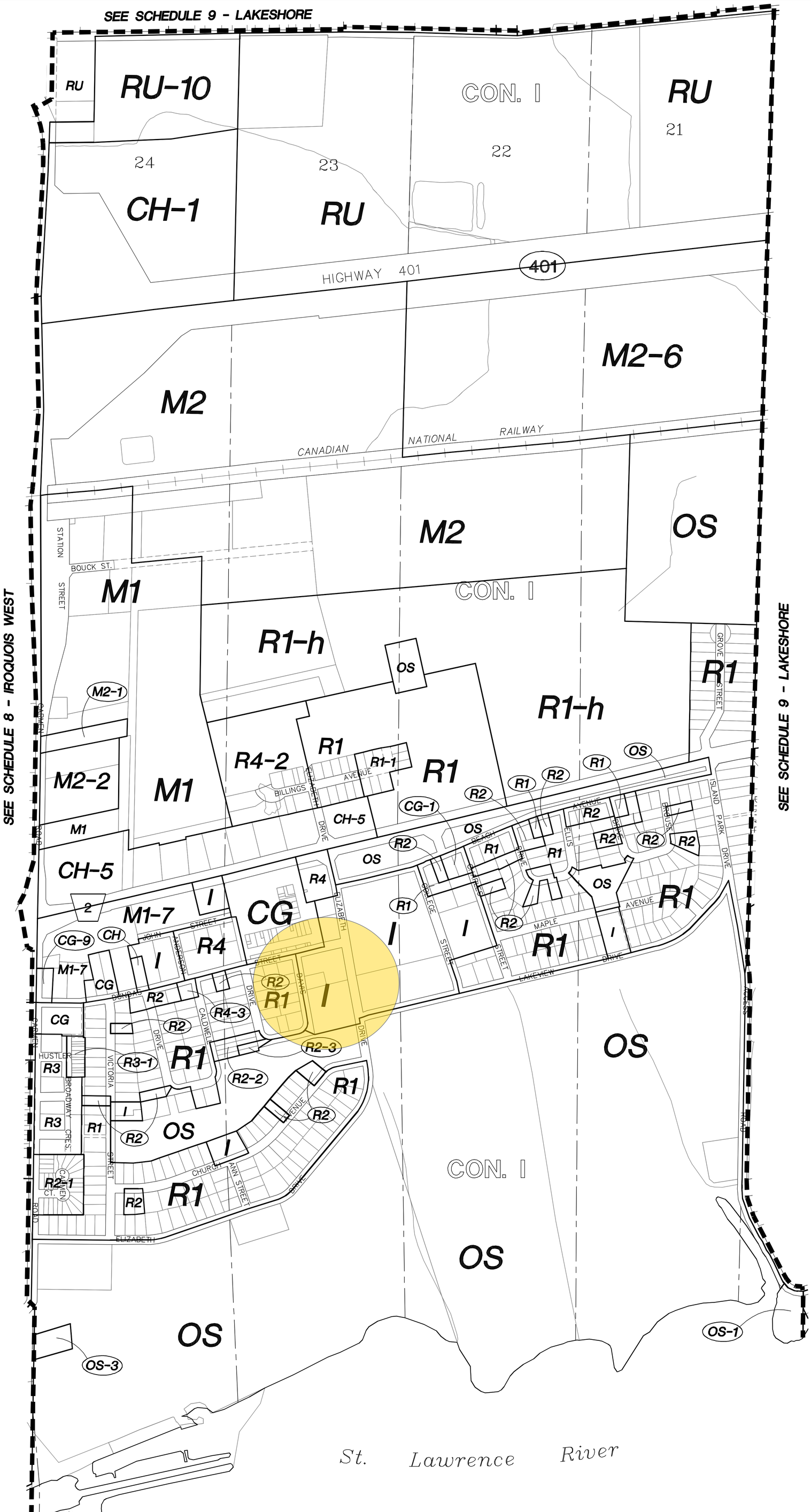
Multipurpose Room spaces in the basement of the Church

Room previously used for Office in the Church

Church Sanctuary, Entrance, and Mezzanine

TAB

7



TOWNSHIP OF SOUTH DUNDAS

Zoning By-Law No. 2010-48
Township of
South Dundas

IROQUOIS
Schedule 3

Scale 1:4,000

100 0 100 200 300m

Legend:

- Provincial Highway
- County Road
- Municipal Road
- Unopened Road Allowance
- Railway
- Sub-Schedule Boundary
- Lot Line
- Legal Fabric
- Drainage
- Zone Boundary

Zoning:

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Hamlet	RH
Residential Rural	RR
Residential Mobile Home	RMH
Residential Waterfront	RW
General Commercial	CG
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	I
Light Industrial	M1
General Industrial	M2
Public Utilities Industrial	M3
Rural Industrial	MR
Open Space	OS
General Agricultural	A
Rural	RU
Wrecking Yard	WY
Waste Management	WM
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Mineral Aggregate - Reserve	MAR
Flood Plain	FP
Wetlands	WL

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J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS

Tel: 728-3571 E-mail: tobrien@jlrichards.ca Fax: 728-6012

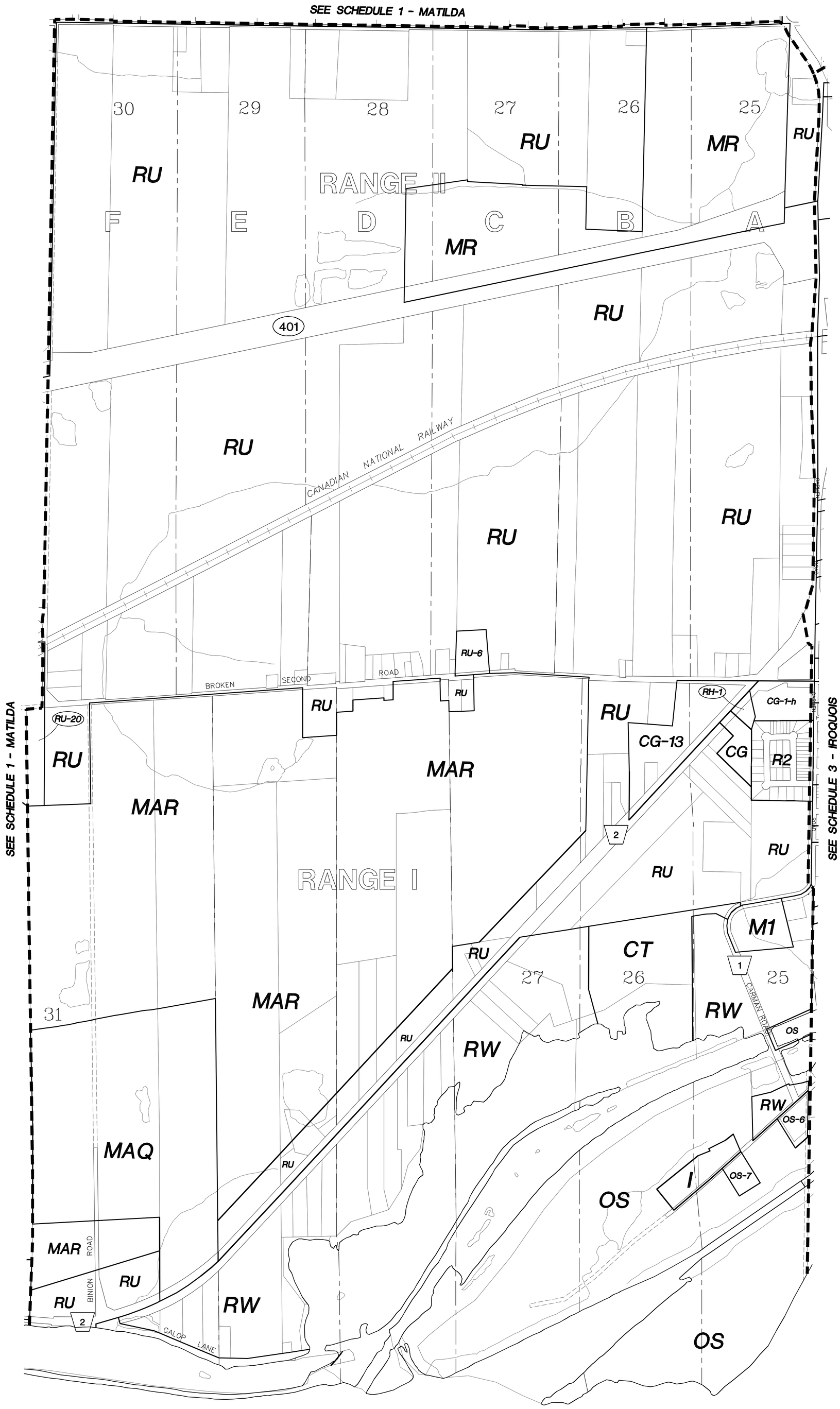
PLANNING

NOTES:
ADOPTED BY COUNCIL JULY 20, 2010

JOB NO.: 22060	PREPARED: March 2009
DRAWN BY: T.B.	CHECKED BY: T.K.O'B.
REVISIONS:	REVISIONS:

J:\22060 South Dundas\ACAD\South Dundas Zoning By-Law Schedules.dwg

Jul 22, 2010



TOWNSHIP OF SOUTH DUNDAS

Zoning By-Law No. 2010-48
Township of
South Dundas

IROQUOIS WEST
Schedule 8

Scale 1:5,000

100 0 100 200 300m

Legend:

- Provincial Highway
- County Road
- Municipal Road
- Unopened Road Allowance
- Railway
- Sub-Schedule Boundary
- Lot Line
- Legal Fabric
- Drainage
- Zone Boundary

Zoning:

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Hamlet	RH
Residential Rural	RR
Residential Mobile Home	RMH
Residential Waterfront	RW
General Commercial	CG
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	I
Light Industrial	M1
General Industrial	M2
Public Utilities Industrial	M3
Rural Industrial	MR
Open Space	OS
General Agricultural	A
Rural	RU
Wrecking Yard	WY
Waste Management	WM
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Mineral Aggregate - Reserve	MAR
Flood Plain	FP
Wetlands	WL

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J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS
Tel: 728-3571 E-mail: tobrien@jlrichards.ca Fax: 728-6012
PLANNING

NOTES:
ADOPTED BY COUNCIL JULY 20, 2010

JOB NO.: 22060 PREPARED: March 2009
DRAWN BY: T.B. CHECKED BY: T.K.O'B.
REVISIONS: REVISIONS:

J:\22060 South Dundas\ACAD\South Dundas Zoning By-Law Schedules.dwg

Jul 22, 2010

TAB

8

This Indenture,

made in duplicate the fifth day of May
in the year of our Lord one thousand nine hundred and fifty eight
In Pursuance of the Short Forms of Conveyances Act:

Between THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

hereinafter called the Grantor of the first part,

and

THE BOARD OF TRUSTEES OF IROQUOIS UNITED CHURCH, for the United Church of Canada,

hereinafter called the Grantee

OF THE SECOND PART,

Witnesseth that in consideration of Other valuable consideration and the sum of One - - - - - - - - - - - - - - ~~D~~ - - - - - - - - - - - - dollar of lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by it acknowledged) it the said grantor DOTH GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being
ALL THAT PORTION of Block C, Registered Plan No. 39, (New Iroquois) in the Village of Iroquois, in the County of Dundas, in the Province of Ontario, having an area of 2.336 acres, more or less, as shown edged in yellow on the attached print of Plan No. 203-7213, more particularly described as follows:
COMMENCING at a point in the Southwestern limit of said Block C, distant 240.00 feet, measured South 39 degrees 02 minutes and 30 seconds East along the Southwestern limit of Blocks Q and C from the most Westerly angle of Block Q aforesaid;
THENCE North 47 degrees 18 minutes and 30 seconds East 307.87 feet, more or less, to the Northeastern limit of said Block C;
THENCE South 39 degrees 02 minutes and 30 seconds East along said

DESCRIPTION CERTIFIED CORRECT
DATE SEP 23 '58
O.L.S.
FOR CHIEF SURVEYOR
THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

Northeastern limit 331.20 feet to the most Easterly angle of said Block C;

THENCE South 47 degrees 18 minutes and 30 seconds West along the Southeastern limit of Block C aforesaid 307.87 feet to the most Southerly angle of said Block C;

THENCE North 39 degrees 02 minutes and 30 seconds West along the Southwestern limit of Block C aforesaid 331.20 feet, more or less, to the point of commencement.

RESERVING unto the grantor, its successors and assigns, the right, privilege and easement in perpetuity to erect, construct, maintain, operate, inspect, repair, replace and remove a line or lines with poles anchors and supporting structures and also one or more sewer pipes with any necessary appurtenances, together with the right of entry of the servants agents, workmen and contractors of the grantor, its successors and assigns, at all times with all necessary machinery, material and equipment, over, upon and under those parts of the said lands being FIRSTLY: a strip of land across the above described lands, as shown edged in green on the attached print of Plan No. 203-7213, being 10 feet in perpendicular width, lying and being contiguous to the Northwestern limit of the above described lands, and SECONDLY: a strip of land across the above described lands, as shown edged in green on the attached print of Plan No. 203-7213, being 15 feet in width, lying 5 feet measured Northwesterly from and 10 feet measured Southeasterly from and at right angles to a centre line and centre line produced, which centre line may be located as follows:

COMMENCING at a point in the Northeastern limit of the above described lands, distant 40.50 feet, measured North 39 degrees 02 minutes and 30 seconds West along said Northeastern limit from the most Easterly angle of the above described lands;

THENCE South 48 degrees and 23 minutes West 307.56 feet, more or less, to the Southwestern limit of the above described lands.

DESCRIPTION CERTIFIED CORRECT
DATE SEP 23 58
O.L.S.
FOR CHIEF SURVEYOR
THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

TO HAVE AND TO HOLD until the said grantee its successors ~~heirs~~ and assigns to and for its and their sole and only use forever.

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

THE said grantor COVENANTS with the said grantee THAT it has the right to convey the said lands to the said grantee notwithstanding any act of the said grantor

AND that the said grantee shall have quiet possession of the said lands free from all encumbrances. save as aforesaid

AND the said grantor COVENANTS with the said grantee that it will execute such further assurances of the said lands as may be requisite.

AND the said grantor COVENANTS with the said grantee that it has done no act to encumber the said lands. save as aforesaid

AND the said grantor RELEASES to the said grantee ALL its claims upon the said lands. save as aforesaid

ONTARIO HYDRO
Sept 30 19 78
ASSISTANT SOLICITOR
ST. LAWRENCE

IN WITNESS WHEREOF the Commission has hereunto affixed its corporate seal as attested by the hands of its proper officers duly authorized in that behalf.

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE HYDRO-ELECTRIC POWER COMMISSION
OF ONTARIO

VICE Chairman

Secretary

4

IROQUOIS PLANNING BOARD

PERMISSION FOR SALE OF LANDS

No. 34 Date October 23, 1957.

RE: SUBDIVISION CONTROL BY-LAW NO. 706

Upon the application of The Hydro Electric Power Commission

of Ontario to sell

certain lands under Subdivision Control By-Law No. 706, permission is hereby given to the said Commission pursuant to the said By-Law to sell all andssingular that certain parcel or tract of lands and premises situate lying and being in the Village of Iroquois, in the County of Dundas, and being described as follows:
ALL THAT PORTION of Block "C", Registered Plan No. 39 (New Iroquois), in the Village of Iroquois, in the County of Dundas, in the Province of Ontario, having an area of 2.336 acres, more or less, more particularly described as follows:
COMMENCING at a point in the Southwestern limit of said Block "C", distnat 240 feet measured South 39 degrees 02 minutes and 30 seconds East along the Southwestern limits of Blocks "Q" and "C" from the most Westerly angle of Block "Q" aforesaid;
THENCE North 47 degrees 18 minutes and 30 seconds East 307.87 feet, more or less, to the Northeastern limit of said Block "C";
THENCE South 39 degrees 02 minutes and 30 seconds East along said Northeastern limit 331.20 feet to the most Easterly angle of said Block "C";
THENCE South 47 degrees 18 minutes and 30 seconds West along the Southeastern limit of Block "C" aforesaid 307.87 feet to the most Southerly angle of said Block "C";
THENCE North 39 degrees 02 minutes and 30 seconds West along the Southwestern limit of Block "C" aforesaid 331.20 feet, more or less, to the point of commencement.

This permission is granted with the understanding that the lands described above will be used for the following purpose:
The Construction of a Church.

IROQUOIS PLANNING BOARD,

M. Hyslop Secretary.

Affidavit, Land Transfer Tax Act.

In the Matter of the Land Transfer Tax Act.

PROVINCE OF ONTARIO
{ COUNTY / ~~DISTRICT~~ } of Grenville
To wit:

I, ROBERT KEITH ARTHURS
of the Town of Prescott
in the { COUNTY / ~~DISTRICT~~ } of Grenville
Solicitor
make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them, or by some other person approved by the Treasurer of Ontario.

1. I am the Grantor's Solicitor named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash ..... $ 1.00

(b) Property transferred in exchange:
Encumbrances $ ..... $ 6900.00
Equity value $ 6900.00

(c) Securities transferred to the value of ..... $ nil

(d) Balances of existing encumbrances with interest owing at date of transfer ..... $ nil

(e) Monies secured by mortgage under this transaction ..... $ nil

(f) Liens, legacies, annuities and maintenance charges to which transfer is subject ..... $ nil

Total consideration ..... $ 6901.00

All blanks should be filled in.

4. If consideration is nominal, is the transfer for natural love and affection? .....

5. If so, what is the relationship between Grantor and Grantee? .....

6. Other remarks and explanations, if necessary .....

Exchange of lands between grantor and grantee

Sworn before me at the Town of Prescott in the { County / ~~DISTRICT~~ } of Grenville this 15th day of September A.D. 19 58.

Robert K. Arthurs

A Commissioner, etc.

My Commission Expires 1st May 1959.

DRB 9339B

Dated May 5th. A.D. 19 58.

THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

—TO—

THE BOARD OF TRUSTEES OF IROQUOIS UNITED CHURCH

Deed of Land

WITHOUT DOWER

SITUATE

Casselman & Beaumont
Solicitors
Prescott Ontario

PROPERTY OF LAND REGISTRY OFFICE

Number 9339B

I certify that the within instrument is registered in the Registry Office for the Registry Division of Dundas and recorded on Microfilm ..... for The Village of Iroquois at 10:45 o'clock A.M. of the 10 day of May A.D. 19 58.

E. J. Tadlock
Registrar

CANADA
PROVINCE OF ONTARIO

I, (This name strictly in full, no initial)
of the of
in the of
(Occupation)

To Wit:

1. THAT I was personally present and did see the Within Instrument and a Duplicate duly signed, sealed and executed by
2. THAT the said Instrument and Duplicate were executed by the said part at the of the parties thereto.
3. THAT I know the said part in the of and that of the full age of twenty-one years.
4. THAT I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the
of
in the
of
this day of
in the year of our Lord, 19

Commissioner for taking Affidavits, etc.

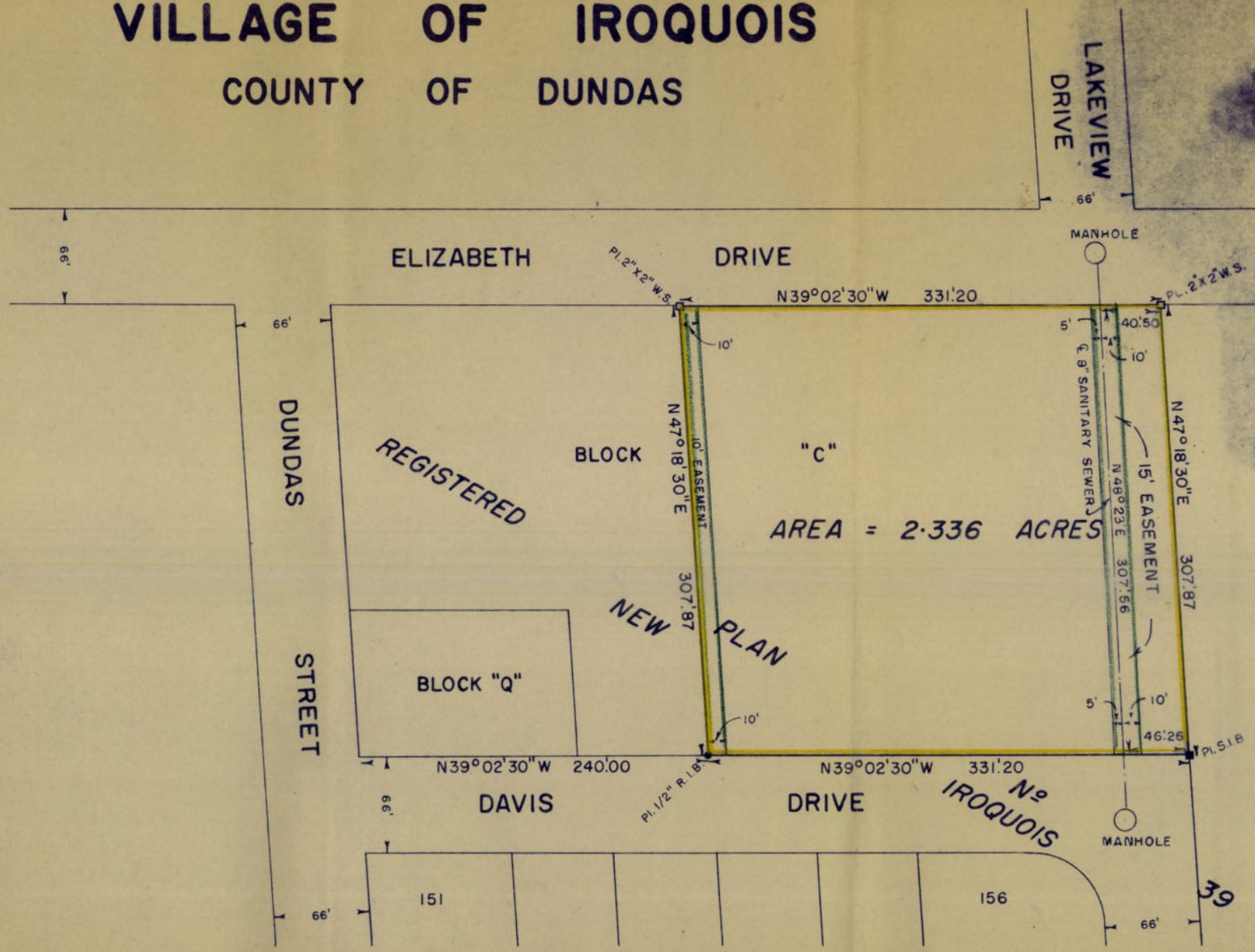
THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO

SURVEY DEPARTMENT

203-7213

VILLAGE OF IROQUOIS

COUNTY OF DUNDAS



Bearings are astronomic and are referred to the meridian through International Boundary Monument No. 11. Township of Cornwall.

Plan revised Jan. 28 1958

ST. LAWRENCE POWER PROJECT NA 9	PLAN SHOWING PART OF BLOCK "C", REG. PLAN 39		DR. FD. DR. HD. BH CKD.	SCALE 1 inch = 100 feet DATE May 14, 1957

CHIEF SURVEYOR O.L.S.

SL-15-170L

669-1750-320-1121-1430

DRB9337

TAB 9

The History of Iroquois United Church

The history of Iroquois United Church and its Methodist predecessors can be traced almost to the immigration of the Loyalist in 1784.

William Losee, historically regarded as the pioneer missionary to Upper Canada from the Methodist Episcopal Church in the United States, came to the valley of the St. Lawrence in 1790 and preached in the Matilda Settlement, now known as Iroquois.

In 1800, the first Methodist church in Dundas County was constructed at Iroquois Point. In 1811, the small frame church was visited by Bishop Ashbury, head of the American Methodist Episcopal church.

The church grounds were the site of a skirmish in the War of 1812.

By 1825, the church was too small to accommodate the growing congregation, so four acres of land were bought from John W Serviss for 30 pounds sterling and a new stone church was built east of the former site.

As a result of dissension between the Wesleyan and the Methodist Episcopal churches, the Iroquois congregation split in 1855. The Wesleyan Methodists build a new church in the village which occupied until 1875.

In 1861, the Methodist Episcopals followed the Wesleyans into the village and build a new church. In 1875, the old Wesleyan church was demolished and a new church began. It was completed in 1877 under the ministry of J.G. Williams at a cost of about $22,000.

In the early 1950's, canal construction again disrupted church life when word came that Iroquois United Church was in the path of the Seaway.\Two hundred and fifty people attended the final service of the 80 year old church on Easter Sunday, 1957.

Until the new church opened in September 1958, services were held in space owned by Ontario Hydro in the new shopping plaza. The 400 seat church with windows of stained glass imported from Holland, church hall and manse were built at a cost of $421,000.

TAB 10

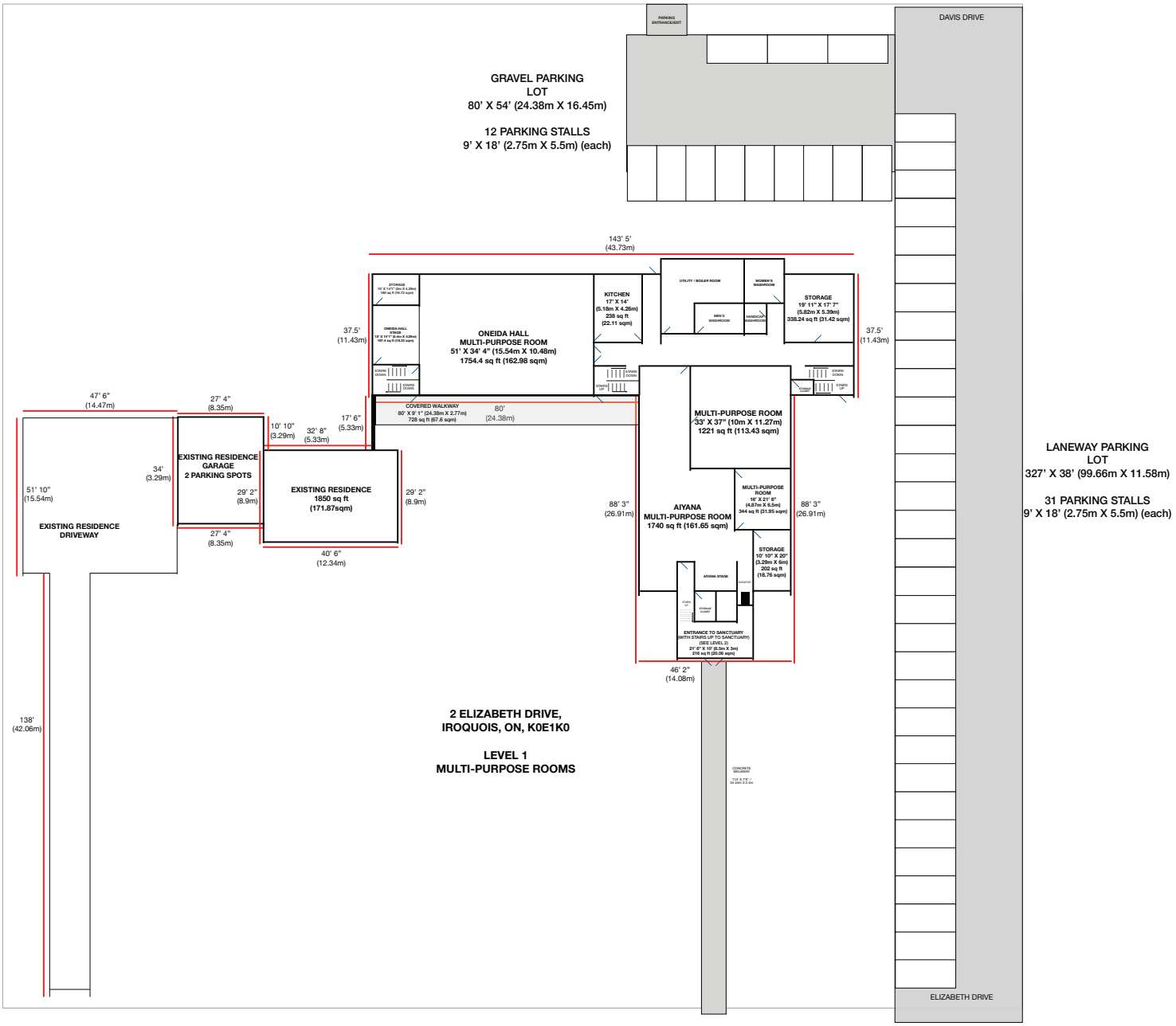
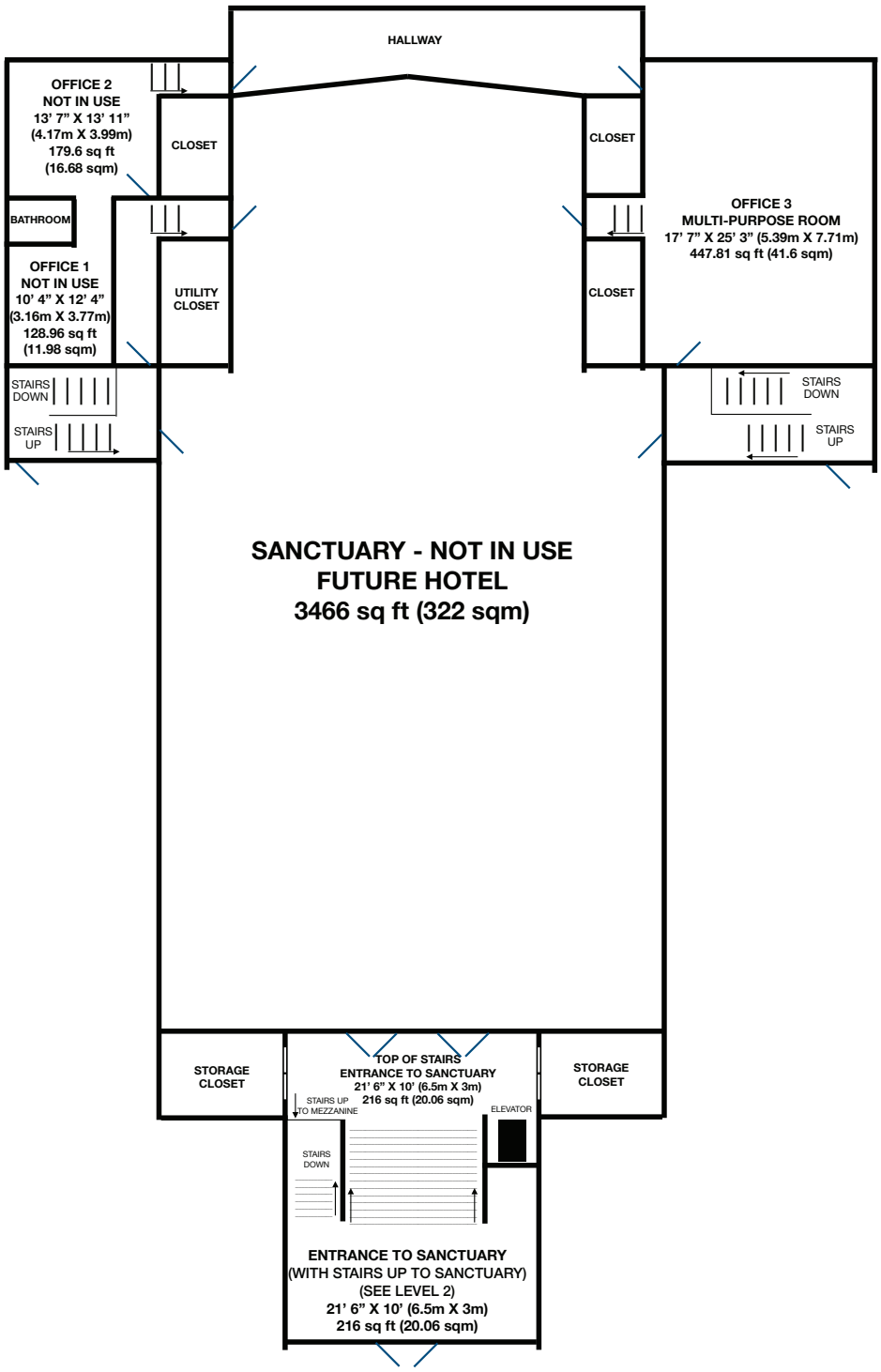

DAVIS DRIVE
PARKING ENTRANCE/EXIT
GRAVEL PARKING LOT
80' X 54' (24.38m X 16.45m)
12 PARKING STALLS
9' X 18' (2.75m X 5.5m) (each)
143' 5" (43.73m)
ONEIDA HALL MULTI-PURPOSE ROOM
51' X 34' 4" (15.54m X 10.48m)
1754.4 sq ft (162.98 sqm)
KITCHEN
17' X 14'
(5.18m X 4.26m)
238 sq ft
(22.11 sqm)
UTILITY / BOILER ROOM
WOMEN'S WASHROOM
MEN'S WASHROOM
HANDICAP WASHROOM
STORAGE
19' 11" X 17' 7"
(5.82m X 5.39m)
338.24 sq ft (31.42 sqm)
37.5' (11.43m)
37.5' (11.43m)
COVERED WALKWAY
80' X 9' 1" (24.38m X 2.77m)
728 sq ft (67.6 sqm)
80' (24.38m)
MULTI-PURPOSE ROOM
33' X 37" (10m X 11.27m)
1221 sq ft (113.43 sqm)
MULTI-PURPOSE ROOM
16' X 21' 6"
(4.87m X 6.5m)
344 sq ft (31.95 sqm)
STORAGE
10' 10" X 20"
(3.28m X 6m)
202 sq ft
(18.76 sqm)
AIYANA MULTI-PURPOSE ROOM
1740 sq ft (161.65 sqm)
AIYANA STAGE
ENTRANCE TO SANCTUARY
(WITH STAIRS UP TO SANCTUARY)
(SEE LEVEL 2)
21' 6" X 10' (6.5m X 3m)
216 sq ft (20.06 sqm)
88' 3" (26.91m)
88' 3" (26.91m)
46' 2" (14.08m)
47' 6" (14.47m)
27' 4" (8.35m)
10' 10" (3.29m)
32' 8" (5.33m)
17' 6" (5.33m)
34' (3.29m)
51' 10" (15.54m)
EXISTING RESIDENCE GARAGE
2 PARKING SPOTS
29' 2" (8.9m)
EXISTING RESIDENCE
1850 sq ft
(171.87sqm)
29' 2" (8.9m)
EXISTING RESIDENCE DRIVEWAY
27' 4" (8.35m)
40' 6" (12.34m)
138' (42.06m)
2 ELIZABETH DRIVE,
IROQUOIS, ON, K0E1K0
LEVEL 1
MULTI-PURPOSE ROOMS
LANEWAY PARKING LOT
327' X 38' (99.66m X 11.58m)
31 PARKING STALLS
9' X 18' (2.75m X 5.5m) (each)
ELIZABETH DRIVE

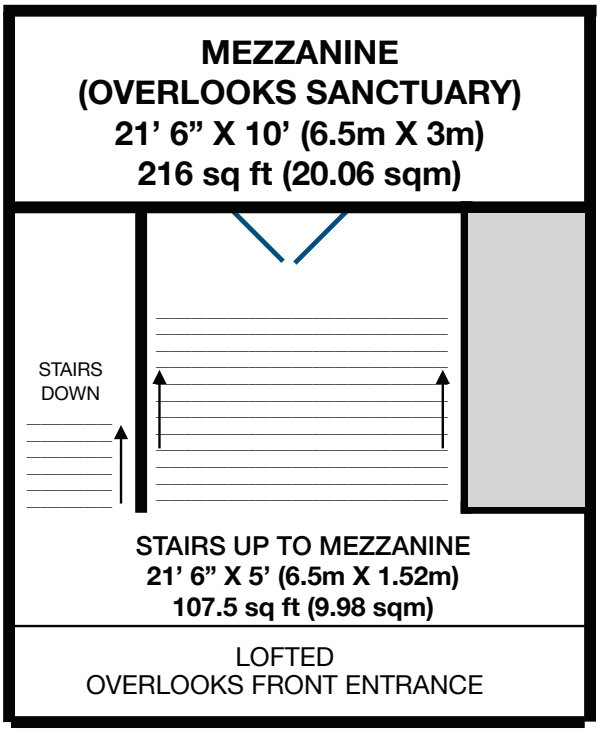
Table 1



2 ELIZABETH DRIVE,
IROQUOIS, ON, K0E1K0

LEVEL 2
SANCTUARY / OFFICES

Table 1

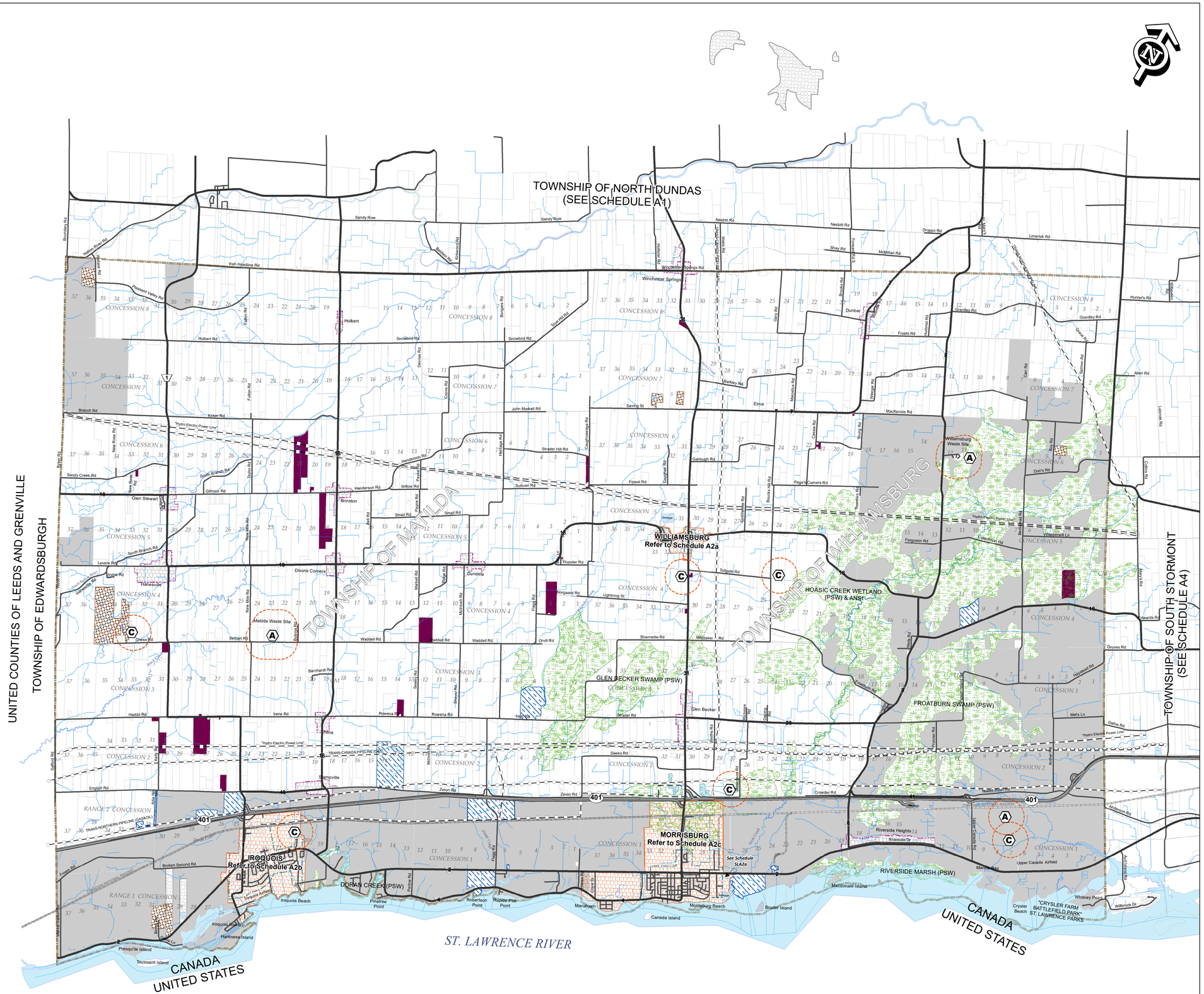


2 ELIZABETH DRIVE, IROQUOIS, ON, K0E1K0

LEVEL 3 MEZZANINE

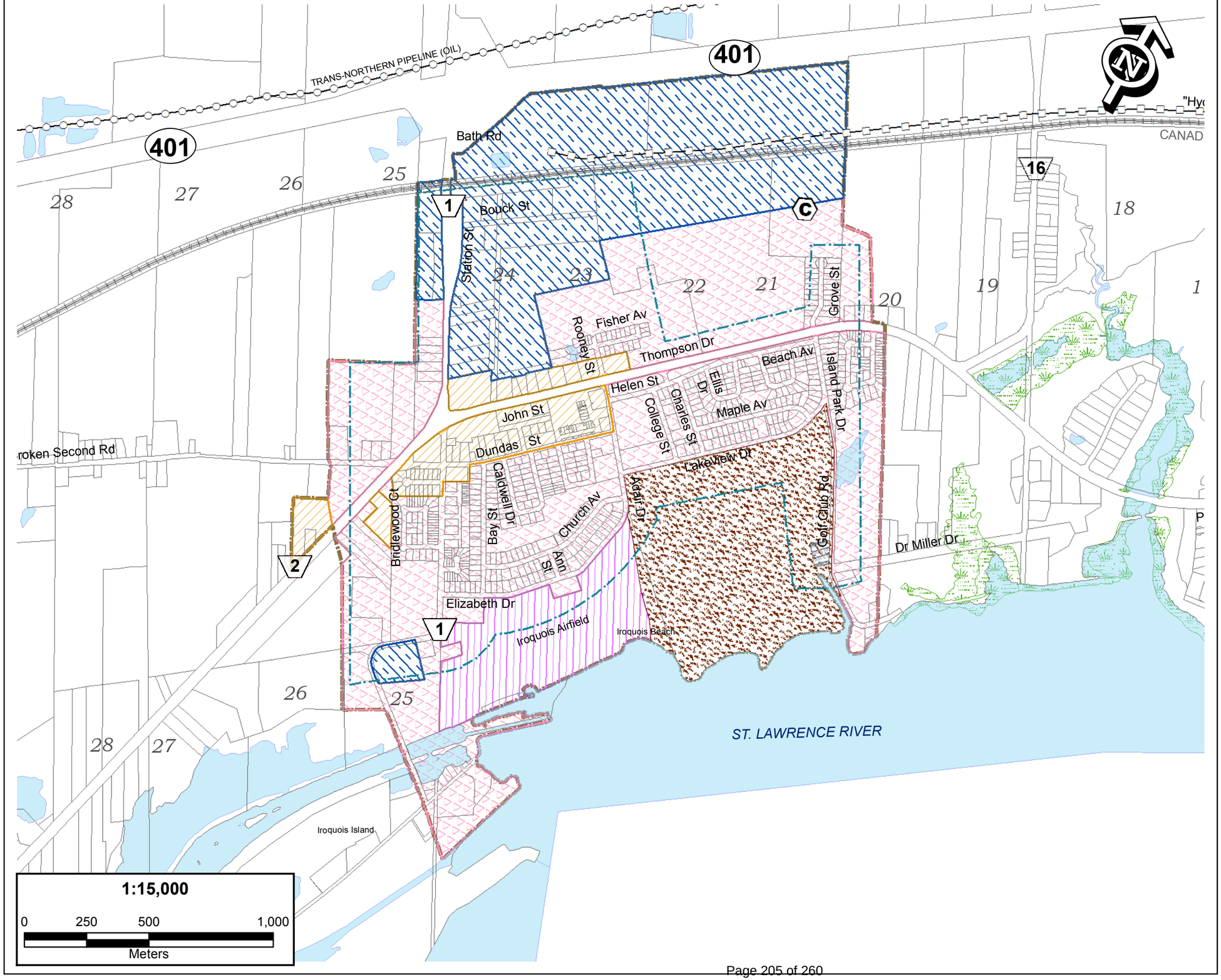
TAB

11


TOWNSHIP OF NORTH DUNDAS
(SEE SCHEDULE A1)
UNITED COUNTIES OF LEEDS AND GRENVILLE
TOWNSHIP OF EDWARDSBURGH
TOWNSHIP OF MANALDA
TOWNSHIP OF WILLIAMSBURG
TOWNSHIP OF SOUTH STORMONT
(SEE SCHEDULE A4)
WILLIAMSBURG
Refer to Schedule A2a
IROQUOIS
Refer to Schedule A2b
MORRISBURG
Refer to Schedule A2c
See Schedule SLA2o
HOASIC CREEK WETLAND (PSW) & ANSI
GLEN BECKER SWAMP (PSW)
FROATBURN SWAMP (PSW)
DORAN CREEK (PSW)
RIVERSIDE MARSH (PSW)
ST. LAWRENCE RIVER
CANADA
UNITED STATES
CANADA
UNITED STATES
Williamsburg Waste Site
Matilda Waste Site
Dixons Corners
Glen Stewart
Brinston
Hulbert
Winchester Springs
Dunbar
Elma
Iroquois
Iroquois Beach
Morrisburg
Riverside Heights
Upper Canada Airfield
"CRYSLER FARM BATTLEFIELD PARK" ST. LAWRENCE PARKS
Canada Island
Macdonald Island
Broder Island
Harkness Island
Presqu'ile Island
Toussaint Island
Pinetree Point
Robertson Point
Raptide Pier Point
Manaltown
Crysler Beach
Whitney Point
Hanesville
Dundela
Thunder Rd
Zeron Rd
Crowder Rd
Sandy Row
Nesbitt Rd
Irish Headline Rd
Hulbert Rd
Snowbird Rd
Barkley Rd
Saving St
John Maskell Rd
MacKenzie Rd
Strader Hill Rd
Henderson Rd
Garlough Rd
Forest Rd
Sullivan Rd
Willow Rd
Small Rd
Payne Rd
Gilmour Rd
South Branch Rd
Levere Rd
Lyons Rd
Chess Rd
Selbert Rd
Waddell Rd
Orvill Rd
Shannette Rd
Lightning St
Norgaard Rd
Barnhardt Rd
Haddo Rd
Irena Rd
Rowena Rd
Deeks Rd
English Rd
Broken Second Rd
Limerick Rd
Shay Rd
McMillan Rd
Froats Rd
Grantley Rd
Hunter's Rd
Allen Rd
Don's Rd
Ferguson Rd
Page's Corners Rd
Bocks Hill Rd
Wheatwell Ln
Groves Rd
Edwards Rd
Hartstead Rd
Mel's Ln
Daphne Rd
Riverside Dr
Anderson Rd
Willbrick Dr
Upper Canada Rd
Lamoine Rd
Cline Rd
Cairn Rd
Simon Rd
Gravel Pit
Sandy Creek Rd
Branch Rd
Kirker Rd
Riverdale Rd
Nelson Route Rd
Dalhousie Valley Rd
Fallon Rd
Bongers Rd
Dewitts Rd
Keene Rd
Heritage Rd
Hughsawaga Rd
Fitzhugh Rd
Taylor Rd
New Rose Rd
Rose Rd
Nine Mile Rd
Market Rd
Duke Rd
Flagg Rd
Stewart Rd
Mcmahon Rd
Sheek Rd
Sidaway Rd
Bel Rd
Bolton Rd
Bolton Creek
Bolton Creek Rd
Bolton Creek Dr
Maple Bay
Lake Shore Rd
Ault Rd
Frasers Rd
Sidford Rd
Yates Rd
Mcintosh Rd
Mcmillan Rd
Gary Rd
Dunbar Rd
Yellow Rd
Mountain Rd
Mcmillan Rd
Mcmillan Rd
Mcmillan

SCHEDULE A2b

Iroquois



LEGEND

Boundaries (Land Use Designation)

- Urban Settlement Area
- Urban Service Limit

Settlement Areas (Land Use Designation)

- Residential District
- Commercial District
- Employment District
- Salvage Yard District
- Major Open Space
- Airport District
- Provincially Significant Wetland
- Special Land Use District (See Table 9.1.3 of the OP Text)

Environmental Protection Lands (Constraint Overlay)

- Regulatory Floodline
- Organic Soils
- Unstable Slope

Infrastructure

- Communal Well
- Hospital
- Sewage Lagoon

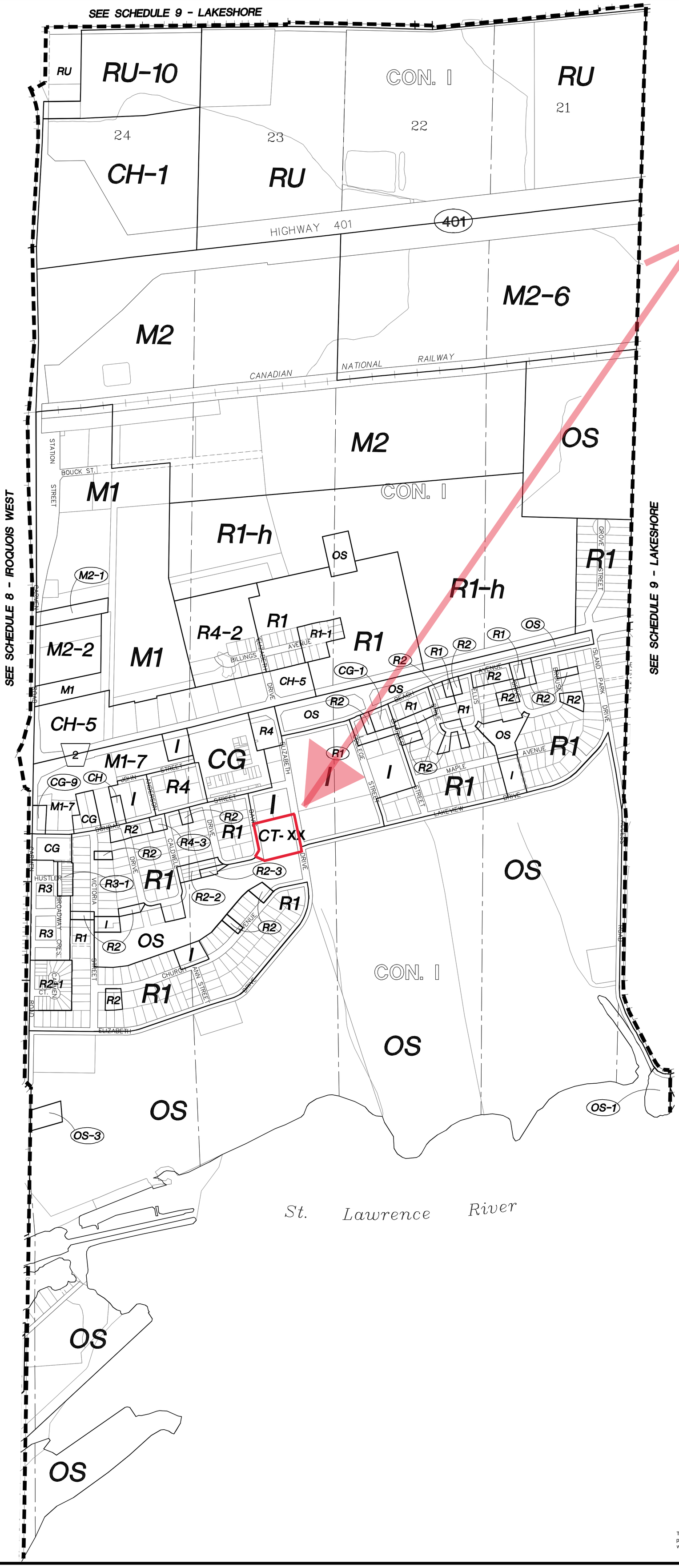
MOECC Identified Closed Waste Site (Approximate Location):

- Closed Waste Site

Produced by the United Counties of Stormont, Dundas and Glengarry, Transportation and Planning Services with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange
© November 17, 2015

TAB

12



TOWNSHIP OF SOUTH DUNDAS

Zoning By-Law No. 2010-48
Township of
South Dundas

DRAFT AMENDMENT
2 - 4 ELIZABETH DRIVE SOUTH

IROQUOIS
Schedule 3

Scale 1:4,000

100 0 100 200 300m

Legend:

- Provincial Highway
- County Road
- Municipal Road
- Unopened Road Allowance
- Railway
- Sub-Schedule Boundary
- Lot Line
- Legal Fabric
- Drainage
- Zone Boundary

Zoning:

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Hamlet	RH
Residential Rural	RR
Residential Mobile Home	RMH
Residential Waterfront	RW
General Commercial	CG
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	I
Light Industrial	M1
General Industrial	M2
Public Utilities Industrial	M3
Rural Industrial	MR
Open Space	OS
General Agricultural	A
Rural	RU
Wrecking Yard	WY
Waste Management	WM
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Mineral Aggregate - Reserve	MAR
Flood Plain	FP
Wetlands	WL

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J.L.Richards ENGINEERS · ARCHITECTS · PLANNERS
Tel: 728-3571 E-mail: tobrien@jlrichards.ca Fax: 728-6012
PLANNING

NOTES:
ADOPTED BY COUNCIL JULY 20, 2010

JOB NO.: 22060	PREPARED: March 2009
DRAWN BY: T.B.	CHECKED BY: T.K.O'B.
REVISIONS:	REVISIONS:

J:\22060 South Dundas\ACAD\South Dundas Zoning By-Law Schedules.dwg

Jul 22, 2010

TAB

13

6.4 Tourist Commercial (CT) Zone

AMENDED: SEE 6.4(3)

(1) Permitted Uses:

boat sales and/or service establishment
golf course
laundromat
marina
outdoor recreational facility
park
private club
restaurant
retail store
tent and trailer park
tourist lodging establishment
accessory dwelling

(2) Zone Requirements:

(a) All uses except a tent and trailer park:

Lot Area (minimum)	2000 m5
Lot Frontage (minimum)	30 m
Front Yard Depth (minimum) 9 m	
Exterior Side Width (minimum)	9 m
Interior Side Width (minimum)	6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	9 m
Building Height (maximum)	12 m
Lot Coverage (maximum)	25%

(b) Tent and trailer park:

Lot Area (minimum)	40,000 m^2
Lot Frontage (minimum)	100 m
Front Yard Depth (minimum)	9 m
Exterior Side Width (minimum)	9 m
Interior Side Width (minimum)	9 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	9 m
Building Height (maximum)	9 m
Density (maximum for Trailer Park)	15 campsites per 4,000 m^2

(c) Water Frontage (minimum)

Any tourist establishment or trailer park with water access must have a minimum water frontage of 75 m, and an additional water frontage of 3 m for each tourist establishment guest room in excess of 30 units.

(d) Water Body/Watercourse Setback (minimum)

No building or structure except for a boathouse, dock, marina, and related facilities shall be located within 30 m of the high water mark.

(3) Special Exception Zones:

CT-1 (Pt. Lots 2, and 3, Concession 1)

Notwithstanding the provisions of Section 6.4(2) and Section 3.35 to the contrary, for the lands zoned CT-1, the following zoning requirements shall apply:

Lot Frontage (minimum) 22 m
Deck Area (maximum) 20 m
Total Area of all Porches (which shall be enclosed by solid, glass or screen walls) and/or gazebos shall not exceed the floor area of the trailer located on that site or 25 m^2 (whichever is less)
Porch or Gazebo Height (maximum) 2.75 m
Accessory Shed Height (maximum) 2.1 m
Tent or Trailer Site Coverage (maximum) 35%

For the purpose of this subsection, site coverage shall mean the percentage of the site occupied by all tents, trailers, additions, and any other structures, including decks, porches, gazebos and sheds.

CT-2 (Pt. Lot 17, Concession 1) 11128 County Road 2, Iroquois

Notwithstanding the provisions of Sections 6.4 (1), 6.4 (2) and 6.6 (4) (c) to the contrary, for the lands zoned CT-2, the following uses and zone requirements shall also apply:

Museum as a private commercial interest
Interior side for a tent and trailer park (minimum) 6 m

CT-XX ((PT BLK C PL 39 – South Dundas) 2 and 4 Elizabeth Drive South, Iroquois

Notwithstanding the provisions of Sections 6.4 (1) to the contrary, for the lands zoned CT-XX, the following uses and zone requirements shall also apply:

Assembly Hall; Catering Establishment; Clinic; Commercial Patio

Notwithstanding the provisions of Sections 3.6(b) to the contrary, for the lands zoned CT-XX, the outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use, and may be used for commercial entertainment including live music.

(4) Holding Zones
(5) Temporary Zones

SECTION 3
GENERAL PROVISIONS

AMENDED SEE SECTION 3.6(b), BELOW

3.1 Accessory Uses

Accessory uses, buildings or structures shall be permitted in any zone in accordance with the relevant provisions of this By-law and the following:

(a) In a Residential Zone or on a lot in another zone, having a residential use, the following provisions will apply for buildings and structures which are accessory to the residential use:

- accessory buildings or structures shall not be located within any minimum Front Yard or minimum Exterior Side Yard, except as specifically permitted in this By-law;
- accessory buildings or structures shall not be located closer than 1.5 m to any Interior Side or Rear Lot Line and shall not exceed 6 m in height;
- accessory buildings, structures or garages with a common wall shall require no minimum Side or Rear Yard;
- accessory buildings or structures shall not occupy more than 10% of the total Lot Area. Such accessory buildings or structures shall be included as part of the total Lot Coverage permitted in the zone requirements;
- heat pumps and air conditioners shall not be permitted within a minimum Interior Side Yard;
- an accessory garage which gains its access from a rear lane shall be set back 1.0 m from the rear lane.

(b) In all other zones, accessory buildings and structures shall conform to the requirements of the particular zone.

(c) For marinas and marine facilities, there shall be no minimum yard required for the yard adjacent to the water.

(d) Any building or structure which is attached to the main building will not be considered accessory for the purposes of this By-law.

(e) Renewable Energy Systems are developed in accordance with Section 3.30 of this By-law.

(f) An outdoor furnace shall be permitted as an accessory use provided:

- it is located in a Rural, Residential Waterfront or Agricultural Zone;

3.3 Bed and Breakfast

Where Bed and Breakfast Establishments are permitted in this By-law, and notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply:
Lot Area (minimum):

(a) up to four guest rooms:

with full municipal services: 700 m^2
with piped water supply: 1500 m^2
with individual services: 3000 m^2

3.4 Buildings to be Moved

No building or structure shall be moved within the limits of the Township or shall be moved from outside the Township into the Township unless the building or structure is a permitted use and satisfies all the requirements of the zone in which it is to be located and then only after a building permit has been obtained from the Chief Building Official.

3.5 Bulk and Fuel Storage Tanks

No bulk or fuel storage tank shall be permitted unless it is double walled or is placed in an impervious containment facility which is capable of containing the entire contents of the fuel storage tank in the event of a spill or in accordance with the current provisions of the Technical Standards and Safety Act. This provision shall not apply to domestic fuel oil tanks located inside a dwelling.

3.6 Commercial Patios

Notwithstanding any provisions of this By-law, an outdoor commercial patio accessory to a permitted restaurant use may be permitted and shall comply with the following:

(a) The outdoor patio shall not provide more than fifty percent (50%) of the seating accommodation permitted under the Liquor License Act to the restaurant or seating accommodation or more than fifty (50) persons.

(b) No outdoor patio shall be permitted on a lot where the lot line abuts a Residential Zone or residential use.

(c) That portion of a lot on which the outdoor patio is permitted shall not be used for commercial entertainment or commercial recreation including live or recorded music or dance facilities.

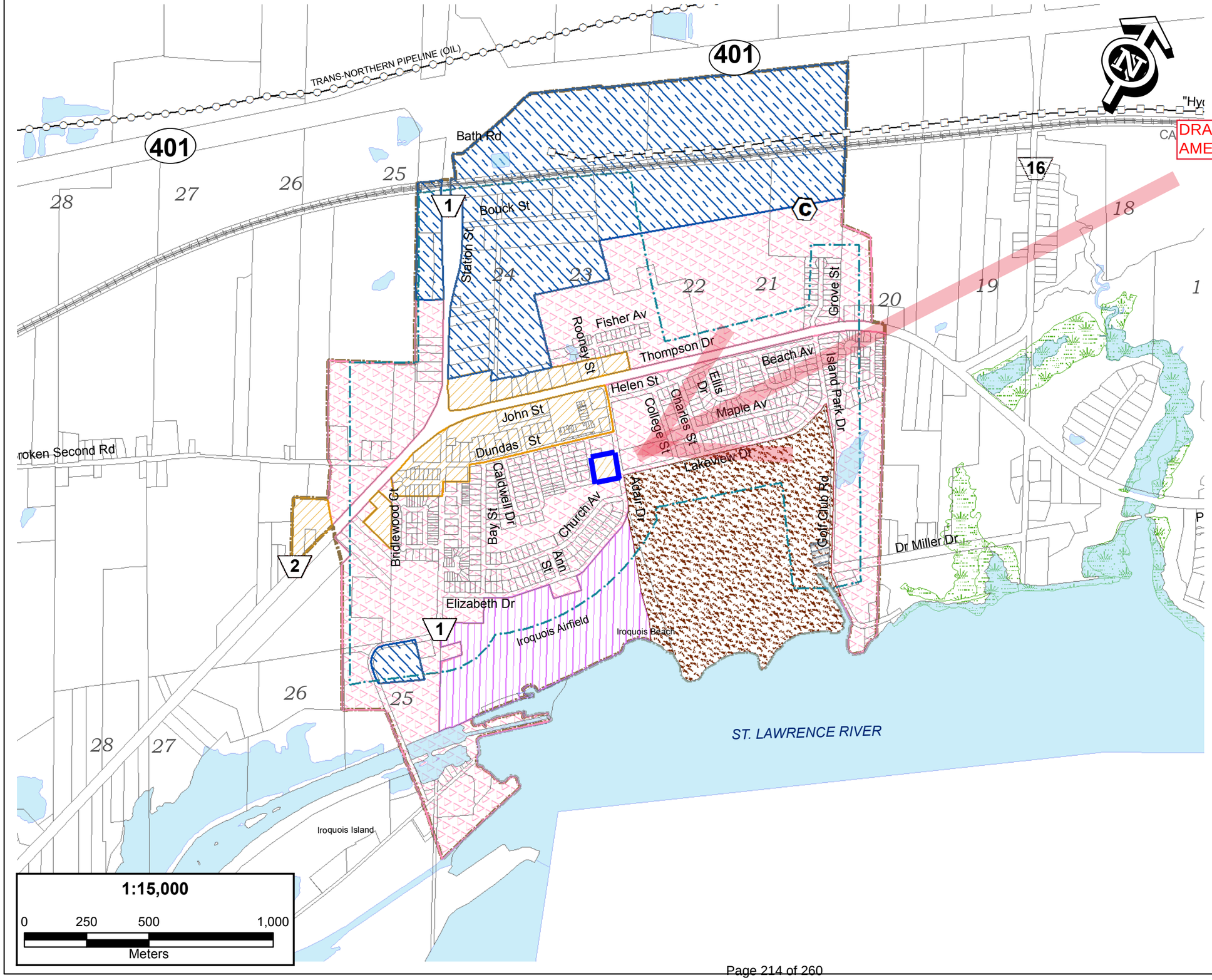
(d) Parking requirements for seating in the outdoor patio area shall be satisfied unless a variance has been obtained from the Committee of Adjustment or alternative arrangements have been made through the Parking or Cash-in-Lieu By-law.

TAB 14

SCHEDULE A2b

Iroquois

DRAFT AMENDMENT



LEGEND

Boundaries (Land Use Designation)

- Urban Settlement Area
- Urban Service Limit

Settlement Areas (Land Use Designation)

- Residential District
- Commercial District
- Employment District
- Salvage Yard District
- Major Open Space
- Airport District
- Provincially Significant Wetland
- Special Land Use District (See Table 9.1.3 of the OP Text)

Environmental Protection Lands (Constraint Overlay)

- Regulatory Floodline
- Organic Soils
- Unstable Slope

Infrastructure

- W Communal Well
- H Hospital
- Sewage Sewage Lagoon

MOECC Identified Closed Waste Site (Approximate Location):

- C Closed Waste Site

Produced by the United Counties of Stormont, Dundas and Glengarry, Transportation and Planning Services with Data supplied under Licence by Members of the Ontario Geospatial Data Exchange
© November 17, 2015

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – TPS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Encroachment Agreement – 11478 County Road 3, Inkerman

RECOMMENDATION:

THAT By-law No. 5278, being a By-law for the purpose of establishing an encroachment agreement for the property at Civic Number 11478, County Road 3, Township of North Dundas, be read and passed in Open Council, signed and sealed.

EXECUTIVE SUMMARY:

Transportation and Planning Services are recommending Council enter into an encroachment agreement with the property owner at Civic Number 11478 County Road 3. This agreement will legitimize the encroachment of an existing closed-in porch located at the front of the existing dwelling at the aforementioned address. The unrecognized encroachment was identified during the sale of property, as there was no existing agreement on title. Entering the agreement will allow the porch to remain in its current location until there is a compelling reason to correct the encroachment. The exact limits of the encroachment are noted in Plan 8R-2053; which forms part of the agreement.

Figure 1 – Encroachment of the

OPTIONS AND DISCUSSION:

1. **Approve the encroachment (Recommended).** Encroachment agreements of this nature are relatively common in historical settlement areas. The agreement indicates that the encroachment can continue until such time that there is a compelling reason to correct the encroachment.

2. **Do not approve the encroachment (Not Recommended)**

FINANCIAL ANALYSIS:
All costs associated with registering the agreement will be borne by the property owner.

LOCAL MUNICIPAL IMPACT:
Although not a signatory to the agreement, a copy of the agreement will be provided to North Dundas in the event that their work (as the local municipality) impacts the encroachment.

RELEVANCE TO STRATEGIC PRIORITIES:
This agreement aligns with S*DG Strategic Priority No. 4, Community Sustainability – A Place Where You Want to Be* as the continuation of a minor encroachment supports the continued growth of our local communities.

OTHERS CONSULTED:
- Horner & Pietersma, Barristers & Solicitors (acting for owner)

ATTACHMENTS:
By-law 5278, Agreement and Plan 8R-2053

RECOMMENDED BY:

Benjamin de Haan, P. Eng
County Engineer

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5278

A BY-LAW for the purpose of establishing an encroachment agreement for the property at 11478 County Road 3, Township of North Dundas; more particularly described as a part of Part 1 of Plan 8R-2053.

WHEREAS Section 9 of *the Municipal Act, 2001, S.O. 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act.

AND WHEREAS Section 11, (Table) of *the Municipal Act, 2001, S.O. 2001*, provides that all upper-tier municipalities have full jurisdiction over their highways.

AND WHEREAS it is deemed expedient to permit an encroachment at Civic Number 11478 County Road 3, Township of North Dundas.

NOW THEREFORE THE COUNCIL OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY ENACTS AS FOLLOWS:

1. That an encroachment agreement, attached hereto as Schedule “A” and forming part of this By-law, be entered into.

2. That the Warden and Clerk be authorized to sign the Agreement on behalf of the United Counties of Stormont, Dundas and Glengarry.

READ and passed in Open Council, signed and sealed this 18th day of January, 2021.

_____

WARDEN

_____

CLERK

Schedule A – By-law 5278

ENCROACHMENT AGREEMENT

BETWEEN:

Leah Maheux

AND

THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY
(Hereinafter referred to as "United Counties")

WHEREAS Leah Maheux is the owner of the lands described as Pt Lt 18 Con 3 Mountain Pt 1 8R2053; North Dundas, municipally known as 11478 County Road 3 (Queen Street), Inkerman, Ontario;

AND WHEREAS the parties wish to enter into the following Encroachment Agreement for the existing eaves and screened in porch, accurately shown as Part of Part 1 on Reference Plan 8R-2053 (attached);

NOW THERFORE IN CONSIDERATION of the mutual covenants, terms, and conditions contained herein, Leah Margaret Maheux and the United Counties agree as follows:

1. Leah Margaret Maheux hereby covenants and agrees to indemnify and save harmless the United Counties Party of from any liability whatsoever arising out of this encroachment.

2. Leah Margaret Maheux will not make any alterations to the covered porch other than regular maintenance and repairs that may be reasonably required from time to time.

3. In the event that the covered-in porch requires major rehabilitation, reconstruction or is substantially destroyed (extent of destruction or rehabilitation is greater than 50% of the needed structural members), the right of Leah Margaret Maheux to the encroachment shall cease. In the event that the Parties are unable to agree on the extent of such destruction, rehabilitation or reconstruction, the matter shall be submitted to the Chief Building Official for arbitration and their decision shall be final and binding upon the Parties of this Agreement.

4. That Leah Margaret Maheux accepts that the United Counties, Township of North Dundas or other agents are authorized to perform work within the right-of-way and will not be liable for any nuisance or damage to the covered porch caused through the performance of regular maintenance and/or construction activities.

5. In the event that the United Counties requires use of the encroached right of way, the encroachment shall be completely removed from the right-of-way within twenty business days of formal notice being provided.

6. Leah Margaret Maheux shall be required to register this Encroachment Agreement on title in the appropriate Land Registry Office and the United Counties shall execute any document reasonably required to effect such registration on title for all benefitting properties as described above.

7. The burden and benefit of this Encroachment Agreement shall run with the land and shall extend to, be binding upon, and ensure to the benefit of the parties and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties have duly executed this Encroachment Agreement on the date set out below.

Dated at , Ontario this day of January, 2021.

_____	_____
Witness:	Leah Margaret Maheux.
_____	_____
Kimberley Casselman, Clerk United Counties of SDG	Frank Prevost, Warden, United Counties of SDG

ORIGINAL:
PLAN MATERIAL: SURE SCALE, THICKNESS: 0.08 MM: INK: SPECIAL T.

FILE NO W-172-85

REFERENCE PLAN OF SURVEY OF

PART LOT 18
CONCESSION 3

HAMLET OF INKERMAN

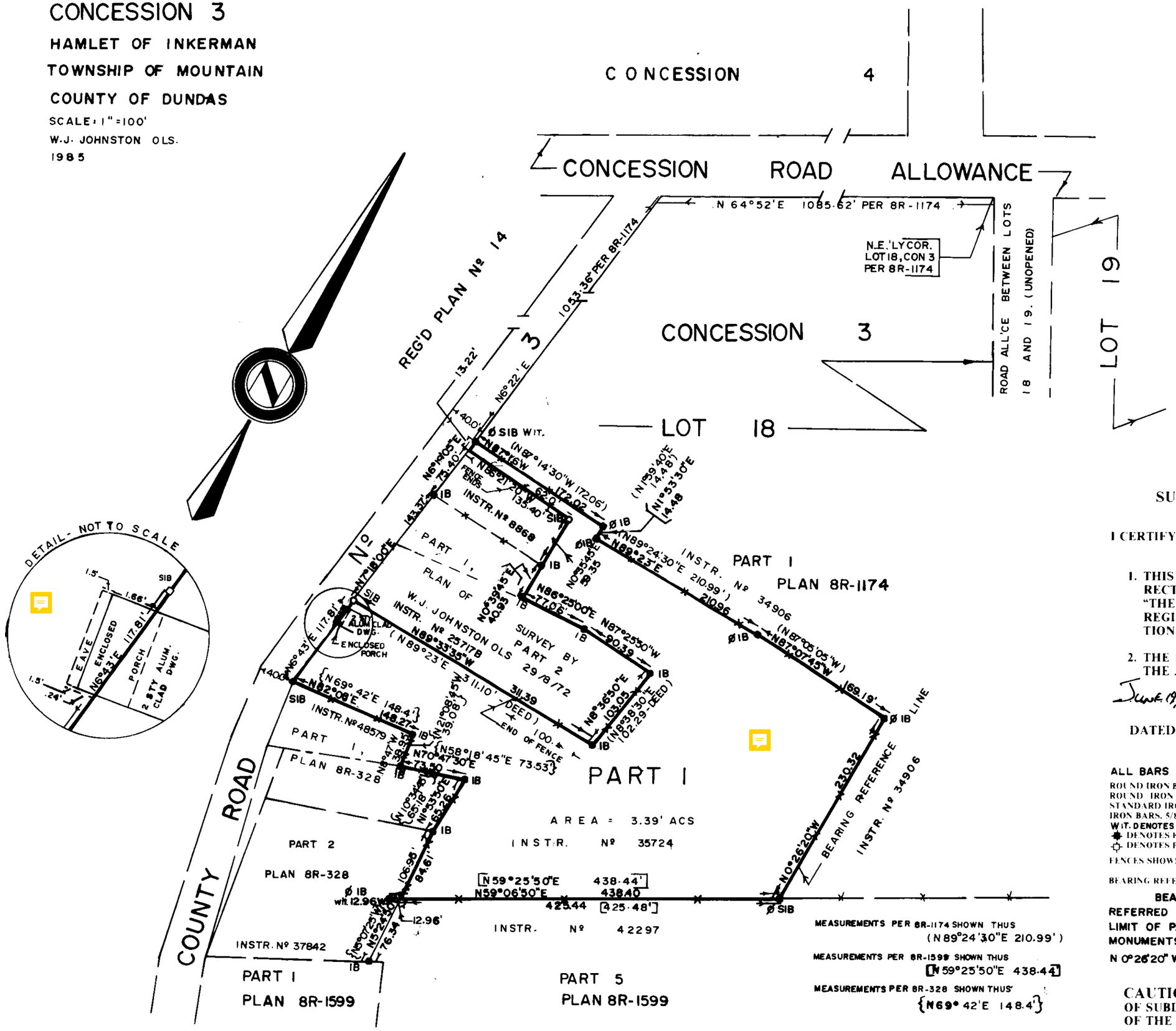
TOWNSHIP OF MOUNTAIN

COUNTY OF DUNDAS

SCALE: 1" = 100'

W.J. JOHNSTON OLS.

1985



MEASUREMENTS PER 8R-1174 SHOWN THUS (N89°24'30"E 210.99')

MEASUREMENTS PER 8R-1599 SHOWN THUS [N59°25'50"E 438.44']

MEASUREMENTS PER 8R-328 SHOWN THUS {N69° 42'E 148.4'}

PLAN 8R-2053

RECEIVED AND DEPOSITED

June 21 1985

In Rois Donnie

LAND REGISTRAR FOR THE REGISTRY DIVISION OF DUNDAS No 8

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

June 20th 19 85

W J Johnston

ONTARIO LAND SURVEYOR
W. J. JOHNSTON

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH "THE SURVEYS ACT" AND "THE REGISTRY ACT" AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF JUNE 1985

June 19, 1985 W J Johnston

DATED

W. J. JOHNSTON
ONTARIO LAND SURVEYOR
WINCHESTER, ONTARIO.

ALL BARS BEAR no. 1116

ROUND IRON BARS, 1" Diam. x 4' SHOWN ..... S.I.B. ∅
ROUND IRON BARS, 5/8" Diam. x 2' SHOWN ..... I.B. ∅
STANDARD IRON BARS, 1" x 4' SHOWN ..... S.I.B.
IRON BARS, 5/8" x 2' SHOWN ..... I.B.

WIT. DENOTES WITNESS
● DENOTES EVIDENCE FOUND.
○ DENOTES PLANTED.

FENCES SHOWN THUS x---------x---------x

BEARING REFERENCE:

BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO A PORTION OF THE WESTERN LIMIT OF PART 1 ON PLAN 8R-1174 BETWEEN MONUMENTS FOUND, THE BEARING BEING N 0°26'20" W.

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

FROM THE OFFICES OF
HAZEN MELDRUM LIMITED
ONTARIO LAND SURVEYORS
CORNWALL - WINCHESTER - ALEXANDRIA

BRUNING

UNITED COUNTIES OF STORMONT, DUNDAS & GLENGARRY

ACTION REQUEST – ITS	
To:	Warden and Members of Council
Date of Meeting:	January 18, 2021
Subject:	Increased Fibre Internet Bandwidth

RECOMMENDATION:

THAT By-law No. 5279, being a by-law to authorize an agreement between the United Counties of Stormont, Dundas and Glengarry and Rogers Communications Canada Inc. to increase the bandwidth of current fibre internet services, be read and passed in Open Council, signed and sealed

EXECUTIVE SUMMARY:

Continued pressure on the internet connections due to remote work and video meetings, along with anticipated new pressures from virtual video court and hosting new services for municipalities will impact the quality of video calls and hosted services. The attached agreement will increase the bandwidth (speed) of the Rogers fibre internet connection at the County Administration Building to 200Mbps to ensure continued quality services.

BACKGROUND:

The County entered into an agreement with Rogers Communication Inc. for voice over IP phone service and 100Mbps fibre internet in August 2020. The fibre internet connection replaced the Library fibre, Tourism internet connection and IT back-up internet connection. Remote work and virtual meetings has continued to put pressure on the existing internet connection. Changes to POA allowing virtual court proceedings will also increase the requirement for internet bandwidth. Additionally, the County will host two municipal websites, further increasing the requirement for bandwidth.

OPTIONS AND DISCUSSION:

1. **Approve the agreement for increased bandwidth (Recommended).** The increased bandwidth will ensure the continued quality of video meetings, virtual court, remote work and hosted services for local municipalities.
2. **Do not approve the agreement (Not recommended).** The increased demand for bandwidth will negatively impact the quality of virtual meetings, virtual court and hosted services.

FINANCIAL ANALYSIS:

Quotes were requested from the two current fibre internet providers and summarized as follows:

Service Provider	Current Monthly Cost	Quoted 200Mbps	Difference
Bell	$475.00	$699.00	$224.00
Rogers	$470.00	$660.00	$190.00

The Rogers proposal is $39.00/month less than Bell and increases our cost by $190.00/month. This amount will be included in the 2021 budget.

LOCAL MUNICIPAL IMPACT:
The increased internet bandwidth will enable the County to host the web sites of two local municipalities without impacting other services. This will also provide capacity to host other services for local municipalities.

RELEVANCE TO STRATEGIC PRIORITIES:
Service Delivery – A Smarter Approach: Providing capability to have quality video for virtual meetings, virtual court proceedings and responsive hosted services for local municipalities.

OTHERS CONSULTED:
N/A

ATTACHMENTS:
By-Law 5279

RECOMMENDED BY:

Michel St-Onge
Director IT Services

REVIEWED & APPROVED BY:

T.J. Simpson, CAO

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5279

A BY-LAW for the purpose of authorizing an agreement between the United Counties of Stormont, Dundas and Glengarry and Rogers Communications Canada Inc.

WHEREAS Section 5 (3) of the *Municipal Act, 2001 S. O. 2001*, provides that a municipal power, including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise.

AND WHEREAS the United Counties of Stormont, Dundas and Glengarry wishes to enter into an agreement with Rogers Communications Canada Inc. to increase the bandwidth of current fibre internet services.

NOW THEREFORE THE COUNCIL OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY ENACTS AS FOLLOWS;

1. That authorization be hereby given to enter into an agreement, attached hereto as Schedule 'A' to this By-law, with Rogers Communications Canada Inc.

2. That the Warden and Clerk be hereby authorized to sign the agreement on behalf of the United Counties of Stormont, Dundas and Glengarry

READ and passed in Open Council, signed and sealed this 18th day of January, 2021.

_____
WARDEN

_____
CLERK

DocuSign Envelope ID: 8D33EA2D-A218-4AFC-B86E-39D0EE33CAAF

Rogers For Business Agreement

Prepared for: The Corporation of United Counties of Stormont, Dundas and Glengarry
Attention: Michel St-Onge

Prepared by: Doug Macintosh
Date: December 21, 2020

Welcome to Rogers! This Rogers For Business Agreement confirms the details of your new Rogers Services and Products and contains the terms of conditions governing such Services and Products.

Please retain a copy of this Rogers For Business Agreement for your files.

The provision of the Services and Products are governed by Rogers' Master Business General Terms and Conditions (available online at https://www.rogers.com/cms/pdf/en/master-business-general-terms-en.pdf), as they may be modified from time to time by Rogers, and by the terms and conditions that specifically apply to each of such Services and Products, as they may be modified from time to time by Rogers (the "**Specific Terms**"), as identified in this Rogers For Business Agreement for each of the Services. Customer acknowledges that the external provisions referred to in this Rogers For Business Agreement have been expressly brought to Customer's attention.

Fixed Networks for Business

Monthly Recurring Charges					
Product / Services	**Qty**	**Unit**	**Monthly Recurring Charges (MRC)**	**Service Term (in months)**	**Notes**
200 Mbps Dedicated Internet Service	1	Per Circuit	$360.00	58	Site : Unit26 20 PITT ST, CORNWALL ON K6J3P2
Fixed Networks for Business MRC Subtotal:			$360.00		

Fixed Networks for Business Notes:

This Order Confirmation is subject to availability of suitable transport and local access facilities for the Service. If suitable transport and local access facilities are not available, Rogers will notify Customer accordingly and Customer may, as sole remedy, terminate such Service without incurring termination fees.

Any construction that may be required beyond the demarcation point of the Service as well as the cost associated thereto are the responsibility of the Customer.

If the installation and deployment of a Service result in build costs, including trenching, building access, building diverse routes, or upgrading access capacity, Customer is liable to pay such costs. Rogers will quote such costs to Customer and will not proceed with the required build unless Customer has approved the quote. If Customer does not approve the quote, Customer may, as its sole remedy, terminate such Service without incurring Termination Fees.

Customer-supplied equipment must be onsite and operational before the Installation Date, failing which additional charges may apply.

© Rogers Communications Canada Inc.

The Specific terms that apply to the Products / Services listed above are set out at the URL(s) listed below:
https://www.rogers.com/cms/pdf/en/business-fixed-network-terms-en.pdf

General Notes:

This Rogers For Business Agreement is subject to Rogers' approval and is valid for your acceptance for sixty (60) days from its date of issuance.

This Rogers for Business Agreement, together with the Master Business General Terms and Conditions and any terms referenced herein, constitute the entire understanding between you and Rogers with respect to the Services described herein. There are no representations, warranties, covenants, agreements or collateral understandings, oral or otherwise, expressed or implied, affecting the Services which are not expressly set forth herein.

Unless otherwise indicated, all charges and fees on this Rogers For Business Agreement are in Canadian dollars and do not include applicable taxes. You are responsible for paying all applicable taxes.

© Rogers Communications Canada Inc.

The Parties, by their duly authorized representatives, acknowledge having reviewed and understood the terms and conditions set out herein.

The Corporation of United Counties of Stormont, Dundas and Glengarry

Per: _____

Name:

Title:

Signature Date:

Rogers Communications Canada Inc.

Per: _____

Name:

Title:

Signature Date:

Rogers Communications Canada Inc.

Per: _____

Name:

Title:

Signature Date:

© Rogers Communications Canada Inc.

MONTHLY ACTIVITY SUMMARY

CAO

January 18, 2021

WORK COMPLETED:

- December 22nd, 2020, January 4th and 11th, 2021 – Weekly Director's meetings
- December 22nd, 2020 - Annual POA panel meeting with local stakeholders
- January 5th, 2020 – Meeting with Xplornet re UBF application in SDG
- December 22nd, 2020, January 5th and 12th, 2021 - Weekly Covid briefings with Dr. Paul
- January 7th and 8th, 2021 – EOWC Inaugural meeting (virtual)
- January 13th, 2021 – Meeting with local EDO's to discuss RED funding possibilities
- All year-end staff approval (vacation and banked time carryovers, unused sick time payouts, etc.)

WORK IN PROGRESS:

- Orientation/onboarding Director of CS/Clerk
- Recruitment for Manager of Economic Development
- 2021 budget preparation
  - Review with Directors and Warden
  - Formatting for presentation to Council
  - Coordination with partners (e.g. City of Cornwall, OPP, etc.)
- Pandemic response
  - Public access to County facilities
  - Staffing deployment
  - Library branches
- Preparation for ROMA conference (January 24th-27th)
  - Ministerial delegations with EOWC and SDG
- Education file
- Regional Incentives Program review

MONTHLY ACTIVITY SUMMARY

CORPORATE SERVICES

January 18, 2021

WORK COMPLETED:

- December 7th – 22nd – General training with Clerk Thomson before her retirement
- December 7th – attended the EOWC Clerk's Group meeting; attended health and safety orientation
- December 9th & 16th – Attended virtual Management HR Training, Cunningham Swan
- December 17th – Attended virtual SDG CAO's meeting
- December 17th – Attended virtual website content accessibility training
- Attended weekly Director's meetings
- Prepared Council minutes
- Prepared Corporate Services staff reports
- Launched Library Board member recruitment – ongoing
- Reviewed staff reports
- Assembled and circulated Council agenda
- Scanning/filing records

WORK IN PROGRESS:

- Ongoing training/onboarding
- Research Corporate Records Management systems and best practices
- Prepare for transition to a new eAgenda system
- Agenda preparation for February Council meeting

MONTHLY ACTIVITY SUMMARY

FINANCIAL SERVICES

January 18, 2021

WORK COMPLETED:

- Weekly director and staff meetings
- POA Panel Meeting, Dec. 22, 2020
- Conflict Resolution Training – POA, Jan. 6, 2021
- MAG Covid-19 conference call, Jan. 8, 2021
- MPAC Webinar, Jan. 14, 2021
- Library Budget Review, Jan. 14, 2021
- Transitional Working Group, Jan. 14, 2021
- Payroll year-end Vadim
- Updated Vadim Constants & Provincial/Federal TD1's
- Courtroom Barriers / Safety measures completed

WORK IN PROGRESS:

- 2021 Budget
- Financial year-end procedures and transactions
- False alarm payments online – Paymentus
- Capital Assets 2020
- Purchasing Policy Review
- Vadim online timesheets
- Bamboo HR Implementation
- Asset management planning – AMO Program
- Part III Transfer from the Ministry of Attorney General (MAG)
- Audit preparation 2020
- Court re-opening planning and implementation

MONTHLY ACTIVITY SUMMARY

TRANSPORTATION AND PLANNING

January 18, 2021

WORK COMPLETED:

Transportation:

- Crysler Bridge substantially complete;
- Closed tender for Morrisburg Roundabout/ Streetscape;
- Responded to first major snowstorm of winter 2020/2021;
- Reviewed a variety of development plans;
- Issued quotation for design of structural improvements to Warden's House;
- Issued quotation for design of link between Jail/ 2nd Floor;
- Hosted a Regional Public Works Pandemic check-in meeting;
- Finalized and circulated Regional Plow Route maps;
- Reviewed EA report for Alexandria;
- Reviewed interim report for Regional Waste Management Project.

Planning:

- Issued Draft Plan Approval Extension to: 01-NS-S-2007 (Lafleche Industrial)
- Issued 2 Validation Certificates (02-VC-2020 & 03-VC-2020)
- Approved 1 Part Lot Control Application
- Official Plan Appeal Decision Received December 11, 2020
    - A number of textual changes were approved
- Severances:
    - 3 new applications processed since December 7, 2020.
    - Review day held December 8, 2020 and December 16, 2020 - upcoming scheduled review January 13, 2021
    - 2 files deferred.
    - 15 severances granted since December 7, 2020.
    - 10 files completed since December 4, 2020.
    - 13 files awaiting circulation.

GIS

- Created updated Fire District Response Boundary maps for North Stormont;
- Created County Forest Candidate Site Map for harvest consultant;
- Updated parcel mapping with quarterly data updates from Teranet and made additional corrections as requested;
- Updated civic address and road network files and send out to Emergency Services;
- Sent out monthly 911 Map Guide & Street list updates;
- Provided ArcOnline/SDG Explorer support as required;

- Municipal Connect Webinar.

Forestry

- Finalizing acquisition of Moore Property;
- Finalizing Maple Tapping Agreement at Howard S. Mitchell Forest;
- Reviewing thinning operation at Howard S. Mitchell Forest;
- Resolving access for Maxville Forest;
- Reconciling logging receipts for SDG20/21/22/23;
- Start of timber harvest at SDG 11/12/13.

WORK IN PROGRESS:

- 2021 Budget;
- Natural Heritage Study;
- Summerstown Forest parking lot expansion;
- Traffic Signal replacement, Alexandria (hold to 2021);
- Work on South Dundas zoning update project;
- Work on data updates for fire dispatch (through Cornwall Dispatch);
- Creating Mosaic of DRAPE 2019 orthophotos;
- Set up & training of GIS Collector App for patrol staff cell phones;
- Commuter Strategy Project;
- ArcGIS Server/Portal Set up (continuous);
- Data verification of address ranges for road network data and other data preparation for Next Generation 9-1-1 (NG 9-11) (continuous);
- Updating traffic counts (from 2020 data);
- Storm sewer inventory project;
- Sign inventory update;
- Alexandria EA;
- Boundary Road Bridge Design;
- McPhee Bridge Design;
- Hoasic Creek Bridge Design;
- Winchester CP Overpass Bridge Design;
- Regional Waste Management;
- Official Plan Appeal;
- Housekeeping Update to the Official Plan;
- Planning Internal Operating Procedures Manual.

UPCOMING QUOTES AND TENDERS

- RFP for Planning Services;
- Boundary Road Bridge interim repairs.

MONTHLY ACTIVITY SUMMARY

IT SERVICES

January 18, 2021

WORK COMPLETED:

- HR system/Vadim integration
- HR system/learning management system (LMS) integration
- Online timesheets server configuration
- Storage server set up for off-site data back up
- EDMM Policy Formulation, Implementation and Evaluation module
- EDMM Staff Performance Management Module
- Meeting with Xplornet re: Universal Broadband Fund application
- Vacation December 22, 2020 – January 3, 2021

WORK IN PROGRESS:

- Council meeting streaming
- Secondary backup/storage at off-site data center
- Business continuity and DR planning and implementation
- Online timesheets deployment
- HR system deployment
- Website project
- Executive Diploma in Municipal Management (EDMM)
- Voice over IP (VoIP) system and services for South Glengarry

MONTHLY ACTIVITY SUMMARY

LIBRARY

January 18, 2021

WORK COMPLETED:

- Collections Development: Adult non-fiction (print & digital); Adult A/V materials; Winter 2021 “best sellers” (print & digital); Juvenile Graphic Novels; Juvenile fiction & non-fiction (print & digital); Juvenile DVDs
- Worked with Archives Intern to revise workplan to include Scottish Heritage and Canadian Heritage Collections
- Attendance at weekly Directors’ meetings (virtual)
- Registration of two Library Board members for OLA Super Conference
- Liaised with website developers, Upanup, to review and complete accessibility revisions to the Library’s website (now AODA-compliant)
- Attended two-session middle- and upper-management training courses in HR management
- Prepared for and communicated (internally and externally) changes to Library Services in response to provincewide shutdown
- December 17: participation at Counties’ Business Continuity team meeting, re post-holiday re-opening
- December 23: retirement luncheon for D. Atkins, District Supervisor
- December 28: branch visit to Williamstown Branch to congratulate D. McMillan, LSA, on her last day of work before retirement

- Created specific reference documents for Library Services available during various colour zones in the “Ontario COVID-19 Response Framework” and the provincewide shutdown
- January 7: attendance at SOLS’ regional consultant’s (virtual) meeting

WORK IN PROGRESS:

- Collections Development: Adult fiction (print & Large Print); Adult A/V material; Adult and teen graphic novels

- Preparation of Library Board development materials (Year 3)
- Systemwide program planning – 'Read for 15 SDG', Family Literacy Day, & 'I Read Canadian'
- Coordinating set-up and training materials for Self Check-Out machines for Alexandria and Morrisburg branches
- Preparation of January/February's Navigator Flash Library newsletter
- Preparation of Library Services' 2021 Budget Summary document

COUNCIL MONTHLY SUMMARY

For Period Ending 31-Dec-2020

	ACTUAL	BUDGET	YEAR TO DATE
	.....2019.....	.....2020.....	.....2020.....
GENERAL FUND			
REVENUE SUMMARY			
Taxation	-48,004,562	-50,657,845	-50,873,480
Surplus & Tax Changes	-829,371	-380,000	-101,330
OMPF & Corporate Funding	-1,862,900	-967,300	-2,854,600
Council & Committees	-95,481	-1,774,101	-22,000
Corporate Services	-626,436	-55,858	-25,958
Economic Development/Tourism	-167,197	-201,871	-236,779
Planning Services	-158,213	-303,900	-237,686
Financial Services	-550,128	-571,570	-296,298
IT Services	-22,336	-226,000	-22,782
Office Complex	-167,648	-125,800	-123,775
Police Services	-218,436	-106,599	-63,984
Library Services	-205,704	-196,949	-156,990
Court Services	-2,471,480	-2,436,000	-1,711,383
Road Services	-7,303,476	-9,361,994	-4,935,724
Total REVENUE SUMMARY	-62,683,367	-67,365,787	-61,662,769
EXPENSES SUMMARY			
Corporate Items	3,616,943	0	1,558,066
Council & Committees	564,803	3,735,654	3,425,988
Corporate Services	1,150,630	609,318	566,176
Economic Development/Tourism	871,318	1,054,528	894,024
Planning Services	759,960	1,017,445	736,708
Financial Services	1,634,036	1,701,407	1,497,852
IT Services	633,553	751,884	554,417
Health & Social Services	9,049,934	9,441,192	9,185,193
Office Complex	194,585	152,385	63,557
Police Services	10,294,494	10,480,187	10,561,928
Library Services	2,464,400	2,641,528	2,431,247
Court Services	1,728,643	1,746,987	1,443,713
Road Services	29,720,069	34,033,272	28,155,065
Total EXPENSES SUMMARY	62,683,367	67,365,787	61,073,935
Total GENERAL FUND	0	0	-588,834

Branch Report, January 2021, District 1

CHESTERVILLE BRANCH - Jennifer H.

Focusing on customer service, staff in Chesterville continue to assist patrons with the BiblioCommons and cloudLibrary platforms. While access to in-person assistance may be limited at this time, staff are committed to providing quality customer service via email and by phone.

CRYSLER BRANCH - Josée B.

The Library's solid connection with local schools continues, despite the changes to this school year. The Crysler Branch is thrilled to be able to resume its relationship with teachers and students at Notre-Dame-du-Rosaire by providing pre-selected reading material for each grade.

MAKERLAB - FINCH BRANCH - Amy M.

The MakerLab's first virtual STEM program was a success, with twenty-six participants logging in to discover the science behind a bag of Skittles. This "Candy Chemistry" workshop, offered in partnership with 'Scientists in School', was the first of its kind for the Library and plans are already underway for the next one.

SOUTH MOUNTAIN BRANCH - Ginette T.

Demonstrating strong community support for the Library's presence in South Mountain, patrons have been taking advantage of the branch's curbside pick-up service. Each curbside shift has been busy, as word gets out that the branch is once again open for business.

WINCHESTER BRANCH - Rose D. & Samantha V.

Prior to the provincial shutdown, the Winchester Branch saw an increase in visitors for browsing and short stays. As a resource for local parents, students, and educators, the branch welcomed those looking for school support and access to materials.

DISTRICT SUPERVISOR - Jenna L.

Priorities in December included preparations for the release of the 'Homework Helpers' and 'Storytime-to-Go' kits, in addition to supervision and staff support in response to the provincial shutdown.

Branch Report, January 2021, District 2

INGLESIDE BRANCH – Colleen C. & Linda P.

Library staff have done an excellent job of dealing with the challenges and changes over the past year, while providing the highest level of customer service. Even with limited access to branches the role of the Library in connecting with community members continues to be a vital service that we excel at.

IROQUOIS BRANCH – Jeannette D. & Eleanor P.

Iroquois staff and patrons remained steadfast throughout the year as they coped with the pandemic, a branch makeover and facility issues. Strong community support from the municipality and Library patrons made it easier for staff to manage all these hurdles and they are looking forward to a brighter 2021 (and cannot wait to show off their newly renovated branch).

LONG SAULT BRANCH – Chris D. & Joann L.

Curbside only access has not slowed down the demand for Library services at the Long Sault Branch. Staff work tirelessly to ensure that their patrons have access to the services and resources they need virtually, at the branch or through the St. Andrews Express Depot.

MORRISBURG BRANCH – Stacey P. & Kate M.

Access to resources and technology is more important than ever and Morrisburg staff rose to the occasion in 2020 by building on their knowledge and training. Throughout the year, staff adapted to the changing landscape of library services brought on by the pandemic and offered innovative and interactive virtual programming, as well as online and remote readers' advisory and reference services.

WILLIAMSBURG BRANCH – Stacey P. & Kate M.

Williamsburg patrons have always been strong supporters of the Library and they see the value that it brings to its community. Throughout most of the year, these loyal patrons travelled the extra distance to Morrisburg to access Library collections and resources. However, it was great to be able to open the Williamsburg Branch for curbside access in the late fall.

DISTRICT SUPERVISOR – Cheryl S.

Resilience is defined as the capacity to recover from difficult life events and 2020 has made us all a little more resilient! Starting the year off filling in as the System and Support Coordinator, working remotely and finally returning to my District made me appreciate our team of dedicated staff throughout the Library and the Counties.

Branch Report, January 2021, District 3

ALEXANDRIA BRANCH - Sylvie J. & Iris C.

Alexandria Branch staff are preparing and excited to offer new virtual programming for patrons to enjoy. In addition to sharing their new ideas, they are working with colleagues from other branches to improve upon existing programs.

AVONMORE BRANCH

Avonmore has seen a slow response to curbside pickup, with a few heavy users primarily using the service. However, the Library collection housed in Avonmore has been circulating well and staff have been kept busy sending out materials to other branches.

LANCASTER BRANCH - Tara N. and Valerie E.

Patrons have expressed gratitude that they are still able to access our collections through curbside pickup during the provincewide shutdown. Glen Walter Express patrons in particular have been requesting more materials than usual.

MAXVILLE BRANCH - Emily A.

LSA Emily continues to lead the successful Virtual Book Club and December saw the club incorporate one of our book club kits into their monthly title selection. Patrons had the option to request a digital or print copy of the title increasing the number of copies available to participates.

WILLIAMSTOWN BRANCH – Donna M.

LSA Donna completed the branch inventory in Williamstown resulting in a well-organized, well-maintained collection. December also marked the retirement of LSA Donna, after seven years with the SDG Library.

DISTRICT SUPERVISOR – Lorna P.

The priorities for the month were participating in job shadowing and branch orientation. Several online training workshops were completed in order to prepare for assuming the role of District Supervisor in full.

Ministry of Municipal Affairs and Housing

Office of the Minister

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

Ministère des Affaires municipales et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000

Ontario

234-2020-4356

January 8, 2021

Warden Frank Prevost
United Counties of Stormont, Dundas and Glengarry
hthomson@sdgcounties.ca

Dear Warden Prevost:

Jim McDonell, MPP Stormont - Dundas - South Glengarry, has forwarded to me a copy of the resolution passed by the council of the United Counties of Stormont, Dundas and Glengarry regarding the Safe Restart Agreement. Thank you for taking the time to write.

Our government made an investment under a new program to ensure that you had the tools and resources to keep our communities safe and functioning. The $250 million investment to municipalities announced October 28, 2020 under the COVID-19 Resilience stream helped to ensure that our communities had strong, reliable infrastructure that met local needs and helped them adapt to the new environment. The application deadlines for this funding were December 21, 2020 for single projects and January 7, 2021 for multiple projects. As applications are received for both deadlines, the province will undergo a due diligence and completeness check and submit to the federal government for final review.

The municipal operating stream of the Safe Restart Agreement funding is intended to support COVID-19 related operating needs. It is not intended for capital projects. This funding is being allocated in two phases. In August 2020, our government committed $695 million in an initial round of allocations under the $1.39 billion municipal operating stream (Phase 1). On December 16, 2020, I announced that our government is investing an additional $695 million under the municipal operating stream (Phase 2) to help our municipal partners manage the financial impacts of COVID-19 and start 2021 in a more secure financial position. Overall, we have been pleased to provide you with $2,115,300 in Safe Restart Agreement funding to help you with COVID-related operating costs in 2020 and for ongoing COVID-related operating pressures in 2021.

Our government has also extended the Social Services Relief Fund (SSRF) and offered a second phase of program funding to Municipal Services Managers and Indigenous Program Administrators. Phase 2 provides additional support for vulnerable persons, creates longer-term housing solutions for people in need, and ensures that housing and homelessness providers have the tools and supports needed to recover.

…/2

Municipal Service Managers are responsible for determining local needs and distributing SSRF funds. The City of Cornwall is the service manager for SDG and has been allocated $2,701,055 under SSRF Phase 2.

We want to ensure that municipalities have the support they need to protect the health and well-being of the people of Ontario, while delivering the critical services needed as we gradually and safely restart our economy.

Once again, thank you for bringing your resolution to our attention. Please accept my best wishes.

Sincerely,

Steve Clark
Minister

c. Jim McDonell, MPP Stormont-Dundas-South Glengarry

River INSTITUTE

Hello,

Attached is a copy of our 2019 Annual Report. We are sharing printed copies of this report because it is our 25th Anniversary edition. I hope you will look through these pages and reflect with pride on the impact of your involvement with the River Institute. We are grateful to everyone who has joined our journey the past 25 years.

Of course 2020 has presented new challenges. We are adapting quite well by making adjustments and seizing new opportunities along the way. Our next Annual Report will look quite different with photos of people wearing more personal protective equipment and stories of new programs that were created in response to Covid-19.

As people are connecting with nature and finding renewed appreciation for the outdoors, environmental health and wellness is more important than ever. The River Institute looks forward to another 25 years of research, education and community outreach to ensure a healthy ecosystem for everyone.

Sit by the river and enjoy the peace.

J Ridal

Jeff Ridal, PhD
Executive Director
River Institute

2 St. Lawrence Drive, Cornwall (Ontario) Canada K6H 4Z1 • Tel: 613-936-6620 • Fax: 613-936-1803
• email: info@riverinstitute.ca • www.riverinstitute.ca •

Resolution

Northumberland County

Moved By Councillor Sanderson

Agenda Item 12b

Resolution No. 2020-12-16-420

Seconded By Councillor Martin

Council Date: December 16, 2020

Notice of Motion

"**Whereas** the Ministry of Finance proposes to provide municipalities with the flexibility to target property tax relief to small businesses in a way that best reflects their local circumstances; and

Whereas beginning in 2021, municipalities would be able to provide a property tax reduction for eligible small businesses through the adoption of a new optional small business property subclass; and

Whereas the Province will also consider matching these municipal property tax reductions in order to provide further support for small businesses; and

Whereas amendments are being proposed to the Assessment Act that would allow municipalities to define small business eligibility in a way that best meets local needs and priorities; and

Whereas adoption of a new subclass would trigger a shift of property tax burden onto other tax classes, primarily residential in Northumberland County, given the significant proportion it represents of the overall assessment base; and

Whereas this would be a challenge in many small municipalities where most of the tax burden would be shifted onto the residential tax class; and

Whereas larger urban centres have broader property assessment bases, such that property tax shifts to the residential class are less pronounced; and

Whereas this could result in undue pressure on Councils to adopt the optional classes to the detriment of the residential taxpayer; and

Whereas there would be significant challenges to establish, administer and ensure eligibility of small businesses under these subclasses based on the scope and criteria variables;

Now Therefore Be It Resolved That Northumberland County is not considering implementing a small business property tax subclass unless the Province provides municipalities with the written assurance that the tax burden would not be shifted to other property tax classes (especially residential), along with the details of how that would be accomplished; and

Further Be It Resolved That a copy of this resolution be forwarded to the Honourable Premier Doug Ford, the Minister of Finance, MPP David Piccini (Northumberland Peterborough-South), the Eastern Ontario Wardens' Caucus Member Municipalities, Northumberland County's Member Municipalities, the Association of Municipalities of Ontario (AMO), the Rural Ontario Municipal Association (ROMA), the Ontario Municipal Tax and Revenue Association (OMTRA) and the Municipal Finance Officers' Association (MFOA)."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca
kingsvilleworks@kingsville.ca

December 21, 2020

TO:
The Honourable Doug Ford (premier@ontario.ca)
Premier of Ontario

AND TO:
Minister of Health Hon. Christine Elliott (christine.elliott@pc.ola.org)

Board of Health for the Windsor-Essex County Health Unit
Attention: Lee Anne Damphouse, Executive Assistant to the Medical Officer of Health, CEO, and Board of Health (ldamphouse@wechu.org)

The Windsor-Essex County Health Unit (wahmed@wechu.org)
Attention: Dr. Wajid Ahmed
Medical Officer of Health, Windsor-Essex County Health Unit

Dear Premier:

RE: Letter of Support for Small Businesses

At its Regular Meeting held on December 14, 2020 Kingsville Council passed the following Resolution:

> "704-2020
> Moved By Councillor Kimberly DeYong
> Seconded By Councillor Larry Patterson
>
> Attention: Premier Doug Ford
>
> WHEREAS the health and safety of Ontarians is the number one priority and health is a state of physical, mental and social well-being, not merely the absence of disease;
>
> AND WHEREAS many businesses rely on the holiday season for their financial strength and whereby these businesses have faced unprecedented difficult times throughout 2020 due to the COVID-19 pandemic restrictions;

AND WHEREAS closing our small local businesses during the holiday season means many will not survive and business owners and their employees will lose their livelihoods;

AND WHEREAS the Town of Kingsville's commercial businesses are predominately made up of small independently owned businesses and closing them will force residents to travel out of town into larger crowds increasing their exposure to COVID-19;

AND WHEREAS our small independent businesses have every reason to keep customers safe and are able to ensure limited capacity, customer contact tracing and disinfecting in-between customers and may be able to offer curb-side and delivery.

NOW THEREFORE BE IT RESOLVED that the Town of Kingsville calls upon the Premier of Ontario, Doug Ford, as well as the Ontario cabinet and Health officials, to protect the health of Ontarians and our small businesses by allowing them to remain open to in-store sales and service with limited capacity and increased safety measures;

AND THAT this resolution be forwarded to: All Ontario municipalities; Minister of Economic Development, Job Creation and Trade Hon. Victor Fedeli; Associate Minister of Small Business and Red Tape Reduction Hon Prabmeet Singh Sarkaria; Minister of Health Hon. Christine Elliott; Minister of Finance Hon. Rod Phillips; Associate Minister of Mental Health and Addictions Hon. Michael A. Tibollo; MPP Taras Natyshak; the Windsor-Essex County Health Unit Board of Health; and the Windsor-Essex County Health Unit Medical Officer of Health Dr. Wajid Ahmed.

CARRIED"

Yours very truly,

Sandra Kitchen, Deputy Clerk-Council Services
Legislative Services Department
skitchen@kingsville.ca

cc:

Taras Natyshak, MPP - Essex
Email: tnatyshak-qp@ndp.on.ca

Minister of Economic Development, Job Creation and Trade Hon. Victor Fedeli
Email vic.fedeli@pc.ola.org

Associate Minister of Small Business and Red Tape Reduction Hon Prabmeet Singh Sarkaria
Email: prabmeet.sarkaria@pc.ola.og

Minister of Finance Hon. Rod Phillips
Email: rod.phillips@pc.ola.org

Associate Minister of Mental Health and Addictions Hon. Michael A. Tibollo
Email: michael.tibolloCO@pc.ola.org

All Ontario Municipalities

Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON, K7C 2V8, Phone: (613) 257-6200 Fax (613) 257-8170

December 14, 2020

The Honourable Ahmed Hussen
Minister of Families, Children and Social Development
48 Rosemount Avenue
Unit B
York, Ontario
M9N 3B3

VIA EMAIL

Dear Honourable Minister:

At the December 8th, 2020 session of The Town of Carleton Place Council, Resolution 1-132-10 was adopted as follows:

WHEREAS the COVID-19 pandemic has negatively impacted childcare options for nearly every family in our community and has profoundly increased the cost to operate safe childcare forcing childcare spaces or centres to close.

AND WHEREAS Ontario has among the highest average childcare fees of any Canadian province and while costs vary regionally for licensed childcare, families are paying between $9,000 and $20,000+ per year for each child and these costs continue to rise steadily which makes passing the associated COVID-19 costs to families not possible;

AND WHEREAS a 2012 study identified that in Ontario, public investment in the early years and childcare has a ripple effect in positive economic benefits resulting in an economic output of $2.27 for every dollar invested in childcare;

AND WHEREAS the economic recovery of Carleton Place, Lanark County and Ontario is dependent on families having access to safe, reliable, and affordable childcare that incorporates early learning principles;

AND WHEREAS we are committed to working with the provincial government and childcare service mangers to deliver positive and affordable options for our families;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town of Carleton Place request the Government of Ontario:

a. prioritize children and childcare as part of its overall post pandemic recovery plan;

b. develop, adequately fund and release publicly a comprehensive plan that can support facilities through the provision of licensed childcare and early learning education; and

c. provide increased funding to childcare providers reflective of COVID-19 operating cost increases to ensure a safe reopening and long-term sustainability for the sector; and

2. this resolution be circulated to all municipalities in Ontario, Randy Hillier MPP, Scott Reid, MP, the Federal Minister of Families, Children and Social Development and the provincial Minister of Education.

CARRIED

We look forward to hearing back from you with respect to any opportunities for funding to ensure the long-term sustainability of the childcare services sector.

Sincerely,

Stacey Blair
Town Clerk
sblair@carletonplace.ca

cc. Federal Minister of Families, Children and Social Development
Provincial Minister of Education
MP Scott Reid
MPP Randy Hillier
All municipalities within the Province of Ontario

CITY OF PORT COLBORNE
Municipal Offices
66 Charlotte Street
Port Colborne, Ontario
L3K 3C8
www.portcolborne.ca

Corporate Services Department, Clerk's Division

December 15, 2020

Honourable Doug Ford, Premier
Legislative Building, Queen's Park
Toronto, ON M7A 1Y7

Dear Premier Ford:

Re: Resolution – Proposed Regulation under the Ontario Heritage Act (Bill 108)

Please be advised that, at its meeting of November 23, 2020, the Council of The Corporation of the City of Port Colborne resolved as follows:

> That the resolution received from the Town of Grimsby Re: Proposed Regulation under the Ontario Heritage Act (Bill 108), be supported.

A copy of the above noted resolution is enclosed for your reference. Your favourable consideration of this request is respectfully requested.

Sincerely,

Amber LaPointe
City Clerk

Encl.

ec: Hon. Lisa McLeod, Minister of Heritage, Sport, Tourism and Culture Industries
Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party
Steven Del Duca, MPP, Leader of the Ontario Liberal Party
Mike Schriner, MPP and Leader of the Green Party of Ontario
Sam Oosterholf, MPP Niagara West
Association of Municipalities of Ontario (AMO)
All MPP's in the Province of Ontario
The Niagara Region
Ontario Municipalities

Report To: **Committee of the Whole**

Meeting Date: **October 19, 2020**

Subject: **Proposed Regulation under the Ontario Heritage Act (Bill 108)**

Recommendation(s)

1. That the Report PA20-22 dated October19, 2020, be received and
2. That the report be endorsed and submitted to the Province, along with the following motion, as the Town of Grimsby's comments to the Environmental Registry.

   WHEREAS Royal Assent has been granted to Bill 108 entitled 'More Homes, More Choice Act, 2019' on June 6, 2019; and,

   WHEREAS Schedule 11 of Bill 108 contains amendments to the Ontario Heritage Act which require appeals under the Ontario Heritage Act to be heard by the Local Planning Appeal Tribunal not the Conservation Review Board; and,

   WHEREAS the Conservation Review Board is an adjudicative tribunal that, through the mandate provided by the Ontario Heritage Act, considers a number of matters such as:

   - The proposed designation of a property as having cultural heritage value or interest;
   - Applications for the repeal of a By-law on a specific property;
   - Applications related to the alteration of a property covered by a By-law; and,
   - Matters related to archaeological licensing. AND,

   WHEREAS Schedule 11 of Bill 108 will come into effect on a date to be proclaimed by the Lieutenant Governor; and,

   WHEREAS the Local Planning Appeal Tribunal are not experts in heritage matters unlike members of the Conservation Review Board; and,

   WHEREAS the Local Planning Appeal Tribunal decisions are binding decisions unlike the Conservation Review Board non-binding recommendations; and,

WHEREAS the Ontario Heritage Act provides a means for municipalities to protect and preserve the cultural heritage value or interest of the municipality for generations to come; and,

WHEREAS the Conservation Review Board currently provides reports to municipal council's setting out its findings of fact, and its recommendations so that a final decision can be rendered by municipalities about what is valuable in their community;

WHEREAS the Town of Grimsby remains committed to the preservation and protection of property of cultural heritage value or interest;

NOW THEREFORE BE IT RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to remove the powers provided to the Local Planning Appeal Tribunal, retaining authority for hearing certain appeals by the Conservation Review Board; and,

BE IT FURTHER RESOLVED THAT the Town of Grimsby strongly recommends that Schedule 11 of Bill 108 be amended to return the authority for final decisions to municipal council's as the elected representative of the communities wherein the property and its features of cultural heritage value exist; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Honourable Doug Ford, Premier of Ontario, Lisa McLeod the Minister of Heritage, Sport, Tourism and Culture Industries, Andrea Horwath, MPP and Leader of the Official Opposition and the Ontario NDP Party, MPP Steven Del Duca Leader of the Ontario Liberal Party, Mike Schreiner MPP and Leader of the Green Party of Ontario, Sam Oosterholf MPP Niagara West; and,

BE IT FURTHER RESOLVED THAT a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), all MPP's in the Province of Ontario, the Niagara Region and all Municipalities in Ontario for their consideration."

We strongly recommend that the Ontario government consider amendments to Bill 108 to return the final authority to municipal Council's to determine what is of cultural heritage value or interest in their communities with the benefits of the expert and professional advice provided by the Conservation Review Board.

Resolution

Northumberland County

Moved By Councillor Sanderson

Agenda Item 12a

Resolution No. 2020-12-16-419

Seconded By Councillor Cane

Council Date: December 16, 2020

Notice of Motion

"**Whereas** Section 14 of the Integrated Accessibility Standards under the Accessibility for Ontarians with Disabilities Act (AODA) requires that all public sector websites and web content posted after January 1, 2012 – including online content such as council agendas, minutes and other PDF documents, forms, images and videos – must meet the World Wide Web Consortium's Web Content Accessibility Guidelines (WCAG) 2.0 level AA criteria by January 1, 2021; and

Whereas Northumberland County has been working towards WCAG 2.0 level AA compliance in alignment with the Multi-Year Accessibility Plan developed and first approved by County Council in February 2013, and has made significant progress in increasing staff capacity, and implementing measures and internal controls, to ensure accessibility of all web content; and

Whereas a cross-functional staff steering committee was established in 2020 to review Northumberland County practices to date and identify and implement any additional measures required to ensure all of the County's online properties are WCAG 2.0 level AA compliant by the January 1, 2021 deadline; and

Whereas, as part of this effort, staff reviewed all PDFs currently available on County websites, identifying documents for remediation and reloading to the website, or for removal; and

Whereas staff have identified for removal over 19,360 documents from the online Council portal, consisting of Council agendas, minutes, reports, by-laws and other documentation, with the determination that it is not currently practical or financially feasible to review and remediate these documents; and

Whereas Council recognizes this measure is necessary in order to ensure the County's websites are compliant with legislation, however regrets the unintended barrier to accessibility resulting from the removal of these documents from the online environment, which Council believes runs counter to the purpose and intent of the AODA;

Now Therefore Be It Resolved That Northumberland County Council endorses staff's plan to remove these documents from the online environment and instead make them available upon request, in order to ensure compliance with WCAG 2.0 level AA criteria; and

Be It Further Resolved That a copy of this resolution be sent to the Minister of Seniors and Accessibility to draw the Minister's attention to the vast array of Northumberland County documentation that will no longer be available online due to the complexity, cost and infeasibility of remediation to ensure compliance with legislative requirements; and

Be It Further Resolved That Council requests that the Minister consider an amendment to the legislation, such that only web content posted after January 1, 2021 must meet WCAG 2.0 AA criteria, thus ensuring that all documentation produced during this learning phase of accessible document remediation also remains available online to the public, with alternate formats available upon request; and

NM.

Be It Further Resolved That a copy of this resolution be forwarded to the Honourable Premier Doug Ford, MPP David Piccini, to the member municipalities of Northumberland County, and to the municipalities of the Eastern Ontario Warden's Caucus."

Recorded Vote Requested by _____ **Councillor's Name**

Carried _____ **Warden's Signature**

Deferred _____ **Warden's Signature**

Defeated _____ **Warden's Signature**

KEY INFORMATION REPORT

CORPORATE SERVICES

January 18, 2021

SUBJECT: Warden's Designate

BACKGROUND:

Section 2.2 of the County's Procedural By-law No. 5268 provides that at the January meeting of Council, the Warden shall appoint an "Acting Warden" on a month-to-month basis for the ensuring year. It is expected that the Acting Warden will, when necessary, fulfill the ceremonial aspects of the Warden's responsibilities while the Warden is unavailable.

The schedule below is based on the 2020 Warden's Designate rotation.

COMMENTS/OBSERVATIONS:

Warden Frank Prevost appoints the following members of County Council for 2021:

January	Councillor Carma Williams
February	Councillor Tony Fraser
March	Councillor Steven Byvelds
April	Councillor Kirsten Gardner
May	Councillor Bryan McGillis
June	Councillor Lyle Warden
July	Councillor Carma Williams
August	Councillor Tony Fraser
September	Councillor Steven Byvelds
October	Councillor Kirsten Gardner
November	Councillor Bryan McGillis
December	Councillor Lyle Warden

KEY INFORMATION REPORT

FINANCIAL SERVICES

January 18, 2021

SUBJECT: COVID-19 Financial Impact 2020

BACKGROUND:

The purpose of this report is to provide an overview of the preliminary financial impact that COVID-19 had in 2020. Staff have been actively monitoring and assessing operating activities throughout the year and have been successful in reducing the financial effect since the onset of this pandemic. Although a number of operating expenditures and revenues have been affected by the pandemic, the funding from the Safe Restart Agreement Funding (SRFA) and the Social Service Relief Funding (SSRF) will be sufficient to offset the revenue losses and COVID-19 expenses incurred. While it remains too early to quantify all the potential impacts, the estimates are outlined below:

	Social Service Relief Funding	Safe Restart Funding Agreement
Funding Received in 2020	- 125,000.00	- 1,762,300.00
2020 COVID-19 Related Costs:		
Net Court Revenue Losses		245,642.97
Interest Losses		175,754.50
Self Checkouts (2)	23,443.48	
IT Equipment	44,488.77	
PPE & Other		86,619.09
Total Expenses	67,932.25	508,016.56
Balance To Transfer to 2021	- 57,067.75	- 1,254,283.44

COMMENTS/OBSERVATIONS:

It is difficult to determine the full financial impact of COVID-19 until the 2020 year-end process is complete.

Council will be updated as more information becomes available.

2021

EORN Board Election Process for EOWC Members

Issue:

As part of the governance process for the Eastern Ontario Regional Network the EOWC is required to provide five (5) EOWC nominees for the EORN Board of Directors. The representatives will serve for a two-year term from May 6, 2021 to the annual general meeting in the spring of 2023.

Background:

There is a two-step process to determine the five members.

Step 1 – The EOWC nominates two (2) members from its current 2021 Board of Directors.

Step 2 - The EOWC nominates three (3) individuals who meet the eligibility criteria from a list created by a "call" to all EOWC member municipalities.

If there are more than five applications by eligible candidates for the EOWC member seats on the EORN board of directors, then the EOWC will conduct an election as outlined below. Once the five nominees are identified by the EOWC they are sent to EORN who will present them at EORN's annual general meeting (AGM) on May 6, 2021 for ratification.

Additional Background Information:

I) EORN has a nine-person Board of Directors specified in the bylaws of the Corporation:

(a) Two (2) Members who currently hold a seat on the Board of Directors of the Eastern Ontario Wardens Caucus Inc. ("EOWC") and who are also a member of a council of a municipality which is a member of EOWC.

(b) Three (3) additional Members who either currently hold a seat on the Board of Directors of the EOWC, or who have previously held a seat on the Board of Directors of the EOWC and who are also a member of council of a municipality which is a member of EOWC.

(c) One (1) Director shall be elected from among the Members of the EOMC who are separated municipalities within Eastern Ontario and have financially contributed to EORN save and except the City of Ottawa;

(d) Three (3) additional Directors shall be elected members of the public (through a process managed by the EORN board and ratified at the EORN AGM).

II) Term of Office

The Directors shall be elected for a two (2) year term. Directors shall be eligible for re-election at the end of their term; however, no Director shall serve for more than three (3) consecutive terms. Directors to the EORN Board take office on the day of the EORN annual general meeting.

2021

Process in Summary

Step 1:

At the EOWC Inaugural meeting (January 7, 2021) a review of the process will be provided by EORN.

Step 2:

At the January 25, 2021 EOWC meeting at the ROMA conference the EOWC will nominate two members from amongst the 2021 EOWC Board of Directors.

Step 3:

In early February a call for candidates via a letter from the EOWC Chair will go to each EOWC member municipality outlining the nominations process. Candidates interested in having their name stand should obtain a resolution of support from their respective Councils. Candidates will also be requested to provide a biography.

Step 4:

Candidates who seek to be nominated by the EOWC will be asked to attend the regular meeting of the EOWC on Friday March 12, 2021. Each candidate will be offered up to 5 minutes to address their EOWC Board.

Step 5:

Voting: March 12 ,2021

If there are four or more candidates for the three EOWC positions an election by secret ballot will be held. To be elected a candidate must receive a majority of the votes of the EOWC Board. Where more than one position is to be filled voting will continue until all positions are duly elected.

Step 6:

Upon completion of the process the EOWC will provide EORN with the five (5) nominees for ratification or election as the case maybe, at the EORN AGM on Thursday May 6, 2021.

Step 7:

The slate of nine (9) nominees (5 EOWC, 1 EOMC, 3 Public) will be advanced for approval at the AGM and the eligible members present will vote on the slate.

THE CORPORATION OF THE UNITED COUNTIES

OF STORMONT, DUNDAS AND GLENGARRY

BY-LAW NO. 5280

A BY-LAW of the Corporation of the United Counties of Stormont, Dundas and Glengarry to adopt, confirm and ratify matters dealt with by resolution.

WHEREAS Section 5(3) of the *Municipal Act, 2001, S. O. 2001,* Chapter 25, as amended, provides that the powers of the Corporation of the United Counties of Stormont, Dundas and Glengarry, shall be exercised by by-law.

AND WHEREAS in many cases, action which is taken or authorized to be taken by the United Counties of Stormont, Dundas and Glengarry does not lend itself to the passage of an individual by-law.

NOW THEREFORE THE COUNCIL OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENGARRY ENACTS AS FOLLOWS;

1. That the minutes of the meeting held December 21, 2020, of the Council of the United Counties of Stormont, Dundas and Glengarry be hereby adopted.

2. That the actions of the United Counties of Stormont, Dundas and Glengarry, at its meeting held on January 18, 2021, in respect of each motion, resolution and other action taken by the United Counties of Stormont, Dundas and Glengarry at its meetings are, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this by-law.

3. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the United Counties of Stormont, Dundas and Glengarry in the above-mentioned minutes, then this by-law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein and thereby or required for the exercise of any powers therein by the United Counties of Stormont, Dundas and Glengarry.

4. That the Warden and Members of Council of the United Counties of Stormont, Dundas and Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action of the United Counties of Stormont, Dundas and Glengarry to obtain approvals where required and except as otherwise provided, the Warden or Clerk are hereby directed to execute all documents necessary on behalf of the United Counties of Stormont, Dundas and Glengarry.

READ and passed in Open Council, signed and sealed this 18th day of January, 2021

WARDEN

CLERK