

# Information Items



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**Week Ending October 25, 2019**

## **Reports**

1. None

## **Intergovernmental Consultations**

1. Proposed Changes to the Aggregate Resources Act
2. Review of Dedicated Gas Tax Funds for Public Transportation Program
3. Proposal to make the current exemption under the Highway Traffic Act for hand-held two-way radios for commercial drivers and amateur radio Operators Permanent
4. Building Code Services Transformation

## **Correspondence**

1. City of Guelph Response to Intergovernmental Consultation RE: Provincial Policy Statement Review - Proposed Policies
2. Upper Grand District School Board RE: Annual Partnership Meeting
3. Township of Springwater RE: Resolution - Conservation Authority Levies
4. Township of Springwater RE: Resolution - Nottawasaga Valley Conservation Authority Levy
5. Town of Ingersoll RE: Resolution – Support for Continuation of Mandatory and Non-Mandatory Programs of the Upper Thames River Conservation Authority (UTRCA)
6. Municipality of West Elgin RE: Support of Resolution of Town of the Blue Mountains - Intergrity Commission Matters
7. Township of Schreiber RE: Resolution - Ontario Library Service-North

## **Boars and Committees**

1. None

## **Items Available in the Clerk's Office**

1. None

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Proposed changes to the Aggregate Resources Act	Ministry of Natural Resources and Forestry	November 4, 2019.	<p>The Ministry of Natural Resources and Forestry is proceeding with changes to the way aggregates are managed in Ontario and would like to invite municipal input on the changes.</p> <p>The aggregate proposal that aims to cut red tape, create jobs, and promote economic growth within Ontario's aggregate industry.</p>	Written comments submitted to the Ministry of Natural Resources and Forestry	Guelph has an interest in the management of local aggregate resources and their impact on the community. Changes to the Act could impact a variety of current municipal practices and interests.	Planning Engineering & Environmental Services	<a href="https://ero.ontario.ca/notice/019-0556">https://ero.ontario.ca/notice/019-0556</a>

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Review of dedicated Gas Tax Funds for Public Transportation Program	Ministry of Transportation	November 4, 2019.	<p>In Budget 2019, the government of Ontario committed to consulting with municipalities on a review of the Dedicated Gas Tax Funds for Public Transportation Program ("Gas Tax Program").</p> <p>Over the summer, the Ministry of Transportation consulted with municipal transit agencies through meetings with the Ontario Public Transit Association. The Ministry is now seeking to engage all municipalities.</p>	Survey to be completed and returned to the Ministry of Transportation	Changes to the program could impact current municipal funding.	Finance	Document provided directly to the municipality

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Proposal to make the current exemption under the Highway Traffic Act for hand-held two-way radios for commercial drivers and amateur radio operators permanent	Ministry of Transportation	November 4, 2019.	<p>The Ministry of Transportation (MTO) recognizes the importance of creating an effective regulatory environment that accommodates the use of new and innovative vehicle technologies which promote economic growth and prosperity in Ontario.</p> <p>In December 2017, the Minister of Transportation extended Ontario Regulation 366/09 (Display Screens and Hand-Held Devices) under the Highway Traffic Act (HTA) for a three-year period until January 1st, 2021. This exemption currently allows the following to hold or use a two-way radio:</p> <ul style="list-style-type: none"> <li>o Certain public function employees (eg., bus drivers);</li> <li>o Commercial drivers;</li> <li>o Amateur radio operators (eg., an Industry Canada-licensed operator which could include a commercial driver).</li> </ul>	Written comments submitted to the Ministry of Transportation	Operations (fleet) to review the MTO proposal and provide comments. Historically, staff has been supportive of the proposed exemption.	Operations Department (Fleet)	<a href="#">Link to Ontario's Regulatory Registry</a>

Provincial/Federal Consultation Alert							
Title	Ministry	Consultation Deadline	Summary	Proposed Form of Input	Rationale	Lead	Link to Ministry Website
Building Code Services Transformation	Ministry of Municipal Affairs and Housing	November 25, 2019.	<p>The provincial government has heard from stakeholders about the need for better, modern, and timely services to support the building sector's ability to understand and apply building code requirements. To do this, the ministry is proposing to establish a new administrative authority to deliver a suite of enhanced and new user-driven services. Modernized service delivery will ensure that the sector has the supports it needs to continue growing Ontario's economy, while protecting public health and safety.</p> <p>Feedback will help inform enhancements to current building code services and the development of new services, which would:</p> <ul style="list-style-type: none"> <li>• strengthen public safety</li> <li>• streamline customer service and approval processes</li> <li>• deliver sector-driven services</li> <li>• provide timely and modern tools and products</li> <li>• promote consistency across the province</li> <li>• enhance integrity in the system</li> </ul>	Written comments submitted to the Ministry of Municipal Affairs and Housing	<p>The City of Guelph, Building Services has concerns related to public safety, conflict of interest and staffing impacts with regards to the proposed certified professionals.</p> <p>Building Services is supportive of the assistance proposed to recruit experienced building code professionals and the consistent application of code requirements across the Province as well as requiring coordinating professionals.</p> <p>The proposals will be reviewed in more detail and written comments provided.</p>	Planning & Building Services	<a href="https://ero.ontario.ca/notice/019-0422">https://ero.ontario.ca/notice/019-0422</a>

October 21, 2019

Planning Consultation  
Provincial Planning Policy Branch  
Ministry of Municipal Affairs  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON  
M5G 2E5

**RE: Provincial Policy Statement Review – Proposed Policies**

Thank you for the opportunity to comment on the proposed changes to the Provincial Policy Statement. On October 16, 2019 the Council of the City of Guelph passed the following resolution:

1. That Report IDE-2019-105 dated October 16, 2019 regarding proposed Provincial Policy Statement Changes be approved.
2. That the response prepared by staff and included as Attachment 1 be endorsed and submitted to the Ministry of Municipal Affairs and Housing as the City of Guelph's response to the proposed Provincial Policy Statement changes for consideration.
3. That any written comments received by the City of Guelph from residents and stakeholders at or before the Council meeting be forwarded to the Province of Ontario for consideration.

The City of Guelph Council endorsed comments are attached to this letter. Council did not receive any resident or stakeholder correspondence to forward for your consideration. The City would be happy to engage with the Province as they review comments regarding the proposed changes. Please do not hesitate to contact me if you have any questions regarding the City of Guelph's feedback.

Sincerely,



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## **Attachment 1:**

# **City of Guelph Comments on the Proposed Amendments to the Provincial Policy Statement**

## **Key Comments on the Proposed Changes**

### **Market-based approach**

The proposed policies and amendments introduce the concept of municipalities having to consider taking a market-based approach to planning for a range and mix of residential types. A market-based approach represents a significant departure from the current Provincial Policy Statement (PPS) which requires planning authorities to encourage a range and mix of housing (including affordable housing and housing for older persons) regardless of what the market would support. Municipal planning is and should remain a policy-led process rather than a market-led framework.

The use of market-based language could be problematic and lead to sprawl in areas where the development community has traditionally advocated for single detached housing without considering the long-term population and employment projections, demographic trends, future housing needs or the other social, economic, and environmental impacts that exclusively single detached developments can have. Market demand for single detached housing is not typically aligned with other objectives of the PPS, namely pertaining to transit-supportive development, sustainability, densities that support efficient servicing and transportation demand management (TDM) and housing affordability as low-density housing is typically the least affordable form of housing. Market-based needs can change frequently and may also not focus on the full range of housing a community needs in the long term.

This proposed amendment should be removed and should not form part of the PPS. If it is not removed, then additional clarity should be provided around what is meant by market-based, what the implications would be (e.g. what if market demand was all for low-density housing), how would it interact with Growth Plan requirements for density, etc., how it would be operationalized and how would market-demand be determined is also required. The term market-based should be clearly defined, and framed within the context of continuing to support quality of life, affordability, and efficient use of taxes and resources by communities.

It would be preferable for the PPS to continue to require a range of housing types to address community need and demand rather than market-demand.

### **Streamlining or fast-tracking priority applications**

Proposed policy 4.7 would require planning authorities to take action to support increased housing supply and facilitate a timely and streamlined process for local development by fast-tracking priority applications and reducing the time needed to process residential and priority applications to the extent possible.

There are so many variables that can affect processing timelines such as public opposition and quality of submissions. In addition, staff have noted that Bill 108, the More Homes, More Choice Act has amended the Planning Act to reduce the timelines for decisions on Planning Act applications which are already impractical for all but the simplest of applications. Further reductions will just exacerbate concerns identified with Bill 108 regarding completeness of review, community engagement, etc. The effect of the Bill 108 changes is that municipalities are required to fast-track all applications which leaves no ability to further prioritize specific applications.

The proposed amendment should be removed and should not form part of the revised PPS. If this amendment is not removed, then further guidance and support should be provided to municipalities in order to implement the proposed policy including:

- How 'priority' applications should be identified and by who? It is unclear what type of application wouldn't support housing or job-related growth? Are there size thresholds or criteria that would recognize the uniqueness of municipalities, e.g. a 100 new jobs could be significant for one community but not another; and
- How to reduce the time needed to process applications when often the time needed to process applications are not within the control of the municipality.

### **Provincial Guidelines to supplement the PPS**

The proposed policies and amendments refer to 'provincial guidelines' in a number of instances. The proposed staff response requests that clarification be provided with respect to whether these are new guidelines or existing guidelines. If these are existing guidelines, the policies should refer to them specifically. If these are new guidelines that are to be developed, then clarification with respect to timing for development is required and municipalities need to be extensively consulted when any new guidelines are being developed.

### **Enhance municipal engagement with Indigenous communities**

The proposed amendment to policy 1.2.2 stipulates that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. The current policy encourages municipalities to coordinate planning matters with Indigenous communities. The proposed amendment is important to build constructive, cooperative relationships through meaningful engagement with Indigenous communities and, therefore, the inclusion of this requirement is supported subject to the following comments:

- The Province should provide Indigenous communities with adequate resources in order to allow them to engage in a meaningful way;
- Clarification should be provided on how municipalities can undertake meaningful engagement with Indigenous communities within the legislated timeframes for development applications, especially in light of the proposed direction to fast-track priority applications; and,
- Clarification with respect to what 'engage' means, particularly that it is not construed to mean consult and the word 'coordinate' is not construed to mean accommodate within the context of the Crown's Duty to Consult obligations.

## **Climate change vs. planning for a changing climate**

The proposed policies and amendments refer to planning for a 'changing climate' rather than 'climate change' in a number of instances. Clarification is required with respect to this change. What is the intent of the change? Is planning for a changing climate different than planning for climate change? City staff are supportive of planning for climate change but are unclear of the intent of this amendment.

### **Question 1:**

**Do the proposed policies effectively support goals related to increasing housing supply, creating and maintaining jobs, and red tape reduction while continuing to protect the environment, farmland, and public health and safety?**

1. **Comment:** The proposed amendments to 1.1.3.2 d) and 1.1.3.3 are positive amendments that will assist municipalities with planning for climate change and encouraging residential intensification.

**Recommendation:** The proposed amendments to 1.1.3.2 d) and 1.1.3.3 be maintained in the final version of the PPS.

2. **Comment:** Policies 1.1.3.6 and 1.1.3.7 are important policies providing direction with respect to the efficient use of land and public resources. The proposed amendments to replace 'shall' with 'should' will weaken these policies. However, it is recognized that there may be certain unique circumstances where some flexibility may be needed.

**Recommendation:** That the proposed amendments to 1.1.3.6 and 1.1.3.7 be carefully considered to ensure that to the extent flexibility is being introduced it may only be utilized for unique situations or circumstances.

3. **Comment:** Policy 1.1.3.8 specifies that municipalities may expand their settlement areas to satisfy market demand. This can be interpreted that municipalities will be able to expand their boundaries to accommodate a particular type of housing unit due to market demand, when there are suitable lands available to accommodate other dwelling types. This seems to conflict with the purpose of the Growth Plan for the Greater Golden Horseshoe. There are also implications on the affordability of servicing lands in the short and long term.

**Recommendation:** That the proposed new policy not include "and to satisfy market demand". Settlement area expansions should not be based on satisfying market demand.

4. **Comment:** The proposed new policy 1.3.1 c) will assist municipalities in promoting economic development.

**Recommendation:** The proposed new policy should be maintained in the final version of the PPS.

5. **Comment:** The housing supply policies of 1.4.1 propose to increase the land available from 10 years to accommodate a 12 year housing supply which may result in more lands being designated for residential development earlier.

Clarification should be provided with respect to the intent of this change. It is the City's understanding that the current 10 year supply is a minimum requirement. The City of Guelph frequently has a greater supply than 10 years, so the potential implications of this change will have limited implications in the short term for Guelph.

6. **Comment:** The amendment to policy 1.8.1 f) deemphasizes the need to orient buildings in a manner that will maximize solar gain.

**Recommendation:** Reconsider this amendment to ensure maximizing opportunities for the use of renewable energy systems continues to be included. The following wording is suggested for consideration "promote design and orientation which maximizes energy efficiency, conservation and opportunities for the use of renewable energy systems, and considers the mitigating effects of vegetation...".

7. **Comment:** Clarity is needed regarding the term "mitigation". Does it refer to:
- a. Vegetation mitigating building air conditioning load by reducing the amount of sunlight falling on exterior surfaces
  - b. Vegetation mitigating the urban heat island effect through direct shading of buildings, shading of pavement reducing re-radiation of heat, and heat dissipation through evapotranspiration, while providing relief from direct solar exposure to humans and other species
  - c. Vegetation reducing solar energy system effectiveness by shading the solar collection surfaces
  - d. Vegetation reducing wind energy system effectiveness by increasing the roughness of the earth's surface, causing more turbulence and reducing average wind velocity

**Recommendation:** Clarify what the term "mitigation" means.

8. **Comment:** The new policies aim to support goals to increase housing supply and creating and maintaining jobs, however, in terms of "red tape" reduction, it is not clear how these policies will accomplish this.

**Recommendation:** Clarify how these policies will help reduce "red tape".

## **Question 2:**

### **Do the proposed policies strike the right balance? Why or why not?**

1. **Comment:** The proposed PPS is generally consistent with the new Growth Plan and Bill 108. There is much more focus on housing supply whether that is through intensification or "new development". It is through the implementation of the policies where it will be determined if the proposed policies strike the right balance. The balance that is achieved will likely be different for each municipality.

To the degree that the policies align with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, it assists with implementation. However, in instances where the proposed policies are not consistent with the Growth Plan,

the proposed amendments create confusion for those areas where a Growth Plan applies.

**Recommendation:** Align all proposed policies and amendments with the Growth Plan to prevent confusion, or provide further clarity for how to implement the proposed amendments in areas where the Growth Plan applies.

2. **Comment:** Policy 1.1.1 b) discusses accommodating an appropriate market-based range and mix of residential types. The use of “market-based” language could be problematic and lead to sprawl in areas where the development community has traditionally advocated for detached dwellings and other forms of low-density housing without considering the long-term population and employment projections, demographic trends, future housing needs or the other social, economic, and environmental impacts that exclusively detached dwellings and low-density developments can have. Market demand for detached dwellings is not typically aligned with other objectives of the PPS, namely pertaining to transit-supportive development (1.1.1 e, 1.1.3.3 h and i), sustainability (1.1.1 h and i) and densities that support efficient servicing (1.1.1g) and transportation demand management (TDM) (1.6.7.2).

**Recommendation:** The PPS should continue to require a range of housing types to address community need and demand rather than market-demand. The reference to ‘market-based’ should be removed from the policy. If ‘market-based’ continues to form part of the proposed amendment, then additional clarity should be provided with respect to what is meant by market-based; what are the potential implications if market demand is only for low-density housing; how would it interact with Growth Plan requirements such as minimum density requirements; how is it to be operationalized; and, how is market-demand to be determined. The term “market based” should be clearly defined, and framed within the context of continuing to support quality of life, affordability, and efficient use of taxes and resources by communities now and in the future.

3. **Comment:** The proposed amendment to Policy 1.1.1 f) which now requires land use barriers to be ‘addressed’ to improve accessibility rather than be ‘identified, prevented and removed’ weakens the policy and doesn’t necessarily require that action be taken.

**Recommendation:** Retain the existing policy as the proposed amendments weaken the policy.

4. **Comment:** The addition to Policy 1.2.1 a) which requires the integration of infrastructure planning with managing and/or promoting growth is a positive addition and provides clarity to the type of growth that is supported.

**Recommendation:** The addition to Policy 1.2.1 be maintained in the final version of the PPS.

5. **Comment:** The proposed amendment to policy 1.2.6.1 and the addition of policy 1.2.6.2 aim to strike the right balance between major facilities and sensitive land uses. The use of ‘shall’ adds strength to these policies and is supported to ensure the long-term operations of major facilities.

**Recommendation:** The amended (policy 1.2.6.1) and new policy (policy 1.2.6.2) should be maintained in the final version of the PPS.

6. **Comment:** The addition of proposed policies 1.3.2.2 and 1.3.2.3 is supported by the City of Guelph to the extent that they assist in ensuring appropriate compatibility between land uses. Policy 1.3.2.3 states "Within employment areas planned for industrial and manufacturing uses, planning authorities shall prohibit residential and institutional uses that are not ancillary to the primary employment uses in order to maintain land use compatibility."

**Recommendation:** Provide clarification with respect to what would be considered an ancillary residential use within an employment area is required.

7. **Comment:** The addition of proposed policy 1.3.2.5 assists in ensuring the PPS is aligned with A Place to Grow.

**Recommendation:** The proposed policy 1.3.2.5 should be maintained in the final version of the PPS.

8. **Comment:** The change of wording from a range and mix of housing types to a range and mix of housing options in section 1.4 and replacing forms and types of housing with housing options appears to place more weight on the market vs. community need, quality of life, etc. What is the intent of changing housing "types" to "options"? A definition is included for "housing options" which causes some concern with the list including "tiny homes" without defining it. Tiny homes could be defined a number of ways ranging from housing intended for permanent habitation verses recreational vehicles/campers that are mobile. Including a long list of specific examples of housing types, as housing options, seems to be counter to the other changes proposed in the PPS which is to delete lists and examples (e.g. definition of cultural heritage landscape).

**Recommendation:** The change in terminology to a 'range of housing options' should be deleted unless satisfactory clarification is provided regarding the intended effect of this change. The policies could refer to a range of housing sizes, rather than options to provide clarity and be more timeless.

9. **Comment:** The amendment of policy 1.4.3 which requires an appropriate range and mix of housing options to meet projected market-based needs be provided causes concern. Depending on the Province's definition of market-based needs, there may be conflicting values between what the market deems a need and how municipalities can best balance the needs of communities in providing quality of living, affordable housing, and efficient use of resources including tax-based resources. Market-based needs can change frequently and may also not focus on the full range of housing a community needs in the long term. What is the intent of adding "and needs arising from demographic changes and employment opportunities" to policy 1.4.3 b) 1, which discusses housing options required to meet social, health, economic and well-being requirements of current and future residents? If the intent is to improve affordable housing options then it would be beneficial to communities to reserve a market-based approach for assessment of affordability for low to moderate incomes.

**Recommendation:** The proposed amendment to 1.4.3 to refer to 'market-based' and a range and mix of 'housing options' should be deleted.

10. **Comment:** The addition of policy 1.6.6.7 a) requiring that planning for stormwater management be integrated with planning for sewage and water services is supported by the City of Guelph. This is consistent with the approach the City has been taking and continues to take through our servicing master plans.

**Recommendation:** The addition to proposed policy 1.6.6.7 a) be maintained in the final version of the PPS.

11. **Comment:** The amendment to policy 1.6.6.7 c) introducing climate change considerations in stormwater management planning is supported by the City.

**Recommendation:** The addition to proposed policy 1.6.6.7 c), be maintained in the final version of the PPS.

12. **Comment:** Policies throughout the PPS (e.g. 1.1.1 j and 1.6.1) refer only to "preparing for" a changing climate. This does not balance the necessary and effective efforts that local governments can and should take regarding proactive mitigation of ongoing climate changing activities, such as encouraging more efficient transportation options, land use patterns, water conservation and local biodiversity improvements.

**Recommendation:** To balance the PPS appropriately, each instance of "preparing for..." should be followed by the text "and mitigating the impacts of a changing climate". E.g. 1.1.3.2d.

13. **Comment:** The addition of policy 1.6.8.5 is a positive addition to the PPS. Co-location typically requires less space and may make it easier to accommodate new services such as district energy.

**Recommendation:** The addition to proposed policy 1.6.8.5 be maintained in the final version of the PPS.

14. **Comment:** The proposed amendment to policy 1.7.1 j) could allow for energy supply to be increased in a manner that may aggravate climate change.

**Recommendation:** This amendment should be reconsidered and reworded to recognize climate change considerations.

15. **Comment:** The addition of policy 2.2.1 c) is supported to ensure that climate change is considered in water resource systems.

**Recommendation:** The addition to proposed policy 2.2.1 c) be maintained in the final version of the PPS.

16. **Comment:** The amendment to policy 2.5.2.2 which allows for mineral aggregate extraction to be considered in natural heritage features outside of the Greenbelt Area provided that the long-term rehabilitation can demonstrate no negative impacts on the natural features or their ecological functions should be reconsidered and is not supported by the City of Guelph in its current form.

Section 2.3.3 Mineral Aggregate Resources of the Natural Heritage Reference Manual for Natural Heritage Policies of the PPS, 2005, Second Edition (MNR

2010) provides the following guidance: "As stated earlier, the entire PPS needs to be applied when making land use decisions. The following approach can help to achieve the desired outcomes of the PPS: rehabilitation of mineral aggregate operations, implemented under the Aggregate Resources Act, may be taken into consideration for the demonstration of no negative impacts where rehabilitation of ecological functions is scientifically feasible and is conducted consistent with policy 2.5.3.1 and other government standards."

It appears that proposed policy 2.5.2.2 is enshrining in policy what was included as guidance in the Natural Heritage Reference Manual, but omitting the need to demonstrate that the "rehabilitation of ecological functions is scientifically feasible". The need to demonstrate scientific feasibility is a critical component of demonstrating no negative impact.

Recognizing that mineral resource extraction areas are not identified on Schedule 2: Land Use Plan of the City of Guelph's Official Plan, Mineral Aggregate Areas are identified on lands adjacent to the City of Guelph in the County of Wellington's Official Plan. Recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features, the need to demonstrate scientific feasibility would provide greater certainty for the protection of the City of Guelph's Natural Heritage System and associated ecological and hydrologic functions.

**Recommendation:** Need clarity regarding meaning of "no negative impacts". Does this apply during extraction and/or after the long-term rehabilitation is implemented? Concerned if this does not apply to ongoing extraction since, extraction operations can have a long life span with rehabilitation being decades away.

17. **Comment:** It is recommended that Section 2.5.2 be modified to protect municipal drinking water supplies from the impacts of mineral resource extraction below the water table.

**Recommendation:** This could be achieved through amending Policy 2.5.2.2 to add "and does not impact municipal drinking water supplies" or through the introduction of a new policy addressing mineral resource extraction below the water table.

18. **Comment:** While there is no concern with the direction in 1.3.2.3 to prohibit incompatible land uses in industrial and manufacturing areas, this policy direction should be expanded to include language that supports transit-supportive design and transportation infrastructure servicing. Good transit and active transportation infrastructure is necessary to connect spatially separated residential land uses to employment lands for all modes and abilities to ensure equitable access to jobs and affordable housing.

**Recommendation:** That consideration be given to expanding the employment area policies to include language that supports transit-supportive design and transportation infrastructure servicing.

### **Question 3:**

#### **How do these policies take into consideration the views of Ontario communities?**

1. **Comment:** The policies allow for some interpretation, which allows individual municipalities to apply them in a way that best suits the issues facing their community. Generally, the proposed changes reduce the conflict between the Growth Plan and PPS and there is some push and pull between development industry concerns regarding the market and municipal concerns regarding community need, quality of life and complete communities. However, there appears to be a greater push towards the market-based needs of the development industry.

**Recommendation:** The proposed amendments should be carefully re-considered to ensure they are respecting the views of all segments of Ontario communities rather than being weighted toward addressing concerns raised by the development industry. Eliminate the proposed 'market-demand' concept to maintain the principle of a policy-led planning regime in Ontario.

2. **Comment:** The City of Guelph has some concern that the wording of changes that give guidelines the weight of policy when they should be informing local decision-making and respecting local autonomy (e.g. new policy 2.1.10). It is inappropriate for the Province to intervene in local planning decisions around locally important matters. The guidelines should enable and not be prescriptive. Municipal planning is a policy led process and not a market led framework.

**Recommendation:** Where provincial guidelines are referred to in the PPS, ensure that the policy basis for those guidelines does not give them the weight of policy. This will allow for local decisions to respond to local issues.

3. **Comment:** The City of Guelph is concerned with the deletion of policy 4.9, which provides important clarity and direction around municipal authority to address matters that are considered of local importance and strike policy balances that are appropriate to the local context. This part of the PPS assists the City with implementation of measures that support local climate mitigation and adaptation goals, such as mandating net zero new construction and working toward achieving our Net Zero 2050 goals. This wording is included in Part III under the Policies Represent Minimum Standards heading, however inclusion as a policy remains important.

**Recommendation:** The 'Policies Represent Minimum Standards' section should continue to be a policy within the Implementation and Interpretation section of the PPS.

### **Question 4:**

#### **Are there any other policy changes that are needed to support key priorities for housing, job creation, and streamlining development approvals?**

1. **Comment:** Where the proposed policies and amendments refer to 'provincial guidelines', clarification needs to be provided with respect to whether these are

new guidelines or existing guidelines. If these are existing guidelines, the policies should refer to them specifically. If these are new guidelines that are to be developed, then clarification with respect to timing for development is required and municipalities need to be extensively consulted when any new guidelines are being developed.

**Recommendation:** Provide further clarification on what “provincial guidelines” is referencing. If new guidelines are proposed to be developed, comprehensive and meaningful consultation with municipalities should undertaken to inform the development of the guidelines.

2. **Comment:** Policy 1.1.2 infers that municipalities may extend the planning horizon for employment areas beyond a 25 year horizon. This addresses the slower rate of absorption of employment lands, allowing municipalities to better plan for future employment needs and protect lands for employment purposes. The policy also states that municipalities may use alternate time periods as established in a provincial planning exercise, such as A Place to Grow.

**Recommendation:** In order to maintain the fundamental principle that more detailed provincial plans supercede the PPS, this policy should be clarified to direct that municipalities must use the alternate time periods where established through a provincial plan such as A Place to Growth to reduce potential conflict between the PPS and other provincial plans.

“...where an alternate time period has been established for specific areas of the Province as a result of provincial planning exercises or a provincial plan, that time frame shall be used for municipalities within the area.”

3. **Comment:** Proposed policy 4.7 requires planning authorities to take action to support increased housing supply and facilitate a timely and streamlined process for local development by fast-tracking priority applications and reducing the time needed to process residential and priority applications to the extent possible.

There are many variables that can affect processing timelines such as public opposition and quality of submissions which are not within the control of the municipality. In addition, we would note that Bill 108, the More Homes, More Choice Act has amended the Planning Act to reduce the timelines for decisions on Planning Act applications which are already impractical for all but the simplest of applications. Further reductions will exacerbate concerns identified with Bill 108 regarding completeness of review and community engagement. The effect of the Bill 108 changes is that municipalities are required to fast-track all applications which leaves no ability to further prioritize specific applications.

**Recommendation:** This proposed amendment should be deleted. If the amendment is not deleted, then further guidance and support is required for municipalities in order to implement this policy including:

- It is unclear what type of application would support housing or job-related growth, therefore how should ‘priority’ applications be identified and who is responsible for identifying these applications?
- How to reduce the time needed to process applications when often the time needed to process applications are not within the control of the municipality.

## Question 5:

### Are there any other tools that are needed to help implement the proposed policies?

1. **Comment:** "Market-based" is referred to in a number of instances. How does market-based planning interact with the following:
  - the density requirements of A Place to Grow: Growth Plan for the Greater Golden Horseshoe. For further clarity, what if market-based planning does not align with the density targets set in the Growth Plan; and,
  - the province's "policy-led planning system". Which system takes precedence, the policy-led system or the market-based system?

**Recommendation:** The amendments to the PPS that introduce the concept of 'market-based' planning should be deleted so that further guidance or tools are not required.

2. **Comment:** The proposed amendment to policy 1.2.2 stipulates that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. This policy is important to build constructive, cooperative relationships through meaningful engagement with Indigenous communities and, therefore, the inclusion of this requirement is supported with the following comment:
  - Indigenous communities should be provided with adequate resources from the Province in order to allow them to engage in a meaningful way.

**Recommendation:** Provide further clarification on how municipalities can undertake meaningful engagement with indigenous communities within the legislated timeframes for development applications, especially in light of the proposed direction to fast-track priority applications; and clarification with respect to what 'engage' means and that it is not construed to mean consult and the word 'coordinate' is not construed to mean accommodate.

3. **Comment:** Proposed policy 1.4.3.e requires transit-supportive development and prioritizing intensification, including potential air rights development. This has clear links to concerns the City of Toronto has dealt with recently.

**Recommendation:** Clear direction or guidelines should be developed in consultation with municipalities to assess developments regarding air rights.

4. **Comment:** Under policy 1.6.7.2, the word "shall" is preferred to the word "should" in order to give credence to the intent of this policy supporting TDM through development.

There are limitations within the Planning Act that prevent municipalities from being more effective at requiring TDM measures as part of development applications. For instance, some flexibility around cash-in-lieu parking could increase the flexibility to allow municipalities to take revenue from that program and invest it into TDM measures in the vicinity such as: bicycle and transit facilities, user experience measures to make it easier to find transit routes and transportation services (monitors, real-time displays), and investments into active transportation infrastructure that supports non-auto based travel.

**Recommendation:** The proposed amendment to policy 1.6.7.2 should not be included in the final version of the PPS.

5. **Comment:** Policies under section 1.5, Public Spaces Recreation, Parks, Trails and Open Space, require appropriate mechanisms to fund and maintain active transportation facilities and recreational facilities in parks that have potentially put in jeopardy by the recent changes made through Bill 108. Municipalities require clarity around what Bill 108 entails for “hard” vs “soft” infrastructure as it pertains to the PPS policies encouraging active transportation and community connectivity; and providing for public recreation opportunities (1.5.1 a and b).

**Recommendation:** Provide clarification to ensure that the proposed amendments to the PPS recognize amendments to the land use planning system that have been made through Bill 108.

6. **Comment:** Under policy 1.6.8, Transportation and Infrastructure Corridors, there is an opportunity to provide guidance and direction to municipalities to reflect changes to our transportation choices and technologies (e.g. electrification of the vehicle fleet, autonomous vehicles, sharing economy). This may mean supportive language in the PPS and Planning Act, and/or regulatory tools for municipalities to be able to regulate curb space, and include controlled public access to electricity for vehicle charging.

**Recommendation:** Consider further amendments to the section that would provide direction reflecting changes to transportation choices and technologies.

7. **Comment:** Proposed policy 2.1.10 states that “Municipalities may choose to manage wetlands not subject to policy 2.1.4 and 2.1.5, in accordance with guidelines developed by the Province”.

The policy appears to require municipalities to use provincial guidelines when managing wetlands not subject to policies 2.1.4 and 2.1.5. If that is the intent, it is impossible to understand the implications of and provide comment on the proposed policy as those provincial guidelines do not yet exist. Section 4: Protecting What is Valuable of the City of Guelph’s Official Plan includes policies aimed at the protection of wetlands not subject to policy 2.1.4 and 2.1.5 and the City would not support any weakening of those protections.

If the intent of the policy is to allow municipalities to choose if they want to use provincial guidelines when choosing to manage wetlands not subject to policy 2.1.4 and 2.1.5, the policy should be revised to make that clear. In either case, the provincial guidelines are needed to help implement the proposed policy.

**Recommendation:** Provide further clarification on the intent of the policies and provide the opportunity for municipalities to provide input into the content of the guidelines as they are being drafted and developed.

8. **Comment:** The City supports the direction to plan and prepare for climate change. However, preparing for climate change implies no action to slow or mitigate the rate at which the climate is changing and so does not address the proactive capacity and effectiveness of local governments to mitigate climate change. There is an absence of policies to mitigate impacts of changing climate/climate change.

One tool which helps communities adapt to a changing climate is community energy planning. This is most effective when integrated with regional electricity planning, performed by local electricity distribution companies and the Independent Electricity System Operator. The policy should encourage municipalities to participate in the regional electricity planning process.

**Recommendation:** Provide additional guidance on the effect of these policies and interpretation/implementation strategies and consult with municipalities when doing so.

### **Other comments and questions**

1. In Part I: Preamble, supportive of Official Plans coordinating cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Aligning Official Plan policies on cross-boundary matters can help reduce friction in implementing the policies.
2. Policy 1.1.2 - increase time horizon for sufficient lands to be made available from 20 to 25 years - this is to be 'informed by provincial guidelines' - when will the provincial guidelines be released? The City is supportive of an amendment that would allow for employment areas to be planned for beyond a 25 year horizon (responds to comments we've previously provided), however, conformity with the Growth Plan and planning for 2041 still needs to be considered.
3. Policy 1.2.4 d) – will 'major' transit corridor be defined by the Province for purposes of the PPS or will individual municipalities be able to define it? Is it tied to definitions in the Growth Plan?
4. Policy 1.3.1a includes providing an appropriate mix and range of employment, institutional and mixed uses on employment lands. What are mixed uses?
5. Policy 1.3.1c) includes a reference for "market-ready sites". What is meant by this?
6. Section 1.4.3 b) 1. - what does 'needs arising from demographic changes and employment opportunities mean'? – clarification with respect to how this should be implemented is required.
7. It is unclear why section 1.6.7.5: "Transportation and land use considerations shall be integrated at all stages of the planning process" has been removed. The coordination of transportation and land use are extremely important to ensure sustainable development. To achieve the objectives of well connected, accessible and affordable communities, it is essential to coordinate land use planning with transportation planning. Maintaining this requirement would also be consistent with the proposed change to policy 1.2.1 a) requiring integration of infrastructure planning.
8. Is there a difference between 'climate change' and 'planning for a changing climate'? The title of Section 1.8 still references "climate change". What is the intent and effect of the change?
9. The terms 'aboriginal' and 'indigenous' are both used within the document, even when used in the same context.

10. The City of Guelph and the County of Wellington are working on 'Our Food Future, Canada's first circular food economy'. To support this initiative we suggest the following changes to policy 1.7.1 i):
  - 11.1.7.1 i) **supporting** and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network **and a sustainable agri-food system**.
12. Policy 2.2.1 g) - The addition of the words 'and efficiency' after conservation would assist in supporting Guelph's water efficiency and conservation efforts:
- 13.2.2.1 g) planning for efficient and sustainable use of water resources, through practices for water conservation **and efficiency** and sustaining water quality;
14. Clarification with respect to why policy 1.6.10.1 was deleted should be provided. The deletion of this policy implies that waste management is strictly a downstream consideration, and that constraints on waste management don't influence land use decisions. This could produce unintended negative consequences.
15. What is the intended effect of adding "d) development and introduction of new housing options within previously developed areas" to the definition of "Residential intensification"? How is it any different from "b) the development of vacant or underutilized lots within previously developed areas" and "c) infill development"?
16. Potentially concerned with the effect of modifying the definition of "Significant" by replacing in e) "for the important contribution they make to our understanding of the history of a place, an event, or a people" with "Processes for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. National and international criteria are established by the certifying bodies". Bill 108 is looking to review/revise these regulations so what the criteria will change to is unknown. We hope that the consultation with municipalities on the criteria is meaningful and they still work for municipalities.



# UPPER GRAND DISTRICT SCHOOL BOARD

**Jennifer Passy BES, MCIP, RPP**

*Manager of Planning*

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: [jennifer.passy@ugdsb.on.ca](mailto:jennifer.passy@ugdsb.on.ca)

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

23 October 2019

PLN: 19-101

File Code: R02

Clerk  
City of Guelph  
1 Carden St  
Guelph, ON N1H 3A1  
[stephen.obrien@guelph.ca](mailto:stephen.obrien@guelph.ca)

Sent By: Email and Mail  
**RECEIVED**

OCT 25 2019

CITY CLERK'S OFFICE

To Whom it May Concern;

**Re: Annual Partnership Meeting**

The Upper Grand District School Board (UGDSB) recognizes the benefits of community partnerships and shared facilities to the board, students and the community at large. Cooperative and collaborative partnerships are part of the foundation of a strong, vibrant and sustainable publicly funded education system.

In accordance with Ministry of Education guidelines and Board policy, the Board is hosting a partnership meeting to identify interest in future co-build opportunities on:

Wednesday, November 6, 2019

3:30 to 4:30 pm

Wellington County Museum and Archives – Nicholas Keith Room  
0536 Wellington County Rd 18, Fergus, ON

Please RSVP to Kerry Morrison, Planning Administrative Office Assistant at [kerry.morrison@ugdsb.on.ca](mailto:kerry.morrison@ugdsb.on.ca) or 519-822-4420, ext. 821 by November 4, 2019 to confirm your attendance.

Information is available on the Board website; [2019 Community Planning and Facility Partnership](#).

We look forward to the possibility of working together to improve access to services, programs and supports for our students.

Sincerely,

**Upper Grand District School Board**

Jennifer Passy, BES, MCIP, RPP  
Manager of Planning

## Upper Grand District School Board

- |                          |                           |                  |                 |                |
|--------------------------|---------------------------|------------------|-----------------|----------------|
| • Linda Busuttill; Chair | • Mark Bailey; Vice-Chair | • Jolly Bedi     | • Gail Campbell | • Jen Edwards  |
| • Mike Foley             | • Barbara Lustgarten Evoy | • Martha MacNeil | • Robin Ross    | • Lynn Topping |

October 21, 2019

Nottawasaga Valley Conservation Authority  
8195 8<sup>th</sup> Line  
Utopia ON, L0M 1T0

**RE: Conservation Authority Levies**

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Please be advised that at its meeting of October 16, 2019, Council of the Township of Springwater passed the following resolution:

**C456-2019**

Moved by: Coughlin

Seconded by: Cabral

Whereas the Township of Springwater supports the objects of balance on conservation, environmental stewardship, and sustainability to anchor its operations, planning, services, and strategic vision;

And Whereas the Township of Springwater understands the need for both the Province and its municipalities to deliver clear, costed, and sustainable programs and services for taxpayers;

And Whereas both tiers of government must assess all programs and services to eliminate duplication and balance costs on tests of affordability, health, safety, and environmental stewardship;

And Whereas the Minister of Environment, Conservation, and Parks signaled on August 16, 2019 of a need for conservation authorities to re-focus their operations related to core mandates as currently defined in the Conservation Authorities Act, 1990, R.S.O. 1990, c. C.27 and its prescribed regulations;

And Whereas the Minister of Environment, Conservation, and Parks signaled on August 16, 2019 that Conservation Authorities should not proceed with any increases to fees or levies;

Therefore Be It Resolved That the Township of Springwater supports any Provincial effort to require its municipal levy only apply to core mandated programs and services;

And That this resolution be forwarded to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario, signaling the Township of Springwater's

support of the Province's review, consultations and development of an updated Conservation Authorities Act and the willingness to participate in all consultations and submissions to the same.

**Carried**

Sincerely,



Renée Chaperon  
Clerk  
/cp

cc. Doug Ford, Premier of Ontario  
Jeff Yurek, Minister of Environment, Conservation and Parks  
The County of Simcoe  
Conservation Ontario  
Ontario municipalities  
Ontario Conservation Authorities

October 21, 2019

Nottawasaga Valley Conservation Authority  
8195 8<sup>th</sup> Line  
Utopia ON, L0M 1T0

**RE: Nottawasaga Valley Conservation Authority Levy**

---

Please be advised that at its meeting of October 16, 2019, Council of the Township of Springwater passed the following resolution:

**C457-2019**

Moved by: Coughlin  
Seconded by: Moore

Whereas the Township of Springwater, like all municipalities in Ontario must confront fiscal limitations and re-evaluate programs, services, and the financial sustainability of each;

And Whereas the Township of Springwater is a constituent municipality in portions of the watershed under the jurisdiction of the Nottawasaga Valley Conservation Authority and is compelled to remit non-negotiable levy funding to the Authority on an annual basis;

And Whereas the Township of Springwater cannot exercise line-item scrutiny of Nottawasaga Valley Conservation Authority's budget and operations nor does the Authority itself provide detailed substantiation of the same to its member municipalities like the Township of Springwater;

And Whereas the Township of Springwater must account for all taxpayer funds it expends within its operations and that it forwards to local agencies and boards;

Therefore Be It Resolved That the Township of Springwater requests that the Nottawasaga Valley Conservation Authority provide prior to passage of its 2020 budget the following:

- (1) Its interpretation and understanding of its mandated operations as found in the current Conservation Authorities Act, 1990, R.S.O. 1990, c.C.27 and its prescribed regulations;
- (2) The costs of each as determined under (1);
- (3) Detailed definitions and determinations of what can be characterized as non-mandatory programming and service(s);

(4) The costs of each as determined under (3);

(5) Detailed definitions and determinations of fee-for-service activities of the Nottawasaga Valley Conservation Authority, the revenues they generate as the activities take place within and/or requests originate from geographic area of the Township of Springwater; and

(6) The costs that arise from programs and services enabled through the Memorandum of Understanding with the Severn Sound Environmental Association.

And That this resolution be circulated to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario.

**Carried**

Sincerely,



Renée Chaperon  
Clerk  
/cp

cc. Doug Ford, Premier of Ontario  
Jeff Yurek, Minister of Environment, Conservation and Parks  
The County of Simcoe  
Conservation Ontario  
Ontario municipalities  
Ontario Conservation Authorities



TOWN OF INGERSOLL  
Town Centre

October 17, 2019

Honourable Doug Ford, Premier  
Legislative Building Rm. 281, Queen's Park  
Toronto, ON  
M7A 1A1

Dear Honourable Premier Ford.

**Re: Support for Continuation of Mandatory and Non-Mandatory Programs of the Upper Thames River Conservation Authority (UTRCA)**

---

Please be advised that at its Regular meeting held on October 15, 2019, the Council of the Corporation of the Town of Ingersoll passed the following resolution:

**Moved by Councillor Petrie; seconded by Councillor Van Kooten-Bossence**

**C19-10-319 WHEREAS** the Town of Ingersoll and the County of Oxford are environmentally conscious communities.

**AND WHEREAS** the Town of Ingersoll is a member of the Upper Thames River Conservation Authority (UTRCA) and has a representative on the board of directors of the UTRCA through Oxford County.

**AND WHEREAS** the board of directors determines the policies, priorities and budget of the UTRCA.

**AND WHEREAS** the UTRCA provides the County of Oxford and Ingersoll with expert advice on the environmental impact of land use planning proposals and that the Town of Ingersoll and the County of Oxford does not have staff with comparable expertise or experience.

**AND WHEREAS** the UTRCA provides programs to the residents of Ingersoll, County of Oxford and other member municipalities that include recreation, education, water quality monitoring, reduction of vegetation loss and soil erosion, preservation of species at risk as well as protecting life and property through a variety of measures.

**THEREFORE**, be it resolved, that the Town of Ingersoll supports continuation of the programs of the UTRCA, both mandatory and non-mandatory, and that no programs of the UTRCA or of the other Conservation Authorities in Ontario be "wound down" at this time and informs the County of Oxford of Ingersoll's support of these programs.

**AND THAT**, the Ministry of Environment, Conservation and Parks give clear direction as to what programs are considered mandatory and non-mandatory and how those programs will be funded in the future.



TOWN OF INGERSOLL  
Town Centre

**AND THAT** this resolution be forwarded to the County of Oxford, Minister of the Environment, Conservation and Parks, Premier Doug Ford, MPP Ernie Hardeman, the Association of Municipalities of Ontario, the Upper Thames River Conservation Authority, Conservation Ontario and all Ontario municipalities.

**CARRIED**

Sincerely,

Michael Graves  
Director of Corporate Services/Clerk-Deputy CAO  
Town of Ingersoll

Cc. The Honourable Jeff Yurek; Minister of Environment, Conservation and Parks, The Honourable Ernie Hardeman; Oxford County MPP, the Association of Municipalities of Ontario, the Upper Thames River Conservation Authority, Conservation Ontario, and all Ontario municipalities.



# The Municipality of West Elgin

22413 Hoskins Line, Box 490, Rodney Ontario N0L 2C0

October 11, 2019

At the Regular Meeting of Council on October 10, 2019, the Council of the Municipality of West Elgin passed the following Resolution:

**Resolution No. 2019-530**

**Moved: Councillor Rowe**

**Seconded: Councillor Tellier**

That West Elgin Council hereby supports the Resolution of Town of the Blue Mountains regarding Integrity Commissioner Matters as attached.

**Disposition: Carried**



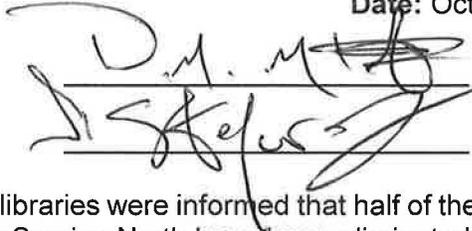
**The Corporation of the  
Township of Schreiber**

**Resolution #** 346-19

**Date:** October 22, 2019

**Moved by Councillor:**

**Seconded by Councillor:**

Handwritten signatures of two individuals, likely the councillors mentioned in the text. The first signature appears to be 'D.M. M...' and the second is 'J. Skelton'.

THAT whereas, on May 9, 2019 libraries were informed that half of the unionized staff positions (5 FTE positions) at Ontario Library Service-North have been eliminated, and a sixth reduced to part time, due to recent cuts to the operating budget announced in the 2019-2020 Provincial budget. Additionally, 1 FTE non-union position will be eliminated at the end of this fiscal year, and another non-union position has been reduced to part-time;

And whereas while much of the focus on these cuts has been on the Interlibrary Loan Delivery system, which operated exclusively in Southern Ontario and which the Government has characterized as "slow, inefficient, environmentally unfriendly and expensive," none of the individuals who lost their positions at Ontario Library Service - North were involved in the administration of the Interlibrary Loan program;

And whereas the positions that were lost at OLS-North provided direct support to Northern Libraries for staff and board training initiatives, services to First Nations Libraries, technology consulting, policy and strategic planning consulting, website development for small libraries, the administration of joint purchasing agreements and support for the Joint Automation Server Initiative (JASI) program, which provides essential library software to 133 rural and Northern library systems across Ontario;

And whereas it is now clear that provincial cuts to the Ontario Library Service will impact programs and services beyond Interlibrary Loan. The diminished capacity of OLS-North to deliver those programs will negatively impact our public libraries, and we believe that even programs and services that are maintained will operate at a reduced capacity due to extensive personnel cuts;

And whereas these cuts will disproportionately and unfairly impact libraries in Northern Ontario and jeopardize their ability to provide equitable library service in the North;

And whereas the Government chose to make these cuts without undertaking any consultation with Northern libraries, municipalities or the general public about what the impacts could be on our organizations and our patrons;

Now therefore be it resolved that the Corporation of the Township of Schreiber calls upon the Government of Ontario to halt these cuts, restore valuable jobs in Northern Ontario by reinstating funding to Ontario Library Services North to a minimum 2017/2018 level.

Be it further resolved that the Ministry of Tourism Culture and Sport undertake comprehensive consultation before implementing any cuts to Ontario Library Services North to better understand the impact of these cuts to Northern libraries.

Be it further resolved that this resolution be forwarded to Michael Tibollo, Minister of Tourism, Culture, and Sport; Michael Gravelle, MPP; Doug Ford, Premier; Thunder Bay District Municipal League, Northwestern Ontario Municipal Association, Association of Municipalities of Ontario and all Ontario municipalities.

Pecuniary Interest	Recorded Vote	Council Member	Nay	Yea
		Councillor K Krause		
		Councillor D McGrath		
		Councillor K Mullins		
		Councillor D Stefurak		
		Mayor D Hamilton		

CARRIED ✓

DEFEATED \_\_\_\_\_

Mayor: 

Clerk: 