



TOWNSHIP OF MELANCTHON ELECTRONIC MEETING AGENDA - THURSDAY, SEPTEMBER 17, 2020 - 5:00 P.M.

(For information on how to join the meeting, please go to the Council Meetings page on the Township Website to find the link, Meeting ID and Password)

1. **Call to Order**
2. **Announcements**
3. **Additions/Deletions/Approval of Agenda**
4. **Declaration of Pecuniary Interest and the General Nature Thereof**
5. **Approval of Draft Minutes - September 3, 2020**
6. **Business Arising from Minutes**
7. **Point of Privilege or Personal Privilege**
8. **Public Question Period** (Please visit our website under Agenda & Minutes for information on Public Question Period)
9. **Public Works**
 1. Update from the Roads Sub-Committee meeting held on September 16, 2020
 2. Other
10. **Planning**
 1. Applications to Permit
 2. Report from Chris Jones, Township Planner - Pre-consultation for OPA/ZBA - Parts Lots 13 and 14, Concession 4 O.S.
 3. Other
11. **Climate Change Initiatives**
12. **Police Services Board**
 1. Update from September 15, 2020 PSB meeting
13. **County Council Update**
14. **Correspondence**

***Board & Committee Minutes**

1. GRCA Summary of the General Membership Meeting - August 28, 2020

*** Items for Information Purposes**

1. Report Darrell Keenie, Director Planning, Economic Development and Culture - Land acknowledgement Statement for Dufferin County
2. Town of Shelburne Notices of Public Meeting - Consent Applications B20/02, B20/03 and ZBA 220/01 **(full planning application on file)**
3. Letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing - A Place to Grow: Growth Plan for the Greater Golden Horseshoe
4. Letter from Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs regarding Security from Trespass and Protecting Food Safety Act, 2020
5. NVCA Board Meeting Highlights August 28, 2020

*** Items for Council Action**

1. Letter from Rosario Pezzo requesting permission to hunt at the landfill
2. Resignation letter from Bert Tupling as the Melancthon Representative of the NDCC Board of Management

15. General Business

1. Notice of Intent to Pass By-laws:
 1. Being a By-law to Authorize the Execution of a Consent Agreement between Corbetton Farms Inc. and The Township of Melancthon for an underground Water Reservoir
 2. Being a By-law to Authorize the Execution of a Consent Agreement Between Owen B. Hoover and Ina Hoover and The Corporation of the Township of Melancthon, and to Repeal By-law 43-2020 passed on September 3, 2020
2. New/Other Business/Additions
 1. Motion from NDCC Board of Management regarding Sierra Planning Recreation Study Report
 - 1.1 Township of Mulmur Recreation Master Plan
 2. Councillor Mercer - Notice of Motion from September 3rd Council Meeting - Moved by M. Mercer that Council examine Council wages and IT allowance prior to the next Township budget planning cycle.
 3. Councillor Mercer - Notice of Motion from the September 3rd Council Meeting - Moved by M. Mercer that That Council pursue solutions and best practices regarding the various environmental challenges facing our township including but not limited to: invasive species, gypsy moth, nuisance beavers, loss of bats and increase in mosquito populations ... for the health and wellness of the community.
 4. Set date for Joint Virtual Council Meeting with Mulmur Township regarding the NDCC Sierra Planning Recreation Study Report
 5. Other/Additions
3. Unfinished Business
 1. Quote from Flags Unlimited for Street Banners and Bracket Hardware
 2. Options and Quotes for Township Digital Signs from LibertevisiON
 3. Notice of Intent to Pass By-laws:
 1. By-law to enter into a Site Plan Agreement between 2690044 Ontario Inc. and Corporation of the Township of Melancthon
 4. Quote for lights at the Horning's Mills Community Park Ball Diamond
 5. Horning's Mills Community Hall Public Meeting - Monday, October 19, 2020 - 7:00 p.m. - 9:00 p.m.
 6. Agricultural Action Plan in conjunction with County of Dufferin

16. Delegations

1. **5:20 p.m.** -Gord Fox and Nate Nienhuis, NWN regarding the Site Plan Agreement
2. **5:45 p.m.** - Heather Hill, Noble Insurance and Colin Smith, Frank Cowan and Company - Presentation of Insurance Program for 2020-2021

17. Closed Session

1. Approval of Draft Minutes - September 3, 2020
2. Business Arising from Minutes
3. Litigation or potential litigation, including matters before administrative tribunal, affecting the local board - Re: Letter concerning a Motor Vehicle Accident on 3rd Line OS
4. Rise With or Without Report from Closed Session

18. Third Reading of By-laws

19. Notice of Motion

20. Confirmation By-law

21. Adjournment and Date of Next Meeting - Thursday, October 1, 2020 - 5:00 p.m.

22. On Sites

23. Correspondence on File at the Clerk's Office

APPLICATIONS TO PERMIT FOR APPROVAL
Sept 17, 2020 COUNCIL MEETING

PROPERTY OWNER	PROPERTY DESCRIPTION	TYPE OF STRUCTURE	DOLLAR VALUE	D.C.'s	COMMENTS
Colin McKenzie	West Part Lot 5, Con 3 OS 525160 5 Sideroad	roof over deck	\$10,000	NO	

Plan # 10-1
SEP 17 2020

• Municipal Planning Services Ltd. •

MEMORANDUM

To: Mayor White and Members of Council
Copy: Ms. Denise Holmes, CAO
From: Chris Jones MCIP, RPP
Date: September 11, 2020
Re: Pre-consultation for OPA/ZBA – Parts Lots 13 and 14, Concession 4 O.S.
(Duivenvorden)

BACKGROUND

The Township is in receipt of a pre-consultation request for an official plan and zoning by-law amendment for lands located at 437138 and 437202 4th Line, located in the East Part of Lots 13 and 14, Concession 4 O.S. The purpose of the applications is to establish a mineral aggregate extraction operation (pit) on the subject lands.

The lands subject to the applications and proposed for extraction include:

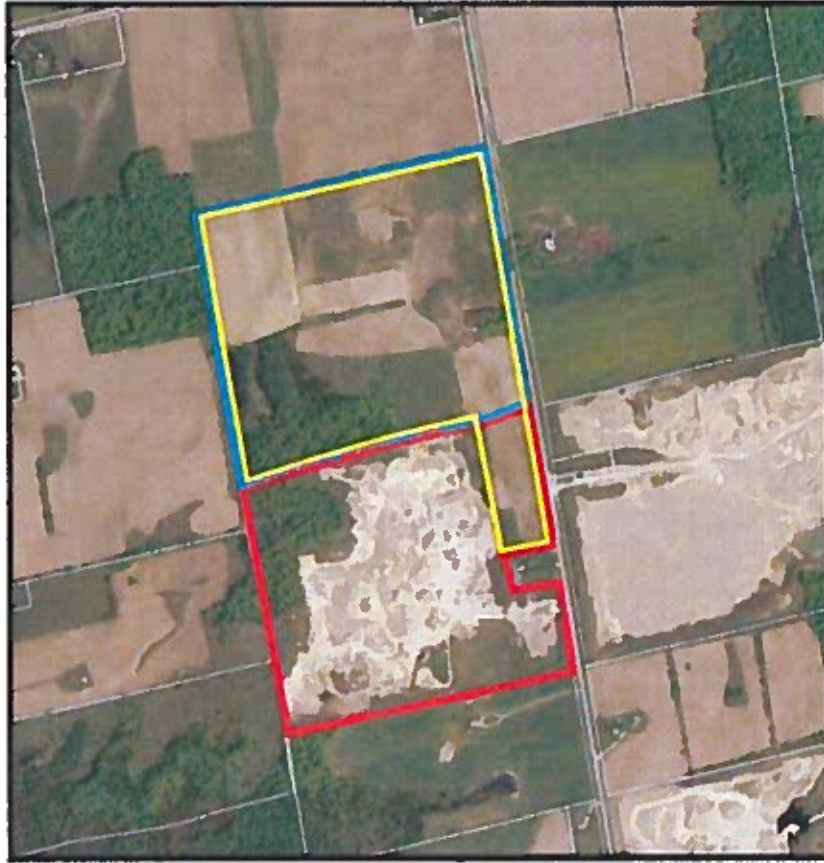
- Approximately 4.45 ha (11 acres) of the East Part of Lot 13, Concession 4 O.S. These lands are currently owned by Duivenvoorden Haulage Ltd and abut ARA license No. 3726 which has been in place since 1980. These lands appear to form part of a setback or buffer from the 4th Line related to the original license.
- Approximately 40.1 ha (99.2 acres) of the East Part of Lot 14, Concession 4 O.S. These lands are currently owned by Duivenvoorden Haulage Ltd. and are utilized for agricultural purposes and also are characterized by a woodlot and small wetland in the south-west corner of the lot. The lands also appear to be occupied by an original drive shed.

In total the lands subject to the application for mineral aggregate extraction have an area of approximately 45 hectares (111 acres), of which approximately 34.5 hectares (85.2 acres) are proposed for extraction. The current annual extraction limit on the existing licensed area is 199,550 tonnes and the annual extraction limit for the new pit has not been confirmed at this time

It is noted there is an occupied rural residential lot in Lot 13 that was severed in 1981 and sits directly beside the haul route entrance and is virtually surrounded by the extractive operation. The lot is not owned by the proponent.

The lands proposed for extraction are outlined in yellow in Figure 1.

Figure 1 – Location of Subject Lands



PROPONENT SUBMISSION

The proponent's planning consultant has provided an overview of the proposal including a draft operations plan and a summary of the technical studies they intend to submit as part of a complete application. This submission is attached at Appendix 1.

According to the applicant's draft operations plan, it appears the new pit will be integrated with the existing southerly pit for what I am assuming will allow the existing entrance to 4th Line to be utilized. If this is the case, it is assumed that amendments to the existing ARA license will be required to eliminate an existing extraction setback and authorize an internal haul route.

NVCA

The pre-consultation submission has been forwarded to the NVCA, attached at Appendix 2 are the preliminary comments provided by the NVCA.

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51 Churchill Drive, Unit 1

Barrie, Ontario

(705) 725-8133

POLICY OVERVIEW

Township of Melancthon Official Plan

The Township's Official Plan contains many policies concerning aggregate extraction. In an effort to identify the policies throughout the plan which address the issue of mineral aggregates, I have prepared a matrix which has already been provided to the proponent's planning consultant.

The subject lands are designated Agricultural and are also subject to the Environmental Conservation Overlay designation. The subject lands are also recognized in the following manner by the other schedules to the Official Plan:

- Schedule A-5: Land Use and Roads – identifies the subject lands as being located in the Agricultural designation together with an area of Environmental Conservation Overlay. Schedule A-5 also identifies that Line 4 is designated as a mineral aggregate haul route although it terminates at Lot 13 and does not abut Lot 14.
- Schedule D: Natural Heritage 1 and Wetlands – identifies the subject lands as having a small locally significant and unevaluated wetland.
- Schedule E: Natural Heritage 2, Woodlands, Wildlife Habitat and ANSI – identifies the lands as having a significant woodland.
- Schedule G: Aquifer Vulnerability – identifies the subject lands as being located in an area of high vulnerability.
- Schedule H: Primary Aggregate Resource Areas – identifies the subject lands as being located in a primary sand and gravel resource area.

County of Dufferin Official Plan

The County is the approval authority for lower-tier official plan amendments. On this basis, the proponent is advised to pre-consult with the County of Dufferin Planning Department and Roads Department.

Growth Plan for the Greater Golden Horsehoe (2019)

Section 4.2.8.3 of the Growth Plan permits new mineral aggregate operations in prime agricultural areas provided they are *“supported by an agricultural impact assessment and where possible, will seek to maintain or improve connectivity of the Agricultural System”*.

In consideration of natural features and functions, Section 4.2.8.2 b) of the Growth Plan requires new mineral aggregate operations to demonstrate the following:

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Barrie, Ontario
(705) 725-8133

- i. *How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregate resources;*
- ii. *How the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;*
- iii. *How the water resource system will be protected or enhanced; and,*
- iv. *How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in policy 4.2.2.3.a) will be addressed in accordance with policies 4.2.8.4 b) and c) and 4.2.8.5 c).*

It is also noted that Section 4.2.8 c) creates an exemption from the above policy requirements for "expanding pits". In my view it seems reasonable that an application for a new ARA license on a separate parcel of land would be considered a new pit, notwithstanding ownership of the operation. I have discussed this issue with the proponent and have also attempted to obtain guidance on the interpretation of this policy with agency staff to no avail at the time this report was prepared.

Provincial Policy Statement (PPS 2020)

The application is guided by a number of PPS policies which are summarized below:

Section 1.1.5.2 a) – rural land use includes the management or use of resources;

Section 2.1.4 – natural features where development is prohibited;

Section 2.1.5 – natural features where development is not permitted except where it has been demonstrated such development will have no impact on the feature

Section 2.1.7 – development is not permitted in the habitat of endangered species and threatened species;

Section 2.1.8 – development is not permitted on the adjacent lands to natural heritage features unless it can be demonstrated such development will not impact the feature;

Section 2.2 – Planning authorities to protect, improve or restore the quality and quantity of water;

Section 2.5.2.1 – demonstration of need for aggregate resources shall not be required;

Section 2.5.2.2 – extraction shall be undertaken in a manner which minimizes social,

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economic and environmental impacts;

Section 2.5.3 – Rehabilitation;

Section 2.5.4 – Extraction in Prime Agricultural Areas; and,

Section 2.6 – Cultural Heritage and Archaeology.

AGGREGATE RESOURCES ACT

It is understood the applicant intends to initiate the application for the requisite Class A, Pit Above Water concurrent with the application process required by the Planning Act.

HAUL ROUTE

As was indicated earlier in this report, the Township's Official Plan designates the 4th Line as haul route for mineral aggregates, however the designated haul route terminates at the north limit of Lot 13, Concession 4 O.S and does not extend past the new area (Lot 14) proposed for extraction. Given that the new pit does not abut a haul route designated under the Official Plan, the applicant is proposing an internal haul route from Lot 14 to the existing Lot 13 entrance.

In terms of the condition and maintenance of the 4th Line haul route, Council will recall the Township entered into an agreement with Strada at the time of their pit approvals in 2018 to undertake maintenance and upgrades to approximately 1.6 km of 4th Line, however this work has not been completed.

COMPLETE APPLICATION

In the submission provided by the proponent, the following technical studies are proposed to accompany the applications for official plan and zoning by-law amendment:

1. ARA site plans (existing features, operations and rehabilitation)
2. Planning Justification Report
3. Archaeological Assessment
4. Natural Heritage Assessment
5. Agricultural Impact Assessment
6. Hydrogeological Assessment

7. Traffic Impact Assessment

8. Noise Report

In addition to the above, I would also request that the applicant provide a copy of any existing ARA site plans for the existing Lot 13 pit.

NEXT STEPS

I find the applicant's approach to filing the requisite applications to conform with the submission requirements of the Official Plan.

I have discussed the Growth Plan policies with the proponent's planner, specifically the distinction between an expanding pit or a new pit. In this case while this operation is intended to be undertaken by a long-standing operator on the abutting lands, I am of the view that a 200% increase in extraction area on a separate lot of record constitutes a new pit and therefore the policies of Section 4.2.8.2 b) should reasonably apply.

Subsequent to the submission of applications and technical reports, I will prepare a summary report to Council and seek direction to declare the application complete, enter into a cost recovery agreement with the applicant and initiate peer reviews of the technical studies and circulation to the NVCA.

Should Council have any other concerns, questions or comments they would like to raise at this preliminary time, I would encourage Council to communicate such comments and I will convey these to the proponent's representatives.

Respectfully Submitted,



Chris Jones MCIP, RPP



• Appendix 1 •

The following table provides a summary of the key findings from the analysis. It details the various components and their respective contributions to the overall system performance. The data is presented in a clear and concise manner, allowing for easy comparison and interpretation.

The analysis was conducted using a series of advanced modeling techniques, including stochastic simulation and optimization algorithms. These methods allowed for a thorough exploration of the system's behavior under a wide range of conditions and scenarios.

The results of the analysis are presented in the following sections, where each finding is discussed in detail and its implications are explored.

The first section focuses on the overall system performance, highlighting the key metrics and trends observed during the simulation.

The second section provides a detailed breakdown of the individual components, examining their specific contributions and interactions within the system.



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

May 22, 2020

Township of Melancthon
157101 Highway 10
Melancthon, ON
L9V 2E6

Attention: Denise B. Holmes, AMCT
CAO/Clerk

Re: **Pre-consultation Application – Aggregate Pit Expansion**
Duivenvoorden Haulage Ltd.
437202 4th Line & 437138 4th Line
Part of East Half of Lots 13 and 14, Concession 4.
Township of Melancthon
IPS File. 18-802

On behalf of Duivenvoorden Haulage Ltd., Innovative Planning Solutions (IPS) is pleased to submit a Pre-consultation application to the Township of Melancthon for review, comments, and discussion purposes.

The following is included as the Pre-consultation application:

1. Pre-consultation Fee of \$2,000.00 – cheque mailed directly to Township.
2. Existing Features Site Plan (May 19, 2020) – IPS.

Subject Properties

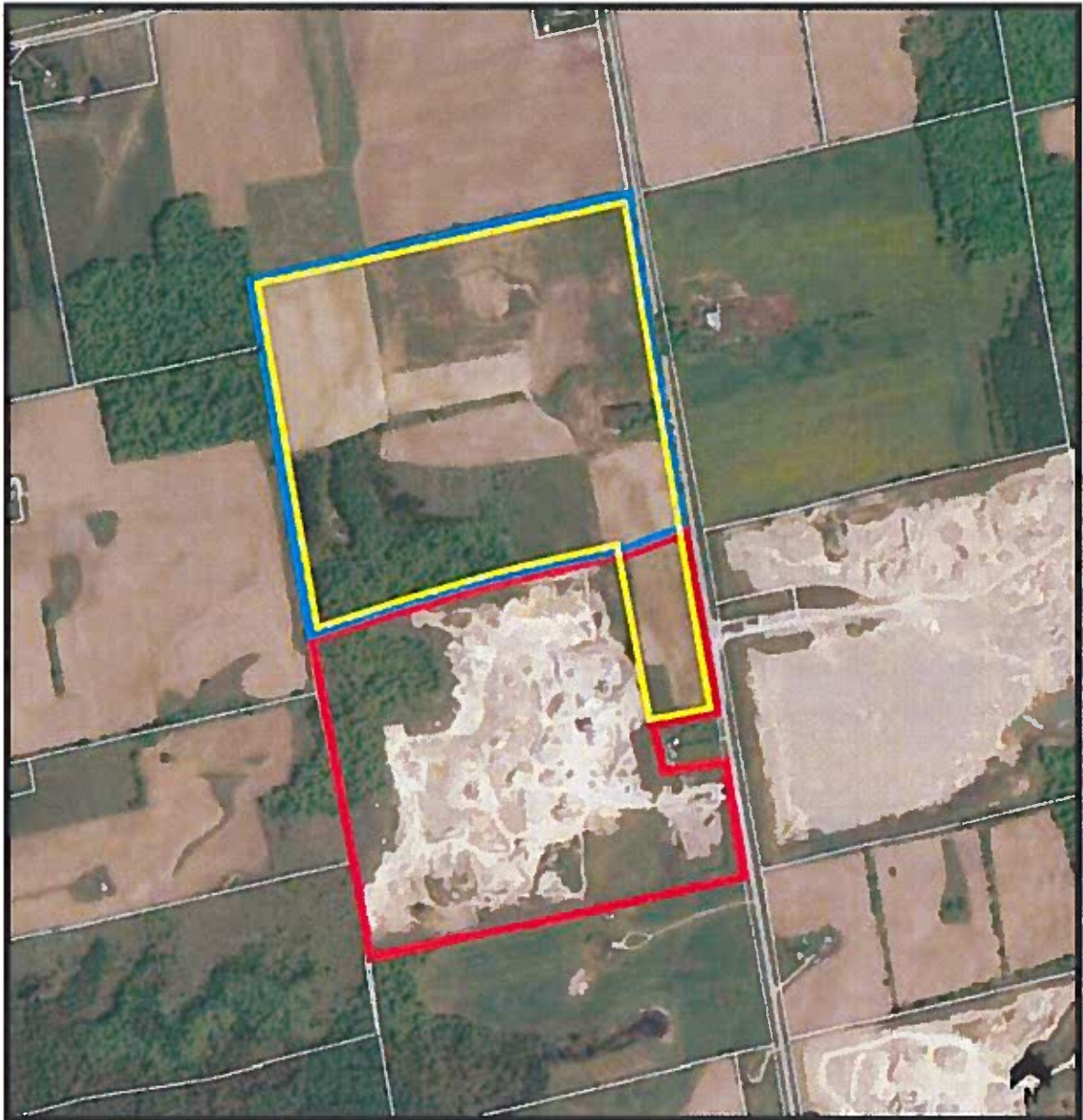
The subject properties are located north of County Road 17, on the west side of the 4th Line. The two properties are municipally known as 437202 and 437138 4th Line, legally known as Part of East Half of Lots 13 and 14, Concession 4.

The 437202 4th Line property is subject to a pit expansion. It comprises an area of approximately 40.1 hectares (99.2 acres). The lands currently contain agricultural uses. The property is illustrated on **Figure 1**, outlined in blue.

The 437138 4th Line property has an area of approximately 39 hectares (96.4 acres) and currently contains the existing licensed aggregate operations. A strip of the property along the 4th Line is proposed as a pit expansion. The property is illustrated on **Figure 1**, outlined in red.

The approximate lands subject to the pit expansion are outlined in yellow on **Figure 1**.

The adjacent lands surrounding the 4th Line contains a concentration of aggregate pits, demonstrated on **Figure 2**. The current Duivenvoorden Haulage Ltd. pit (extraction area) is outlined in red.



LEGEND




-  437138 4th Line
-  437202 4th Line
-  Pit Expansion Area

Figure 1

AERIAL – SUBJECT PROPERTIES

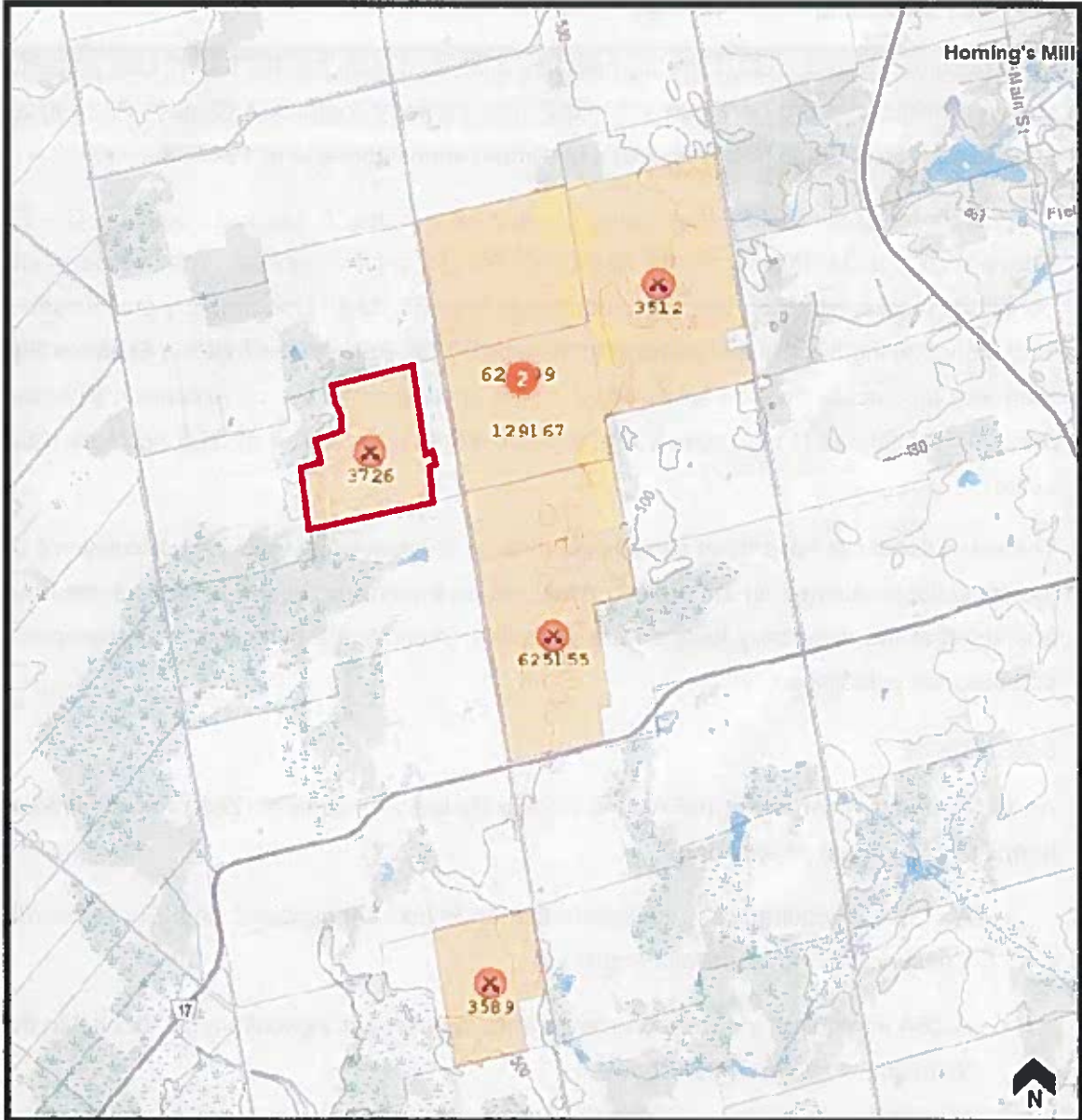
Source: *Dufferin County GIS*

Drawn By: JH


File: 18-802



INNOVATIVE PLANNING SOLUTIONS
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LEGEND

 Existing Duivenvoorden Haulage Ltd. Pit (437138 4th Line)

 Existing Pit Operations

Figure 2

EXISTING PIT OPERATIONS

Source: MNR GIS - Pits and Quarries Online

Drawn By: JH

File: 18-802

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS

Application Overview

Duivenvoorden Haulage Ltd. currently operates a pit located on the 437138 4th Line property, shown previously in red on Figures 1 and 2. The property contains a Class A Pit, with an authorized area of 28.35 hectares, with a maximum annual tonnage of 199,550.

Duivenvoorden Haulage Ltd. is working to apply for a Class 'A' License (Category 3 – Pit Above Water) under the Aggregate Resources Act, for a pit expansion. The license would permit aggregate extraction to expand north onto the 437202 4th Line property and include a strip portion along the 4th Line adjacent to the existing pit. Refer to the Existing Features Site Plan with the circulation. The area subject to the application for the pit expansion (licensed area) is 45 hectares (111.1 acres), with a proposed extraction area of 34.5 hectares (85.2 acres).

The extraction limits have been established through extensive site visits and discussions by the consultants retained on the project. Working with the environmental consultant, we have ensured that the necessary features are protected, impacts are mitigated, and appropriate setbacks are established.

Amendments

An Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) are required to permit the aggregate pit expansion.

- An OPA is required to re-designate the lands from '*Agricultural*' and '*Environmental Conservation*', to '*Extractive Industrial*'.
- A ZBA is required to rezone the lands from the '*General Agricultural (A1) Zone*' to the '*Extractive Industrial (M2) Zone*'.

Planning Overview

A planning designation and zoning overview of the lands subject to the pit expansion has been summarized below.

Dufferin County Official Plan:

- Schedule B – Community Structure and Land Use: '*Countryside Area*'
- Schedule C – Agricultural Area and Rural Lands: '*Agricultural Area*'

- Schedule D – Mineral Aggregate Resource Areas: *'Sand and Gravel Resource Area'*
- Schedule E – Natural Heritage Features: *'Woodlands'* and *'Watercourses'*

Township of Melancthon Official Plan:

- Schedule's A1 and A5 – Land Use: *'Agricultural'* and *'Environmental Conservation'*
- Schedule A5 – Roads Plan: *'Local Road'* and *'Existing Mineral Aggregate Haul Route'* (4th Line)
- Schedule D – Natural Heritage 1 Wetlands: *'Locally Significant and Unevaluated Wetlands'*
- Schedule E – Natural Heritage 2 Woodlands, Wildlife Habitat and ANSI: *'Significant Woodlands'* and *'Watercourses'*
- Schedule G – Aquifer Vulnerability and Wellhead Protection Areas: *'Medium Vulnerability'* and *'High Vulnerability'*
- Schedule G1 – Significant Groundwater Recharge Areas: *'Significant Groundwater Recharge Areas'*
- Schedule H – Primary Mineral Aggregate Resource Areas: *'Sand and Gravel Resource Area'*

Township of Melancthon Zoning By-law:

- *'General Agricultural (A1) Zone'*

Supporting Items

In accordance with the Aggregate Resources Act (ARA) and Ministry of Natural Resources and Forestry (MNR) requirements, a number of supporting studies / reports and plans are currently being prepared for the application. An overview list of these items is provided below.

1. Site Plan's – Existing Features Plan, Operational Plan & Rehabilitation Plan - IPS
2. Planning Justification Report - IPS

3. Archaeological Assessment Stage 1 & 2 - ASI
4. Natural Heritage Assessment – Birks Natural Heritage Consultants
5. Agricultural Impact Assessment – Orion Environmental Solutions
6. Hydrogeological Assessment – Azimuth Environmental Consulting
7. Traffic Impact Assessment (TIS) – Tatham Engineering
8. Noise Report – Trinity Consultants

Pre-consultation Circulation

On behalf of Duivenvoorden Haulage Ltd., we are submitting this letter, the required fee and the current Existing Features Site Plan for Pre-consultation circulation and review by the Township of Melancthon. Our goal is to obtain formal comments and initial support from the Township, as we work towards a complete application for the pit expansion.

We look forward to the circulation and review of this Pre-consultation application. Should you have any further questions or wish to discuss the file, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions

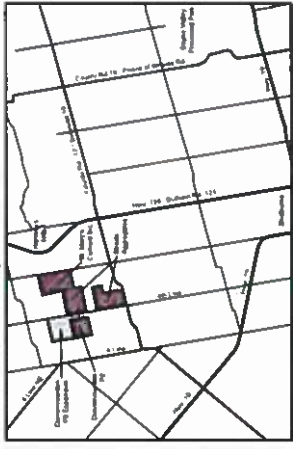


Darren Vella, MCIP, RPP
President & Director of Planning



James Hunter, BURPI.
Senior Planner

KEY MAP - 1:50,000



Legend

- Boundary of Area to be Licensed
- Limit of Extraction
- E-Loading Limited Pit
- Surface Water Drainage Direction
- 15.0m radius boundary
- Area subject to site plan amendment for pit operations
- Building / Structure
- Over-structures
- Parcel Bound
- Channels, Canals
- Windbreaks
- Restricted Natural Area
- Hydrology
- E-Loading E-Flow
- Operational Structures
- Over-structures

Notes

1. This site plan is prepared under the Appropriate Resource Act of Class 'A' Licence, Category 1.
2. Base mapping and topographic information was obtained from digital OSM and air photo analysis provided by Google Earth 2018 Europa 1 Technology.
3. Property boundary derived from Robbery Group, OLS dated January 30 2018. The site is currently active farmland.
4. Total area to be licensed: ~42.0ha
Total area to be extracted: ~14.5ha
5. All measurements shown on this plan are in meters.
6. The elevation of the ground water table ranges from ~504 m.a.s.l. to 492 m.a.s.l. as per the Hydrogeological Level / Assessment completed by Acorn Environmental Consulting Inc. dated February 2019.

Site Plan Amendments

No	Date	Description	By
1	May 1, 2020	Recommended for approval	AS
2	May 19, 2020	Submitted for approval	AS

MMRF Approved Stamp

Stamp area with fields for Name, Title, and Date.

DUIVENVOORDEN HAULAGE Ltd.

3425 1st Line, East Beaver Creek, Ontario L3R 9V3

MELANCTHON PIT EXPANSION

Part of E-Load of Lots 13 and 14, Concession 4

Top of Melancthon on R902

EXISTING FEATURES

MMRF Licence No. 11-482

Scale: 1:1,000

1 of 4

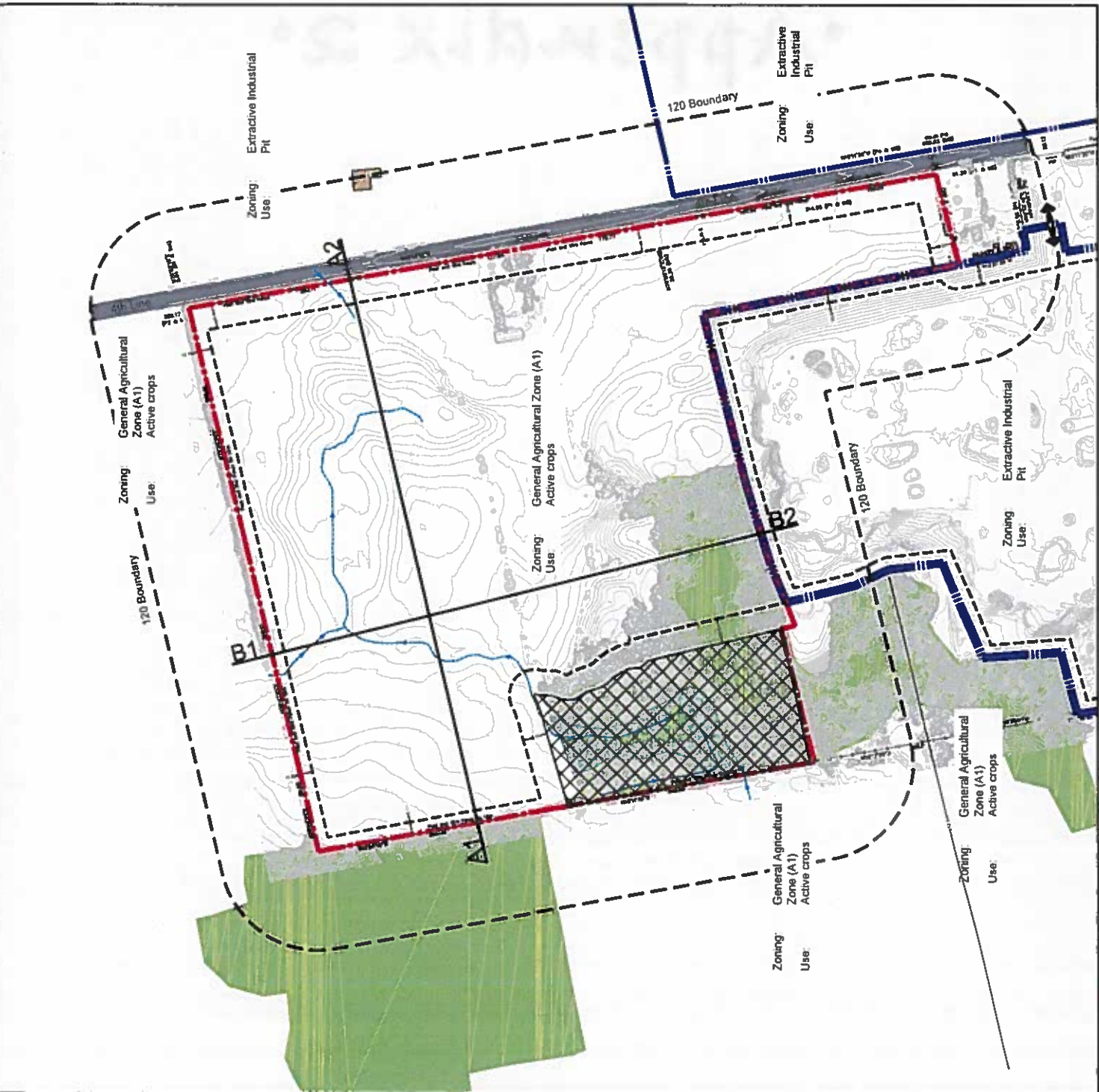
Pre-approval Review

IPS INNOVATIVE PLANNING SOLUTIONS

PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS

400 BELLEVILLE UNIT 14, BARRIE, ONTARIO L4R 1K7

Drawn By: A.S. Checked By: D.V. JLN Date: May 1, 2020



•Appendix 2•

NVCA – Pre-consultation Comments – June 23, 2020

Good morning Chris,

Thank you for the opportunity to provide pre-consultation comments on the above noted proposed aggregate pit expansion.

NVCA staff has reviewed the following information:

- Innovative Planning Solutions – Correspondence “Pre-consultation application – Aggregate Pit Expansion Duivenvoorden Haulage Ltd, 437202 4th Line and 437138 4th Line, Township of Melancthon”, dated May 22, 2020
- Innovative Planning Solutions, “Existing Features Plan” Duivenvoorden Haulage, Melancthon Pit Expansion, dated May 19, 2020

Based upon our review of the above noted information, we offer the following pre-consultation comments:

It is the understanding of NVCA staff that Duivenvoorden Haulage Ltd. is proposing to apply for a Class ‘A’ License (Category 3 – Pit Above Water) under the Aggregate Resources Act, for a pit expansion. The license would permit aggregate extraction to expand north onto the 437202 4th Line property and include a strip portion along the 4th Line adjacent to the existing pit. The area subject for the pit expansion (licensed area) is 45 hectares (111.1 acres), with a proposed extraction area of 34.5 hectares (85.2 acres).

In support of a complete application, NVCA staff request the following materials:

Engineering

1. Please provide supporting information and a discussion with respect to the existing and the proposed stormwater management scheme for the site. The stormwater management scheme must consider, but not be limited to, the following:
 - Provide a drainage area plan of the existing external drainage areas contributing drainage to the site.
 - Consider how the external drainage coming onto the site will be managed in post-development conditions.
 - Consider where the runoff will be directed, on-site, during a large storm event.
 - Compute the anticipated flows on-site during a significant storm event (i.e. the 100 year storm event) taking into account the external drainage areas.
 - Demonstrate the conveyance system (i.e. drainage swales, etc.) has capacity to safely convey the runoff during the 100 year storm event.

Hydrogeology

2. It is noted that a Hydrogeological Assessment has been completed by Azimuth Environmental Consulting in support of this application, (not yet circulated to NVCA staff for review) which may address the comment below.

Key hydrogeological concerns that are required to be addressed include:

- The delineation of the water table including high water table elevation and associated seasonal variation and depth.
- Geological and hydrogeological site characterization including the groundwater flow direction.
- Impacts of the proposed pit on the wetland, including hydroperiod, located on the southwest part of the parcel in addition to impacts to the water course that bisects the property.
- Impacts to the water balance with the property mapped as a significant groundwater recharge area.
- Monitoring strategy/plan to monitor the depth to water table including season fluctuations over the life of the pit including reporting.
- Summary of other water takers via water well records or permits to take water within 500m of the parcel boundary.
- Background water quality characterization.
- Provision of a spill response plan and associated mitigation measures if fuel and or chemicals are stored on site.

Natural Heritage

3. It is acknowledged in the IPS letter than a Natural Heritage Evaluation (NHE) will be required to support the application.
4. The area proposed for re-zoning/re-designation is primarily agricultural (crop cover unknown), but does contain some visible natural heritage/hydrologic features, including (but not limited to) a mapped drainage feature, woodlands, and potential habitat associated with the agricultural field (depending on the type of cover). A wetland community is mapped on the property which is subject to the application, but appears to be excluded from the proposed pit expansion area.
5. The NHE report will need to include an assessment which reviews, at a minimum: the drainage feature on site, potential Species at Risk and associated habitat, potential Significant Wildlife Habitat features and functions, and a field program which can adequately support the above-noted assessment. The scope of and rationale for the field program should be outlined following a preliminary site investigation by a qualified ecological consultant, and forwarded to NVCA staff for review. The submitted report should provide an assessment of conformity with all applicable policies, and a mitigation plan including recommendations on how the application can achieve conformity if constraints are identified.

Fees

6. The review fee associated with above-water table extraction Aggregate proposals is \$12, 500. Please make the cheque payable to the "Nottawasaga Valley Conservation Authority" and submit it at the time of the first submission.

Digital Submissions

7. Please provide your submission materials in digital format only. Please use a large file transfer system for the digital submissions as our email as a size limit for attachments.

We trust the foregoing pre-consultation comments are of assistance to you. Please feel free to contact the undersigned should you wish to discuss these comments.

Sincerely,

Lee J. Bull, MCIP, RPP | Manager, Planning Services

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 231 | F 705-424-2115
lbull@nvca.on.ca | nvca.on.ca



Grand River Conservation Authority
Summary of the General Membership Meeting – August 28, 2020
This meeting was held virtually and streamed live for the public on
[GRCA's Board Webcast Page](#)

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

Action Items

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

- GM-08-20-53 - Proposed By-law Changes - Electronic Participation
- GM-08-20-55 - Financial Summary to June 30
- GM-08-20-56 - Financial Summary to July 31
- GM-08-20-46 - Completion of the Haldimand County Lake Erie Shoreline Hazard Mapping Study

Information Items

The Board received the following reports as information:

- GM-08-20-47 - Cash and Investment Status
- GM-08-20-51 - Budget 2021 - Timelines and Preliminary Considerations
- GM-08-20-52 - Snowmobiling Agreements on GRCA Lands
- GM-08-20-49 - Development, Interference with Wetlands and Alterations to Shorelines Regulation
- GM-08-20-50 - Updating Ontario's Water Quantity Management Framework (ERO #019-1340) GRCA Response
- GM-08-20-54 - Current Watershed Conditions
- GM-08-20-48 - Guelph Lake Nature Centre Update
- GM-08-20-57 - Region of Waterloo - Indigenous Reconciliation Action Plan
- GM-08-20-C04 - Update on Snyder's Flats Conservation Area (Closed Agenda)

Correspondence

The Board received the following correspondence:

- Haldimand County - Support for Conservation Authorities
- Halton Region - 2021 Budget Direction
- OFSC District 9 – Snowmobiling Agreements

Delegations

The Board heard from the following delegations:

- Lee Anne Evans – Snyder's Flats Conservation Area

For full information, please refer to the [August 28 Agenda and Addendum Packages](#). Complete agenda packages and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following the next meeting of the General Membership scheduled on September 25, 2020.

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SEP 17 2020



REPORT TO COUNCIL

To: Warden Darren White and Members of Council

From: Darrell Keenie, Director
Planning, Economic Development and Culture

Meeting Date: September 10, 2020

Subject: Land Acknowledgement Statement for Dufferin County

In Support of Strategic Plan Priorities and Objectives: Work with partners on cultural/heritage opportunities.

Purpose

The purpose of this report is to provide an overview of the consultative process by which a Land Acknowledgement for Dufferin County has been developed, and to present the resulting Land Acknowledgement.

Background & Discussion

At the July 9, 2020 meeting of County Council, the following resolution was passed:

Moved by Councillor Creelman, seconded by Councillor Macintosh

WHEREAS it is desirable to recognize history by acknowledging indigenous stewardship of land over thousands of years;

AND WHEREAS land acknowledgement is an important element of reconciliation with indigenous peoples;

THEREFORE BE IT RESOLVED THAT we direct Darrell Keenie, Director of Planning, Economic Development and Culture to consult with members of the indigenous community and other interest parties with the view to developing a Land

Acknowledgement to be delivered at the beginning of County Council meetings and any related recommendations.

-Carried-

With Council's direction, Museum of Dufferin (MoD) staff have undertaken the development of a Land Acknowledgement Statement (LAS) with three distinct goals in mind:

1. To create an accurate, authentic and meaningful land acknowledgement statement for Dufferin County.
2. To provide educational information (and access to resources) that supports the statement and encourages learning, awareness and celebration of the history and heritage of Indigenous peoples in our region.
3. To build connections, relationships, and dialogue with Indigenous groups and individuals who are descendants of groups that historically occupied our region, and Indigenous persons who currently reside in Dufferin County.

With these goals established, MoD's Education Programmer – Julie McNevin – led this important effort that included extensive research and meetings/discussions with members of the Indigenous community. The outputs of this process include a proper LAS for Dufferin County, as well as the resource document attached to this report. This teaching document is an important resource that will be circulated and used across the community. I encourage everyone to take time to read through the document, as it provides meaningful context to the LAS and the process of its creation.

Why are Land Acknowledgment Statements important?

A Land Acknowledgment Statement is a kind of verbal memorial and starting point for reconciliation that recognizes the enduring relationship between Indigenous peoples and traditional or ancestral land. These statements are a means of bringing awareness to the impacts and legacies of colonialism and subjugation of Indigenous peoples. A Land Acknowledgment Statement is therefore a means of confronting the past that continues to have implications for Indigenous people in the present and future.

The Land Acknowledgement Statement for Dufferin County:

"We would like to begin by respectfully acknowledging that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati (Petun), Attawandaron (Neutral), Haudenosaunee (Six Nations), and Anishinaabe peoples.

We also acknowledge that various municipalities within the County of Dufferin reside within the treaty lands named under the Haldimand Deed of 1784 and two of the Williams Treaties of 1818: Treaty 18: the Nottawasaga Purchase, and Treaty 19: The Ajetance Treaty.

These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources."

Timing and Presentation:

In terms of the use of the LAS by Dufferin County Council, its Committees and for special events or gatherings:

- The statement should be read after calling a meeting or gathering to order
- The reading could be followed by a moment of silence or personal touch (statement of ally-ship) that places the presenter in the context of the statement
- The statement should be read with sincerity
- For meetings of Council, Councillors could take turns delivering the statement

Financial, Staffing, Legal, or IT Considerations

None.

Recommendation

THAT the report of the Director of Planning, Economic Development and Culture, dated September 10, 2020, regarding Land Acknowledgement Statement for Dufferin County, be received;

AND THAT the Land Acknowledgement Statement for Dufferin County and in the Museum of Dufferin's Resource Guide entitled "Indigenous History and Treaty Lands in Dufferin County" be formally adopted for presenting at meetings of Dufferin County Council as follows:

We would like to begin by respectfully acknowledging that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati (Petun), Attawandaron (Neutral), Haudenosaunee (Six Nations), and Anishinaabe peoples.

We also acknowledge that various municipalities within the County of Dufferin reside within the treaty lands named under the Haldimand Deed of

1784 and two of the Williams Treaties of 1818: Treaty 18: the Nottawasaga Purchase, and Treaty 19: The Ajetance Treaty.

These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.

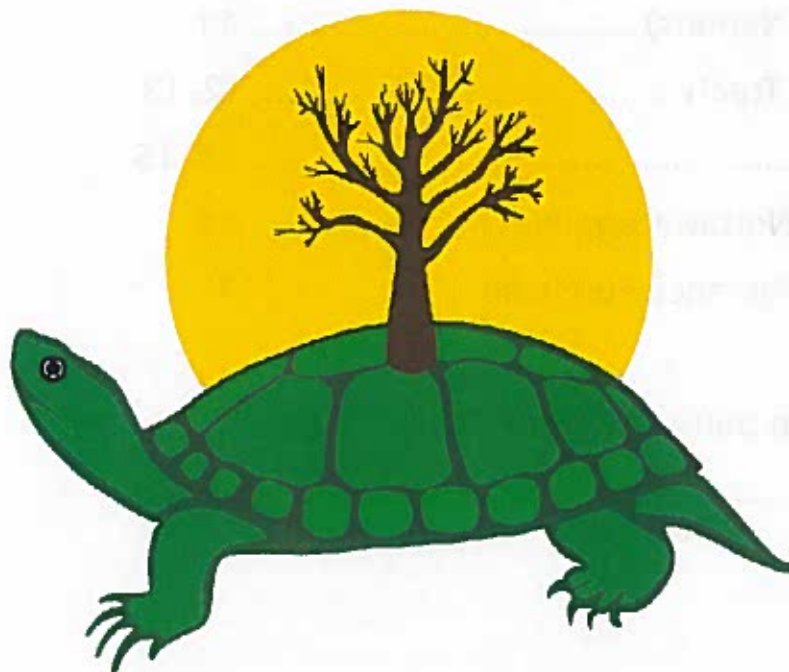
Respectfully Submitted By:

Darrell Keenie
Director, Planning, Economic Development and Culture

Attachment:
Indigenous History and Treaty Lands in Dufferin County – A Resource Guide

Indigenous History and Treaty Lands in Dufferin County

A Resource Guide



For some Indigenous Peoples, Turtle Island refers to North America. It originates from oral histories that describe the land as having been created on the back of a giant turtle. The turtle is a symbol and icon for creation, life and truth for many Indigenous peoples.

Artwork by: Chief Lady Bird (Nancy King),
Rama First Nations/Moose Deer Point First Nations

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Did You Know? Feathers have important symbolic and spiritual significance to many Indigenous peoples. They are most often viewed as a symbol of wisdom, trust, honor, strength, power and freedom. Feathers are gifted as a means of celebrating and honouring someone who demonstrates these character traits. With this honour comes responsibility. The Eagle feather is accorded the highest respect and is often featured on the headdresses and regalia of community leaders. This is why it is not appropriate for just anyone to wear a ceremonial headdress or even mock-regalia as a costume. It's not "cool", it's disrespectful.



Land Acknowledgment

We would like to begin by respectfully acknowledging that Dufferin County resides within the traditional territory and ancestral lands of the Tionontati (Petun), Attawandaron (Neutral), Haudenosaunee (Six Nations), and Anishinaabe peoples.

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These traditional territories upon which we live and learn, are steeped in rich Indigenous history and traditions. It is with this statement that we declare to honour and respect the past and present connection of Indigenous peoples with this land, its waterways and resources.



Pronunciation Guide:

Tionontati – “Tee-oh-nahn-TAH-tee”

Attawandaron – “At-tah-wahn-da-ron”

Haudenosaunee – “ho-DEE-no-Sho-nee”

Anishinaabe – “ah-NISH-IH-nah-bay”



What are Land Acknowledgment Statements & Why are they Important?

A Land Acknowledgment Statement is a kind of verbal memorial and starting point for reconciliation that recognizes the enduring relationship between Indigenous peoples and traditional or ancestral land.

These statements are a means of bringing awareness to the impacts and legacies of colonialism and subjugation of Indigenous peoples. A Land Acknowledgment Statement is therefore a means of confronting the past that continues to have implications for Indigenous people in the present and future.

Why Land Acknowledgment Alone Is Not Enough

Concerns and criticisms regarding land acknowledgment statements do exist and are an important consideration. A politically correct statement does not atone for centuries of history that cannot be undone. Creating and speaking a statement out of guilt, as a “token gesture” or because it is “trendy” to do so are misguided motivations. If done without meaningful action, the statement becomes a hollow and disingenuous gesture.

A Land Acknowledgment is merely the first step. What is your place in the context of the statement? Will you do as you say? What action(s) are you committing to that will honor and respect the statement?

Introduction

This document has been created to aid in recognizing the long-standing and enduring relationship that exists between Indigenous peoples and the traditional territories residing within present-day Dufferin County. By acknowledging and examining the past, we can become more aware and better informed. We can then use this knowledge to build relationships and a better future where the history, heritage, rights and freedoms of all citizens are respected.

This document was created to serve as an introductory resource. It will provide a starting point for learning with brief overviews and summaries, but will provide links and suggestions for third-party resources to support more comprehensive or in-depth learning.

Attempts have been made in the creation of this document to utilize information from varied and credible sources, but it is by no means definitive. The Museum of Dufferin welcomes input that can add educational value to this resource and will update it according.



Special Thanks To:

Darin Wybenga, Traditional Land Use Coordinator and Land Use Coordinator for Mississauga of the Credit First Nation, Department of Consultation and Accommodation

Dr. Sabrina Saunders, CEO of Blue Mountain Public Library

Andrea Wilson, Curator of Craigeleith Heritage Depot



Important Terms

Indigenous Peoples:

Is a collective name for First Nations, Inuit and Métis people who were the original inhabitants of the land that is now Canada and their descendants. As of 2016, 1.6 million people in Canada (4.9% of the population) identify as Indigenous.

Ancestral Lands or Territory:

These are the lands upon which Indigenous people have historically and currently inhabit, including lands and waters used for hunting, fishing gathering, and trade.

Treaty Lands or Territory:

These are lands, which often refer to a portion or section of ancestral territory, that have been included in a treaty agreement.

Ceded and Unceded Land:

Ceded means to give up a territory. In terms of land treaties, it refers to territory in which claim, title or ownership is given up to another entity, such as the British Crown. In many cases, to Indigenous groups, cessation of lands was not interpreted to mean giving up all rights to the land and its resources, but rather was permitting shared use.

Disagreements over the meaning of land cessation has given rise to the term “unceded land” – land which was not given away. In many cases, Indigenous groups feel that failing to live up to the terms of an agreement or treaty make the cessation of lands null or void and that the lands to be transferred to the Crown were taken (misappropriated) rather than ceded.

Reconciliation:

Reconciliation means to restore and build a relationship. It is acknowledging what happened and working on a path forward so that healing can take place. Reconciliation begins with knowledge and education, with an emphasis on empathy and understanding. As the result of past wrongs and broken promises, some in the recent-past, a wounded relationship exists between Indigenous and non-Indigenous people, communities and organizations. Reconciliation is meant to be a path to arriving at a relationship based on mutual respect, trust, honesty, integrity, dignity and equality.

“There is room on this land for all of us and there must also be, after centuries of struggle, room for justice for Indigenous peoples. That is all we ask. And we will settle for nothing less.”

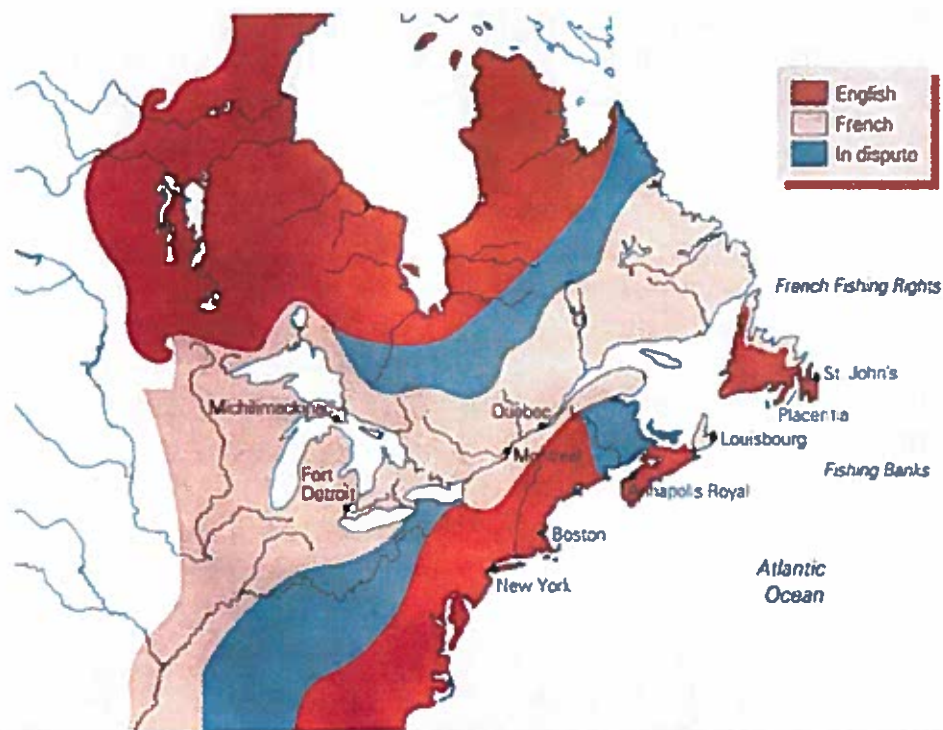
— Arthur Manuel, Unsettling Canada: A National Wake-Up Call

Land Treaties in Historical Context:

The colonization of the lands which would become Upper Canada and later Ontario began in the late 16th to early 17th Century. Motivated to control more land and resources, especially those that supported the rapidly growing fur trade, both the British and French made military and trade alliances with Indigenous peoples to expand colonial influence over North America. Indigenous peoples would play key roles in the success and downfall of colonial powers. This period can be characterized as a high-stakes chess match of conflicts and warfare, followed by periods of tenuous or fragile peace agreements.

In 1701, the Great Peace was established between the Haudenosaunee and French. It attempted to set aside the conflict that had plagued New France and its Indigenous allies for over a century and establish Haudenosaunee neutrality between the French and English. The coming years were marked by an increase in agriculture as the fur trade declined.

Between 1701 and 1713, a bitter fight between France and England took place in Europe during the War of Spanish Succession. The war came to an end with the signing of the Treaty of Utrecht. France made most of its concessions in North America – giving up previously strategic locations such as Hudson Bay and Acadia.



Declared French and English spheres of interest after the Treaty of Utrecht, 1713. Beyond the palisades of the French and English forts, the Native peoples controlled all of the interior.

Source: Adapted from P.G. Cornell, J. Hamelin, F. Ouellet, and M. Trudel, *Canada: Unity in Diversity* (Toronto: Holt, Rinehart and Winston, 1967), p. 38.

Source: R. Douglas Frances et. al. *Origins: Canadian History to Confederation* (Transcontinental: Thompson-Nelson, 2005) p. 133

Historical Context Continued:

A period of relative peace between Britain and France and prosperity for New France came to a close with the outbreak of the Seven Years' War (1756-1760), which would be fought in both Europe and the Colonies. This war profoundly altered the balance of power in North America. Following the Treaty of Paris in 1763, France ceded all of Canada to the British.

The fall of New France concerned Indigenous peoples, especially those who had been allies of the French. Indigenous people were not mentioned in the treaty, and the British showed little interest in their fate. A major concern was the difference between French and English policy towards Indigenous peoples. The French had practiced "gift diplomacy" in which they made annual payment in material goods in exchange for use of lands. The British preferred treaties and one-time monetary purchases. Many Indigenous groups were not prepared to acknowledge British sovereignty (authority and rule) over their lands.



The Royal Proclamation of 1763 laid out the rules for treaty-making and guidelines for European settlement across Canada. It issued ownership of North America to King George III. Any land held by Indigenous people was to remain theirs until ceded by treaty. Settlers could not claim land from Indigenous people – it had to first be transferred to the Crown, then purchased or granted. Indigenous peoples were to be compensated for any lands transferred to the Crown.

It might seem like Indigenous people were given a choice, but the proclamation was written without the input of Indigenous peoples and was intended to impose governance. In reality, any agreements to respect Indigenous lands were ignored by the influx of non-Indigenous settlers, particularly following the American Revolutionary War (1775-1783) and the War of 1812 (1812-1815). Being outnumbered, reliant on British trade goods and growing more impoverished, Indigenous leaders had little to no choice but to give up large portions of the land their peoples had been guardians of for generations.

Left: These maps show the colonial territory ceded to the British in 1763, followed by the establishment of the provinces under the Constitutional Act of 1791.

Source: Canada History Development Maps, <https://www.canadahistory.com/sections/maps/Development/Development.html>



Historical Context Conclusion:

The conflicts and political maneuverings of the 17th, 18th and 19th Centuries that were shaping Canada leading to Confederation in 1867, sent Indigenous People's autonomy over their land, culture and way of life went into an intense decline. In other words, Canada's nation-building came at great expense to Indigenous populations. The consequences of these events on Indigenous Peoples have rippled through the generations and are still evident today with wounds that have not healed.

Important Dates:

-
- c. 500 The Indigenous peoples of the great lakes region begin to grow corn, resulting in agricultural-based societies.
 - c. 1475-1525 The League of Five Nations Haudenosaunee is established.
 - 1649 The fall of Wendake (Huron). The Haudenosaunee defeat the Wendat. Dispersal of Wendat & allies.
 - 1701 The Great Peace of Montreal ends nearly a century of on and off conflicts between the Haudenosaunee and French.
 - 1713 Treaty of Utrecht. France cedes Hudson Bay, Newfoundland and Acadia to England following the wars of 1689-1697 and 1701-1713.
 - 1756-1760 Seven Years' War. The British conquer New France.
 - 1763 The Treaty of Paris cedes Canada to the British. A Royal Proclamation outlines the process for acquiring Indigenous lands. Pontiac organizes resistance against the British.
 - 1775-1783 The Thirteen Colonies declare Independence from Great Britain resulting in the American Revolutionary War.
 - 1781-1818 The Mississauga "surrender" large tracts of land on the north shore of Lake Ontario and Niagara peninsula to the British.
 - 1782-1785 Approx. 5500 non-Indigenous Loyalists depart for settlement in British North America.
 - 1784 Approx. 2000 Haudenosaunee Loyalists, led by Joseph Brant are resettled along the Grand River.
 - 1791 The Constitutional Act of 1791 divides the Province of Quebec into Upper and Lower Canada.
 - 1812-1814 War of 1812. Indigenous people play a significant role in protecting British North America from American expansion.
 - 1818 The Government of Canada agrees to pay annual payments or annuities in perpetuity to Indigenous peoples for land purchases. Purchased lands are granted to incoming settlers from America and Europe.
 - 1830s-1840s Thousands of Anishinaabe and Oneida people move to Upper Canada to escape the American removal policy. They are restricted to reserve lands.

Exploring and Interpreting Land Treaties

Between 1760 and 1923, 56 land treaties were signed between the British Crown and Indigenous Peoples. The purpose of these treaties was to form agreements and partnerships that would establish pathways for shared land use. These treaties outline the rights and obligations to be upheld by the signing parties.

The Crown pursued these treaties in order to free up land for settlement, advance colonization Westward, and access natural resources including farmland, water and minerals. This was especially important to Britain following the American Revolutionary War (1775-1783), which resulted in weakened British control over North America and an influx of Loyalist settlers to Upper Canada and New Brunswick. Fearing encroachment from the newly ceded United States, Britain sought to increase their control over land and resources north of the 49th Parallel. When making land treaties, representatives of the British Crown saw land as a commodity and thought they were purchasing land or rights to land once and for all.

Indigenous signatories had a different relationship to the land. Semantics (word meanings) combined with cultural and spiritual beliefs and customs played a significant role in how treaties were interpreted; as they were being created and thereafter. While the British placed emphasis on the written text, Indigenous negotiators gave weight and power to the spoken word and ceremonies that took place before and after the signing of a written document. They often entered into these treaties believing their lands were held in common. Premised on a long-standing and deeply spiritual connection to their ancestral lands, Indigenous peoples did not believe that land could be 'sold', or that the use the land and access to resources for food and living could be absolutely and permanently signed away.

Differing perspectives on treaty interpretation has led to disputes and legal action, much of which has been going on for years without resolution.

Three major issues arose with the establishment of these land treaties:

- 1. Differences in interpretation over what was agreed upon (treaty terms)**
- 2. Discrepancies and disagreements over how treaties were made (treaty conditions)**
- 3. Disagreements over actions and policies following treaty signing (treaty violations)**

Several important questions are at play when considering land treaty issues:

- 1. Are the contents of the written treaty the same as what was discussed verbally?**
- 2. Were the treaties negotiated in good faith (with honesty and sincerity of intention)?**
- 3. What reparations can and should be made?**

The Tionontati (Petun)

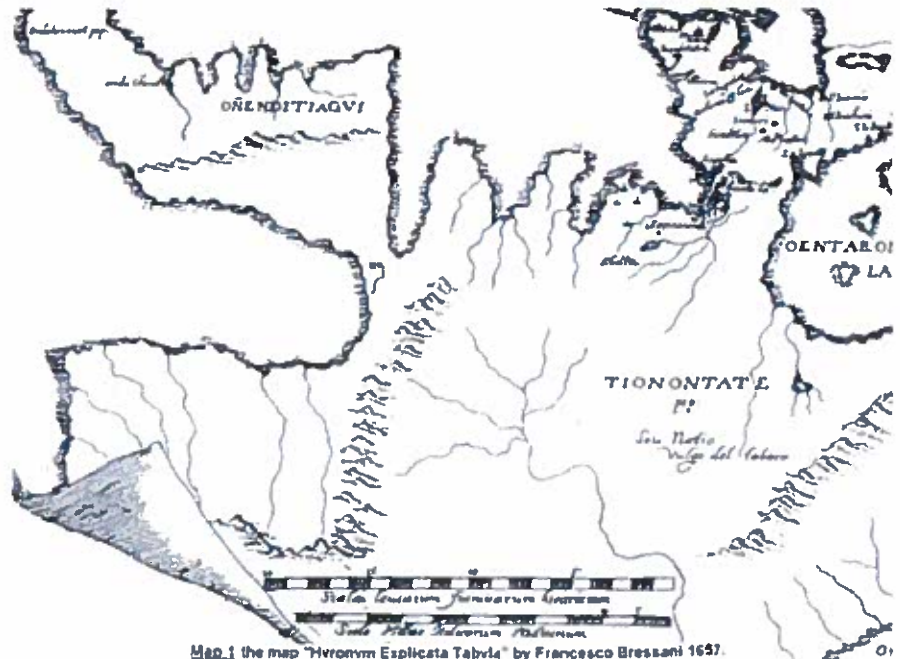
(also commonly referred to as Tionontate, Tionontatehronnon, Khionnontateronnon)

Pronunciation: "Tee-oh-nahn-TAH-tee"

The term Nation du Petun (Tobacco Nation) was a nickname for a group of Wyandot tribes created by French explorers, settlers and missionaries. This was a misleading choice of name, first recorded by Samuel de Champlain, since there is no evidence or record of the Tionontati having grown any tobacco. Other nations may have called them 'Tionontati' meaning "People of the Hills". (At least 65 different names and alternative spellings exist). They likely would have referred to themselves as Wendat or Wyandot (post-dispersal), but considered themselves to be politically independent from the Wendat (Huron) Confederacy to the north-east.

The Tionontati primarily inhabited an area encompassing Collingwood, the Blue Mountains, and Clearview Township from 1580 to 1650 A.D. Following war with the Haudenosaunee (Six Nations), the Wendat Confederacy and allied nations such as the Tionontati were wiped out. Survivors dispersed in various directions.

The major rivers that drain from wetlands on the Dundalk Till Plain (the Grand River, Saugeen River and the Maitland River) and the tributary rivers of the Nottawasaga River (the Pine River, Boyne River and Noisy River) were very important to the Tionontati. This system of rivers, which traverse through Dufferin County, afforded the Tionontati travel by canoe or shoreline trails for the purposes of hunting, fishing and trade. Using the tributaries of the Nottawasaga River gave access to the Grand River, which extends to Lake Huron, allowing the Tionontati to maintain an extensive trade network.



MAP 1 the map "Huronvm Explicata Tabula" by Francesco Bressani 1657.

Francisco-Giusepp Bressani's map of Huronia, 1657. This map shows the Nottawasaga River, its tributaries, and symbols for five Petun villages near Georgian Bay.

In terms of culture and lifestyle, the Tionontati were nearly identical to the Wendat (Huron) or other Wyandot Peoples to the east. It is likely that the hunting of beaver was a major part of their trade relationships with neighbouring allies.

The archaeological dig site known as "Latimer" was located near Banda in Mulmur (Mulmur-Nottawasaga Townline & Airport Road). It is the most southern known village site in Tionontati territory. Evidence from the site indicates a small village (0.8 hectares) was present between 1600 and 1616.

Following famine and war with the Haudenosaunee between 1640 and 1650, the Wendat and Tionontati peoples were dispersed from their traditional territory. Eventually, the Wyandot settled in Detroit, Michigan and modern-day Windsor, Ontario followed by Kansas and Oklahoma, where they still reside today.

In summary, the traditional territory of the Tionontati peoples likely extended over most of modern-day Dufferin County. These lands were used primarily for seasonal hunting, fishing and gathering. They used the region's rivers and shorelines to travel for the purposes of trade. At the conclusion of these activities, the Petun would return to their villages near present-day Creemore, Collingwood, Craigeleith, and Wasaga Beach.

The Attawandaron (Neutral/Attiwandaron/Attiwandaronk)

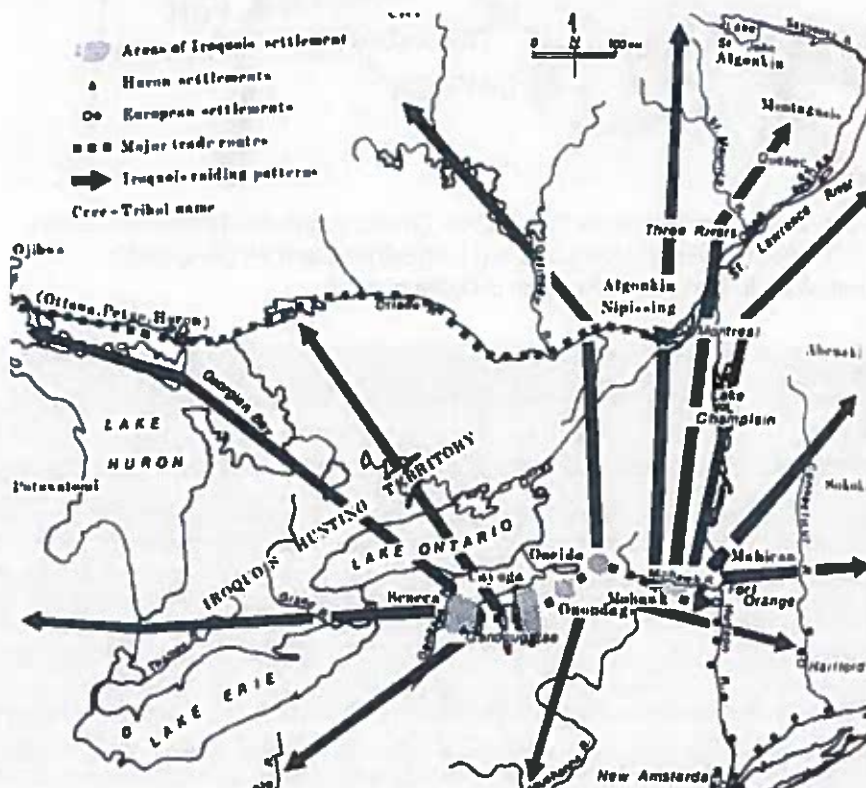
Pronunciation: "At-tah-wahn-da-ron"

The Attawandaron (Neutral) once inhabited present-day Southern Ontario, particularly the Hamilton-Niagara region. Summer hunting and fishing encampments extended along the Grand River, reaching as far as Grand Valley.

The name "Neutral" was chosen by French missionaries and settlers to reflect that the Neutral had relatively peaceful relationships with both the Wendat and Haudenosaunee, who were in a constant state of war with each other throughout the 17th Century. The Neutral may have been known to the Wendat as the Attawandaron (various spellings). The meaning of this name has been interpreted to mean "people whose speech is awry" or "people of a slightly different language".

Similar to the Wendat, Tionontati and Haudenosaunee, the Attawandaron farmed horticultural crops (corn, beans and squash) and supplemented their diets with wild game, fish, fruits and nuts. The Neutral were observed by early French missionaries to be specialists in the extraction of flint to make tools and weaponry, which they supplied to the Wendat and Haudenosaunee.

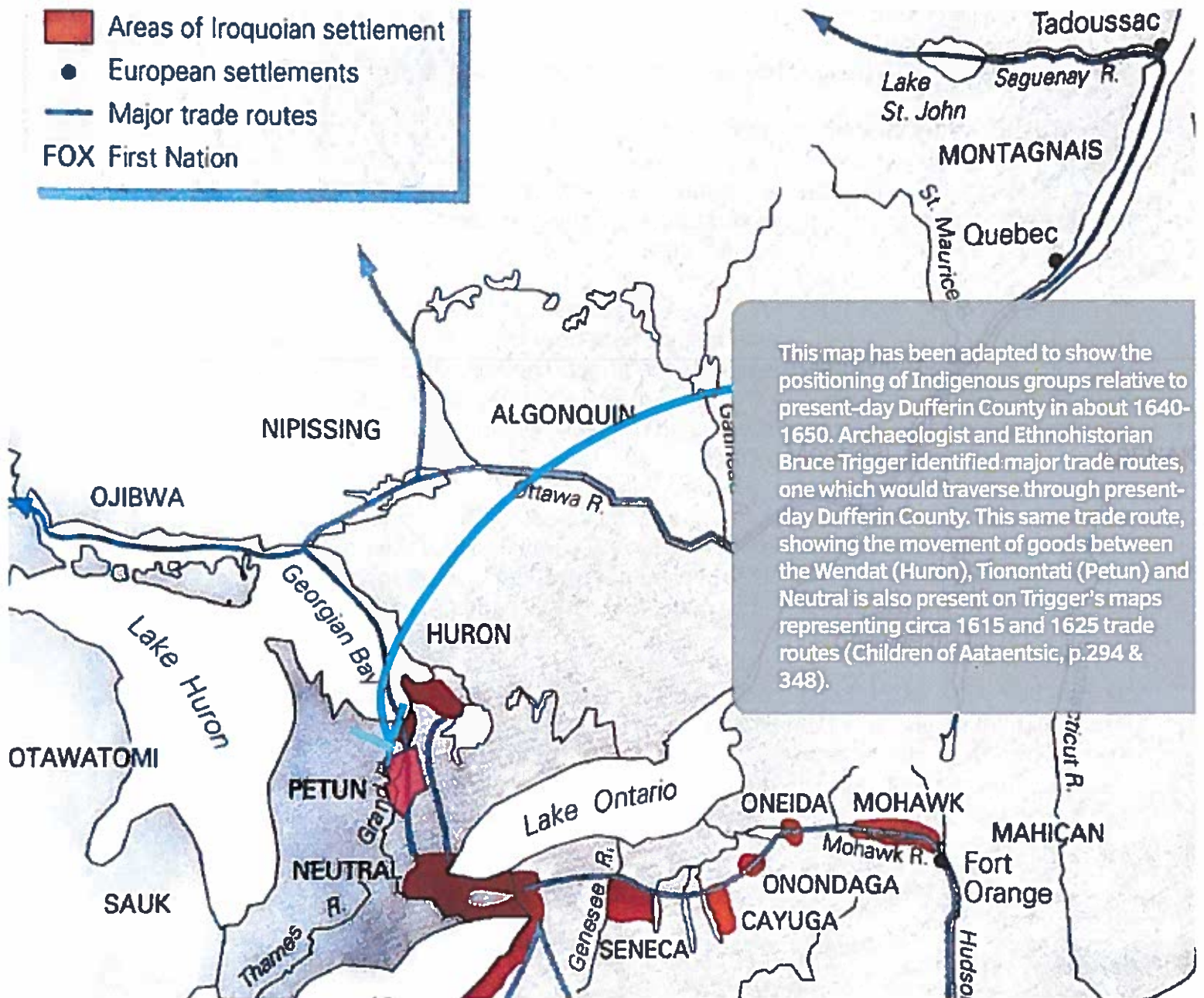
Despite being one of the largest Indigenous groups in the Eastern Woodlands in the 16th Century, there is relatively little known about the Attawandaron, including what they called themselves. Throughout the 17th Century their population steadily declined due to famine, disease and warfare. They were dispersed by 1650 along with the Wendat and Tionontati. The majority of survivors are believed to have been assimilated into Haudenosaunee tribes.



The St. Lawrence Lowlands, c. 1660

This map shows the movement of Haudenosaunee north of the Great Lakes in the early-mid 1600s. They assumed control over hunting areas previously used by the Attawandaron, Tionontati and Wendat who were overpowered and displaced by 1650.

Source: Bruce G. Trigger. *Natives and Newcomers (Montreal/Kingston: McGill-Queen's University Press, 1985), p.276*



Source: R. Douglas Francis et al. *Origins: Canadian History to Confederation: Fifth Edition.* (Transcontinental: Thompson-Nelson, 2004), p. 64. This map was adapted from Bruce G. Trigger, *Natives and Newcomers* (Montreal/Kingston: McGill-Queen's University Press, 1985), p.228. Dufferin County overlay by Julie McNevin, Museum of Dufferin, 2020.

Learn More About the Tionontati (Petun), Attawandaron (Neutral) and Wendat (Huron):

(click the hyperlinked titles below to access resources)

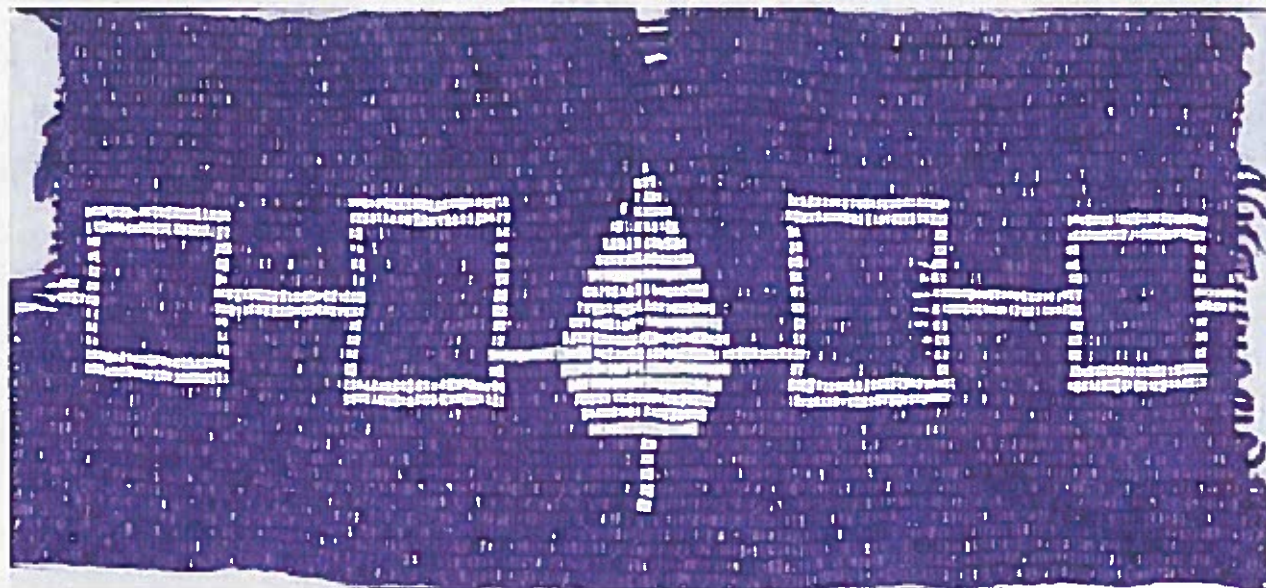
- Wyandotte Nation
- Canadian Encyclopedia: Petun
- Native Land Maps: Petun
- Book: *The Petun: People of the Hills* by Pat Raible
- Book: *Petun to Wyandot: The Ontario Petun from the Sixteenth Century* by Charles Garrad
- Book: *Natives and Newcomers: Canada's Heroic Age Reconsidered* by Bruce G. Trigger
- Book: *The Children of Aataentsic: A History of the Huron People to 1660* by Bruce G. Trigger
- Book: *Words of the Huron* by John L. Steckley
- Video: *Indigenous History of the Blue Mountains*

The Haudenosaunee (Six Nations)

Pronunciation: "ho-DEE-no-Sho-nee"

The Haudenosaunee or "people of the longhouse" are a confederacy of six nations: the Seneca, Cayuga, Onondaga, Tuscarora, Oneida, and Mohawk.

The Haudenosaunee people traditionally lived in longhouses, but the longhouse was also a symbol of their political organization.



Seneca

Cayuga

**Onondaga
Tuscarora**

Oneida

Mohawk

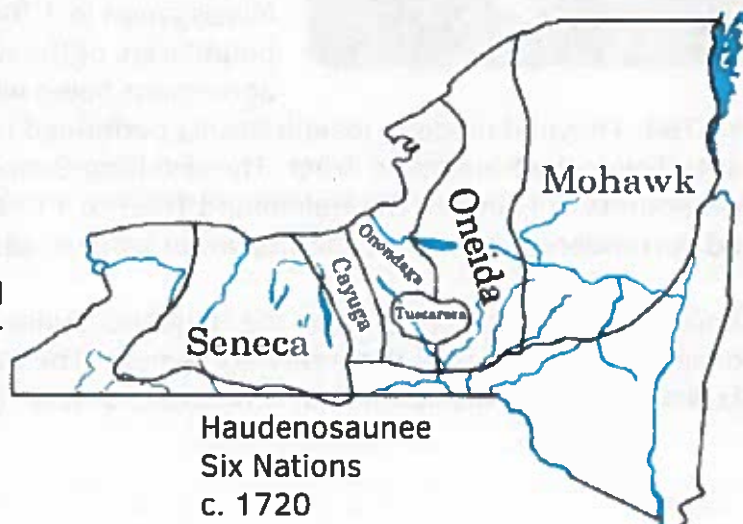
**Keepers of the
Western Door**

**Keepers of the
Central Fire**

**Keepers of the
Eastern Door**

The Hiawatha wampum belt (shown above) depicts the unity of the five original nations. In 1722, the Tuscarora joined as the 6th Nation.

The traditional territory of the Haudenosaunee is in the current states of New York and Pennsylvania, surrounding Lake Ontario and the St. Lawrence River. During the 17th Century the Haudenosaunee territory expanded into parts of present-day Quebec and Ontario. Some groups of Haudenosaunee relocated to Upper Canada in the early 1800s under the leadership of Thayendanegea (Joseph Brant).



Learn more about Haudenosaunee history and culture by visiting - <https://www.haudenosauneeconfederacy.com>.

Haudenosaunee Treaty Lands in Dufferin County

The Haldimand Tract

The section of the Haldimand Proclamation named “the Source”, is a reference to the starting point or headwaters of the Grand River. It is the northern most section of the lands promised to the Haudenosaunee in the Haldimand Proclamation of 1784. Sections of Dufferin County included in this treaty are: East Garafraxa, Town of Grand Valley (East Luther), Amaranth, and Melancthon.

Sir Frederick Haldimand, the governor of Quebec, signed a decree in 1784 granting the Haudenosaunee a tract of land in compensation for their alliance with British forces during the American Revolution (1775-1783). This land grant gave 10km on both sides of the Grand River, from its source to Lake Erie, to the Haudenosaunee people.



A map showing lands occupied by the Haudenosaunee peoples between 1650 and 1700.

Throughout the late 1700s and 1800s, the Crown and Haudenosaunee disagreed over the meaning and rights to the land title. Also entangled in the dispute were issues of sovereignty – the Haudenosaunee believed they were autonomous allies rather than British subjects, and therefore allowed to sell land to whomever they wanted.

In 1791, the province of Upper Canada was created and the Haldimand Proclamation came under review. It was determined that Haldimand had mistakenly assumed that the headwaters of the Grand River resided within the territory purchased from the Mississauga in 1784. A surveyor was appointed to clarify the boundaries of the tract. This led to lands laid out in the original agreement being with-held from transfer to the Haudenosaunee.

In 1793, Thayendanegea (Joseph Brant) petitioned Lieutenant-Governor John Graves Simcoe for control over the Haldimand Tract. The resulting Simcoe Patent of 1793 confirmed the surveyors new boundaries, limited the Haldimand Tract to 111,000 hectares for exclusive use by Six Nations, and surrendered the rest to the Crown for sale or lease.

Simcoe's patent was rejected by the Haudenosaunee and therefore the Source (headwaters) is still considered to be part of the treaty agreement. The Haldimand Proclamation is now overseen by the Six Nations of the Grand River in Ohsweken, Ontario (near Brantford).



The Mohawk name for the Grand River is 'O:se Kenhionhata:tie', which means "Willow River".

This map shows the boundaries of the Haldimand Tract from the source of the Grand River to Lake Erie.

Also outlined are the current boundaries of the Six Nations Reserve at Ohsweken, Ontario (near Brantford).

Learn more about the history and heritage of the Haudenosaunee:

(click the hyperlinked titles below to access resources)

- [Haudenosaunee or Iroquois? An Educational Film by the New York State Education Department](#)
- [Haudenosaunee Confederacy History](#)
- [Canadian Encyclopedia: The Haldimand Proclamation](#)
- [Six Nations of the Grand River: Haldimand Proclamation](#)

The Anishinaabe

Pronunciation: "ah-NISH-IH-nah-bay"

Anishinaabe is a name to describe a group of culturally related peoples. Some (but not all) of the groups that identify as Anishinaabe include the Ojibway (also spelled Ojibwe, Ojibwa or Chippewa), Odawa (Ottawa), and Potawatami. They shared many cultural and linguistic similarities, but formed distinct ethnic identities over time. The Ojibway, Odawa and Potawatami are united through the Council of Three Fires or Three Fires Confederacy (Niswi-mishkodewinan), believed to have been created in 796 AD. Anishinaabe peoples form one of the largest Indigenous groups in Canada historically and in present-day.

The Odawa and Ojibway were closely tied to the Wendat through trade and became allies of the French settlers in the 17th Century. The name Odawa is believed to mean "traders". It is possible that their trade activity brought them to hunt and gather and travel through present-day Dufferin County.

Post-contact, Anishinaabe peoples came to play a more central role in the growing fur trade enterprise. Following the dispersal of Wendat peoples and their allies (1650), and war with the Haudenosaunee, the Ojibway became the "middle-men" of the fur trade and were drawn into a new territory, which they gradually settled. Their expanded territory included much of present-day Ontario stretching from Lake Huron and Georgian Bay into Southern Ontario and Lake Ontario. After 1650, the Odawa fled West, but gradually returned to inhabit areas around the Great Lakes, including Manitoulin Island and the Bruce Peninsula.

Two major Ojibway groups, the Saugeen Ojibway Nation and the Mississauga of the New Credit First Nation, have treaty lands within the boundaries of present-day Dufferin County. The Mississauga are a sub-group of the Ojibway.

This map shows the approximate placement of Anishinaabe nations in the 1760s.

Between the 1680s and 1700, the Anishinaabe and French warred with the Haudenosaunee, forcing them back to the Southern shores of Lake Ontario. A series of defeats resulted in a peace treaty with the French in 1701 (the Great Peace of Montreal).

During the Seven Years War (1756-1763), the Ojibway remained allied with the French. France lost the war and gave up its colonial claim to North America. British colonial policy then took over.

The Royal Proclamation of 1763 was meant to outline the process for acquiring Indigenous lands for the purpose of settlement and was supposed to see Indigenous peoples fairly compensated. The reality was much different and Anishinaabe peoples saw their lands and resources shrink dramatically over the course of the next 100 years.

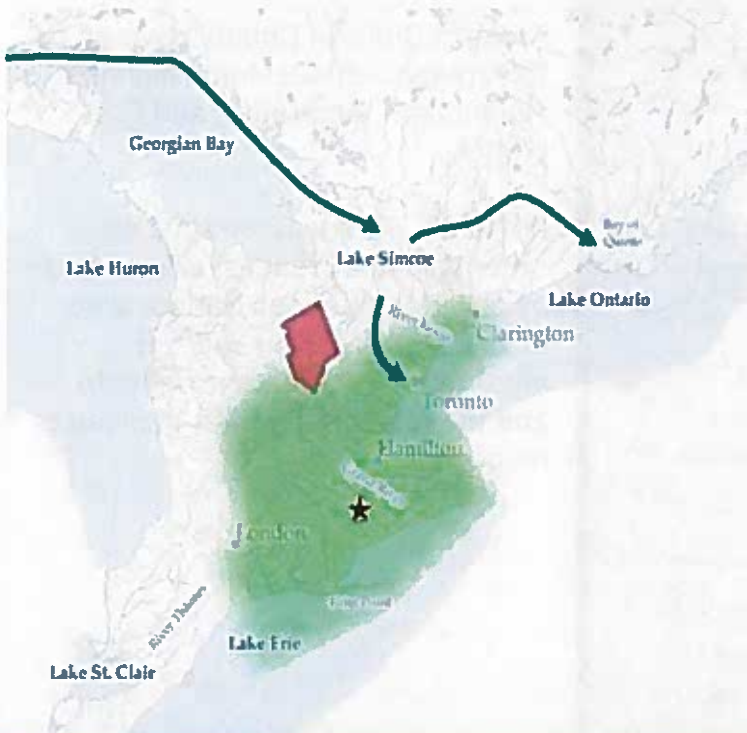




A map showing the traditional territory of the Saugeen Ojibway First Nation.

Source: Saugeen Ojibway Nation, <https://www.saugeenojibwaynation.ca/about>

Dufferin County overlay by Julie McNevin, Museum of Dufferin, 2020



A map showing the traditional territory of the Mississauga (in green).

Source: Mississauga of the New Credit First Nation, <http://www.newcreditfirstnation2015.com/wp-content/uploads/MNCFN-Traditional-Map.pdf>

Dufferin County overlay by Julie McNevin, Museum of Dufferin, 2020

See also the MNCFN Treaty Map at <http://mncfn.ca/about-mncfn/treaty-lands-and-territory>

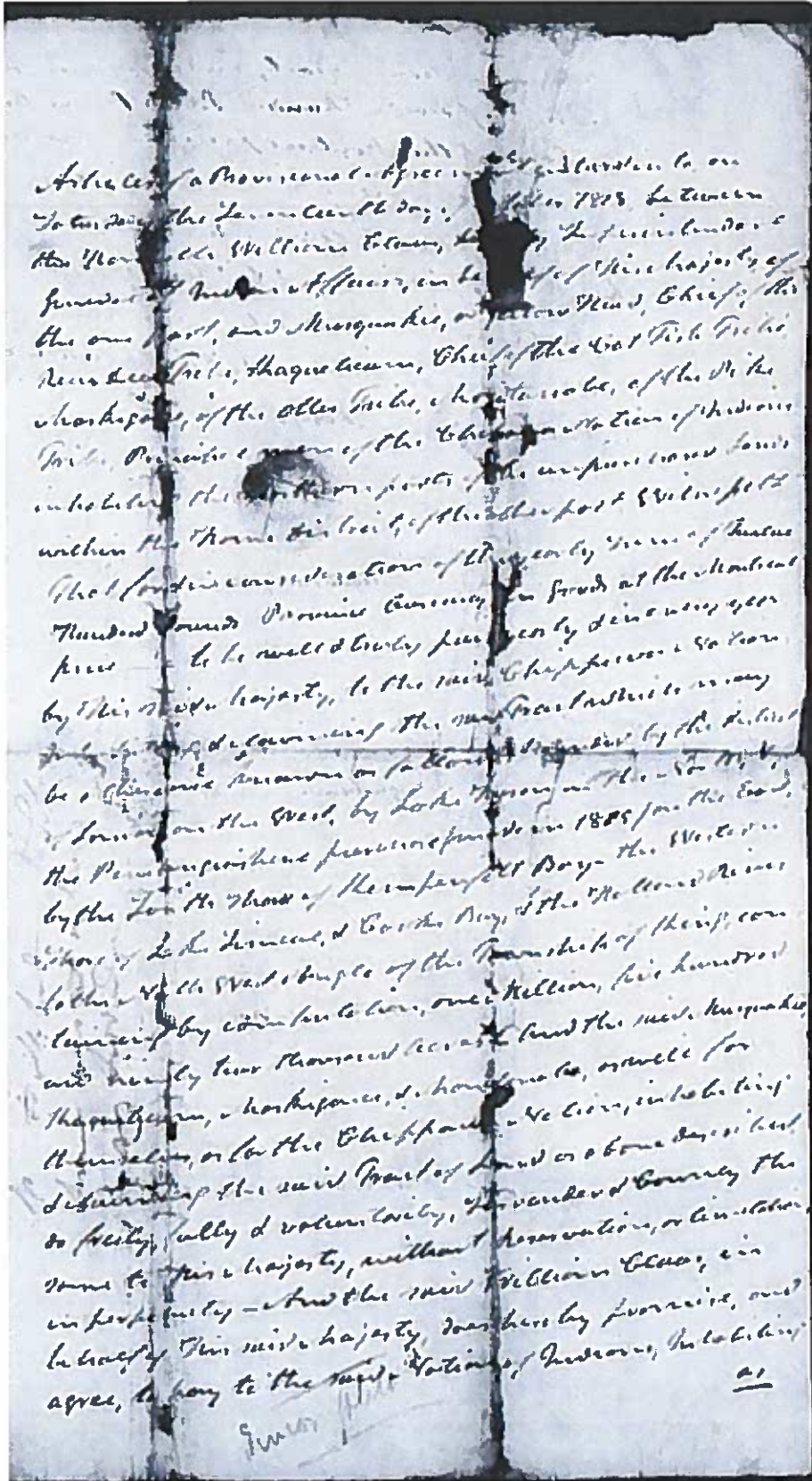
Learn more about Anishinaabe History and Heritage:

(click the hyperlinked titles below to access resources)

- Anishinabek Nation Educational Resources
- The Saugeen Ojibway Nation
- Mississauga of the New Credit First Nations: Mississauga History
- Mississauga of the New Credit First Nations: Treaties
- Ojibwe People's Dictionary
- Book: The Ojibwa of Southern Ontario by Peter S. Schmalz
- Book: Sacred Feathers: The Reverend Peter Jones and the Mississauga

Ojibway Treaty Lands in Dufferin County

Treaty 18: The Nottawasaga Purchase



Treaty No. 18 is the Lake Simcoe-Nottawasaga Treaty. It dates to October 17, 1818. This treaty was made between William Claus, Superintendent General of Indian Affairs and four chiefs of the Chippewa [Ojibway] Nation. The treaty was made to document the sale & surrender of 1,592,000 acres of Chippewa Nation land to the Crown in exchange for a sum of "1200 pounds currency in goods at the Montreal price" paid annually.

Areas of Dufferin County covered by this treaty include: Mono, Mulmur, Melancthon, Amaranth, and East Luther.

Presently, Treaty 18 and the six other Williams Treaties, are overseen by seven Indigenous Nations who have joined together with the mission to "ensure their rights to and the relationship with the land is respected."

Left: A scanned image of Treaty No. 18. Source: Library and Archives Canada, Online MIKAN no. 3951531, Part of file R216-79-6-E, www.collectionscanada.gc.ca/lac-bac/search/arch.

Mississauga Treaty Lands in Dufferin County

Treaty 19: The Ajetance Treaty

Treaty No. 19 is named after Chief Ajetance of the Mississauga. It was created on October 28, 1818 between William Claus, Deputy Superintendent General of Indian Affairs and five leaders of the Mississauga [Ojibway] Nation which inhabited lands along the Credit River. In exchange for a yearly sum of "522 pounds and 10 shillings Province currency in goods at the Montreal price" the Mississauga Nation would "fully and voluntarily surrender...without reservation or limitation" the lands outlined in the treaty. This amounted to 648,000 acres of land.

Areas of Dufferin County covered by this treaty include portions of Orangeville, Town of Grand Valley (East Luther), and East Garafraxa.

The Mississaugas of the Credit First Nation is a subgroup of the Ojibway (Anishinaabe) Nation, one of the largest Indigenous Nations in North America. The origins of the name 'Mississauga' have been lost, but three theories exist. The first and perhaps favourite interpretation suggests the name refers to the Eagle Clan (*Migizi-doodem*) of the Ojibway. A second interpretation suggests the name refers to the mouth of the Mississagi River, which was an important fishing location for the Mississauga people. Still another interpretation posits that "Mississauga" resembles an Ojibway word meaning "people living at the mouths of many rivers."

Right: A scanned image of Treaty 19.

This treaty came at a difficult time for the Mississauga people. By 1818, Chief Ajetance was an elderly man and a representative of a desperate people on the verge of extinction due to the loss of their way of life and disease. This and other treaties signed by the Mississauga were an attempt to preserve what little was left.

In the 1820s, many remaining Mississauga converted to Christianity and adopted an agricultural lifestyle. It is only in the last 20-30 years that Mississauga people have begun attempts to rediscover and reclaim their history and language.



Source: Library and Archives Canada, Online MIKAN no. 3951709, Part of file R216-79-6-E, www.collectionscanada.gc.ca/lac-bac/search/arch.



Indigenous People in Dufferin County Today

On the 2016 census, Dufferin County's population was registered at 61,735 people. It is estimated that approximately 170 citizens identify as having full Indigenous ancestry, where 2,065 people (3.6% of Dufferin County's population) identified as having Indigenous and non-Indigenous ancestry. Out of the 2,235 residents with Indigenous Ancestry, approximately 1,100 (1.8% of Dufferin County's population) identify themselves ethnically as being Indigenous – either First Nations, Métis or Inuit.



Resources:

Click on any of the titles below to visit the website.

Maps:

- [Native-Land](#)
- [Whose-Land](#)

News:

- [CBC Indigenous News](#)
- [Turtle Island News](#)

Arts, Culture and Literature:

- [From Treaty Peoples to Treaty Nation by Greg Poelzer and Ken Coates](#)
- [GoodMinds.com: First Nations, Métis, Inuit Books](#)
- [Historica Canada: Indigenous Arts & Stories](#)
- [The Clay We Are Made Of: Haudenosaunee Land Tenure on The Grand River by Susan M. Hill](#)
- [We Share Our Matters: Two Centuries of Writing & Resistance at Six Nations of the Grand River by Rick Monture](#)
- [Woodland Cultural Centre](#)

more on next page...

Resources Continued:

Click on any of the titles below to visit the website.

Indigenous Advocacy and Governance Groups:

- [Anishinabek Nation Union of Ontario](#)
- [Assembly of First Nations](#)
- [Chiefs of Ontario](#)
- [Dufferin County Cultural Resource Circle](#)
- [First Nations Confederacy of Cultural Education Centres](#)
- [Haudenosaunee Confederacy](#)
- [Mississaugas of the Credit First Nation](#)
- [Saugeen Ojibway Nation](#)
- [Six Nations of the Grand River](#)
- [Ontario Coalition of Indigenous Peoples](#)
- [Ontario Federation of Indigenous Friendship Centres](#)
- [First Peoples Group](#)
- [Nbisiing Consulting Inc.](#)
- [Wyandotte Nation](#)

Government Departments/Agencies

- [Government of Canada:](#)
 - [Indigenous Peoples](#)
 - [Department of Indigenous and Northern Affairs](#)
 - [Indigenous Services Canada](#)
 - [Treaties, Surrenders, & Agreements](#)
- [Ontario Ministry of Indigenous Affairs](#)
 - [Videos: Indigenous Voices on Treaties](#)
 - [Ontario First Nations Maps](#)
 - [Treaties](#)



Resources for Educators:

Click on any of the titles below to visit the website.

- [Active History: A Short History of Treaty Nomenclature in Ontario](#)
- [Anishinabek Nation Union of Ontario: Educational Resources](#)
- [EdCan Network Articles](#) (access up to 5 articles for free or become a member. Articles can be filtered by selecting “Indigenous Learning”)
Some recommended titles:
 - [Indigenous Counter-Stories in Truth and Reconciliation Education](#)
 - [Truth and Reconciliation, K-12: Become a Teacher Ally](#)
 - [Learning Together by Learning to Listen to Each Other](#)
 - [Speaking Our Truth: A Journey of Reconciliation](#)
 - [Our Wisdom: Learning from Our Elders](#)
- [Canada’s History: Treaties and the Treaty Relationship Educational Package](#)
- [Canadian Geographic: The Indigenous Peoples Atlas of Canada](#)
- [Government of Canada: The Learning Circle: Classroom Activities on First Nations in Canada for Ages 4-7](#)
- [Historica Canada: Treaties in Canada: Education Guide](#)
- [Historica Canada : Indigenous Perspectives Guide and Supporting Documents](#)
- [OISE Deepening Knowledge Project](#)
- [Ontario Ministry of Education: Indigenous Education Strategy](#)
- [Smithsonian National Museum: Haudenosaunee Guide for Educators](#)
- [Truth and Reconciliation in Your Classroom: How to Get Started and Who can Help](#)



Produced by:



MUSEUM OF
DUFFERIN

Version 1.4, 2020
Author: Julie A. McNevin, Education Programmer,
Museum of Dufferin



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF PUBLIC MEETING

UNDER SECTION 53 OF THE PLANNING ACT

Take notice that the Committee of Adjustment of the Corporation of the Town of Shelburne will hold a public meeting on:

MONDAY, SEPTEMBER 21, 2020

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below. The purpose of the meeting is to consider the following planning application:

COMMITTEE OF ADJUSTMENT

- 1) Application for Consent B20/02 – GSAI Inc., on behalf of the owner of the property located at Part of Lot 31, Concession 3, Amaranth designated as Parts 1 & 3, 7R-6410, Town of Shelburne has submitted an application for Consent. The subject property has a total area of approximately 62 hectares (150.73 acres) with 370.80 metres of frontage onto Victoria Street. The purpose and effect of the application is to sever a portion of the property to have a land area of approximately 1.38 hectares (3.41 acres) to merge with adjoining property at 201 Wellington Street. The retained lands will have an area of approximately 59.62 hectares (147.32 acres). The retained lands will maintain 370.80 metres of frontage onto Victoria Street. The subject lands are currently used for agricultural and rural uses.

A map showing the location of the subject property is provided below.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the application. Written submissions will be accepted by the Secretary-Treasurer up to 4pm on the day of the Public Meeting and will be given consideration by the Committee of Adjustment prior to a decision being made. Questions and comments may be submitted in writing to the Secretary-Treasurer, up to 4pm on the day of the meeting. To ensure your questions, comments or concerns will be addressed during the meeting, please submit questions and comments in writing via email by 4pm September 21st, 2020.

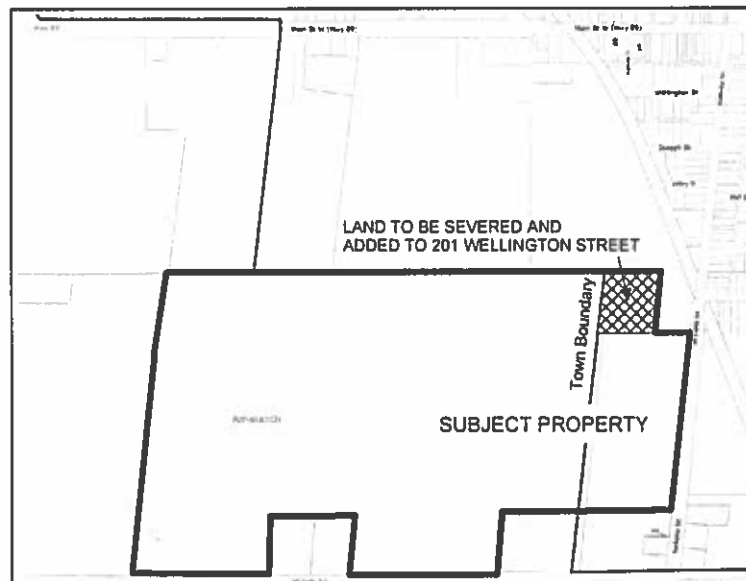
Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the Committee of Adjustment meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Secretary-Treasurer at jwilloughby@shelburne.ca to register in order to have access to the public meeting, no later than Thursday September 17, 2020. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrqPbe2EVxh-w>.

If a person or public body that files an appeal of a decision of the Committee of Adjustment of the Town of Shelburne in respect of the proposed consent application does not make oral submissions at a public meeting or make written submissions to the Committee of Adjustment of the Town of Shelburne before it grants or refuses to grant approval of the applications, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer.

The agenda package including a copy of the staff report and proposed consent will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne on the 28th day of August, 2020.

Jennifer Willoughby,
Committee of Adjustment
Secretary-Treasurer
Town of Shelburne
203 Main Street East
Shelburne, Ontario L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca





THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF PUBLIC MEETING

UNDER SECTION 53 OF THE PLANNING ACT

Take notice that the Committee of Adjustment of the Corporation of the Town of Shelburne will hold a public meeting on:

MONDAY, SEPTEMBER 21, 2020

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below. The purpose of the meeting is to consider the following planning application:

COMMITTEE OF ADJUSTMENT

- 1) **Application for Consent B20/03** – Sandy Brown has submitted an application for Consent for a property located at 331 Victoria Street. The subject property is legally described as All of Lot 6, Block 18, Registered Plan 8A. The property has an existing total area of approximately 726 square metres with 16.1 metres of frontage onto Victoria Street. The purpose and effect of the application is to sever a portion of the property to have a land area of 363 square metres to create a new residential lot on the subject land. The retained land will have an area of 363 square metres with 22.7 metres of frontage on Mill Street. The subject lands currently contain a single detached dwelling and accessory shed. The applicant has also submitted an application for Zoning By-law Amendment (Z20/01) concurrent with this application.

A map showing the location of the subject property is provided below.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the application. Written submissions will be accepted by the Secretary-Treasurer up to 4pm on the day of the Public Meeting and will be given consideration by the Committee of Adjustment prior to a decision being made. Questions and comments may be submitted in writing to the Clerk, up to 4pm on the day of the meeting. To ensure your questions, comments or concerns will be addressed during the meeting, please submit questions and comments in writing via email by 4pm September 21st, 2020.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the Committee of Adjustment meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Secretary-Treasurer at jwilloughby@shelburne.ca to register in order to have access to the public meeting, no later than Thursday September 17, 2020. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrqPbe2EVxh-w>.

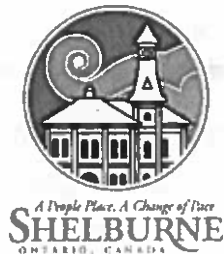
If a person or public body that files an appeal of a decision of the Committee of Adjustment of the Town of Shelburne in respect of the proposed consent application does not make oral submissions at a public meeting or make written submissions to the Committee of Adjustment of the Town of Shelburne before it grants or refuses to grant approval of the applications, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer.

The agenda package including a copy of the staff report and proposed consents will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne
on the 28th day of August, 2020

Jennifer Willoughby,
Committee of Adjustment
Secretary-Treasurer
Town of Shelburne
203 Main Street East
Shelburne, Ontario L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca





THE CORPORATION OF THE TOWN OF SHELburne
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
UNDER SECTION 34 OF THE PLANNING ACT

Take notice that the Council of the Corporation of the Town of Shelburne has received a complete application for a Zoning By-law Amendment (File No. Z20/01) and will hold a public meeting on:

MONDAY, SEPTEMBER 21, 2020

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below.

The purpose of the meeting is to consider an Amendment to the Town of Shelburne Zoning By-law No. 38-2007. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The property subject to the proposed Amendment is municipally known as 331 Victoria Street. The property is designated as Residential in the Official Plan and zoned Residential Type Two (R2) in the Zoning By-law. The accompanying map illustrates the location of the land subject to the proposed zoning amendment.

The purpose and effect of the Amendment is to rezone the property from Residential Type Two (R2) Zone to Residential Type Four Exception (R4-#) Zone. The applicant has also submitted a Consent application (B20/03) for the purpose of creating a new residential lot to be severed from the existing property. The proposed Amendment applies to both the severed and retained land. The application is proposing site-specific provisions for the retained lot to recognize the existing front yard (2.8 metres) and reduced exterior side yard (2.9 metres). Site-specific requested for the proposed severed lot include a reduced front yard of 3.8 metres whereas 6.0 metres is required, and a reduced rear yard of 3.6 metres whereas 7.5 metres is required.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the Zoning By-law Amendment. Written submissions will be accepted by the Clerk up to 4pm on the day of the Public Meeting. Questions and comments may be submitted in writing to the Clerk, up to 4pm on the day of the meeting. To ensure your questions, comments or concerns will be addressed during the meeting, please submit questions and comments in writing via email by 4pm September 21st, 2020.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the Council meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Clerk at jwilloughby@shelburne.ca to register in order to have access to the public meeting, no later than Thursday September 17, 2020. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrgPbe2EVxh-w>.

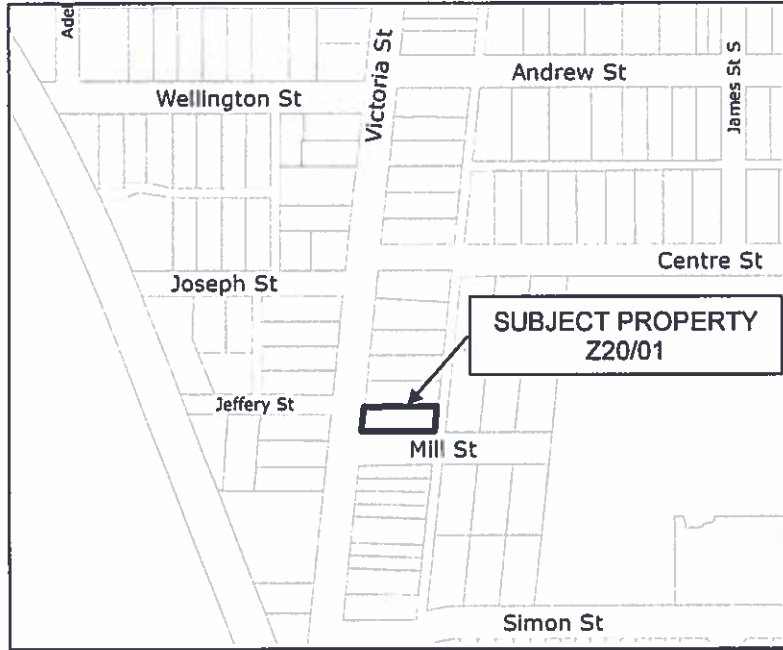
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk of the Town of Shelburne before the by-law is passed, the person or public

body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The agenda package including a copy of the staff report and the proposed zone change application will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne
on the 28th day of August, 2020.

Jennifer Willoughby, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca



Denise Holmes

From: Minister Steve Clark <mah@ontario.ca>
Sent: Friday, August 28, 2020 12:52 PM
To: Denise Holmes
Subject: Letter from the Honourable Steve Clark, Minister of Municipal Affairs and Housing

La version française suit.

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



Ontario

Office of the Minister

Bureau du ministre

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

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000

234-2020-3404

August 28, 2020

Mayor Darren White
Township of Melancthon

Mayor White:

On June 16, 2020, our government consulted on Proposed Amendment 1 to **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (A Place to Grow)**. As part of the COVID-19 economic recovery efforts, the proposed changes included updates to the population and employment forecasts and related policy changes; a change to the Plan horizon year; a change to address Major Transit Station Areas within Provincially Significant Employment Zones (PSEZ); and other policy revisions that support our government's objectives to increase housing supply, create more jobs, attract business investments and better align infrastructure. Our government also consulted on a new Land Needs Assessment methodology concurrently. Both consultation periods closed on July 31, 2020.

As a result of our recent consultation, our government has amended **A Place to Grow** and released a new market-based Land Needs Assessment methodology. The Environmental Registry of Ontario decision notices can be found at:

- Amendment 1 to **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**: [019-1680](#)
- Land Needs Assessment Methodology for **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**: [019-1679](#)

An office consolidation version of Amendment 1 to **A Place to Grow** can be found [here](#) and the new market-based approach to Land Needs Assessment Methodology can be found [here](#).

These changes will help municipalities anticipate and plan for growth, as well as support economic recovery from the COVID-19 outbreak. The amendments work together to provide more flexibility to your municipality as you do your long-term planning to address demographic, employment, market demand, and housing affordability trends in the Greater Golden Horseshoe. As well, following feedback received from Indigenous partners, environmental and agricultural stakeholders, we are no longer moving forward on new mineral aggregate operation policies.

These changes will come into effect today, August 28, 2020. The date by which upper and single-tier municipalities must update their official plans to conform with the policies in **A Place to Grow** will remain July 1, 2022. For lower-tier municipalities, the deadline for conformity with this Plan will continue to be one year after the relevant upper-tier conformity amendment takes effect.

Should you or your staff have any questions about **A Place to Grow** or any of these changes, please feel free to contact the Ontario Growth Secretariat at growthplanning@ontario.ca.

Thank you for your ongoing commitment to strengthening the quality of life and the economic growth of your community and the province of Ontario.

Sincerely,



Steve Clark
Minister

c: Chris Jones
Township Planner
Township of Melancthon

Denise B. Holmes

Le 28 août 2020

Mayor Darren White:

Le 16 juin 2020, notre gouvernement a mené une consultation sur la proposition de modification n° 1 pour le plan **En plein essor : Plan de croissance de la région élargie du Golden Horseshoe (En plein essor)**. Dans le cadre des efforts de relance économique consécutifs à la COVID-19, les changements proposés incluaient une mise à jour des prévisions sur le plan démographique et de l'emploi et des modifications aux politiques connexes, une modification à l'horizon du Plan, un changement touchant les zones de grande station de transport en commun dans les zones d'emploi d'importance provinciale, ainsi que des révisions à d'autres politiques pour appuyer les objectifs de notre gouvernement d'accroître l'offre de logements, de créer plus d'emplois, d'attirer les investissements des entreprises et de mieux aligner l'infrastructure. Notre gouvernement a aussi mené une consultation en parallèle sur une nouvelle méthode d'évaluation des besoins en terrains. Les deux périodes de consultation ont pris fin le 31 juillet 2020.

À la suite de notre récente consultation, le gouvernement a apporté des modifications au plan **En plein essor** et dévoilé une nouvelle méthode d'évaluation des besoins en terrains en fonction du marché. Les avis du Registre environnemental de l'Ontario peuvent être consultés en cliquant sur les liens suivants:

- Modification n° 1 pour le plan **En plein essor: Plan de croissance de la région élargie du Golden Horseshoe**: [019-1680](tel:019-1680)
- Méthode d'évaluation des besoins en terrains pour le plan **En plein essor: Plan de croissance de la région élargie du Golden Horseshoe** : [019-1679](tel:019-1679)

Une version sous forme de codification administrative de la modification n° 1 pour le plan **En plein essor** est accessible [ici](#), alors que l'approche en fonction du marché associée à la méthode d'évaluation des besoins en terrains peut être consultée [ici](#).

Ces modifications aideront les municipalités à prévoir et à planifier la croissance, ainsi qu'à soutenir la relance économique dans la foulée de la COVID-19. Les modifications agissent en synergie afin de fournir aux municipalités une plus grande souplesse dans le cadre de la planification à long terme en fonction des tendances sur le plan démographique, de l'emploi, de la demande du marché et de l'abordabilité du logement dans la région élargie du Golden Horseshoe. En outre, à la suite des observations reçues de la part des partenaires autochtones et des parties prenantes œuvrant dans le domaine de l'agriculture et de l'environnement, nous n'allons pas poursuivre les nouvelles politiques sur l'exploitation des agrégats minéraux.

Ces changements entreront en vigueur aujourd'hui, le 28 août 2020, à date à laquelle les municipalités de palier supérieur et à palier unique devront avoir actualisé leurs plans officiels pour les rendre conformes aux politiques énoncées dans le plan **En plein essor** est encore fixée au 1^{er} juillet 2022. Pour les municipalités de palier inférieur, la date limite de mise en conformité avec le plan est toujours un an après l'entrée en vigueur des modifications aux fins de conformité apportées par la municipalité de palier supérieur correspondante.

Si vous avez des questions sur le plan **En plein essor** ou les modifications apportées, veuillez communiquer avec le Secrétariat des initiatives de croissance de l'Ontario à growthplanning@ontario.ca.

Je vous remercie de votre engagement continu à améliorer la qualité de vie et à consolider la croissance économique dans votre collectivité et dans la province.

Veuillez agréer mes sincères salutations.

Le ministre,



Steve Clark

c. c. Chris Jones
Township Planner
Township of Melancthon

Denise B. Holmes
Chief Administrative Officer/Clerk
Township of Melancthon

Ministry of Agriculture,
Food and Rural Affairs

Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales



Ontario

Office of the Minister

Bureau du ministre

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
www.ontario.ca/OMAFRA

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
www.ontario.ca/MAARO

August 31, 2020

Ms. Denise Holmes
CAO
Township of Melancthon
dholmes@melancthontownship.ca

Dear Ms. Holmes:

Over the past 2 years, our government has heard from farmers, municipalities and the broader agriculture community about the threat of on-farm trespass activities. We have heard that farmers are worried for their own safety, the safety of their families, their employees as well as the safety of their animals.

We listened to your concerns, and back in December 2019, I was honoured to introduce the Security from Trespass and Protecting Food Safety Act, 2020 and to act on our government's commitment to protect farmers, agri-food businesses, farm animals and our food supply from the risks of trespass activities. The Act received Royal Assent on June 18, 2020.

I appreciate the strong support that I have received from our stakeholder partners, like you, on such an important piece of legislation. The COVID-19 outbreak has shown us now more than ever, how important it is to have a steady, reliable food supply and to protect the health and safety of the agri-food workers who help feed us.

As you may be aware, we have recently seen a public safety situation grow more urgent. Earlier this summer a demonstrator tragically died outside a meat processing plant. Since then, we have seen heightened tensions leading to greater risks for everyone involved. This has created a significant public safety concern that must be addressed to ensure everyone's safety.

As a result, I am announcing today a partial proclamation of the Security from Trespass and Protecting Food Safety Act, 2020 that will come into effect on Wednesday September 2, 2020 at 12:01AM to address these immediate public safety concerns.

.../2



Good things grow in Ontario
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2
Bureau principal du ministère: 1 Stone Road West, Guelph (Ontario) N1G 4Y2

INFO #4
SEP 17 2020

We are proclaiming sections 6(1), 7, 14(1)[3] and 15(1) of the Act, making it an offence to stop, hinder, obstruct or otherwise interfere with a motor vehicle transporting farm animals.

Regulation 950 under the Provincial Offences Act (POA) is also being amended so that tickets can be issued under Part I of the POA for a contravention of section 6(1) of the Act. This approach will allow for more immediate use of the relevant provisions to address the obstruction of motor vehicles transporting farm animals.

I am also pleased to inform you that a Discussion Paper has been posted on the regulatory registry, outlining the ministry's proposed approach for the regulatory items that are needed to make the rest of the Act come into force. It will be posted for public comment for 45 days, closing on October 15, 2020. Comments can also be sent directly by email to SecurityFromTrespass.OMAFRA@ontario.ca.


I understand the importance and urgency of this Act to many across the sector. However, before the remaining sections can be proclaimed into force, a number of items must be prescribed via a regulation to operationalize the Act. These regulations are needed to ensure the act is clear, easily interpreted and fulfils its intended purposes. It is important that we take the time to hear from those impacted so we can take those comments into consideration in finalizing the regulation.

The remaining sections of the Act come into force upon proclamation by the Lieutenant Governor in Council. Once fully proclaimed into force, the Act will recognize the unique risks associated with trespassing on farms and at processing facilities.

I strongly encourage you to provide feedback and comments on this discussion paper. Your insights are valuable as we work to ensure the Minister's Regulation and the Act are fair and reasonable while also meeting the needs of industry. Your input is an important contribution to help shape the content and design of the Minister's Regulation.

Again, thank you for your support. I look forward to working with you to create a safe and healthy Ontario for all.

Sincerely,



Ernie Hardeman
Minister of Agriculture, Food and Rural Affairs



NVCA Board Meeting Highlights August 28, 2020

Next Meeting: September 25, 2020, location to be determined

For the full meeting agenda including documents and reports, visit nvca.on.ca/about/boardofdirectors

The August 28, 2020 board meeting was held electronically through WebEx, and streamed on YouTube for public viewing due to COVID-19 restrictions.

Our next scheduled board meeting will be held on September 25, 2020.

Deputation from Paul Neal from Orion Environmental Solutions

Paul Neals from Orion Environmental Solutions addressed the board on behalf of Hamount Investments regarding the fee of \$13,000.00 that was charged for Block 24 in the Stone Bridge Development in the Town of Wasaga Beach.

Hamount Investments felt that the amount charged was too high and requested a deputation in front of the NVCA Board of Directors to seek relief from the full fee.

NVCA staff will provide more details regarding this deputation in a staff report for the September 2020 Board Meeting.

2020 Second Quarter Budget Report

Due to the COVID-19 pandemic, NVCA suffered a \$73,000 deficit in the first six months of 2020. This is mainly due to several departments being negatively impacted by the pandemic, including Education and Lands (parking, weddings, Spring Tonic festival, other events).

NVCA was also not qualified to receive relief from any government grants, including the Federal government's 75% wage compensation grant, or the payout from the federal government.

NVCA is attempting to mitigate losses as much as possible to reduce deficit. Some actions include the emergency layoff of 15 out of 50 staff, delaying capital expenditures and shifting work originally planned to be completed by contractors to be completed by staff.

Staff anticipates a deficit of \$100,000 by the end of 2020 and will be taking funds out of reserves to cover the deficits.

Conservation Ontario is currently acting on half of all Conservation Authorities to determine if there would be relief coming from the Province of Ontario.

2020 NVCA Asset Management Plan

The Board approved NVCA's 2020 Asset Management Plan.

The development of an asset management plan was an essential part of NVCA's ongoing liability and fiscal responsibility framework, as it guides the purchase, use, maintenance, and disposal of every asset NVCA needs in order to conduct business and reduce the NVCA's liability.

Preliminary Budget Guidance

The NVCA Board of Directors approved the preliminary budget guidelines to increase municipal levy by 1.5%.

This number was developed after considering factors like the COVID-19 pandemic, provincial transfer payment from the Ministry of Natural Resources and Forestry, economic factors, and the board direction to replenish reserves to 25% - 30% of the operational budget.

Based on this approval, staff will prepare a draft budget for Board consideration for the September Board Meeting. The draft budget will be circulated to member municipalities after the September meeting for a 60-day review and consultation process. Staff will present to Municipal councils if requested during this time.

The final budget will be presented to the Board of Directors at the December meeting for approval.

2020 – 2030 Land Securement Strategy

The NVCA Board of Directors approved the 2020 – 2030 Land Securement Strategy.

This Land Securement Strategy furthers NVCA's mission and goals by securing interests in land, both through purchase and holding rights to property, thereby protecting ecological and flood hazard areas from potential future development and incompatible uses (e.g. intensive agriculture).

With the updated Land Securement Strategy NVCA can move towards an achievable goal of securing more ecologically significant lands in the watershed.

Where possible, the rehabilitation and restoration of degraded land will be implemented by NVCA and other partners. Further, working with farmers and the Ontario Farmland Trust can help bridge the preservation of both ecologically significant and prime agricultural lands.

For the full Land Securement Strategy, please visit the [NVCA website](#).

Upcoming events

There are no upcoming events.

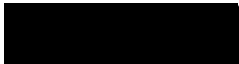
Rosario Pezzo

157240 HWY 10 N

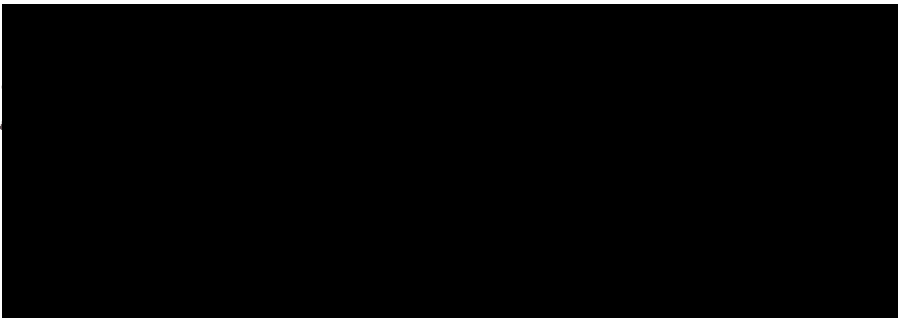
Melanchon ON L9V 2G7



To the Melanchon counselor I'm requesting, permission to hunt small game at the old garbage dump off line four.

Please reach me at  at your earliest convenience.

Thank you,



ACT# 1
SEP 17 2020

Denise Holmes

From: Tupling farms <tuplingfarms@sympatico.ca>
Sent: Tuesday, September 8, 2020 3:41 PM
To: Donna Funston
Cc: Denise Holmes
Subject: NDCC

Donna & Denise,

It has been a pleasure and honour to serve on the North Dufferin Community Centre Board & Management representing Melancthon Township.

At this time, for personal reasons, I would like to resign and ask you to find a replacement for me. Age and health seems to change your desires.

Your board is made up of personnel who represent the communities well. They have exciting and challenging times ahead of them and I wish them all the best and will always have a keen interest in how they succeed.

Thank you.
Bert

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NUMBER _____ - 2020

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A CONSENT AGREEMENT BETWEEN CORBETTON FARMS INC. (OWNER) AND THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

WHEREAS Section 41 of the Planning Act, R.S.O 1990 c.P 13 authorizes the use of Site Plan Control by approval authorities;

AND WHEREAS Section 7.4 of the Township of Melancthon Official Plan designates all lands in the Township as being subject to site plan control;

AND WHEREAS it is deemed expedient that Corbetton Farms Inc. and the Corporation of the Township of Melancthon enter into a Site Plan Agreement to confirm and establish responsibilities and obligations of the Owner with respect to the installation of an underground water reservoir on the Owner's Land.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF MELANCTHON BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. THAT the Head of Council and Clerk are hereby authorized to execute the consent agreement, in the same form or substantially the same form, as attached hereto as Schedule "A" to this by-law.

BY-LAW READ A FIRST AND SECOND TIME THIS 17TH DAY OF SEPTEMBER, 2020.

BY-LAW READ A THIRD TIME AND PASSED THIS 17TH DAY OF SEPTEMBER, 2020.

MAYOR

CLERK

EB # 15.1.1
SEP 17 2020

SITE PLAN AGREEMENT

THIS AGREEMENT made in triplicate this 8th day of September, 2020

BETWEEN:

CORBETTON FARMS Inc.

hereinafter referred to as the "OWNER"

- AND -

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

hereinafter referred to as the "TOWNSHIP"

WHEREAS the OWNER is the owner in fee simple of an agricultural lot in the Township of Melancthon, in the County of Dufferin, being more particularly described in Schedule "A" attached hereto;

AND WHEREAS Section 41 of the Planning Act R.S.O 1990 c.P 13, authorizes the use of Site Plan Control by approval authorities;

AND WHEREAS Section 7.4 of the Township of Melancthon Official Plan designates all lands in the Township as being subject to site plan control;

AND WHEREAS the TOWNSHIP desires to confirm and establish responsibilities and obligations of the OWNER with respect to the installation of an underground water reservoir on the OWNER's lands;

NOW THEREFORE WITNESSETH that in consideration of other good and valuable consideration and the sum of ONE- - - (\$1.00) - - - DOLLAR of lawful money of Canada now paid by the OWNER to the TOWNSHIP, the receipt whereof is hereby acknowledged, the OWNER and the TOWNSHIP covenant, declare and agree as follows:

SECTION I - LANDS TO BE BOUND

- 1) The lands to be bound by the terms and conditions of this Agreement (sometimes referred to as "the subject lands"), are located in the Township of Melancthon and are more particularly described in Schedule "A" hereto.

SECTION II - COMPONENTS OF THE AGREEMENT

- 1) The text, consisting of Sections I through VI, and the following Schedules, which are annexed hereto, constitute the components of this Agreement.

Schedule "A" - Legal Description of the Lands to be developed.

Schedule "B" - Site Plan

Schedule "C" - Structural Design

SECTION III - REGISTRATION OF AGREEMENT

- 1) This Agreement may be registered on title to the OWNER'S lands at the OWNER'S expense.
- 2) The OWNER agrees that all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration, as required.

SECTION IV - BUILDING PERMITS

- 1) On any application for a Building Permit and prior to the issuance thereof, the OWNER shall submit such plans, specifications and approvals with respect to the project as are required by the TOWNSHIP and/or the Chief Building Official.

SECTION V - PROVISIONS

- 1) The OWNER agrees to install an underground water storage reservoir in the location illustrated on Schedule "B".
- 2) The OWNER agrees to construct the reservoir in the manner and specifications described in the structural plan attached at Schedule "C".
- 3) The OWNER agrees to allow local Fire Departments access to the reservoir during times of emergency or need and therefore agrees not to gate the lands subject to this Agreement and agrees to maintain access to the reservoir throughout the year.
- 4) The OWNER agrees that the sole purpose of the reservoir is to accommodate the storage of water for fire fighting and for no other purpose.
- 5) The OWNER acknowledges and agrees that any external arrangement or agreement amongst private individuals with respect to the use of the reservoir has not been formalized in accordance with the Planning Act, nor does the TOWNSHIP confirm or guarantee that any external agreement will be formalized in accordance with the Planning Act.
- 6) The OWNER agrees, that at any time during or subsequent to site alteration and construction of the subject lands, the TOWNSHIP may inspect the OWNER's lands to assess and determine compliance with matters specified in this Agreement.
- 7) The OWNER agrees and shall be aware, that spatial separations as required by the Ontario Building Code must be complied with.
- 8) The OWNER agrees to reimburse the TOWNSHIP for all costs associated with the preparation, registration and processing of this Agreement.

SECTION VI - BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

- 1) This Agreement may only be amended or varied by a written document of equal formality herewith duly executed by the parties hereto and registered against the title to the subject lands.
- 2) This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.
- 3) The Agreement shall come into effect on the date of execution by the TOWNSHIP.
- 4) Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the TOWNSHIP or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the TOWNSHIP from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.
- 5) The OWNER covenants and agrees to release and forever discharge the TOWNSHIP from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the TOWNSHIP to carry out any of its obligations under this Agreement, or, as a result of the TOWNSHIP performing any municipal work on adjacent properties which may damage or interfere with the works of the OWNER, provided that such default, failure or neglect was not caused intentionally or through negligence on the part of the TOWNSHIP, its servants or agents.
- 6) Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

OWNER'S NAME
ADDRESS FOR SERVICE:

Corbetton Farms Inc.
Aaron Bowman
682357 260 Sideroad
Melancthon, ON L9V 2N1

TOWNSHIP OF MELANCTHON
ADDRESS FOR SERVICE:

Clerk
Township of Melancthon
157101 Highway 10
Melancthon, ON L9V 2E6

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the OWNER has hereunder set their hand and seal and the TOWNSHIP has hereto affixed its Corporate Seal attested to by the hands of its duly authorized officers this 8th day of September, 2020.

SIGNED, SEALED AND DELIVERED
in the presence of:

Oliver M Bowman
Witness

Adam M Bowman
OWNER (I have the authority to bind the Corporation)

Martha M Bowman
Witness

Hannah Bowman
OWNER (I have the authority to bind the Corporation)

**THE CORPORATION OF THE
TOWNSHIP OF MELANCTHON**

Witness

Mayor, Darren White

Witness

Clerk, Denise Holmes

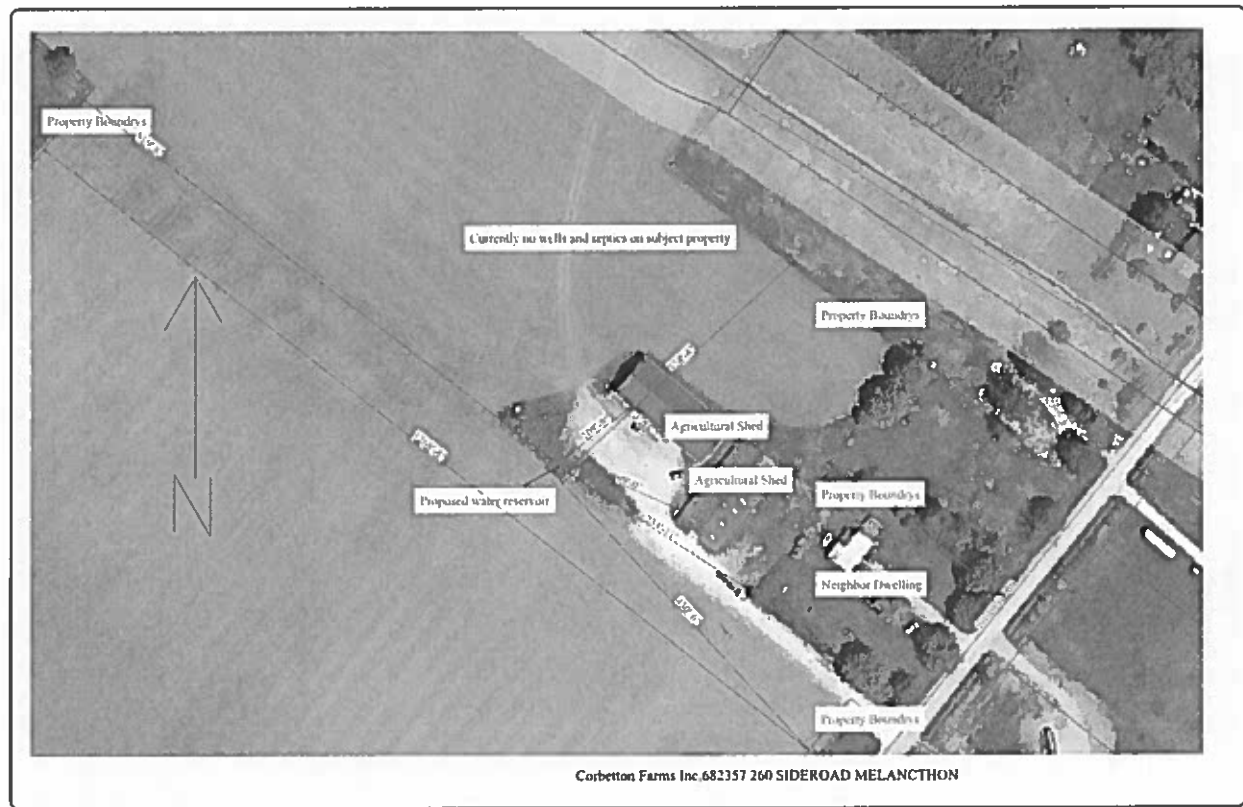
SCHEDULE "A"

DESCRIPTION

PIN 34152-0004 (LT), being located in Part of Lots 256-260 Concession 1, S.W and Part Lots 259-260, Concession 2 S.W, in the Township of Melancthon, County of Dufferin.
Roll Number 22-19-000-005-12600-0000

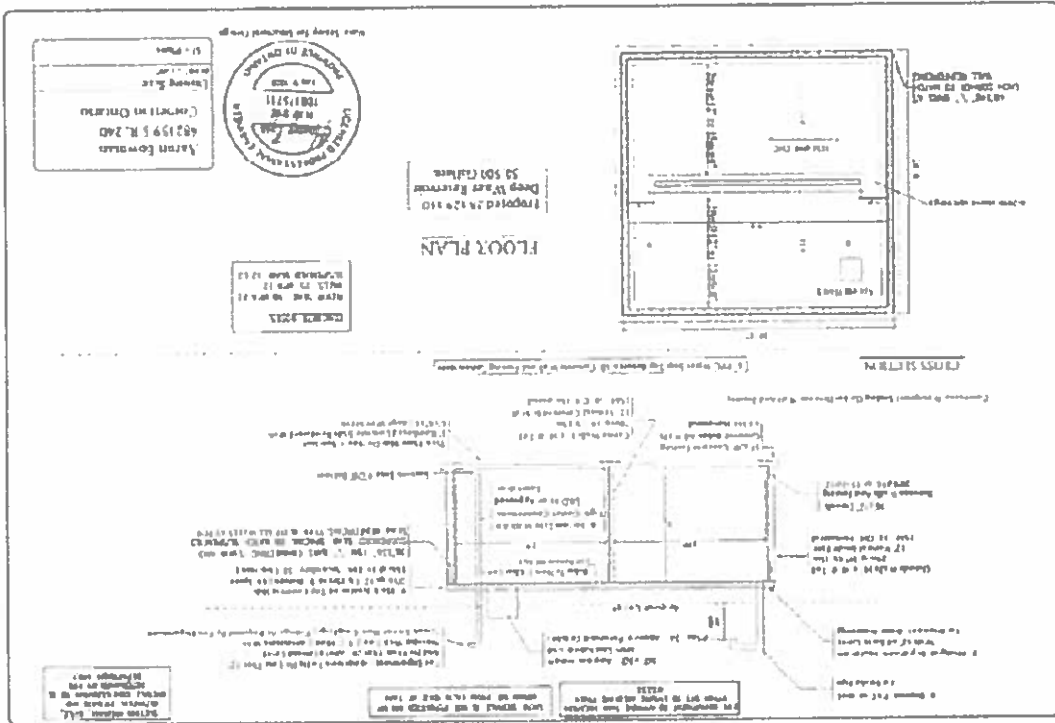
SCHEDULE "B"

SITE PLAN



SCHEDULE "C"

STRUCTURAL PLAN – Prepared by Harry Bve, P. Eng. July 9, 2020



THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NUMBER _____ - 2020

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A CONSENT AGREEMENT BETWEEN OWEN B. HOOVER AND INA HOOVER AND THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

WHEREAS Section 53 (12) of the Planning Act allows approval authorities to enter into agreements for lands subject to a plan of subdivision or consent approval;

AND WHEREAS the Township of Melancthon approved Consent Application B11/19 and, as a condition of approval requires the applicant to enter into a consent agreement for the merger of lands;

AND WHEREAS it is deemed expedient that Owen B. Hoover and Ina Hoover and the Corporation of the Township of Melancthon enter into a consent agreement to fulfill the required condition of Provisional Consent B11/19.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF MELANCTHON BY THE MUNICIPAL COUNCIL THEREOF ENACTS AS FOLLOWS:

1. THAT the Head of Council and Clerk are hereby authorized to execute the consent agreement, in the same form or substantially the same form, as attached hereto as Schedule "A" to this by-law.
2. THAT By-law 43-2020 is hereby repealed in its entirety.

BY-LAW READ A FIRST AND SECOND TIME THIS 17TH DAY OF SEPTEMBER, 2020.

BY-LAW READ A THIRD TIME AND PASSED THIS 17TH DAY OF SEPTEMBER, 2020.

MAYOR

CLERK

E1B#15.1.2
SEP 17 2020

THIS CONSENT AGREEMENT made this 17th day of September, 2020.

B E T W E E N:

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

(hereinafter referred to as the "Township")

OF THE FIRST PART,
- and -

Owen B. Hoover and Ina Hoover

(hereinafter referred to as the "Owner")

OF THE SECOND PART.

WHEREAS the Owner, through Consent Application B11/19, obtained Provisional Consent to sever and merge lands;

AND WHEREAS the Township is authorized to establish agreements under Section 53 (12) of the Planning Act, RSO (1990);

AND WHEREAS the Township established a condition of the approval of Provisional Consent B11/19 which requires the Owner to enter into an agreement with the Township with respect to the merger of lands;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of mutual benefits, the Parties hereto agrees as follows:

SECTION I - LANDS TO BE BOUND

- 1) The lands to be bound by the terms and conditions of this Agreement (sometimes referred to as "the subject lands"), are located in the Township of Melancthon and are more particularly described in Schedule "A" hereto.

SECTION II - COMPONENTS OF THE AGREEMENT

- 1) The text, consisting of Sections I through VII, and the following Schedules, which are attached hereto, constitute the components of this Agreement.

Schedule "A" - Legal Description of the Lands Subject to Agreement

Schedule "B" - Reference Plan

SECTION III - REGISTRATION OF AGREEMENT

- 1) This Agreement may be registered on title to the Subject Lands at the expense of the OWNER;
- 2) The OWNER agrees that all documents required herein shall be submitted in a form suitable to the TOWNSHIP and suitable for registration, as required;
- 3) The OWNER agrees to have the TOWNSHIP register this Agreement at the expense of the OWNER.

SECTION IV - PROVISIONS

- 1) The Owner agrees to acquire in freehold ownership lands described legally as Part 1, Plan 7R-6634, located in Part Lot 32, Concession 3 N.E.T.S.R, PIN – 34150-0040 (LT).
- 2) The Owner agrees to register the lands subject to this Agreement in such a manner that Parts 1, 2, 3 and 4 Plan 7R-6634, attached hereto as Schedule "B" merge in title in singular ownership and under one consolidated PIN so that such lands are constitute one conveyable parcel of land.
- 3) The Owner agrees that the lands subject to this Agreement described legally as Parts 1, 2, 3 and 4 Plan 7R-6634 will be held and utilized as one agricultural parcel having a lot area of 36.598 hectares.
- 4) The Owner agrees to provide confirmation of the merger of Parts 1, 2, 3 and 4, Plan 7R-6634 in the form of a written confirmation from the OWNER's solicitor together with a land titles abstract and the OWNER further agrees that no building permit will be issued for the lands subject to this Agreement without providing confirmation of the merger of Parts 1, 2, 3 and 4 Plan 7R-6634
- 5) The Owner agrees to reimburse the TOWNSHIP for all costs associated with the preparation,

administration, registration and processing of this Agreement.

SECTION V - BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

- 1) This Agreement may only be amended or varied by a written document of equal formality herewith duly executed by the parties hereto and registered against the title to the subject lands.
- 2) This Agreement shall enure to the benefit of and be binding upon the respective successors and assigns of each of the PARTIES hereto.
- 3) This Agreement shall come into effect on the date of execution by the TOWNSHIP.
- 4) The TOWNSHIP shall not release any security held in accordance with Agreement in whole or in part until the TOWNSHIP is satisfied that the OWNER has fulfilled all obligations specified under this Agreement.
- 5) The OWNER covenants and agrees to release and forever discharge the TOWNSHIP from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the TOWNSHIP to carry out any of its obligations under this Agreement, or, as a result of the TOWNSHIP performing any municipal work on adjacent properties which may damage or interfere with the works of the OWNER, provided that such default, failure or neglect was not caused intentionally or through negligence on the part of the TOWNSHIP, its servants or agents.
- 6) The OWNER covenants and agrees to release and forever discharge the TOWNSHIP from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise as a result of the OWNER undertaking site alteration, construction or development.
- 8) Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

OWNER NAME AND ADDRESS: Owen B. Hoover and Ina Hoover
 783129 County Road 9
 Melancthon, Ontario
 L9V 2P7

TOWNSHIP: Clerk
 Township of Melancthon
 157101 Highway 10
 Melancthon, Ontario
 L9V 2E6

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the OWNER and the TOWNSHIP have caused their corporate seals to be affixed over the signatures of their respective signing officers.

THIS AGREEMENT was executed by the duly authorized signing officers of each party and sealed this 17th day of September, 2020.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness

Signature of Owner

Witness

Signature of Owner

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

Witness

Mayor, Darren White

Witness

Clerk, Denise Holmes

SCHEDULE "A"

Legal Description

**Part of the West Half of Lot 32, Concession 3, N.E.T.S.R in the Township of Melancthon,
County of Dufferin, designated as Parts 1, 2, 3 and 4, Plan 7R-6634.**

SCHEDULE "B"

Reference Plan 7R-6634

(kept on file at the Township office)



**NORTH DUFFERIN COMMUNITY CENTRE
BOARD OF MANAGEMENT**



September 11, 2020

To Mayor White and Members of Council

At the meeting held September 9, 2020 the following motion was passed:

Moved by Lowry, Seconded by Noble be it resolved that the Board of Management of the NDCC receive the report from Sierra Planning and Management and support Option C in that report and request that this position of the Board of Management be carried to the two Councils by the representatives from the Councils. Carried.

Yours truly

**Donna Funston
Secretary to the Board**

CB# 15.2.1
SEP 17 2020




Sierra Planning and Management
advice • strategy • implementation

Townships of Mulmur & Melancthon

North Dufferin Community Centre Efficiency Review

Final Report DRAFT | September 2020

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1.1 Project Background & Purpose

The North Dufferin Community Centre (NDCC), an indoor recreation facility, is located in Honeywood within the Township of Mulmur. The building is situated on a broader property that includes outdoor recreational amenities. While this project focuses on the building, a future planning strategy for the entire Honeywood site (building and land) is an important component of a separate study, a Recreation Master Plan for the Township of Mulmur specifically.

A comprehensive service delivery review is currently underway by Dufferin County, which seeks to provide the appropriate services to residents at the right cost. One of the services being reviewed is indoor recreation facilities, including their governance structure, accountability, roles and responsibilities of the contributing municipalities, as well as resource stewardship for future planning.

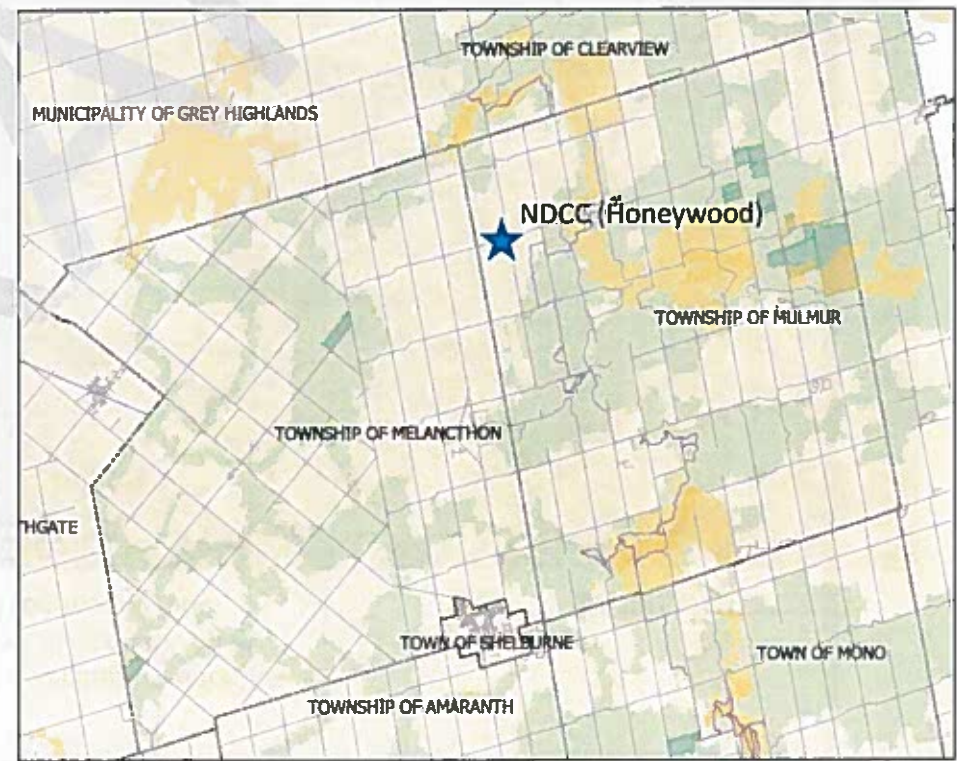
This project is a product of the higher-level service review underway at this time. Its purpose being to assess the existing governance structure and recreational operations of the NDCC and investigate the range of options for the future of the facility that will be able to provide a variety of programs available to the community in a financially sustainable manner. This results in a strategy for the physical asset (building), services within the building, and the governance structure of the facility. At present, the facility is operated collectively by the Townships of Mulmur and Melancthon, through a Board of Management.

The Phase 1 report provided a background analysis and situational review of the existing North Dufferin Community Centre, including future needs and opportunities, local, provincial and national trends, as well as best practice related to facility design, partnerships, and collaboration.

This report (Phase 2) will help to facilitate decision-making arising from the directions identified in Phase 1, lay out operational business plan options for the NDCC in the future, and provide recommendations for additional recreational amenities and programs to meet the needs of the joint community.

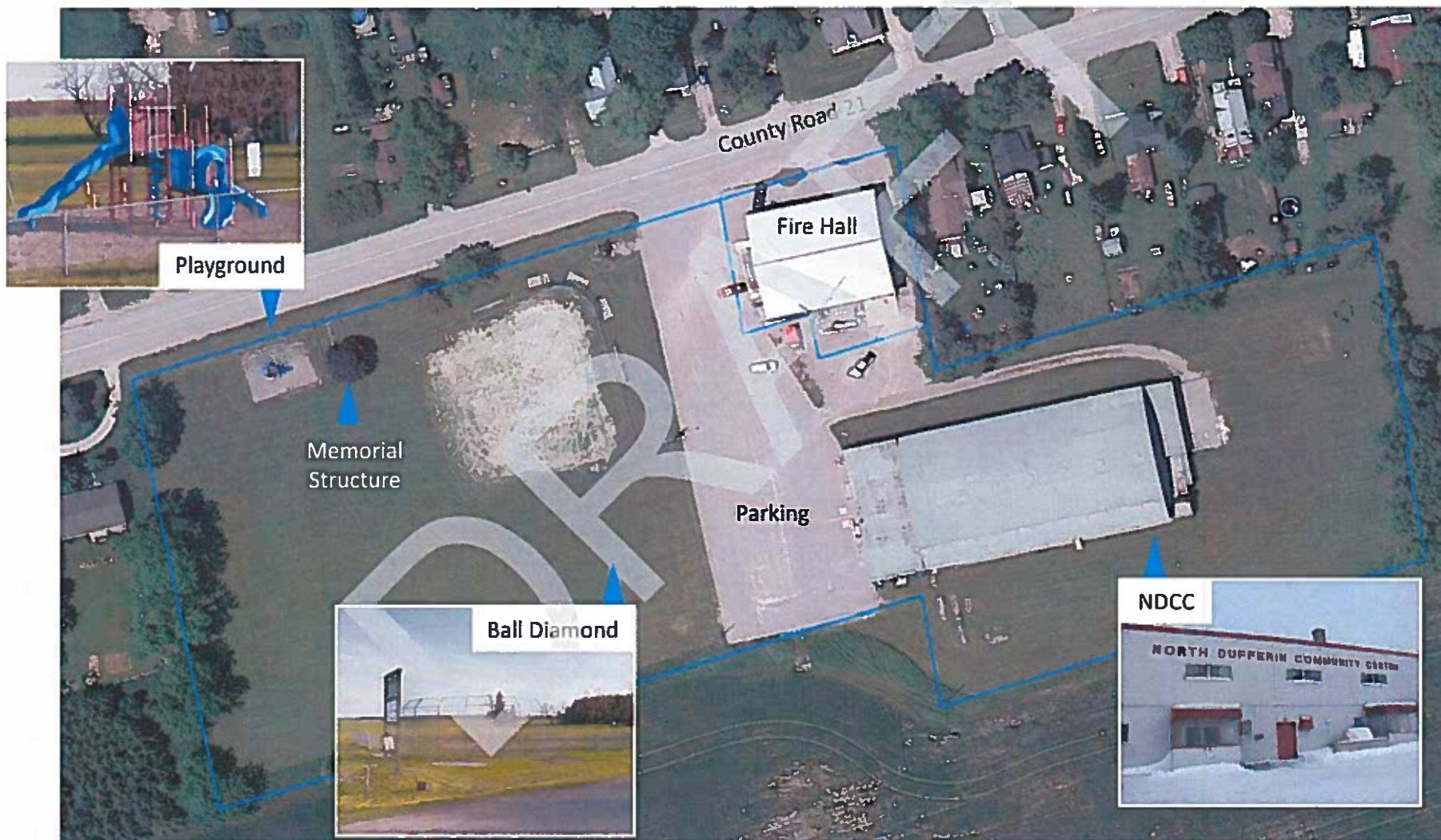
1.2 Locational Analysis

The NDCC is located in the village of Honeywood, in the northwest reach of the Township of Mulmur's jurisdiction.



1.3 Site Overview

The NDCC site is 2.28 hectares / 5.63 acres. It provides a variety of amenities used for everyday activities as well as special events, including a ball diamond, playground, open space for events, and the building itself which houses an arena and community room.



1.4 The Importance of the NDCC as a Community Hub

The North Dufferin Community Centre (NDCC), being the only indoor recreation facility within the Township of Mulmur, is an important hub for recreation within the community. Beyond being an arena, the facility provides community space, in the form of the Norduff Room located on the facility's second floor. This facility is utilized for a variety of sporting practices, games, tournaments, community programs and events, including the annual Beef BBQ and Strawberry Supper. As a cost-shared proposition, the NDCC is also an important asset for the Township of Melancthon.

Through a comprehensive Recreation Master Planning exercise for the Township of Mulmur, guidance for developing an appropriate level of service for residents was provided. This included the prudent advancement of an expansion of services related to recreation which can be realized through improvements to the NDCC building, or via the preferred option of a new multi-use recreation facility located at an alternative location on the same site. A new facility would enable opportunities to provide an expanded suite of programs and develop recreation within Mulmur and Melancthon.

Being an aging facility with an undersized ice pad, decisions must be made as to the direction for the future of the NDCC building and site as a whole. The continued provision of ice and the ability to expand community uses of the facility were key consideration for the recommendations presented within this report.



2.1 Population & Demographics Review

Population Growth

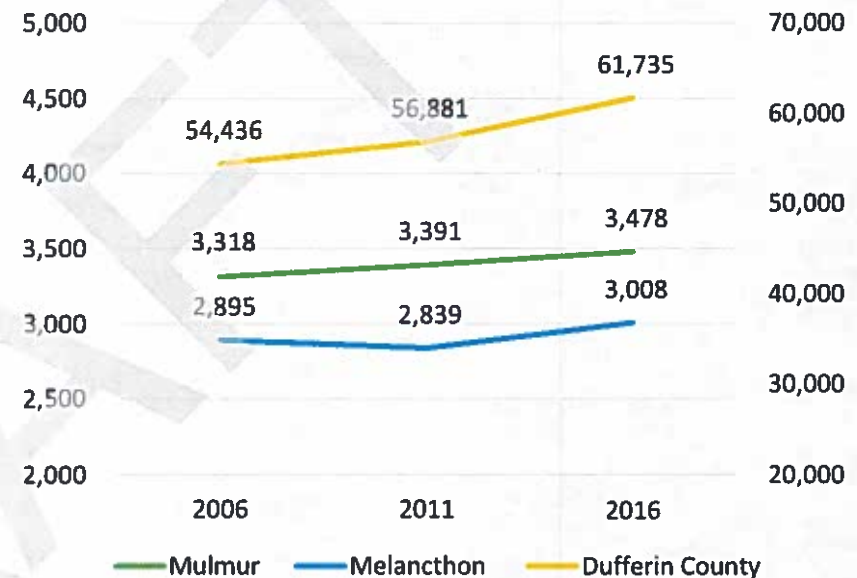
Historic Growth

Since 2006, both Townships have experienced moderate growth – 5% in Mulmur and 4% in Melancthon. Over the same period, Dufferin County’s population as a whole has grown by 13%, from 54,436 to over 61,000.

Forecasted Growth

Based on the Comprehensive Municipal Review completed by WSP, Dufferin County is anticipated to grow to over 85,000 residents by 2031. Based on population projections included in the Dufferin County Official Plan, Mulmur is estimated to grow by 756 residents to 4,234 by 2031, while Melancthon’s population is estimated to grow by 402 residents to 3,410 residents by 2031.

Historic Population Growth Comparison (2006-2016)



2.2 Facility Overview

The NDCC, built in 1965, is approximately 27,774 square feet in size, in a two storey structure. The facility consists of two primary spaces and a variety of ancillary or supporting amenities, including:

Main floor:

- Ice surface (75x175);
- Spectator seating;
- Lobby;
- Food concession booth;
- Changerooms;
- Washrooms.

Second floor:

- Norduff Room (40x80, capacity of 180 banquet style);
- Stage;
- Kitchen facilities;
- Washrooms.

The NDCC is designated as one of Dufferin County's 12 emergency shelters.

Events held at the facility include:

- Annual Beef BBQ held on 4th Saturday in July.
- Annual Strawberry Supper.



Lobby / concession area



Kitchen (second floor)

2.3 Utilization

In order to calculate the prime-time utilization rate of the ice surface and Norduff Room at the NDCC, the following assumptions were employed:

Prime Time Hours Assumptions		
Weekdays	5	days
4pm -10pm	6	hours
Total weekday	30	hrs/week
Weekends	2	days
8am -10pm	14	hours
Total weekend	28	hrs/week
Total Prime Time	58	hrs/week



Ice surface

Ice Surface

The ice surface is primarily used by local sport groups (Honeywood Minor Hockey Association, Honeywood Figure Skating Club, and Honeywood Hockey Moms) for practices, games, and tournament hosting, and the public for hockey and skating. Free public skating is offered on Sundays from 1:00 - 3:00 pm.

Utilization of the ice surface has remained relatively steady over the past 4 seasons, however it is consistently low – around 50%. The dry floor has been used for ball hockey in the past, however it currently is not.

Ice Surface (NDCC)	2016	2017	2018	2019
Prime Time Hours Booked	822	757	723.18	887.12
Weeks Operational (Ice In)	26	27	26.5	30
Prime Time Hours Available	1508	1566	1537	1740
Prime Time Utilization Rate (%)	55%	48%	47%	51%

2.3 Utilization (Cont'd)

Norduff Room

The Norduff Room (hall on 2nd floor) is typically rented for banquets, weddings, family reunions, meetings, and used by local community clubs. It is also used as a staging area during hockey tournaments that occur at the NDCC, providing the necessary organizational space for such events.

Based on the data provided by the Township, the utilization of the Norduff Room is low (less than 5%), however, it is important to note that low utilization rates (often less than 10% or 15%) are common for community hall facilities that are in rural locations, close to larger population centres, and in need of upgrades.

A review of recent utilization rates for similar facilities in comparable communities shows that use of the Norduff Room is in line with the rates experienced elsewhere. For example, the Town of Erin's most rural community hall has an annual utilization rate of 2%, while the more urban hall facilities ranged from 5% to 16% annually. Similarly, the Township of Scugog has a variety of hall facilities (urban/rural, stand-alone, and as part of a larger arena complex), with utilization rates ranging from less than 1% to 21%.



Norduff Room

2.4 Building Condition Review

A high level visual review of the North Dufferin Community Centre (Honeywood Arena and Community Hall) building was conducted by WGD Architects to determine the general state of repair and functionality.

The facility is generally tired, and in many respects does not meet user needs. This is especially true for accessibility. By 2025 municipalities are required to provide accessible public facilities. This relates to circulation, water closet facilities and spectator viewing for the arena.



Building Entrance

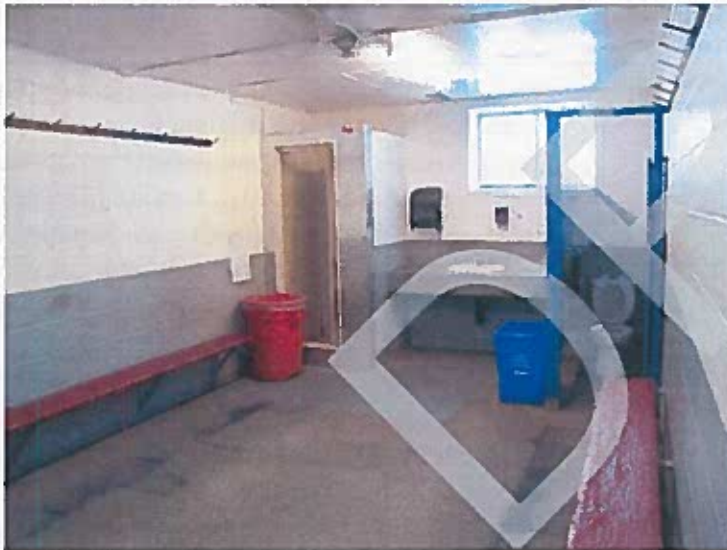
Key observations are as follows:

- Presently the two storey community hall is not accessible and an elevator would need to be provided to make the community hall compliant;
- In addition, there are no accessible water closets anywhere within the building;
- Door widths are suspected to be an issue throughout, and the installation of new wider door frames may be required to meet current OBC standards;
- It is also reported that the ice slab is due for replacement. Presently it is not an NHL Regulation size, and expansion is difficult;
- The facility dressing rooms are far below modern industry standards in terms of size, number, and general layout.
- The kitchen serving the community hall lacks adequate ventilation for cooking;
- The lobby is small; and,
- The arena entrances lack a proper vestibule or air curtain, making the lobby uncomfortable during cold windy weather.

2.4 Building Condition Review (Cont'd)

In general the facility is due for major additions and alterations to make it a more usable facility for the community. As part of the assessment, a high level order of magnitude cost estimates was prepared for the necessary replacement and repairs identified within the report. This totals over \$2 million in hard construction costs.

The full facility condition review report completed by WGD Architects has been provided to the Townships under separate cover.



Changeroom

Replacement and Repair Order of Magnitude Budget	
New ice slab	\$ 500,000
New dasher boards	\$ 125,000
New ice maker overhead door	\$ 20,000
New dressing rooms (6 @ 550 sf each x \$250 psf)	\$ 850,000
Accessible washrooms (1 @ 250 sf x \$350 psf)	\$ 87,500
New elevator	\$ 100,000
Accessible entrances	\$ 25,000
Accessible viewing	\$ 100,000
Ice plant upgrades	\$ 50,000
Washroom renovations	\$ 100,000
Ceiling tile repairs	\$ 20,000
Kitchen vent	\$ 20,000
New vinyl / skate flooring	\$ 45,000
Total	\$2,017,500
Soft Costs, excludes FF&E at this time (20%)	\$403,500
Design Contingency (20%)	\$484,200
Total Class D Cost Estimate	\$2,905,200

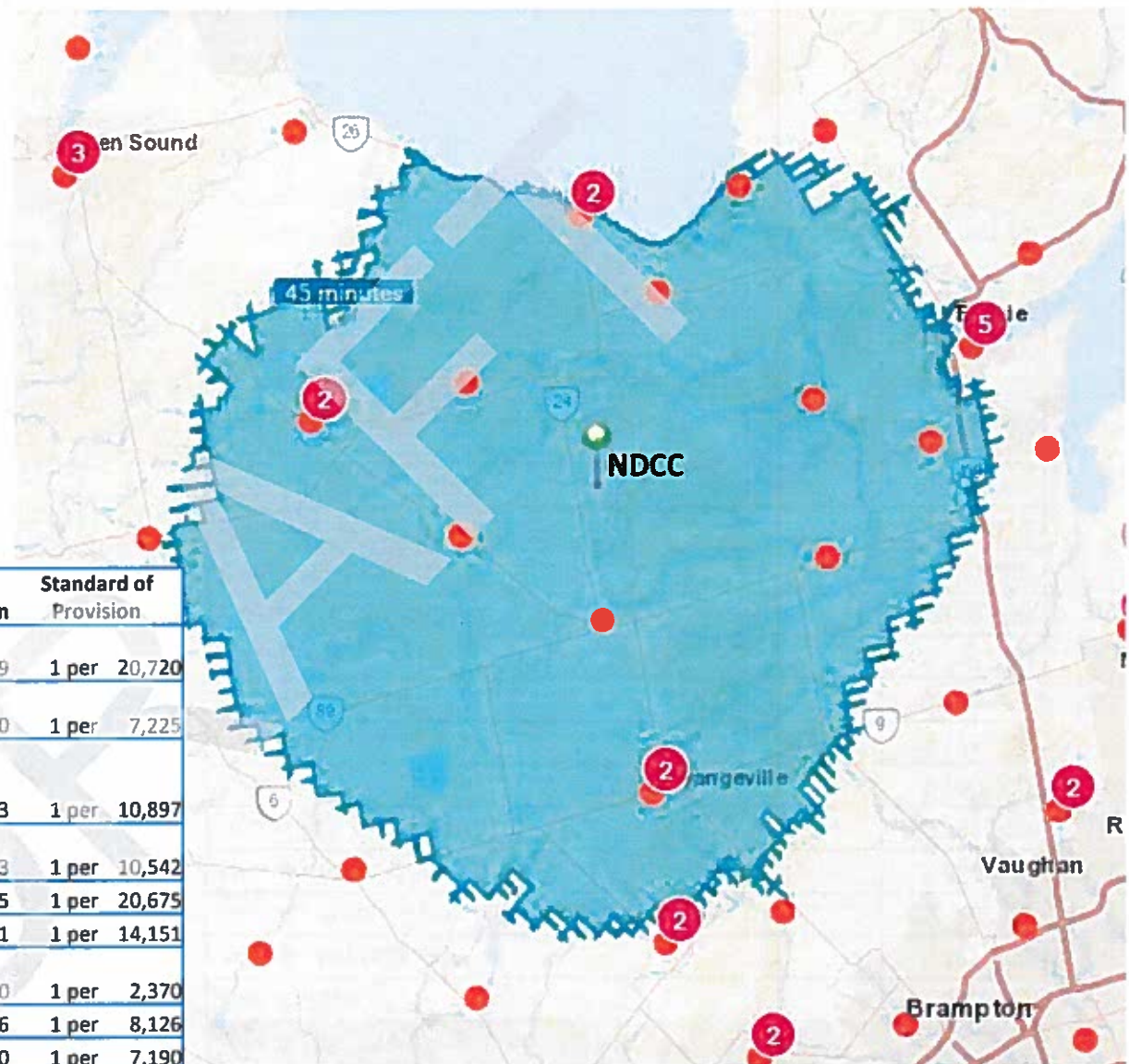
3.1 Service Based Standards

Population Based Standards

The NDCC arena is within a circuit of arenas within the regional area that are used by local groups.

Together, Mulmur and Melancthon provide 1 ice sheet for their 6,486 residents. When considering ice on a regional scale (those arenas within a 45 minute drive of the NDCC), ice is provided at 1 sheet per 9,438 residents. This is a very good standard of provision, typical of rural Ontario communities.

Municipality	Ice Sheets	Facility/ies	Population	Standard of Provision
Town of New Tecumseth	2	Alliston Arena, Beeton Arena	41,439	1 per 20,720
Orangeville	4	Alder Street Arena, Tony Rose Memorial Arena	28,900	1 per 7,225
Collingwood	2	Collingwood Arena, Eddie Bush Memorial Arena	21,793	1 per 10,897
Essa Township	2	Angus Arena, Thornton Arena	21,083	1 per 10,542
Wasaga Beach	1	Wasaga Arena	20,675	1 per 20,675
Clearview	1	Stayner Arena	14,151	1 per 14,151
Grey Highlands	4	Flesherton & District Arena, Markdale Arena	9,480	1 per 2,370
Shelburne	1	CDRC	8,126	1 per 8,126
Southgate	1	Dundalk Arena	7,190	1 per 7,190
Mulmur / Melancthon	1	NDCC	6,486	1 per 6,486
Total	19		179,323	1 per 9,438



3.2 Summary of Consultation Outcomes

As part of the assessment for the NDCC, it is important to understand the needs and wants of the community at large. This input was facilitated through a public workshop and public online survey.

Public Workshop

A public workshop was held on February 4, 2020 at the NDCC. In total, 25 interested participants were in attendance. Participants broke out into 3 smaller groups to discuss needs, wants, and their visions for the NDCC going forward.

What do you need the most?

- Expanded program offer.
- Accessible and energy efficient community centre.
- Improvements to existing amenities at NDCC (kitchen, washrooms, changerooms, etc.)
- Ability to use NDCC on a year-round basis.

What do you want the most?

- More community events.
- Unstructured sport / recreation space.
- Multi-purpose room, fitness room, storage space, gathering space.
- Improved outdoor amenities (e.g. picnic / shade structure, play structure).

The following provides a draft vision statement for the NDCC, based on what we heard at the public workshop:

Building upon what already exists, the NDCC will be an inclusive, balanced and accessible community hub, providing a variety of spaces, to meet the needs of both permanent and seasonal residents.



Existing Ice Pad at NDCC

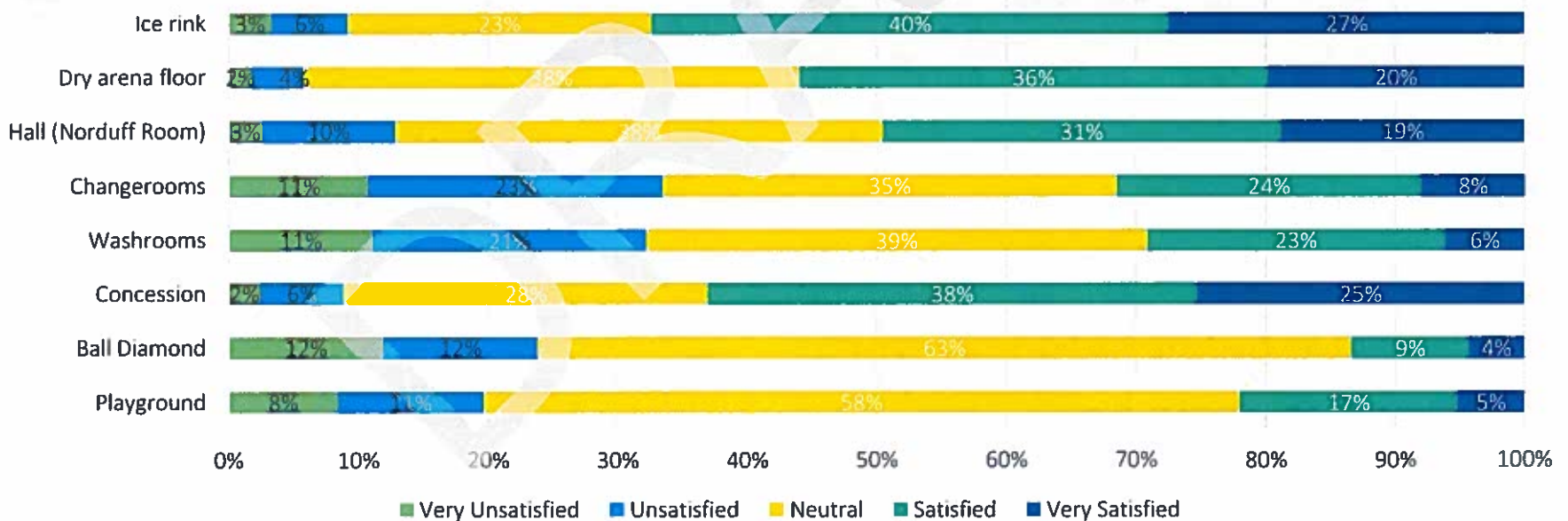
3.2 Summary of Consultation Outcomes (Cont'd)

Public Survey

A public survey was available online via the Townships of Melancthon and Mulmur public websites between January 17 and February 21, 2020, as well as in hard copy format. The survey garnered 467 responses, providing views and experiences with the NDCC and Mulmur Township-owned facilities, programs and services in general. A complete summary of survey results was provided to the Townships under separate cover.

The ice rink had the highest level of satisfaction, with 67% of respondents indicating they were either 'satisfied' or 'very satisfied'. This was followed by the concession with 63% of respondents being 'satisfied' or 'very satisfied', and the Norduff Room with 50% of respondents being 'satisfied' or 'very satisfied'. The changerooms and washrooms, as well as the outdoor amenities had higher levels of neutrality and/or dissatisfaction.

Please rate your satisfaction with the amenities provided at the North Dufferin Community Centre (n=282)

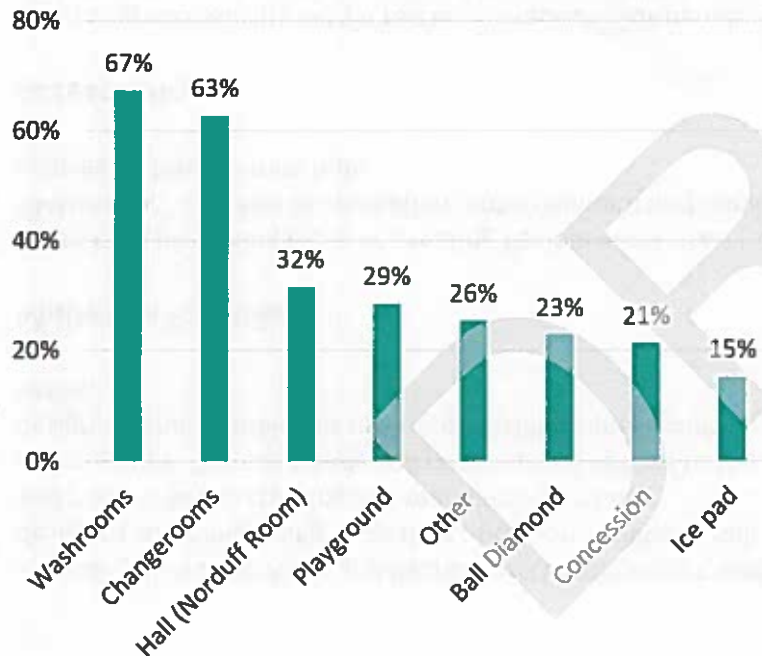


3.2 Summary of Consultation Outcomes (Cont'd)

Public Survey (Cont'd)

80% of respondents (n=238) felt that upgrades or improvements were needed at the NDCC. Washrooms and changeroom improvements were identified by the most people as areas of upgrading.

What existing amenities would you like to see upgraded/expanded? Please check all that apply. (n=196)

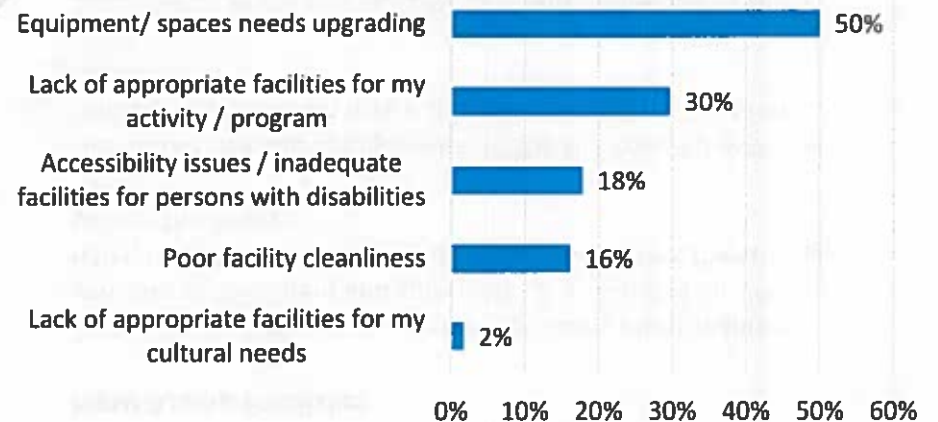


Access to, and accessibility within the facility, as well as equipment and space improvements were identified as key barriers affecting resident's participation in activities and programs at the NDCC.

In order to enable improved access and participation at the NDCC, respondents provided a variety of suggestions, many of which centred around general facility modernization and accessibility issues, including:

- Improved lobby area;
- Additional spectator seating in the ice rink;
- Expanded / reorganized parking lot with drop off area; and
- Accessible washrooms, elevator to access second floor, automatic door openers, etc.

Which barriers, if any, limit your participation in activities, programs or access to the North Dufferin Community Centre? Please check all that apply.



3.3 Best Practice Review

According to a 2010 Parks and Recreation Ontario report, well designed and functioning recreation and sport facilities, trails and parks is key to creating and maintaining healthy communities. Current trends and best practice related to the design and functionality of recreation facilities are summarized below.

Multi-Use Facilities

There is an increasing focus on creating flexible multi-use “destination” facilities as recreation, entertainment and family centres and community hubs.

Accessibility

Improving accessibility within recreation facilities for people with disabilities due to the passing of the Accessibility for Ontarians with Disabilities Act (2001) where municipalities are required to improve opportunities for participation for people with disabilities through the removal of barriers.

Sustainability

There is an increasing focus on the overall sustainability of a facility (e.g. net zero/carbon neutral) overachieving a specific certification program status (e.g. LEED).





New Arena Facilities

Generally, for facilities of a certain age many municipalities consider replacement and some opt for a twin pad facility when demand for such a facility is high (or protect the land to twin in the future).

Due to the size and configuration of the site coupled with low utilization, this option may not be feasible in the case of the NDCC.

Examples of single pad facilities built within the last 10 years are provided on the following page.

3.4 Current Practice: New Arena Facilities

Facility	Amenities	Imagery
<p>Ingredion Centre, Cardinal, ON</p> <p>Cost: \$6.3 M Completed: 2013</p>	<ul style="list-style-type: none"> • Single ice pad • Elevated walking track • 6 change rooms • Concession • Meeting room 	 
<p>Cayuga Memorial Arena, Cayuga, ON</p> <p>Cost: \$11.0 M Completed: 2011</p>	<ul style="list-style-type: none"> • Single ice pad (474 spectators) • Elevated walking track • 6 change rooms • Upper level meeting room with kitchen • Concession • Designed to LEED Silver 	 
<p>The Fleming Centre, Beamsville, ON</p> <p>Cost: \$17.5 M Completed: 2013</p>	<ul style="list-style-type: none"> • Single ice pad (500 spectators) • Walking track • 6 dressing rooms • Community meeting rooms • Public Library branch 	
<p>Arena, Prescott, ON</p> <p>Estimated Cost: \$13.8 M (Yet to be implemented)</p>	<ul style="list-style-type: none"> • Single ice pad with seating on both sides • Walking track • Second storey on one side for community meeting rooms 	<p>The arena is currently in the design stages and has not been constructed.</p>

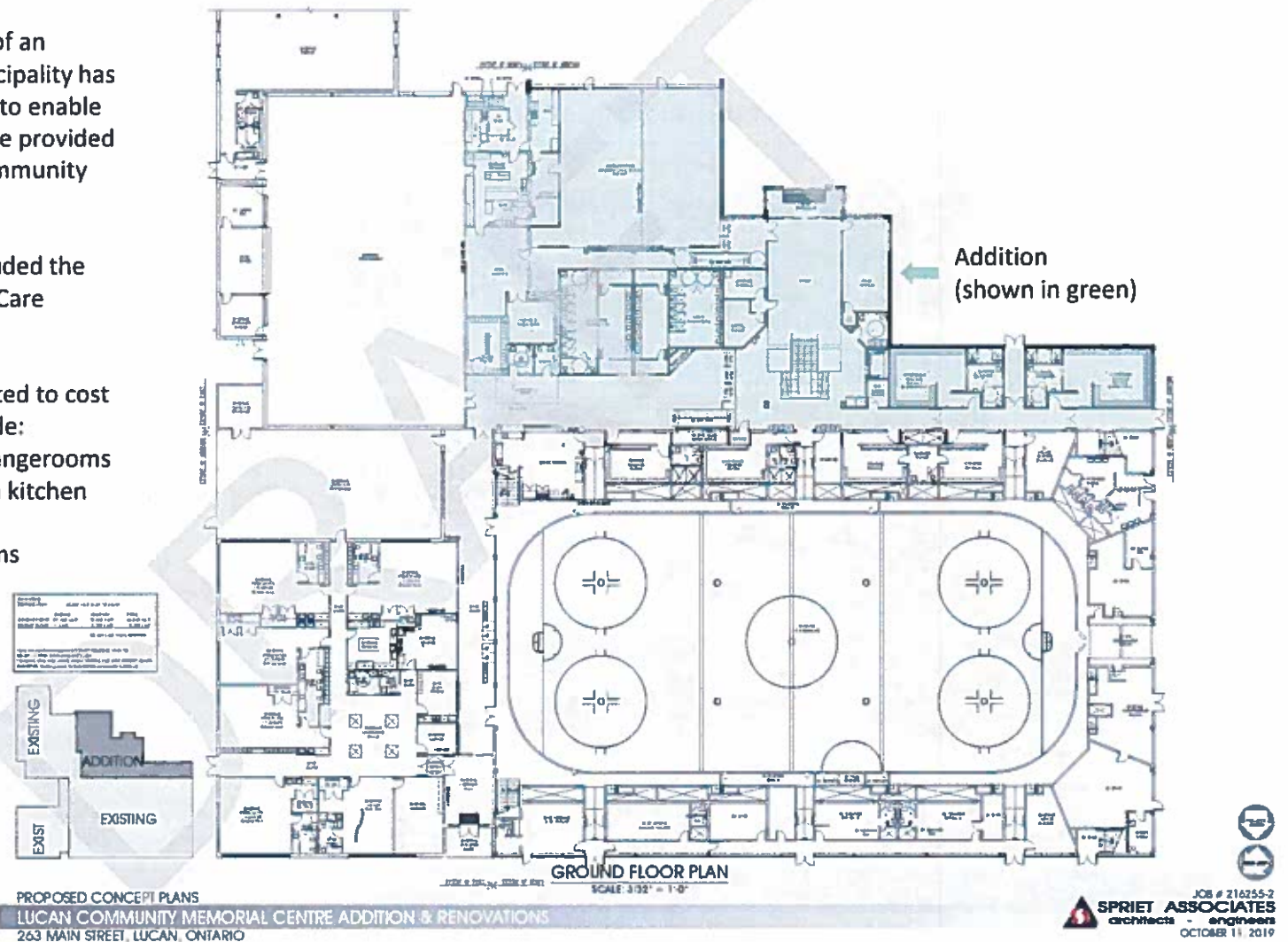
3.5 Current Practice: Expanded Arena Facilities

Lucan Biddulph is an example of an existing arena where the municipality has decided to invest in expansion to enable complementary amenities to be provided at the same site, creating a community hub.

Phase 1 of the renovation included the development of a YMCA Child Care centre. This has been built.

The Phase 2 addition is estimated to cost just over \$7.0 M and will include:

- 2 new accessible changerooms
- Community hall with kitchen
- Fitness room
- Accessible washrooms



4.1 Prospective Options for the NDCC

The following tables provide the pros and cons for a series of 6 prospective options for the future of the NDCC. These options were developed to encompass the full spectrum of possible actions ranging from maintaining the facility in its current state to constructing an entirely new facility.

Prospective Option	Option 1: Do Nothing	Option 2: Undertake list of Improvements Identified by Study Team
Pros / Supports	<ul style="list-style-type: none"> Capital funding constraints (an inverse support for this option) Absent a building condition assessment (BCA) for building, our assessment shows potential for scoped investment to spread capital expenses over period of time Arena is functionally obsolete but can be maintained 	<ul style="list-style-type: none"> Subject to a full BCA (as recommended), undertaking a phased approach will maintain current functionality Improves accessibility to existing upper floor Improved accessibility warrants subsequent improvements in kitchen facilities and washrooms (and a range of other improvements such as improved noise amelioration) Change room development could be undertaken without impeding seasonal use of arena
Cons / Challenges	<ul style="list-style-type: none"> Arena is functionally obsolete Change rooms, foyer, concession, and upper floor community room functionally obsolete Renovation is not practically an option Declining level of service Deferring capital cost (the cost of doing nothing is not nothing) Ultimate (medium to long term) requirement to replace entire building 	<ul style="list-style-type: none"> Current functionality throughout building (especially upper floor use) is not significantly improved Significant expenditure to improve functionality only modestly – and no increase in gross floor area Significant cost relative to existing depreciated replacement cost of the entire facility This is not an option in and of itself but a list of recommended changes that respond to the most pressing needs Expenditure on expanded change rooms implies both a new footprint addition and renovation/re-use of existing change rooms – this suggests there is a better, more comprehensive option that should be considered No capacity to service other potential dedicated uses in the building

4.1 Prospective Options for the NDCC (Cont'd)

Prospective Option	Option 3: Removal and full redevelopment of the two storey (non ice barn) portion IN-SITU	Option 4: Redevelopment of the entire building with a replacement facility (components to be a single sheet, modern support facilities as a minimum) a. In situ or b. Elsewhere on site
Pros / Supports	<ul style="list-style-type: none"> Significant opportunity to re-plan multi-purpose use of the facility and improve arena related uses. Given rink structure and ice is generally functional for community level play (albeit with non-regulation size), a new multi-use addition will SIGNIFICANTLY improve visitor experience Development will improve multi-seasonal sport and community functionality Can be developed as a separate structure Examples of incremental addition represent normal practice 	<ul style="list-style-type: none"> Represents long-term planning based on investment in a 4 season multi-use facility Location improves likelihood of cost sharing Highest value for money solution New facility option opens up potential for more significant multi-use capability within site limits and within limits of identified future community need Capacity to rebuild on western portion of site without ceasing arena operations
Cons / Challenges	<ul style="list-style-type: none"> New connected to old – eventual need for replacement of arena structure may constrain future site planning, design, and functionality of replacement arena May impede arena use for one season (will require temporary change rooms outside of building) New addition on an old arena places limits on acceptable expenditure before total replacement of arena and ancillary space is warranted. This limits capacity for significant addition of net new GFA 	<ul style="list-style-type: none"> Highest cost option Question whether a new arena represents a long term need relative to existing regional supply (need to understand local hockey association boundary requirements) In regional terms, site limits and location may not justify a larger, more efficient scale facility which is in the interests of better regional planning (regardless of who pays for capital and operating costs). Site likely represents a continuance of the “local arena” rather than regional multi-use concept. {needs further research to conclude this} In-situ replacement would represent a loss of the existing arena during construction

4.1 Prospective Options for the NDCC (Cont'd)

Prospective Option	Option 5: Recommended Improvement to Arena and NEW single storey multi-use community hub building attached	Option 6: Decommissioning of the building and demolition with replacement facility built in Mansfield (or elsewhere) – remaining site used for parkland / sports fields primarily
Pros / Supports	<ul style="list-style-type: none"> • Potential for at the side (north or south corners) providing for larger banquet/meeting and the expansion of the change room requirements. • Could house other uses (demand permitting) • Could/ should include consideration of upper floor space where warranted to maximise use of the footprint – available area for development is limited 	<ul style="list-style-type: none"> • Similar benefits to option 4 • Opportunity to meet regional needs (need more observation on this per Recreation Master Plan component)
Cons / Challenges	<ul style="list-style-type: none"> • Site is limited in size and expansion north and south particularly limited within property boundary (is there the potential for purchase of land at south?) • Potential need to expand parking into area currently designed for sports field (creates opportunity to permit new uses in the balance of lands (recreation master plan to provide comment on this)) • Similar limitation on level of expenditure and new GFA because of linkage to existing arena that eventually will need to be replaced (is there an option to further invest in arena to ensure not only its long term use but significant improvement in functionality – unlikely) 	<ul style="list-style-type: none"> • Cost sharing jeopardized • Site uncertain – needs investigation • Likely to ultimately be larger more expensive functional program • Pending cost neutral lease opportunity, existing building would need to be decommissioned and site repurposed (recreation master plan will consider range of non-arena needs that could be established over time in the Honeywood site)

4.2 Finalized Options to Move Forward

Based on the full spectrum of possible options presented above, only certain options were considered to be viable solutions to move forward and explore in greater detail.

Option 1 (do nothing) and Option 3 (redeveloping the second storey), have been excluded from further analysis as they do not adequately address the significant short and medium term needs of the existing facility.

Similarly, Option 6 was discounted from further analysis due to the fact that the existing site is the preferred location for future development of a community facility that is shared between the two Townships.

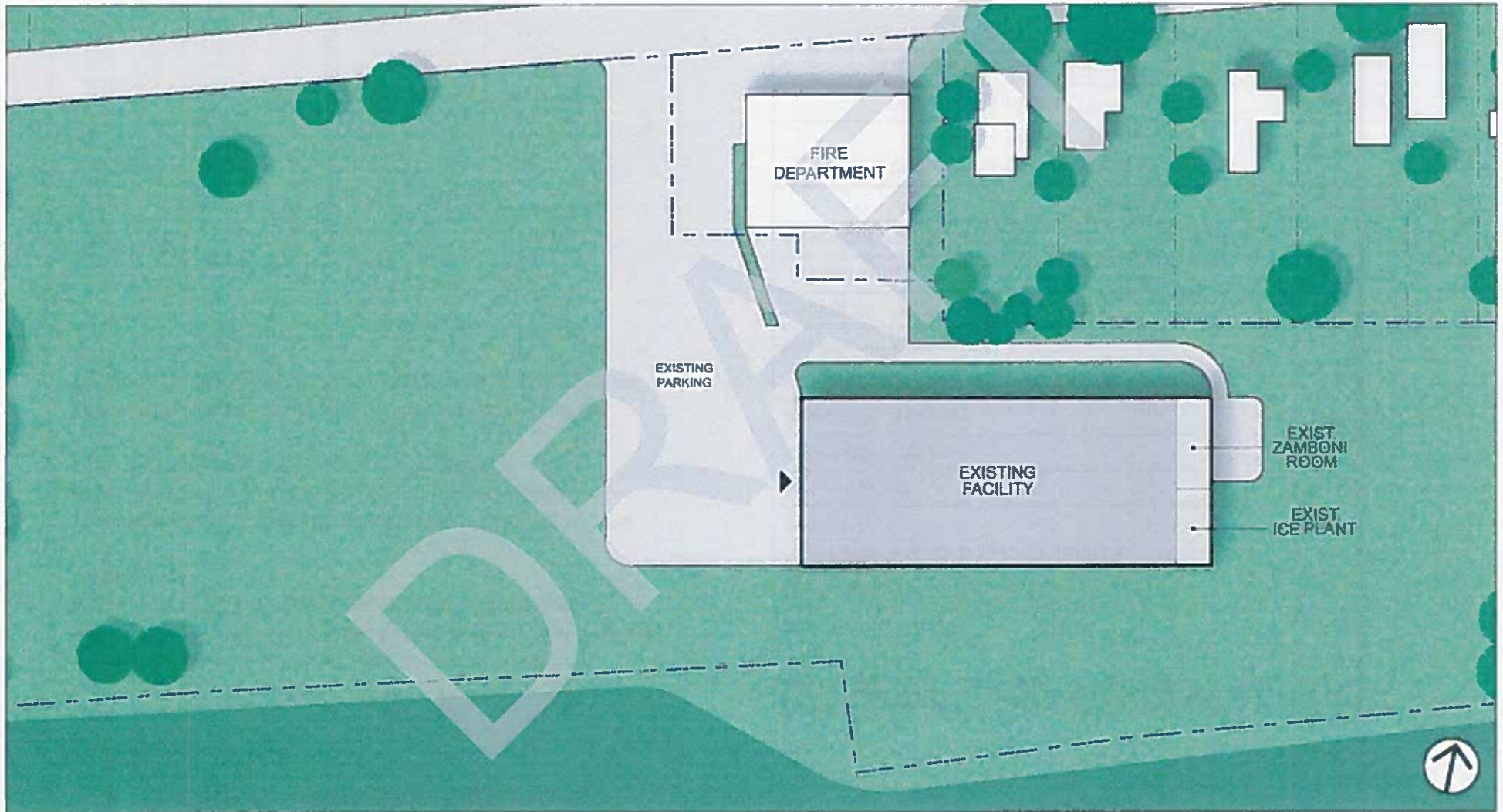
The remaining prospective options have been refined into the following finalized options:

- A. **Maintain Existing Facility** – Undertake the repair and maintenance items included in the Facility Assessment (provided under separate cover).
- B. **New Dressing Rooms** – In addition to the repair and maintenance items of Option A, add new dressing rooms as an expansion to the facility.
- C. **New Build Facility** – Replace the existing facility with an entirely new building, at an alternative location on the site, consisting of a modern arena and new community space.
- D. **Existing Facility Plus Expansion** – Undertake repair and maintenance of the existing arena, but replace the second storey with a new larger community space on the ground floor.

The following sections (Section 5 and 6) presents these options in further detail including concept site plans, capital costs, and estimated operating performance.

5.1 Option A – Maintain Existing Facility

Concept Plan



MAINTAIN EXISTING FACILITY

5.1 Option A – Maintain Existing Facility (Cont'd)

Capital Costs

Option A is to maintain the existing facility. This is the least expensive option in the short term, but it is not without significant cost. To maintain the facility at its current level will require up to \$1.7 million in investment with design contingency.

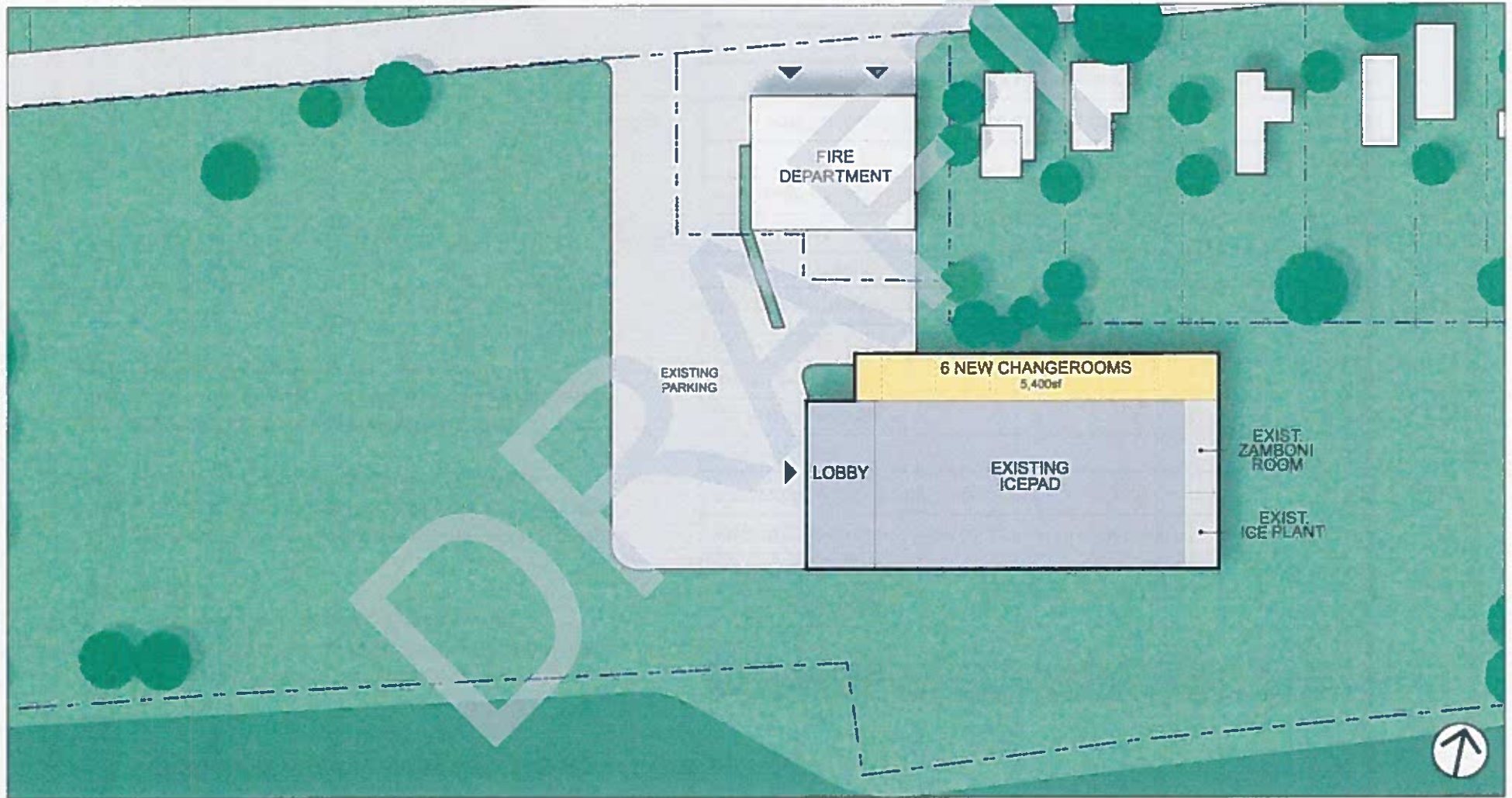
This includes \$500,000 for a new ice slab, \$125,000 for new dasher boards, and \$100,000 each for a new elevator, accessible viewing, and washroom renovations.

These investments would improve the accessibility of the facility and allow for continued use in the short and medium term.

Replacement and Repair Order of Magnitude Budget	
New ice slab	\$ 500,000
New dasher boards	\$ 125,000
New ice maker overhead door	\$ 20,000
Accessible washrooms (1 @ 250 sf x \$350 psf)	\$ 87,500
New elevator	\$ 100,000
Accessible entrances	\$ 25,000
Accessible viewing	\$ 100,000
Ice plant upgrades	\$ 50,000
Washroom renovations	\$ 100,000
Ceiling tile repairs	\$ 20,000
Kitchen vent	\$ 20,000
New vinyl / skate flooring	\$ 45,000
Total	\$1,192,500
Soft Costs, excludes FF&E at this time (20%)	\$238,500
Design Contingency (20%)	\$286,200
Total Class D Cost Estimate	\$1,717,200

5.2 Option B – New Dressing Rooms

Concept Plan



NEW DRESSING ROOMS

5.2 Option B – New Dressing Rooms (Cont'd)

Capital Costs

Option B includes all the repair and replacement items in Option A, plus additional changerooms at an additional cost of \$850,000. This totals \$2.9 million with contingencies.

This option modestly increases the usability of the arena, making for a more comfortable experience for users and can help to accommodate more visitors at a time.

As all of other items will be required to maintain functionality, the incremental cost is relatively modest to gain some improvement for the community.

Replacement and Repair Order of Magnitude Budget	
New ice slab	\$ 500,000
New dasher boards	\$ 125,000
New ice maker overhead door	\$ 20,000
New dressing rooms (6 @ 550 sf each x \$250 psf)	\$ 850,000
Accessible washrooms (1 @ 250 sf x \$350 psf)	\$ 87,500
New elevator	\$ 100,000
Accessible entrances	\$ 25,000
Accessible viewing	\$ 100,000
Ice plant upgrades	\$ 50,000
Washroom renovations	\$ 100,000
Ceiling tile repairs	\$ 20,000
Kitchen vent	\$ 20,000
New vinyl / skate flooring	\$ 45,000
Total	\$2,017,500
Soft Costs, excludes FF&E at this time (20%)	\$403,500
Design Contingency (20%)	\$484,200
Total Class D Cost Estimate	\$2,905,200

5.3 Option C – New Build Facility

Concept Plan



NEW BUILD FACILITY - 45,185sf

5.3 Option C – New Build Facility (Cont'd)

Capital Costs

Option C is a new build that would include a NHL size ice pad with spectator seating for 200, six team rooms, a concession area, and community space with kitchen that can accommodate up to 240 visitors.

This option has the highest capital, but also the highest quality of facility as a new modern build. **The cost range with contingencies is between \$17.8 and \$19.2 million.**

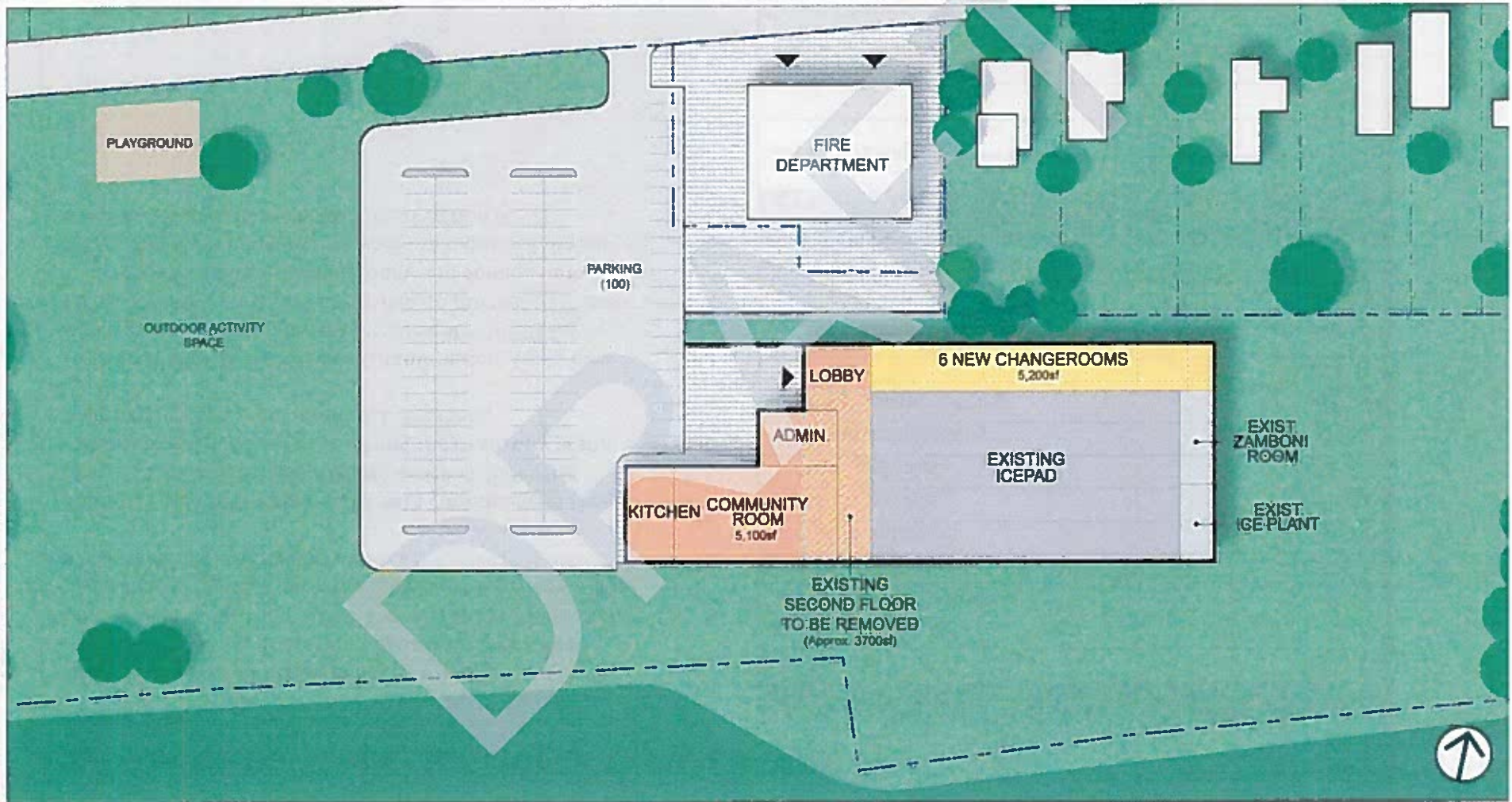
However, the costs to the Townships for a new a facility could be significantly lower, as there are funding opportunities available from other orders of government. In 2016, the Canadian government launched the Investing in Canada Infrastructure Program (ICIP), a cost-shared infrastructure funding program between the federal government, provincial governments, and municipalities. New recreation facilities are eligible for funding through the Community, Culture, and Recreation Stream.

Through this program, municipalities are required contribute only 26.7% with the federal and provincial governments funding the remainder. With Mulmur and Melancthon sharing the municipal contribution, that could reduce each Township's contribution to \$2.1 to \$2.3 million before contingencies, or 13.35% of the total cost.

Option 4 - New Facility		
Cost Per ft2 Range*	Low	\$325
	High	\$350
Total Cost Range	Low	\$14,846,650
	High	\$15,988,700
Class D Contingency	Low	\$2,969,330
	High	\$3,197,740
Total Cost (incl. Contingency)	Low (Rounded)	\$17,800,000
	High (Rounded)	\$19,200,000
Facility GFA (ft2)		45,682

5.4 Option D – Existing Facility Plus Expansion

Concept Plan



EXISTING FACILITY PLUS EXPANSION - 16,400sf

5.4 Option D – Existing Facility Plus Expansion (Cont'd)

Capital Costs

Option D consists of maintaining the existing arena, a new community room and kitchen, updated administration offices and new changerooms. The new renovation would be a single story addition and would require the demolition of the existing 2-storey entrance.

The estimated total capital cost with contingencies range from \$7.2 million to \$7.6 million, which includes the expansion (\$5.7 million to \$6.1) and the necessary arena maintenance and repair items (\$1.5 million).

The community space provided in this option would be a significant improvement over the current Norduff Room. It would be larger and more accessible on the first floor with a kitchen and a more spacious lobby and administrative office. The new changerooms would also provide the same arena experience improvement as in Option B.

Replacement and Repair Order of Magnitude Budget	
New ice slab	\$500,000
New dasher boards	\$125,000
New ice maker overhead door	\$20,000
Accessible washrooms (1 @ 250 sf x \$350 psf)	\$87,500
Accessible entrances	\$25,000
Accessible viewing	\$100,000
Ice plant upgrades	\$50,000
Washroom renovations	\$100,000
New vinyl / skate flooring	\$45,000
Total	\$1,052,500
Soft Costs, excludes FF&E at this time (20%)	\$210,500
Design Contingency (20%)	\$252,600
Total Class D Cost Estimate	\$1,515,600

Capital Budget for New Community Hub Building attached		
Cost Per ft2 Range*	Low	\$290
	High	\$310
Total Cost Range	Low	\$4,756,000
	High	\$5,084,000
Class D Contingency	Low	\$951,200
	High	\$1,016,800
Total Cost (incl. Contingency)	Low (Rounded)	\$5,700,000
	High (Rounded)	\$6,100,000
Facility GFA (ft2)		16,400

6.1 Operating Assumptions

General Assumptions

Municipal recreation facilities typically require subsidization to balance revenues with operating costs year to year. This is uniformly the case for ice arenas. The following models are intended to be indicative of the operating surplus/deficit that the NDCC will experience under each option before subsidy contributions from the Townships.

Although a new facility is far more efficient than the older facility it may replace, the scale is likely to be larger, and the degree of use greater, resulting in higher revenues but also higher costs. While operating costs on a per sq. ft. basis may be lower, the result is often that the replacement of an older, smaller, less well used facility results in an absolute increase in subsidy requirement. Balancing this is the improved level of service and quality, and longer expected lifespan of the facility. The new facility can also expect to operate with a lower budget for lifecycle replacement over the short to medium term, although we recommend the use of a capital reserve from the outset to cover annual average lifecycle capital costs over the expected full operational life of the building.

Donation and fundraising revenue are per the current 5-year average.

The term "Year 1" is used to refer to the first year of operations and the dollar figures are current dollars without escalation. However, the first year of operations varies between options, as only Option A represents the continuation of business as usual. Option C would have to undergo a process that would take at least five years. In reality, for options taking longer to achieve functionality, Year 1 will have both higher revenues and higher expenses than expressed in the models.

Option A – Maintain Existing Facility

- Revenues and expenses normalized using 5 year-average

Option B – Change Room Expansion

- Revenue:
 - Incremental increase (10%) in ice bookings, sponsorship, vending
- Expenses:
 - Increase in utilities, custodial, and maintenance on a per sq. ft. basis

Option C – New Build Facility

- Revenue:
 - Significant increase in ice bookings (ranging from 1.5 x to double that of Option A)
 - 40 event hours and 60 tournament hours booked per year
 - Sponsorship: Triple that of Option A
 - Small fee introduced for public skating
 - Significant increase in room revenue (fees increased 25%, bookings increased to 150 per year)
 - Concessions: 30 attendees per utilized hour spending \$0.50 per capita, vending revenue of \$1,500
- Expenses:
 - Increased staffing: Manager, concession staff, and front desk staff hired, increased custodial costs
 - Increased utility costs to approximately \$3 per square foot to account for increased use

Option D – Existing Facility Plus Expansion

- Revenue:
 - Significant increase in room revenue (fees increased 25%, bookings increased to 150 per year)
 - Incremental increase (10%) in ice bookings, sponsorship, vending
- Expenses:
 - Increase in utilities, custodial, and maintenance on a per square foot basis

6.2 Option A – Maintain Existing Facility

Option A is to maintain the facility continue to operate it at its current level of functionality. As such, the operating deficit calculated for Year 1 is similar to current conditions and is based on a normalized 5-year average of revenues and deficits.

Annual revenue has declined from approximately \$144,000 in 2016 to a budgeted \$132,000 in 2020, while expenses have increased from \$217,000 to \$236,000. This gap will continue to widen, increasing the operating deficit in the future.

It is important to note that, as discussed in Section 5.1 the facility will require extensive work totalling approximately \$1.4 million to remain functional at its current level of usage.

Item	Year 1	Year 5	Year 10
<i>Escalation</i>	<i>2.00%</i>		
Revenues			
Ice Rentals	\$106,930	\$115,745	\$127,792
Sporting / Non-Sporting Events	\$0	\$0	\$0
Tournaments	\$0	\$0	\$0
Sponsorship / Advertising	\$4,006	\$4,336	\$4,788
Ancillary Revenue	\$180	\$195	\$215
Hall Rental	\$2,864	\$3,100	\$3,423
Penalties & Interest	\$1,002	\$1,085	\$1,197
Donation Revenue (per existing)	\$2,024	\$2,191	\$2,419
Fundraising Revenue (per existing)	\$19,325	\$20,918	\$23,095
Total Revenues	\$136,332	\$147,570	\$162,929
Expenses			
Management	\$0	\$0	\$0
Wages and Benefits	\$62,970	\$68,161	\$75,255
Utilities	\$75,504	\$81,728	\$90,234
Supplies and Equipment	\$1,266	\$1,370	\$1,513
Insurance	\$14,926	\$16,157	\$17,838
Maintenance	\$35,843	\$38,798	\$42,836
Other Expenses	\$25,791	\$27,917	\$30,822
Total Expenses	\$216,300	\$234,130	\$258,499
Net Operating Position	(\$79,969)	(\$86,561)	(\$95,570)
Mulmur Contribution	\$39,984	\$43,280	\$47,785
Melancthon Contribution	\$39,984	\$43,280	\$47,785

6.3 Options B – New Dressing Rooms

This site option would allow for 6 new changerooms for players, and referee rooms. The changerooms would allow for up to 18 players at a time.

The Year 1 operating deficit (in the range of \$90,000) is similar to that of Option A, with modestly higher utility and maintenance expenses offset by an incremental increase in revenue from ice rentals that would arise from the improved user experience.

Item	Year 1	Year 5	Year 10
<i>Escalation</i>	2.00%		
Revenues			
Ice Rentals	\$117,623	\$127,319	\$140,571
Sporting / Non-Sporting Events	\$0	\$0	\$0
Tournaments	\$0	\$0	\$0
Sponsorship / Advertising	\$4,407	\$4,770	\$5,266
Ancillary Revenue	\$198	\$214	\$237
Hall Rental	\$3,150	\$3,410	\$3,765
Penalties & Interest	\$1,002	\$1,085	\$1,197
Donation Revenue (per existing)	\$2,024	\$2,191	\$2,419
Fundraising Revenue (per existing)	\$19,325	\$20,918	\$23,095
Total Revenues	\$147,730	\$159,907	\$176,550
Expenses			
Management	\$0	\$0	\$0
Wages and Benefits	\$67,937	\$73,537	\$81,191
Utilities	\$83,502	\$90,386	\$99,793
Supplies and Equipment	\$1,512	\$1,637	\$1,807
Insurance	\$17,833	\$19,304	\$21,313
Maintenance	\$39,355	\$42,599	\$47,033
Other Expenses	\$27,324	\$29,577	\$32,655
Total Expenses	\$237,465	\$257,039	\$283,792
Net Operating Position	(\$89,735)	(\$97,132)	(\$107,242)
Mulmur Contribution	\$44,868	\$48,566	\$53,621
Melancthon Contribution	\$44,868	\$48,566	\$53,621

6.4 Option C – New Build Facility

Option C is a new build that would include a NHL size ice pad with spectator seating for 200, six team rooms, a concession area, and community space with kitchen that can accommodate up to 240 visitors.

As a modern facility with greater amenities, both the ice and community space can be expected to attract significantly greater use. The estimated use will be depend in part on whether the facility is operated in a similar manner to the existing NDCC, or if there is an expanded operating season, or changes to programming. To account for this variation, the anticipated revenue is presented as a range on this page and the following page.

The operating deficit of close to \$189,000 in Year 1 shown here reflects a more conservative approach to revenue generation, which is slightly offset with lower operating costs.

Lower Usage / Higher Deficit Model (Excludes Capital Reserve)

Item	Year 1	Year 5	Year 10
<i>Escalation</i>	<i>2.00%</i>		
Revenues			
Ice Rentals	\$166,742	\$180,487	\$199,272
Sporting / Non-Sporting Events	\$6,000	\$6,495	\$7,171
Tournaments	\$18,000	\$19,484	\$21,512
Sponsorship / Advertising	\$22,018	\$23,833	\$26,314
Ancillary Revenue	\$20,892	\$22,614	\$24,968
Hall Rental	\$19,690	\$21,314	\$23,532
Penalties & Interest	\$1,002	\$1,085	\$1,197
Donation Revenue (per existing)	\$2,024	\$2,191	\$2,419
Fundraising Revenue (per existing)	\$19,325	\$20,918	\$23,095
Total Revenues	\$275,694	\$298,420	\$329,479
Expenses			
Management	\$57,000	\$61,699	\$68,120
Wages and Benefits	\$142,317	\$154,049	\$170,082
Utilities	\$135,174	\$146,317	\$161,546
Supplies and Equipment	\$14,276	\$15,452	\$17,061
Insurance	\$30,000	\$32,473	\$35,853
Maintenance	\$37,650	\$40,754	\$44,995
Other Expenses	\$48,148	\$52,116	\$57,541
Total Expenses	\$464,565	\$502,860	\$555,198
Net Operating Position	(\$188,871)	(\$204,440)	(\$225,719)
Mulmur Contribution	\$94,436	\$102,220	\$112,859
Melancthon Contribution	\$94,436	\$102,220	\$112,859

Option C – New Build Facility (Cont'd)

At the higher usage end of our range, the new facility would have a lower deficit of \$148,000 in Year 1. This reflects higher revenue from ice rentals and concession revenue.

This model assumes a longer operating season resulting which leads to modestly higher operating costs that are more than offset through greater revenue.

A new modern facility would provide greatly improved community benefits compared to retention of the existing arena, as indicated by this option's significantly higher utilization and revenue.

Higher Usage / Lower Deficit Model (Excludes Capital Reserve)

Item	Year 1	Year 5	Year 10
<i>Escalation</i>	<i>2.00%</i>		
Revenues			
Ice Rentals	\$218,511	\$236,523	\$261,141
Sporting / Non-Sporting Events	\$6,000	\$6,495	\$7,171
Tournaments	\$18,000	\$19,484	\$21,512
Sponsorship / Advertising	\$22,018	\$23,833	\$26,314
Ancillary Revenue	\$26,856	\$29,070	\$32,095
Hall Rental	\$19,690	\$21,314	\$23,532
Penalties & Interest	\$1,002	\$1,085	\$1,197
Donation Revenue (per existing)	\$2,024	\$2,191	\$2,419
Fundraising Revenue (per existing)	\$19,325	\$20,918	\$23,095
Total Revenues	\$333,426	\$360,911	\$398,475
Expenses			
Management	\$57,000	\$61,699	\$68,120
Wages and Benefits	\$147,058	\$159,180	\$175,748
Utilities	\$147,052	\$159,174	\$175,740
Supplies and Equipment	\$14,276	\$15,452	\$17,061
Insurance	\$30,000	\$32,473	\$35,853
Maintenance	\$37,650	\$40,754	\$44,995
Other Expenses	\$48,148	\$52,116	\$57,541
Total Expenses	\$481,183	\$520,848	\$575,058
Net Operating Position	(\$147,756)	(\$159,936)	(\$176,583)
Mulmur Contribution	\$73,878	\$79,968	\$88,291
Melancthon Contribution	\$73,878	\$79,968	\$88,291

6.5 Option D – Existing Facility Plus Expansion

In Option D, the improvements to the arena and accompanying changes to demand and operating costs resulting from new changerooms are the same as in Option B.

What differentiates Option D is the new first floor community space replacing the Norduff Room, which will provide a larger, more modern space, and as a result will see significantly more usage.

The operating deficit is estimated to be in the range of \$89,000 in Year 1, as revenue increases are offset by increased utility and maintenance costs.

Item	Year 1	Year 5	Year 10
<i>Escalation</i>	2.00%		
Revenues			
Ice Rentals	\$117,623	\$127,319	\$140,571
Sporting / Non-Sporting Events	\$0	\$0	\$0
Tournaments	\$0	\$0	\$0
Sponsorship / Advertising	\$4,407	\$4,770	\$5,266
Ancillary Revenue	\$198	\$214	\$237
Hall Rental	\$19,690	\$21,314	\$23,532
Penalties & Interest	\$1,002	\$1,085	\$1,197
Donation Revenue (per existing)	\$2,024	\$2,191	\$2,419
Fundraising Revenue (per existing)	\$19,325	\$20,918	\$23,095
Total Revenues	\$164,270	\$177,811	\$196,317
Expenses			
Management	\$0	\$0	\$0
Wages and Benefits	\$71,708	\$77,619	\$85,697
Utilities	\$89,521	\$96,900	\$106,985
Supplies and Equipment	\$1,700	\$1,840	\$2,031
Insurance	\$20,041	\$21,693	\$23,951
Maintenance	\$42,021	\$45,485	\$50,220
Other Expenses	\$28,489	\$30,837	\$34,047
Total Expenses	\$253,479	\$274,374	\$302,931
Net Operating Position	(\$89,210)	(\$96,563)	(\$106,614)
Mulmur Contribution	\$44,605	\$48,282	\$53,307
Melancthon	\$44,605	\$48,282	\$53,307

7.1 Potential for Partnerships

Funding Partnerships

Possible sources for capital grant funding include programs under the Investing in Canada Infrastructure Program (ICIP), Community, Culture and Recreation stream. This a cost-shared infrastructure funding program between the federal government, provinces and territories, and municipalities and other recipients.

Note: recent adjustments to ICIP announced by the Government of Canada under the COVID Resiliency Funding Program – URL: <https://www.canada.ca/en/office-infrastructure/news/2020/08/infrastructure-program-expands-to-support-covid-19-community-resilience.html>

An example of this is City of Kingston, with plans to contribute capital funds for the development of a replacement pool in neighbouring Loyalist Township to enable its residents use of the facility at the same cost as township residents.

Further cost sharing agreements with other municipalities in Dufferin or Simcoe Counties should be explored.

Range of Operating Scenarios

The spectrum of partnerships and collaboration efforts for the development and operation of recreation facilities is broad.

Municipal Partnerships (Governance Particulars Vary)

- The NDCC is currently operating through a partnership between the Townships of Mulmur and Melancthon.
- One example is the Township of Leeds and the Thousand Islands and the Town of Gananoque share the operating and capital costs (as they arise) of the local arena.

Municipal – Not-for-Profit Partnerships

- Partnerships with external public organizations, such as the YMCA, are common for operation of recreation facilities across the country (usually warm side amenities, not ice). Typically (in smaller communities), the municipality owns the building, while the YMCA operates the facility and associated programming. Approach to risk sharing varies by type and scale of facility. Full discussion with potential partners is recommended.
- Examples include:
 - Clarence Rockland YMCA (City owned facility).
 - Downtown Brantford YMCA, which is a full partnership between the YMCA and Wilfrid Laurier University, with capital funding from the City.

Private Operations

- Private organizations develop, operate and own the recreation facility, which are often centred on ice operations.
- Examples include:
 - Scotiabank Pond in Toronto (Buckingham Sports)
 - Canlan Ice Sports Arena at York University

Public



Private

7.2 Review of Governance Models

The NDCC Board of Management is a joint municipal service board of the Townships of Mulmur and Melancthon. It was established by agreement dated September 7, 2017. Beyond the composition of the Board and its officers, the Board has the responsibility and authority for staff for both the facilities and programs.

The choice of operational model and associated governance for a facility that is co-funded by two or more institutional entities should reflect the most efficient means by which to operate the facility successfully while also ensuring accountability and transparency in operations. These goals of efficiency, quality of service, accountability and transparency are not mutually exclusive of one another.

Where the operations of the facility necessitate a high degree of managerial experience and/or technical competence, the governance model needs to reflect a staffing and reporting structure that takes full advantage of the relative staff resources of each of the funders.

For ease of illustration, this is reflected in two models: (i) cost sharing with operational responsibility retained by one of the parties; (ii) cost sharing with facility management resting with a dedicated third-party entity. See next page for details.

Where one municipality is better equipped to provide managerial oversight, this advantage should be incorporated into the staff reporting hierarchy as well as the governance model. Where the operation is entirely specialized or of a scale that does not lend itself to being operated by one of the contributing parties, there is a case for management and operation via a joint funded third-party entity.

The NDCC model as currently constructed is more akin to the second approach, albeit lacking the scale of resources to be considered an independent, third-party operation. The use of a joint service board is a choice more than it is an operational necessity.

In the context of a new facility or significantly revamped existing facility, retention of this model would necessitate greater management resources at the operational level in order for the facility to operate at its fullest potential.

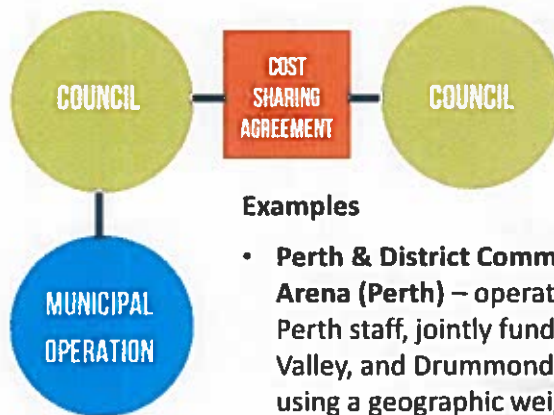
If the NDCC is either replaced or retrofitted and additional operational capacity added, the role and mandate of the Board should be clarified going forward to improve managerial capability and accountability.

The aim of any review of board mandate and authority should be based on maximizing the value of the community centre to the communities. This includes not only cost control and operational efficiency but enhanced community programming and use of the facility. In our view, this is either achieved through a realignment of operational control to one of the townships or adjusting the board of management to achieve greater independence in management, rate setting, secretarial and treasury functions.

The solution may lie in the relative costs of one approach over the other: (i) enhancing the resources of the Board to operate more independently (additional staff and management resources at the operational level) versus (ii) seeking the efficiencies of direct operational control by one municipality supported by an advisory board and effective reporting to both councils.

7.2 Review of Governance Models (Cont'd)

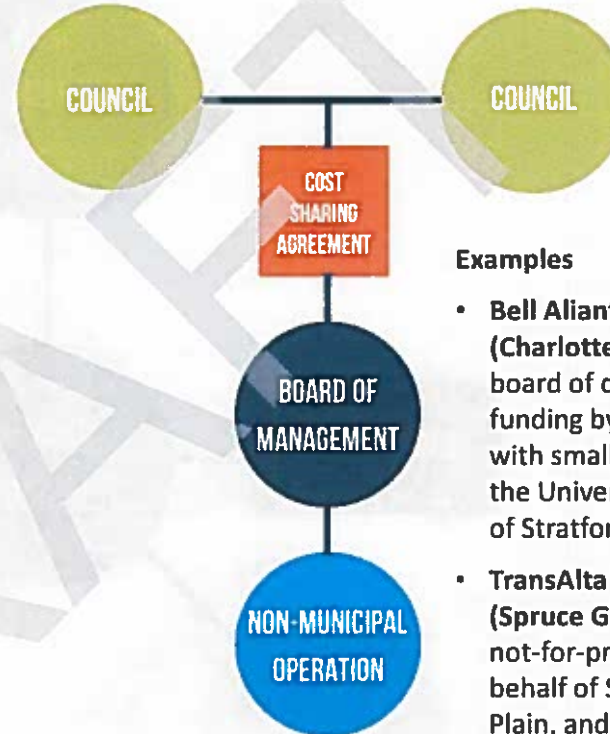
1. Operated by One Municipality



Examples

- **Perth & District Community Centre Arena (Perth)** – operated by Town of Perth staff, jointly funded by Perth, Tay Valley, and Drummond/North Elmsely using a geographic weighted assessment models
- **Lou Jeffries Arena (Gananoque)** – operated by the Town of Gananoque, with operating and capital costs split on a 50/50 basis between Gananoque and Leeds and the Thousand Islands.

2. Co-Management Through Board

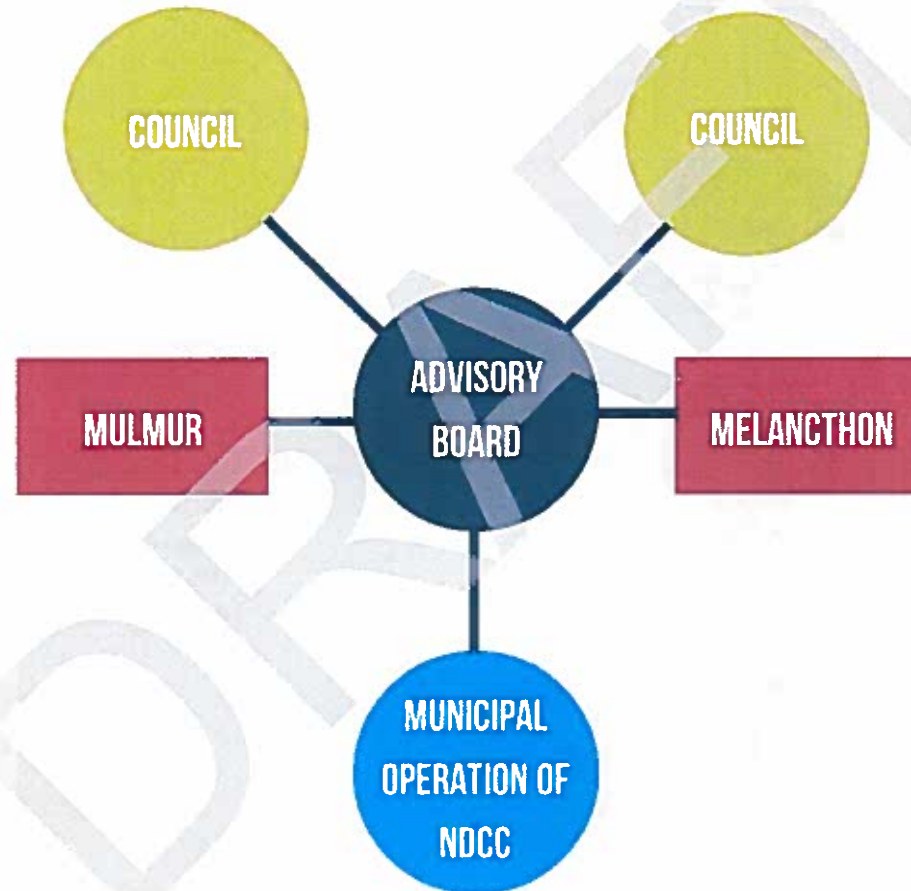


Examples

- **Bell Aliant Centre (Charlottetown)** – governed by a board of directors, majority of funding by City of Charlottetown with smaller contributions from the University of PEI and the Town of Stratford.
- **TransAlta Tri Leisure Centre (Spruce Grove)** – operated by a not-for-profit corporation on behalf of Spruce Grove, Stony Plain, and Parkland County with equal representation on the board of directors and contributions adjusted to reflect changes in population distribution.

7.2 Review of Governance Models (Cont'd)

Advisory Board Option



8.1 Recommended Option

Based on the full scope of the work undertaken as part of this planning exercise, the preferred option is Option C – building a new multi-use recreation facility elsewhere on the site. In summary, this siting and building program offers the following advantages over the other options:

- Provides a high-quality municipal standard and recreation facility for expanded community use. As a modern facility with greater amenities, both the ice and community space can be expected to attract significantly greater use.
- The capital costs contributions required from the Townships, while higher than the other options, have the potential to be significantly reduced through funding opportunities. As capital funding is likely to be achieved only with the significant support of government grants, the strategic goal should be to prioritize the full rebuild of the arena and improve the overall functioning of the Honeywood park site.
- The expansion option is not an effective long-term planning solution although it is assumed that the improvements to the ice barn itself will extend its useful life. It is a cheaper option in capital terms but as a strategic goal falls short of the long-term benefits associated with the rebuild option.
- Operational subsidy may well be higher in the rebuild option but overall value for money for community use as a year-round facility catering to a range of activities, is likely to be significantly enhanced.
- While the option of business as usual is always available, it is not recommended. Ultimately, the operating deficits will increase, and maintenance of the facility demands a significant investment relative to the existing value of the building. As a result, adopting a strategy of capital investment will lead to greater opportunity for better use of the Honeywood complex by a wider range of users from both Mulmur and Melancthon.

8.2 Potential Risks

While there are risks associated with rebuilding the facility, certainly in terms of the challenges to secure necessary capital funding, the partial rebuild of the arena may hold greater risk. This includes potential risks associated with design and construction as the existing building is removed and the new construction attached to the original arena structure, and new changerooms added to the north wall of the arena.

The least degree of risk and maximum advantage, in future planning terms, rests with the full rebuild.

8.3 Next Steps

Specific next steps associated with pursuing any of the options outlined in this assessment are listed below:

1. Develop a Funding Plan (Immediate Next Step)

The Townships should utilize the findings of this report as a basis for the application to upper levels of government for funding support and further discussion with the public as to the likely level of development that is warranted: specifically, the level of expenditure on a new multi-use recreation facility.

2. Establish a New Cost-Sharing Agreement (In-Principle; Detailed Discussion Pending Achievement of Capital Funding)

Redrafting a new cost-sharing agreement is where ongoing design and costing information is critical to scoping the overall envelop of capital and operational costs which are central to any quantification of impact on the partners of an agreement. The details of the cost-sharing model will be further informed by the ongoing business planning that will be required for this project.

3. Site Assessment (Immediate Next Step)

As an immediate next step, the Townships should undertake all necessary site assessments to include geotechnical investigation and environmental assessment for the preferred option / siting, as necessary. This work is required to verify the appropriateness of the site for development, inform the footprint location and design of the facility on the site, and provide necessary input for the capital costs and design solutions for site servicing and building construction.

4. Design Progression

If funding commitments are in place, and assuming that the project does not generate insurmountable challenges as a result of the required initial due diligence, the project can move into design and engineering as follows:

1. Advance the building program to a detailed level.
2. Initial Schematic Design (typically this equates to about 12.5% of the total architectural fees to completion).
3. Design Development (typically takes the project to 25% of the total architectural fees to completion). As part of design development, the Townships should expect to receive a capital costing estimate equivalent to a Class B level of estimation.

The project can then be assessed in terms of the appropriate method of final design and construction – either through a traditional design and tender approach or a Design-Build approach.

NORTH DUFFERIN COMMUNITY CENTRE EFFICIENCY REVIEW: FACILITY ASSESSMENT

August 13th, 2020



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Executive Summary

A visual high level review of the Honeywood Arena and Community Hall building was conducted by WGD Architects to determine the general state of repair and functionality.

To provide background, we were provided with a NDCC 2017 repairs check list, and a 2019 Burnside Community Energy Plan Report.

The facility is generally tired, and in many respects does not meet user needs. This is especially true for accessibility. By 2025 municipalities are required to provide accessible public facilities. This relates to circulation, water closet facilities and spectator viewing for the arena.

Observations are as follows:

- Presently the two storey community hall is not accessible and an elevator would need to be provided to make the community hall compliant;
- In addition, there are no accessible water closets anywhere within the building;
- Door widths are suspected to be an issue throughout, and the installation of new wider door frames may be required to meet current OBC standards;
- It has also been reported that the ice slab is due for replacement. Presently it is not an NHL Regulation size, and expansion is difficult;
- The facility dressing rooms are far below modern industry standards in terms of size, number, and general layout.
- The kitchen serving the community hall lacks adequate ventilation for cooking;
- The lobby is small; and,
- The arena entrances lack a proper vestibule or air curtain, making the lobby uncomfortable during cold windy weather.

Many of the NDCC repair list items are operational, with the exception of a new slab, dasher boards, new dressing rooms and expanded parking. Operational items can be managed over time, however the community facility is due for major additions and alterations to make it a more accessible and generally usable.

Site Information

Owner	Mulmur Township	
Address	706114 County Rd. 21 (Honeywood) Ontario	
Building Type	A3 / Assembly - Community Recreation	
Area	27,774 sf (approximately) - 2 storey	
Date of Construction	1965	

Methodology

The following is the ranking methodology used in performing building condition assessments, used to address the overall condition of the facility and that of the individual components.

COMPONENTS RATING

Rating for Building Systems and Components		DEFINITION
A	Excellent	Functioning as intended; as new condition; limited (if any) deterioration observed.
B	Good	Functioning as intended; normal deterioration observed; for most infrastructure assets, this implies that no repairs are anticipated within the next five years.
C	Fair	Functioning as intended; normal deterioration and minor distress observed; minor repairs will be required within next five years to maintain functionality.
D	Poor	Not functioning as intended; significant deterioration and distress observed; significant repairs required, within the next year to restore functionality.
E	Expired	Not functioning as intended; significant deterioration and major distress; major repair or replacement required to restore function.

	A 10 Foundations	No structural drawings or architectural drawings were available for review, however it is assumed that the building is probably constructed on strip footings. On reviewing the exterior and interior walls there was no indication of there being any shifting or failure. Failing foundations would be evident through cracks on walls, and again there are no signs of any issues. Foundations have an extremely long life expectancy and as such there are no concerns.	B
	A 20 Basement	N/A	
	B 10 Superstructure	The arena superstructure consists of wood beams and visually appears to be in good condition. A close up review of the beams and fastens could be performed to confirm the observation.	C
B Shell			
	B 10 Exterior Enclosure		
	Exterior Walls	<p>The exterior walls consist of metal siding and block backing (Burnside). The metal siding extends to grade, which subjects the walls to potential physical damage. Some spray insulation has been added to the interior in some locations. There are reports of water infiltration on the south wall, the conditions should be investigated further.</p> <p>The Burnside report identifies potential savings in envelope upgrades.</p>	D
	Exterior Windows	<p>Exterior windows are aluminum framed units, double single glazed, not sealed units, and appear to be original to the buildings construction. They appear to be in fair condition with no evidence of seal failure. The caulking around the windows however appears to be failing in a few instances. And there appears to be a few locations where re-caulking has already been performed.</p> <p>Caulking in general needs to be monitored and redone on an annual basis as required.</p> <p>Caulking is a flexible material when first installed but hardens over time reducing it air barrier properties. A proper air barrier is required so that condensation in the wall assembly does not occur. Moisture in the wall assembly that is subject to freezing may cause material failure. The lack of a proper seal could also affect user comfort due to drafts.</p>	C

	Exterior Doors	Exterior doors are aluminum at the main entrance and painted steel at other locations. They appear to be in poor condition and likely do not meet accessibility standards.	D
	B30 Roofing		
	Roof Coverings	The roofing was not observed.	
C Interiors			
	C10 Interior Construction	Interior construction consists of block walls, concrete slab on grade on the ground floor and concrete on top of decking on the second floor. There is extensive water damage to ceiling tiles on the second floor however. While a leaky roof could be blamed for water getting in, it is just as likely that there is no air barrier between the community room and the arena. The spectator seating is not accessible and according to the NDCC repair list, is in part requiring reconstruction.	C
	C20 Stairs	Two exit stairs are provided from the community hall, are clad in vinyl and appear to be in fair condition.	C
	C30 Interior Finishes	<p>Ceilings tiles on the 2nd floor are in generally fair condition due to water damage and should be replaced as around 25% of the tiles are affected. Due to the age of tiles which are original, replacing only the badly damaged tiles with new ones would result in a patchy look to the ceilings.</p> <p>The vinyl flooring in the kitchen is worn in some areas and is due for replacement.</p> <p>Flooring on the ground is a combination of vinyl and skate flooring. Flooring is generally in fair condition.</p> <p>The arena walls appear to be spray insulated metal siding.</p>	C

D Component Functionality			
	Main Entrance	Windbreaks have been installed at the entrances, but are unlikely to be completely effective in maintaining a level of comfort in the lobby. A proper vestibule with an air curtain would greatly improve user comfort.	D
	Rink	The rink is reported to have cracks and could be due for replacement. It is also not NHL sized, which makes it unpopular for more senior levels of players and leagues. The dasher boards are old, but appear to be function as expected.	D
	Ice Plant	The equipment is a combination of old and newer components. Some of the older components could be due for replacement. A proper review of the condition of the equipment should be done. While the Burnside report did not address the efficiency of the ice plant, it is reasonable to assume that upgraders would result in operational savings.	C
	Ice Maker Room	The space is small, with the access door being to narrow to meet current OBC standards. There is an indication that the overhead door to the ice surface is being replaced.	D
	Dressing Rooms	The dressing rooms are small and too few, not meeting modern expectations. Sightlines are also an issue as there is no visual break providing privacy between the hallway and dressing rooms.	D
	Community Room	The community hall is in fair shape with only ceiling tile damage in certain areas. The ceiling tile damage is due to water, and can either be due to a poor roof condition, or due to a lack of insulation and vapour barrier at the interface of the arena proper and the Community Hall.	C
	Community Hall Kitchen	The kitchen is restricted to warming functions only as there needs to be better ventilation above a cooking surface. In general cabinets and counters are old, but still functional.	D
	Washrooms	Washrooms are maintained but are in general tired and could be due for counter, fixture, and finishes renovations.	C

E Accessibility

	<p>General</p>	<p>The facility is not accessible for those who have disabilities.</p> <p>The front entrance would need be made accessible either by providing a reworked entrance or by providing a electric door operator.</p> <p>Washrooms on the ground floor are not designed to be accessible and either a barrier free washroom needs to be added or the existing washrooms need to be reworked.</p> <p>The spectator seating in the arena does not provide barrier free viewing opportunities,</p> <p>The dressing rooms are not considered to be barrier free.</p> <p>The community hall is not accessible and an elevator would need to be provided.</p> <p>As with the ground floor, the second floor washrooms are not accessible and either need to be reworked or a barrier free washroom added.</p>	<p>F</p>
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Site Photos



The main entrance facing east. Screens at the entrance have been constructed to break the wind entering the building.



The side elevation of the rink with typical metal cladding for the entire building.



The main entrances are somewhat beaten up and need to be made accessible.



The lobby is small by modern standards and does not provide accessible viewing.



The existing wood beams and purlins appear to be in good condition.



Spray insulation has been added to portions of the interior walls.



Many of the ice plant components appear to be very old and should be reviewed.



Door to the ice maker room is non compliant to current OBC standards.



Wood planks over the header trench may be a slip hazard.



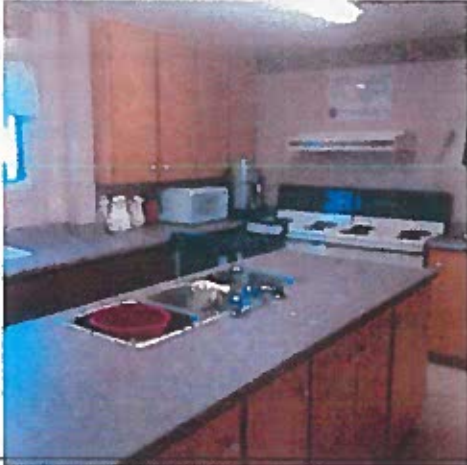
Dressing rooms are small and do not meet modern expectations.



Doorways are narrow and not compliant with current OBC standards.



The community room is in fair shape, but is not accessible.



1Community hall kitchen requires proper ventilation in order to allow for cooking.



Washroom finishes are tired and are not accessible.



The community room has a removable window to allow for the transfer of chairs and tables down to the rink floor for certain community events.



Ceiling tiles in the community hall are damaged, either the result of a roofing problem or the result of condensation.

Replacement and Repair Order of Magnitude Budget

New ice slab	\$ 500,000
New dasher boards	\$ 125,000
New ice maker overhead door	\$ 20,000
New dressing rooms (6 @ 550 sf each x \$250 psf)	\$ 850,000
Accessible washrooms (1 @ 250 sf x \$350 psf)	\$ 87,500
New elevator	\$ 100,000
Accessible entrances	\$ 25,000
Accessible viewing	\$ 100,000
Ice plant upgrades	\$ 50,000
Washroom renovations	\$ 100,000
Ceiling tile repairs	\$ 20,000
Kitchen vent	\$ 20,000
New vinyl / skate flooring	\$ 45,000
Total	\$,2,017,500

NORTH DUFFERIN COMMUNITY CENTRE EFFICIENCY REVIEW: FACILITY ASSESSMENT

August 13th, 2020



Wong Gregersen Dabrus Architects Inc.

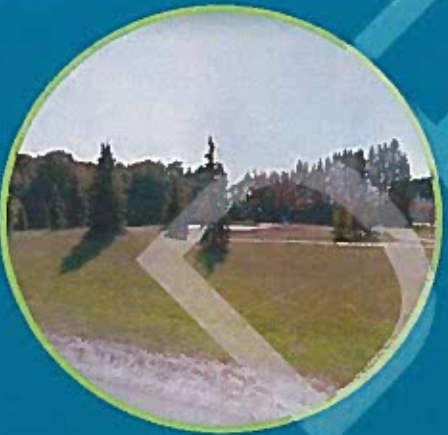
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Township of Mulmur

Recreation Master Plan

Draft Report: August 2020




Sierra Planning and Management
advice • strategy • implementation

GB#15.2.1.6.1
SEP 17 2020

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Appendix

Appendix A: Demographic Mapping

1 Introduction

1.1 What is a Recreation Master Plan?

The purpose of the Recreation Master Plan for Mulmur is to strategically guide and manage municipal planning for parks and recreation assets and services over the next 10 years (to 2030). This Plan will further effective planning, budgeting and implementation of stated goals and objectives for recreation, parks and trails and help the Township guide and manage the development of parks and recreation assets, services, programming and events.

1.2 Purpose and Scope of the Master Plan

The principal objective of the Master Plan is to document current municipal recreation assets and develop a series of recommendations and actions to accommodate the current and future recreational needs of the municipality over the next ten years (to 2030). The Master Plan is an integrated plan that evaluates needs and strategies related to the following:



The Master Plan provides guidance to develop an appropriate level of service related to recreation for Mulmur residents. It is a flexible blueprint – many of the recommendations contained in this document are stand-alone and can be implemented separate and apart from decisions required to implement other aspects of the Master Plan. The Master Plan should also be placed in the broader context of all obligations of the Township of Mulmur. Changes in the wider municipal environment in terms of fiscal priorities, can be expected to impact the priorities contained in this Master Plan.

1.3 Plan Development Process

Ongoing changes in population and demographics, as well as the landscape of delivery of programs and services, has resulted in the need for an evaluation of the Town's recreation delivery system. In accomplishing this, the process of developing this Master Plan required:

- A township-wide review of existing assets (including facility conditions, revenues and expenditures, utilization, planned capital investment and standards of provision on a population basis).
- Public engagement activities and outreach with key internal and external stakeholders.
- Analysis of local, regional, and provincial demographic and leisure trends, as well as best practices in other communities.
- Review of strategic plans, policies, and priorities (local, regional, and provincial) to develop long-term recreation recommendations that enable the Township to take full advantage of programming, investment, and partnership opportunities.
- Historic and forecasted population dynamics and demographic change and the impact of this on the delivery of recreation.
- An understanding of the current municipal delivery model for recreation including levels of investment in the sector.
- Identification of gaps and opportunities for the provision of facilities, services and programs that may be addressed through the recommendations of the Master Plan.

Exhibit 1: Study Process

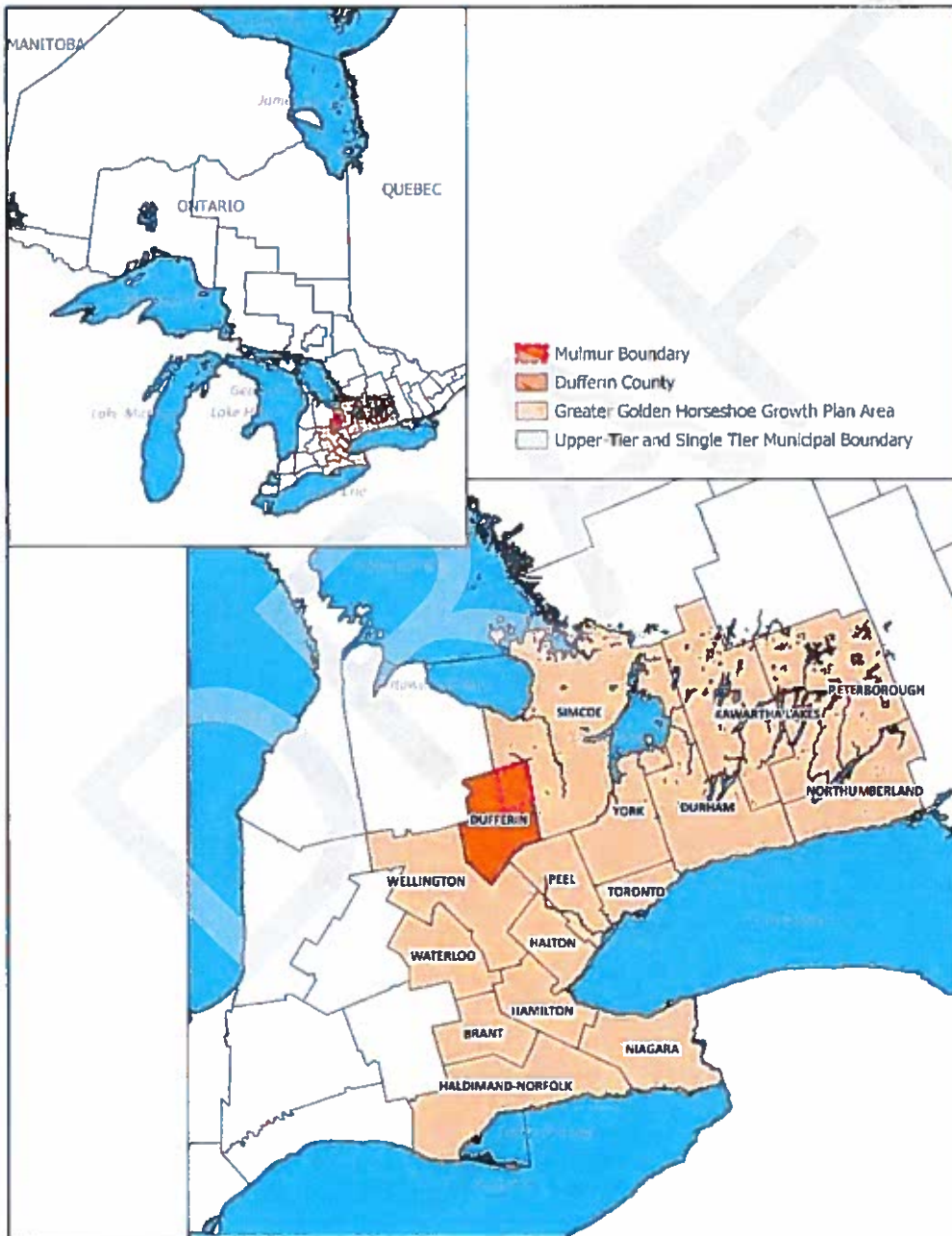


2 The Context of Changing Needs

2.1 Locational Analysis

The Township of Mulmur is a lower-tier municipality in the northeast portion of Dufferin County and lies within the Greater Golden Horseshoe Growth Plan Area.

Exhibit 2: Regional Location of Mulmur

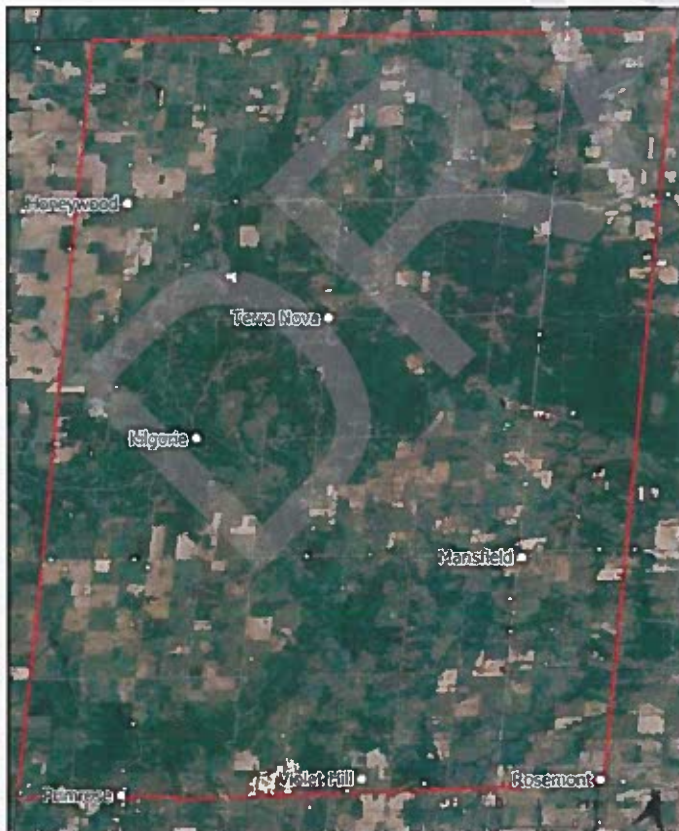


The Township of Mulmur is one of eight lower-tier municipalities within Dufferin County's jurisdiction. The Town of Orangeville is the largest urban centre and county seat, with just over half the population.

Dufferin County Lower Tier Municipalities	2016 Population
Orangeville	28,900
Mono	8,609
Shelburne	8,126
Amaranth	4,079
Mulmur	3,478
Melancthon	3,008
Grand Valley	2,956
East Garafraxa	2,579
Dufferin County Total	61,735

The Township includes six hamlets and settlement areas: Mansfield, Honeywood, Terra Nova, Kilgore, Primrose, Rosemont, and Violet Hill, shown in the map below.

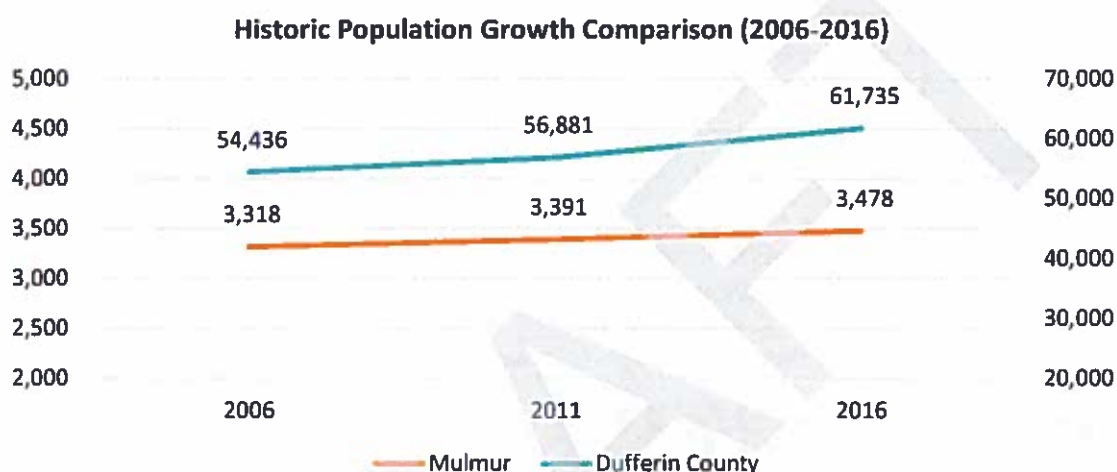
Exhibit 3: Population Centres within the Township of Mulmur



2.2 Planning for a Changing Demographic

As per the 2016 Census data, the Mulmur’s population is 3,478 residents with a population of 70 people of Indigenous identity, including First Nations and Métis. The Township’s community profile indicates a seasonal population of an additional 6,200 residents.

The following chart compares population growth in the Township and the County from 2006 to 2016. Over this period Mulmur experienced population growth of 4.8%. This is compared to population growth in Dufferin County of 13.4% over the same period.



Source: SPM based on Statistics Canada Census Data, 2011, 2016.

The recommendations and service levels identified within this report utilize the most recent growth projections in the 2019 Development Charge Study, the Dufferin County Official Plan, and the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan for the Greater Golden Horseshoe establishes a population forecast for the County of 80,000 people in 2031. Based on this forecast, the Township’s population is expected to increase to approximately 4,290 by 2031, an increase of 23%. The compound growth rate based on these projections is 1.41% per year over the 15-year period.

Exhibit 4: Estimated Population Projections to 2031

Municipality / Year	2016	2021	2026	2031	2016-2031 Pop. Growth	2016-2031 Pop. Growth Rates
Dufferin County Projections						
Total Population	61,735	67,306	73,380	80,000	18,265	30%
Township of Mulmur Projections						
Total Population	3,478	3,749	4,019	4,290	812	23%

Source: Sierra Planning and Management based on the Dufferin County Official Plan and Township of Mulmur Development Charge Study, 2019.

Investment in recreation must be viewed as part of the quality of life equation, resident attraction and economic development strategy for the Township and means to achieve growth targets.

2.2.1 Areas to Accommodate Future Growth

From 2006 to 2016, the greatest amount of population growth has been in the southeast of the Township, in and around Mansfield. There was more modest growth in the south-central area containing Violet Hill. There was a modest population decline in the western part of the Township containing Honeywood, Kilgorie, and Primrose. Appendix A provides mapping details related to population change.

Mansfield, Honeywood, and Terra Nova have been designated as settlement areas in the Official Plan, with much of the growth anticipated to occur in Mansfield, where most of the residential land designated for development is located. The average number of new dwellings per year in the Township was 16.6 from 2012 to 2018, growing from 10 at the beginning of the period to 23 at the end.

It is important to note that servicing constraints may limit the amount of growth. The Official Plan states that Mansfield will be served by a municipal water system and private sewage disposal systems. The Plan states that development should only occur when detailed hydrogeological studies are provided to confirm that the use of private septic systems will not adversely affect the groundwater supplies and ensure that there is sufficient water available to meet demand.

The Official Plan and Primrose Employment Lands Secondary Plan designates Primrose as the focus of industrial, commercial, institutional, and related development, with most employment lands located in the Primrose Business Park.

2.2.2 Aging Demographics

While the Township is expected to continue to experience aging (similar to many other communities in Ontario), it is still important to provide recreation opportunities to attract young families to the Township and to provide opportunities for those currently living in the Township. Children and youth (population under 19 years of age) are fairly even geographically distributed within Mulmur, but with a slightly higher percentage in the southeast around Mansfield, as well as the northwest around Honeywood, west of Terra Nova, and west of Kilgorie. It should also be noted that there is a significant youth population to the northwest of Mulmur in Grey Highlands.

Areas with the highest proportion of older adults (65+) are in the central, southwestern, and northeastern parts of the township including Primrose, Terra Nova, and Kilgorie.

See Appendix A for mapping details related to age distribution across the Township.

From the perspective of this Master Plan, planning for age-friendly and multi-generational spaces will be important to address the needs of children, youth, young adults as well as older residents (which is more important in rural areas to counteract rural isolation). This is of growing importance as the population ages. As shown in the exhibits below, the share of the population under 19 years old has dropped from 26% in 2006 to 20% in 2016, with the share of population over the age of 65 (older adults) rising from 13% to 18%. Mulmur’s population profile is slightly older than the County as a whole.

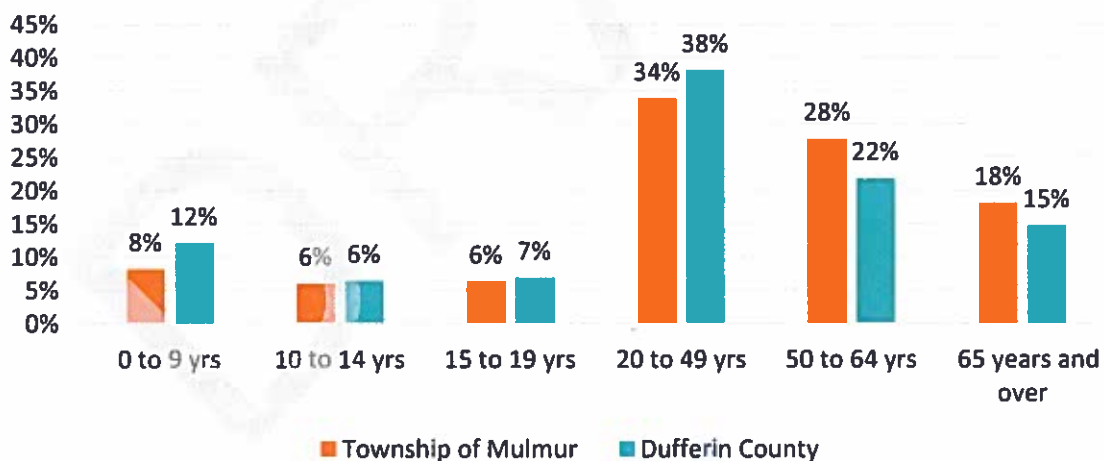
Continuous monitoring of future need and demand for recreational facilities and amenities will be important going forward to ensure the continuation of services and to sustain the current level of service provided in the Township.

Exhibit 5: Mulmur Population Age Profile 2006 - 2016

Age Cohort	2006 Pop.	% Share	2016 Pop.	% Share
Children (0-9)	345	10%	285	8%
Youth (10-19)	530	16%	430	12%
Young Adults (20-39)	645	19%	665	19%
Adults (40-64)	1385	42%	1480	42%
Older Adults (65+)	425	13%	630	18%
Total	3330	100%	3490	100%

Source: SPM based on Statistics Canada Census Data, 2006 and 2016

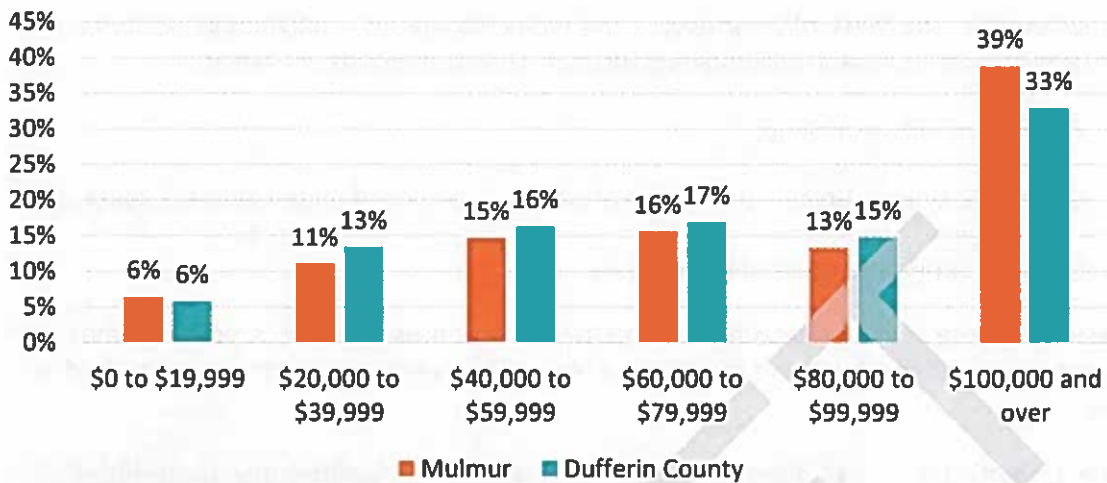
Exhibit 6: Township and County Age Distribution



2.2.3 Considerations of Income

As per the 2016 census, Mulmur has a median household income after tax of \$82,816, moderately higher than that for Dufferin County as a whole (\$77,256). 38.8% of households have an income of over \$100,000, compared to 32.9% for the County.

Exhibit 7: Township of Mulmur and Dufferin County 2016 (After Tax) Comparison



In 2016, 4.2% of Mulmur’s population was under the Low-Income Cut-Off Threshold, after tax (LICO-AT)¹. This is slightly above the County as a whole at 3.9%, but well below the 9.8% in Ontario as a whole.

The geographic areas that had the highest proportions of resident household under the Low-Income Threshold in 2016 were mostly focused near the north-east of the Township. See Appendix A for mapping details.

¹ Statistics Canada defines low-income cut-off (after tax) as: Income levels at which families or persons not in economic families spend 20 percentage points more than average of their after-tax income on food, shelter and clothing.

2.3 Community Aspirations for Recreation

Over the course of the Master Plan process community engagement activities generated input from nearly 500 residents and stakeholders through various methods, including:

- One community workshop;
- One public online survey – the results of which are provided under separate cover; and
- Staff and senior management interviews.

The results of these activities provided for an array of responses. Several common themes and aspirations emerged for the future provision of recreation over the long-term, summarized as follows:

Theme 1: Multi-Use Facilities

- Provide a variety of spaces within facilities that are flexible for multi-purpose use for community gathering, and places for residents of all ages and abilities to participate in recreational pursuits.

Theme 2: Enhanced Programming

- Expand the programs offered to residents, with consideration for the changing demographics and community needs through enhanced partnerships.

Theme 3: Inclusive and Accessible

- Upgrade and renew existing facilities to ensure compliance with AODA requirements to enable access by all residents.

Theme 4: Improved Communications

- Enhance communication between the Township and its residents to provide key information related to recreation, community events, and other happenings.

2.4 Trends & Best Practice

2.4.1 Service Delivery

Key trends that have emerged in service delivery methods for recreational and sport programming include:

- **Volunteerism** – National trends show a decline in volunteerism, however those who volunteer are doing so on a more frequent basis;
- **Performance measures** – Recreation sector performance measures are increasingly shifting from outputs to outcomes (shift from output measures such as capital costs, number of registrants to outcome measures such as how the program benefited the community and health indicators);
- **Partnerships** – Communities are increasingly entering into partnership agreements with community groups and the private sector to maximize cost efficiencies; and
- **Creating Community Hubs** – the need to animate neighbourhoods with an increase of recreational activity, and work with local groups to determine neighbourhood needs. A community gathering space that provides a range of programming can create a greater sense of belonging, empowerment, and cohesion within diverse populations.

2.4.2 Indoor Recreation Infrastructure

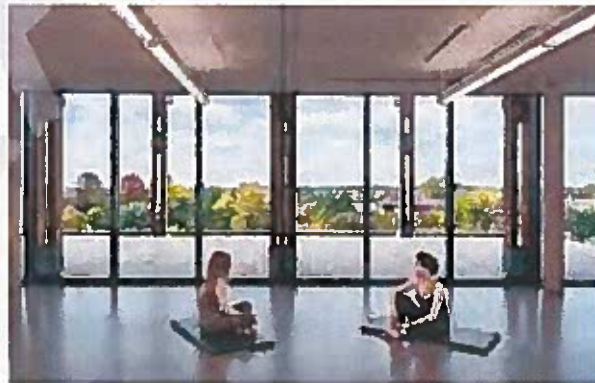
Well designed and functioning recreation and sport facilities, trails and parks is key to creating and maintaining healthy communities. Current trends and best practice related to the design and functionality of indoor and outdoor recreation facilities are summarized below.

Multi-Use Facilities

There is an increasing focus on creating flexible multi-use “destination” facilities as recreation, entertainment and family centres and community hubs.

Accessibility

Improving accessibility within recreation facilities for people with disabilities due to the passing of the Accessibility for Ontarians with Disabilities Act (AODA) where



Flexible Multi-Purpose Spaces, Oak Ridges Community Centre (top) / Meadowvale Community Centre (bottom)

municipalities are required to improve opportunities for participation for people with disabilities through the removal of barriers.

Sustainability

There is an increasing focus on the overall sustainability of a facility (e.g. net zero/carbon neutral) rather than achieving a specific certification program status (e.g. LEED).

2.4.3 Parkland Design and Development

While each municipality sets its own goals and priorities in the development of its parkland system, common trends that can have an impact on the development / redevelopment of parks, trails, and other outdoor facilities include demographic changes (e.g. aging communities and rising senior needs for passive pursuits), participation trends in traditional field sports, active transportation and active living, and linking recreation and leisure services to resident's quality of life.

The Township should aim to incorporate key design trends and best practices into the design and/or redesign of parks in the future. These include:

Inclusion and Accessibility

Accessibility requirements under the Design of Public Spaces Standard of the *Accessibility for Ontarians with Disabilities Act (AODA)* apply to new construction and the redevelopment of elements in public spaces, including parks, trails and other public amenities. Design Standards for Public Spaces encompasses recreational trails, outdoor public use eating areas, outdoor play spaces, exterior paths of travel (e.g. sidewalks), accessible parking, and maintenance, among others.

Ensuring that all park amenities, including play facilities, are welcoming and easily navigable for all ages and abilities is an important consideration. It is important to consider not only mobility devices, but those with cognitive and other issues (i.e. autism, sensory disorders, visual and hearing impairments, etc.). Many park designers are striving to include all types of ages and abilities within the same play / park space by designing amenities that can be used in a multitude of ways.

Current common practice is to engage the community throughout the park design and development stage.

Nature Based Play

Natural play elements are increasingly becoming more prominent in playground planning. Many benefits of connecting children with nature have been documented, including that a child's social, psychological, academic, and physical health is positively affected when they have frequent contact with nature. Mixing elements of the natural environment with the built environment only enhances the play experience and often see the highest use. One of the main things that natural play environments combat is static play elements or park designs that

children may get bored with quickly. Incorporating natural elements with play places supports higher levels of play through repeated use and can help to encourage children to get outside and explore.

Outdoor Fitness Equipment

There is a trend in many communities to design parks and their amenities that appeal to older adults. The outdoor gym trend is one of these amenities, often including various mechanical devices ranging from simple sit-up stations to rowing machines, elliptical trainers and leg presses. Signs indicate that the devices are intended for people aged 12 and older, however, in public parks there is no control over the age or skill level of users, and there is no supervision. The equipment does have moving parts and is subject to often harsh winter conditions. Therefore, safety is often a consideration for municipalities, however the benefits to residents often outweigh these concerns.

Maintenance and Sustainability

Many municipalities are facing strained budgets when it comes to the maintenance and operation of public spaces, as new parks and facilities are acquired through the development process. In order to reduce the maintenance and operational requirements for parkland and park amenities, park development and renewal in the future municipal governments are now contemplating sustainability practices, specifically related to:

- Designs that encourage sustainable maintenance practices; (e.g. xeriscapes, naturalized landscapes, etc.);
- Incorporating native, drought-resistant vegetation features (to reduce watering requirements); and
- Utilizing durable materials and infrastructure (i.e. furniture, play equipment, etc.).



Nature-Based Playground, Salisbury, NB



Bamboo Climbing Structures, Valleyfield, QC



Fitness Stations, Peterborough, ON

2.5 The Link Between Physical Activity and Wellbeing

The various facets of “wellbeing” often relate to physical and mental health. ‘A Framework for Recreation in Canada: Pathways to Wellness’ (2015) is a national framework that explores the idea of “wellbeing” in the provision of recreation in Canada. The framework guides the continued evolution of recreation in Canada and is a joint initiative of the Interprovincial Sport and Recreation Council and the Canadian Parks and Recreation Association. This framework is premised on the assertion that recreation provides multiple pathways to wellbeing for individuals, communities and for our built and natural environments, and allows for a re-visioning of recreation’s capacity for achieving wellbeing. The national framework identifies key benefits of recreation and summarizes them as follows:

Enhances Mental and Physical Wellbeing

- The availability and accessibility of parks and recreation facilities promotes increased levels of physical activity, which in turn, enhances self-esteem, personal growth, and life satisfaction for people of all abilities.

Enhances Social Wellbeing

- Provides developmental opportunities for children and youth, which supports social relationships in clubs and organizations. Helps decrease anti-social behaviour.

Creates Strong Families and Communities

- Builds social capital in the form of arts, recreation programming, festivals, and parades. Community events help form relationships between neighbours and promotes positive civic behaviour, mutual caring and volunteerism.

Economic Benefits to Investing in Recreation

- Recreation spending creates jobs, fosters tourism, makes communities more attractive places to live, learn, work, play and visit. “Upstream” investments can also improve individual and community wellbeing, which reduces costs in health care, social services and justice.

A variety of socio-economic factors can have an influence on participation in physical recreation including age, income, marital status, place of residence, health challenges, consistent access to recreational opportunities, social media, among others. On a more local level, the following trends related to participation have been observed:

- Participation in informal and unorganized activities is becoming more common than in organized programming.
- Key motivators for participation include a desire to maintain a healthy, active lifestyle.
- Time and/or availability of program offering is commonly cited as a barrier to participating in recreational activities.

3 Master Plan Values & Priorities

The Master Plan and its recommendations are based on the following vision, principles, goals, and objectives for planning and investment in recreation in Mulmur.

3.1 The Vision for Recreation

A proposed vision for recreation in the Township of Mulmur was developed as part of the Master Planning process, and reads:

“The Township of Mulmur will maximize the benefits of accessing recreation in the community, with a focus on the provision of services and renewed facilities, to meet 21st Century resident needs.”

3.2 Planning Principles

The Master Plan and its recommendations are based on the following principles for planning:

- 1** Prudent advancement of the expansion of recreation services through improved programming and facility investment.
- 2** Strategically invest in recreation infrastructure for resident retention and attraction (e.g. young families).
- 3** Adopt an asset management approach to investment in infrastructure that reflects prudent capital investment. This includes consideration for replacing, decommissioning and/or repurposing assets where warranted.
- 4** Recognize Mansfield and Honeywood as the primary hubs, and Terra Nova as a secondary hub, for recreation within the Township, focusing facility development in these locations.
- 5** Address the needs of target populations (youth and seniors) through recreation planning and optimization of existing facilities, ensuring recreation facilities and opportunities are inclusive and accessible for all.
- 6** Provide an effective range of indoor and outdoor spaces for community recreation activities and programming.
- 7** Protect and enhance Mulmur’s natural environment as important assets for active and passive recreation, and tourist opportunities.

3.3 Goals & Objectives

Goal 1:
Make parks and recreation accessible to all

Objectives:

- Plan for and invest in multi-use and multi-generational (8-80) spaces – this may include investment in indoor facilities but also parks, trails, and other open spaces.
- Strategic investment in recreation infrastructure for target groups including youth and seniors.
- Co-locate appropriate township-owned facilities and/or township resources.

Goal 2:
Promote health, wellness, and active living

Objectives:

- Provide and support programs and seeking partnerships with organizations or groups that promote health, wellness, and quality of life.
- Protect the natural environment and prioritize effective management of these assets for recreational purposes.
- Facilitate the growth of existing trail systems and promote active transportation through integrated networks of parks, trails, and open spaces.

Goal 3:
Facility renewal and investment

Objectives:

- Renewal of aging assets based on effective asset management principles.
- Priority for investment to maintain existing facilities that have a viable lifespan before investing in new facilities. This requires a comparison of the costs and benefits of facility renewal against new construction.
- Pursue all opportunities to develop recreation infrastructure by leveraging upper level government and other funding programs that arise over time.

Goal 4:
Support, promote and partner for access to facilities

Objectives:

- Balance the need for local organization of recreation and facility planning with benefits of coordinated township-wide planning and oversight.
- Encourage community involvement in the development and operating of programs.

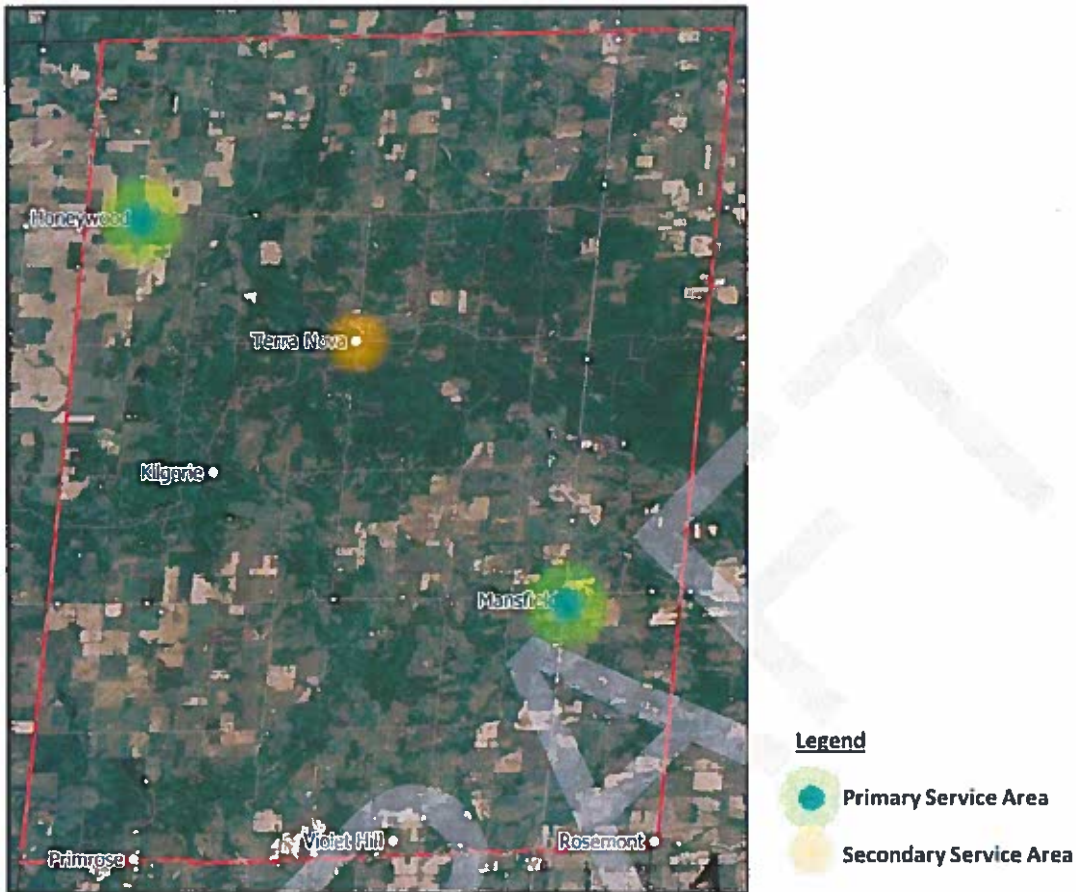
3.4 Approach to Planning and Service Levels

The recommendations of this Master Plan cover a range of considerations for the provision of indoor and outdoor recreation facilities as well as parks, open space, and trails, specifically as it relates to capital investment and development and the implementation of projects over the 10-year life of this Plan. The recommendations have been informed by a variety of inputs, and are the product of a balanced assessment of the following long-term capital planning and asset management factors:

- Defined levels of service for each class or category of facility dependent on the nature and scale of use of amenities (i.e. township, community and/or neighbourhood level of service, as appropriate);
- Current and projected population-based standards of provision and the implications of forecasted resident growth on current levels of service;
- Capital implications of aging infrastructure and options to enhance the delivery and operation of assets through future investment and other efficiencies; and
- Community “needs and wants” as expressed through public engagement. Community needs and wants are those that are expressed by members of the public, stakeholders, and community groups. They reflect the aspirations of the community as communicated through the public engagement activities associated with the Master Plan process.

Due to the geographic reach of the Township, there is a need to establish appropriate levels of service for the settlement areas as well as for the more rural areas. This provides a framework to guide future planning and municipal investment in recreation. At present, recreational facilities are focused in Honeywood (at the NDCC) and Mansfield – the identified location for future growth within the Township. Therefore, this Master Plan recognizes Mansfield and Honeywood as primary service areas, offering the broadest range of recreational facilities and services. The third settlement area of Terra Nova, the location of the Township offices, is recognized as a secondary service area providing fewer facilities and/or services related to recreation. This echoes the policies within the official plan to provide sufficient parks, open spaces, and recreational opportunities in or near settlement areas within the Township.

Exhibit 8: Service Area Nodes



Recommendations: Service Levels

1. Maintain the current distribution of recreation amenities in the Township with Honeywood and Mansfield as primary service areas, and Terra Nova as a secondary service area. Future asset management priorities should also be considered.
2. Implement and update the 2016 Asset Management Plan, as per O. Reg. 588/17, retaining a specific and enhanced focus on recreation and community facilities, open space, and parks in addition to the traditional emphasis on hard infrastructure.
3. The location of any major recreation infrastructure (e.g. sports fields, community centres, etc.), as well a future replacement and/or expansion of existing facilities, should represent the most appropriate location based on considerations of land ownership, site suitability, co-location with other municipal recreation infrastructure, and capital costs associated with servicing and development.

4 Service Delivery and Programming

4.1 Current Model of Service Delivery

The Township is the primary provider of indoor and outdoor publicly accessible recreation facilities. Mulmur's Recreation Department currently plays a role in the direct delivery of drop-in programming (public skating) within the NDCC and is responsible for the maintenance and management of outdoor recreation assets (e.g. playgrounds, ball diamonds, etc.).

The Township currently supports a Community Development Model for the provision of recreation services, balancing its operation with facilitating programs and services led by other organizations/non-profits at municipal facilities and other public and private facilities. The delivery of services in Mulmur is also supported by several agencies and key stakeholders, including:

- Upper Grand District School Board;
- Nottawasaga Conservation Authority;
- Dufferin County (Forest Tracts);
- Ontario Parks (Boyne Valley Provincial Park, Pine River Provincial Fishing Area); and
- Others, including Mansfield Ski Club, Mansfield Outdoor Centre, Rawhide Adventures, Toronto & North York Hunt, and Unicamp of Ontario.

While this model is effective, evolving the role that the Township plays in the provision of recreation will be important going forward.

4.2 Effective Partnerships

While the provision of recreation services has traditionally relied on municipal governments, communities are increasingly entering into partnership agreements with community groups and the private sector to maximize cost efficiencies. Partnerships continue to be an important aspect to the provision of recreation services in Mulmur.

Currently, the Township partners with community-based organizations that utilize Township facilities to provide recreation programs and services, providing recreational opportunities for a range of residents. These community partners/organizations include:

Hockey / Skating

Ice sports are provided through a variety of leagues and organizations, including Honeywood Minor Hockey, Shelburne Minor Hockey, Ladies Hockey League, Honeywood Figure Skating Club, among others.

Baseball

Ball leagues that program at the Township's ball diamonds include Mansfield Minor Ball and Mansfield Mens League.

Township of Melancthon

The Township of Mulmur currently partners with the Township of Melancthon to collectively operate the North Dufferin Community Centre, through a Board of Governors. A cost-sharing agreement is currently in place, where capital and operating costs are shared equally by each municipality. Continuing this cost-sharing agreement with Melancthon is important going forward.

Recommendations: Service Delivery & Effective Partnerships

4. Maintain a Community Development Model for the delivery of recreation in the Township. Under this model, where volunteer and agency groups have historically serviced the recreation programming needs of the community, the Township should continue to support these initiatives through the provision of access to facilities for activities.
5. Investigate opportunities for new and/or expanded partnerships to improve service levels, enhance program delivery, and leverage public funding.
6. Continue the cost-sharing agreement with the Township of Melancthon for the operation and maintenance of the NDCC.

4.3 Identified Programming Needs

Existing programs offered by the Township are limited to drop-in public skating activities at the NDCC. Respondents to the public survey indicated that they mostly participate in public skating (38%), hockey (22%), and learn to skate programs (16%) in Mulmur. Yoga was also a common program with 7% of respondents having participated over the past year – this is provided in neighbouring communities.

30% of survey respondents (n=198) indicated that there are programs they would like to access that are not currently offered by the Township. Engagement with the community at large resulted in numerous suggestions for an expanded suite of recreational programs. Suggestions for programming, to be offered either by the Township or local community organizations, included the following:

Fitness Programs	General Interest Programs
<ul style="list-style-type: none">• Gymnastics	<ul style="list-style-type: none">• Technology / Computers for Older Adults

<ul style="list-style-type: none"> • Fitness for Older Adults, such as chair Pilates and chair yoga • Aerobics for all ages • Drop-In Pickleball • Dance Classes • Cycle Club for Teens, Adults • Yoga, Zumba, Tai Chi • Boxing, Martial Arts • Learn to Skate for Teens, Adults • Walking / Hiking Club 	<ul style="list-style-type: none"> • Safety and First Aid • Cooking • Gardening • Arts and Crafts for all ages • Bridge, Cards • Shuffleboard • Book Club
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

A lack of awareness of the programs that are currently offered was identified by survey respondents as the primary barrier limiting their participation in recreation programming. This was followed by a lack of desired programming being offered (36% of respondents), distance / location of facilities or programs (22%), and a lack of appropriate facilities (22%) to host such programs.

With a growing population of older adults, the opportunity exists to offer intergenerational programs in Mulmur that encourage participation and interaction from all age groups. Going forward, it will also be important to focus on providing programming opportunities and spaces for Mulmur’s youth. Opportunities to strengthen programming through municipal partnerships will also need to be explored to take advantage of synergies between neighbouring municipalities, Dufferin County, the public library, or others, to bolster programming opportunities within the Township. As a first step, these initiatives could be explored and/or implemented by a summer student hired by the Township as a pilot project.

Recommendations: Programming Needs

7. Work with community groups and local partners to expand the suite of traditional and non-traditional programs offered through new or expanded partnerships (e.g. Library, County, sports groups, Ontario Parks, and other agencies), ensuring programming for all age groups, with a special focus on youth and seniors. This can help to enhance the utilization of existing recreation infrastructure.
8. As programming levels increase, develop a methodology to track program registrations and assess the rate of take-up for programs offered by the Township or its partners. Continuous tracking can help determine the complement of programs that should be offered in the future.

4.4 Marketing and Communications

In response to consultation that identified a lack of awareness of programs available to the community, the Township can take a lead role in helping promote the recreational opportunities available to residents. The Township should seek to promote communications and awareness of available programs, drop-in activities, and other events undertaken by third parties using the Township's facilities.

The opportunity exists to improve marketing and communication methods for the promotion of services exist through the development of a community services directory on the Township's website and in print form (e.g. Community Guide). In addition to a service directory, Community Guides often provide other important municipal information to residents, such as waste collection schedules, planned construction projects, and so on. This should also include a listing of available space for rent within parks, community centres, and sports fields that can be provided to the community for specialized events or activities.

Recommendations: Marketing & Communications

9. Develop a 'Community Guide' for the Township that includes recreation and leisure resources. The guide should include a community calendar of events and provides details on all programs offered in Mulmur (municipal / non-municipal), complete with contact information of organizers for programs that are not directly delivered by the Township. This should be an online / digital information tool with hardcopies located in key municipal facilities or distributed directly to residents and provided on an annual or semi-annual basis.

4.5 Fees & Cost Recovery

The Township of Mulmur establishes user rates for facility rentals on an annual basis. The current user fee structure subsidizes access to recreation for key groups, including minor participation. At present, the Township does not have a formal User Fee Policy in place to guide levels of cost recovery and subsidization.

In order to ensure continued fair and equitable pricing, a comprehensive review of user fees should be completed to confirm, validate and prioritize an approach to pricing going forward that is in keeping with best practice and to address the appropriateness of the current level of cost recovery of the Recreation Department and the current user fees being charged. Municipal cost recovery for recreation is estimated at 21% based on the Township's 2019 Operating Budget, which is relatively low.

Recommendations: Fees & Cost Recovery

10. Review, on an annual basis, the user fees and pricing schedule for facility and park rentals and programming fees (as appropriate). Rate setting should be informed by principles for cost recovery and subsidization, as determined by the Township.

DRAFT

5 Overview of Assets

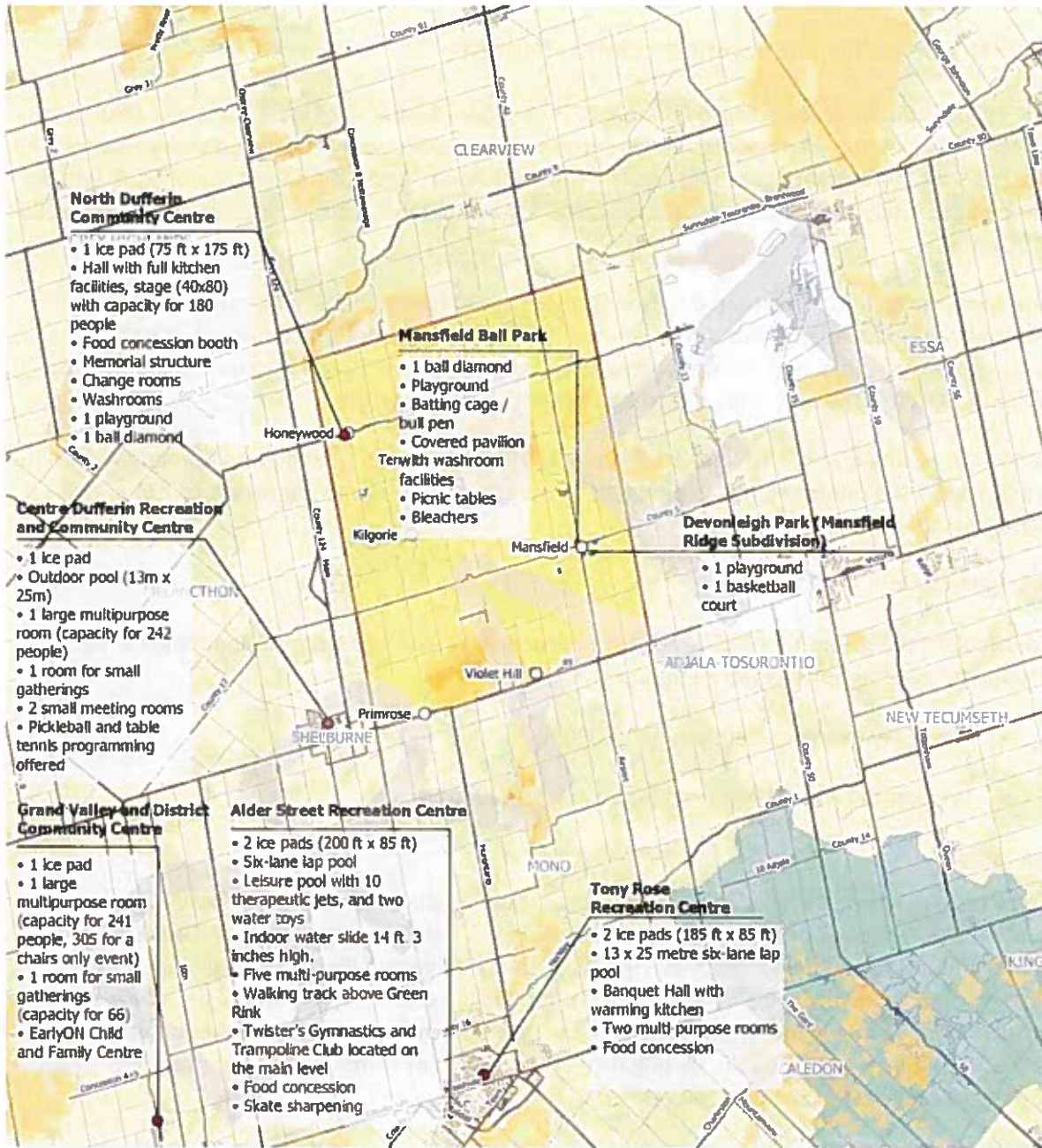
The Township of Mulmur is in proximity to larger population centres, such as Orangeville, that provide a wide variety of indoor and outdoor recreational assets for use by residents. These hubs service both their local community as well as the broader regional population by providing larger-scale facilities with a variety of amenities that are not found in Mulmur (e.g. indoor pools, multi-surface arenas, multi-purpose rooms, outdoor amenities).

The Township of Mulmur’s municipal recreation asset base provides services on a more localized level, and consists of the following:

<p>Indoor Recreation Facilities</p>	<ul style="list-style-type: none"> • 1 ice pad • 2 community rooms 	
<p>Outdoor Recreation Amenities</p>	<ul style="list-style-type: none"> • 2 ball diamonds • 1 basketball court • 3 playgrounds 	
<p>Parkland and Trails</p>	<ul style="list-style-type: none"> • 3 municipal parks totalling 7.1 hectares • 130 km of trails (not Township owned) 	

The exhibit on the following page shows the locations of both the local and regional recreation assets in proximity to, and within, the Township of Mulmur.

Exhibit 9: Township and Regional Recreation Facilities



- North Dufferin Community Centre**
- 1 ice pad (75 ft x 175 ft)
 - Hall with full kitchen facilities, stage (40x80) with capacity for 180 people
 - Food concession booth
 - Memorial structure
 - Change rooms
 - Washrooms
 - 1 playground
 - 1 ball diamond

- Mansfield Ball Park**
- 1 ball diamond
 - Playground
 - Batting cage / bull pen
 - Covered pavilion
 - Terwith washroom facilities
 - Picnic tables
 - Bleachers

- Centre Dufferin Recreation and Community Centre**
- 1 ice pad
 - Outdoor pool (13m x 25m)
 - 1 large multipurpose room (capacity for 242 people)
 - 1 room for small gatherings
 - 2 small meeting rooms
 - Pickleball and table tennis programming offered

- Devonleigh Park (Mansfield Ridge Subdivision)**
- 1 playground
 - 1 basketball court

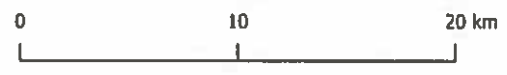
- Grand Valley and District Community Centre**
- 1 ice pad
 - 1 large multipurpose room (capacity for 241 people, 305 for a chairs only event)
 - 1 room for small gatherings (capacity for 66)
 - EarlyON Child and Family Centre

- Alder Street Recreation Centre**
- 2 ice pads (200 ft x 85 ft)
 - Six-lane lap pool
 - Leisure pool with 10 therapeutic jets, and two water toys
 - Indoor water slide 14 ft 3 inches high.
 - Five multi-purpose rooms
 - Walking track above Green Rink
 - Twister's Gymnastics and Trampoline Club located on the main level
 - Food concession
 - Skate sharpening

- Tony Rose Recreation Centre**
- 2 ice pads (185 ft x 85 ft)
 - 13 x 25 metre six-lane lap pool
 - Banquet Hall with warming kitchen
 - Two multi-purpose rooms
 - Food concession

Recreation Facilities

- Community
- Recreation Centres
- Other Township Owned Properties
- Areas of Natural and Scientific Interest
- Oak Ridges Moraine Planning Area
- Natural Heritage System Area
- Highway
- Secondary highway/major street
- Local street



6 Indoor Recreation Facilities

6.1 North Dufferin Community Centre (NDCC)

The NDCC, built in 1965, is approximately 27,424 square feet in size, in a two-storey structure. The facility consists of an undersized ice surface (75ft x 175ft) with associated changerooms, washrooms and spectator seating, and the Nordruff Room, located on the second floor, which has a stage, kitchen facilities, and washrooms. A standard NHL ice rink measures 200 feet by 85 feet wide.

The community centre is situated in Honeywood, in the northwest portion of the Township. The centre is located adjacent to the Fire Hall and outdoor space, which includes a ball diamond, playground, and memorial structure. At present, the NDCC is a community hub for recreation as it is the only indoor recreation facility in the Township.

While the facility is in the Township of Mulmur, the Township of Melancthon (directly to the west) shares the operating and capital cost requirements, as it is an important community centre for their residents as well.

6.1.1 Utilization

To calculate the prime-time utilization rate of the ice surface and Norduff Room at the NDCC, the following assumptions were employed:

- Weekday evenings (4:00pm to 10:00pm)
- Weekend days and evenings (8:00am to 10:00pm)

Ice Surface

The ice surface is primarily used by local sport groups, including Honeywood Minor Hockey Association, Honeywood Mens Recreational Hockey, Shelburne Minor Hockey, Ladies Hockey, Honeywood Hockey Moms, Fiddlers, Hillbillies, and Honeywood Figure Skating Club. The Hockey Training Institute also booked time at the facility over the past few years, however the group has since moved out of Mulmur and it is assumed that they will no longer be using the NDCC. Additionally, free public skating is offered on Sundays, and the dry floor has been used for ball hockey in the past (not at present).

Based on data provided by the Township, utilization of the ice surface has remained relatively steady over the past 4 seasons; however, it is consistently low – around 50%.

Exhibit 10: Prime Time Utilization Rate for NDCC Ice Surface

Ice Surface (NDCC)	2016	2017	2018	2019
Prime Time Hours Booked	822	757	723	887
Weeks Operational (Ice In)	26	27	26.5	30
Prime Time Hours Available	1508	1566	1537	1740
Prime Time Utilization Rate (%)	55%	48%	47%	51%

Note: Prime time hours available vary annually based on the number of weeks the ice is operational.

Norduff Room

The Norduff Room (hall on 2nd floor) is typically rented for banquets, weddings, family reunions, meetings, and used by clubs. Based on the data provided by the Township, the utilization of the Norduff Room is low (less than 5%), however, it is important to note that low utilization rates (often less than 10% or 15%) are common for community hall facilities that are in rural locations, close to larger population centres, and in need of upgrades.

A review of recent utilization rates for similar facilities in comparable communities shows that use of the Norduff Room is in line with the rates experienced elsewhere. For example, the Town of Erin's most rural community hall has an annual utilization rate of 2%, while the more urban hall facilities ranged from 5% to 16% annually. Similarly, the Township of Scugog has a variety of hall facilities (urban/rural, stand-alone, and as part of a larger arena complex), with utilization rates ranging from less than 1% to 21%.

6.1.2 Standard of Provision

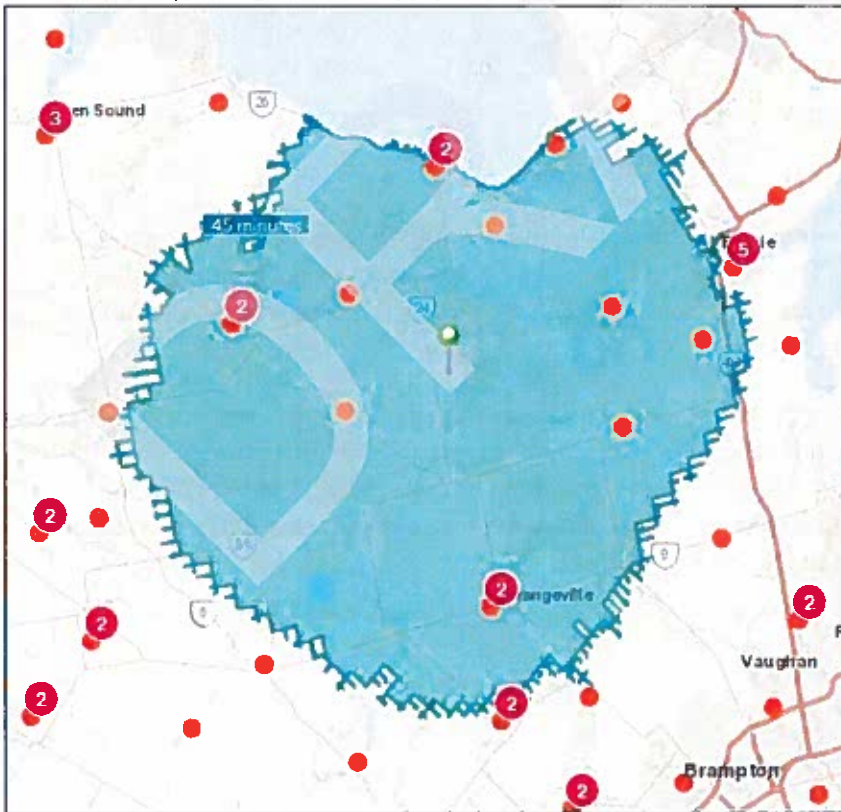
As a shared facility between the two municipalities, the standard of provision as it relates to ice has been calculated on a population basis to include the populations of both municipalities. With one ice pad in the Townships, the existing population-based service level for indoor ice provision is 1 pad per 6,486 residents.

This Master Plan recognizes that the NDCC is an important arena within the regional ice circuit. When considering ice on a regional scale (those arenas within a 45-minute drive of the NDCC), ice is provided at 1 sheet per 9,438 residents. Arenas have historically been provided in smaller, rural communities throughout Ontario, and therefore typically result in a high standard of provision when compared to larger communities.

Exhibit 11: Regional Supply of Ice Arenas

Municipality	Pads	Facility/ies	Population	Standard of Provision
Town of New Tecumseth	2	Alliston Arena, Beeton Arena	41,439	1 per 20,720
Orangeville	4	Alder Street Arena, Tony Rose Memorial Arena	28,900	1 per 7,225
Collingwood	2	Collingwood Arena, Eddie Bush Memorial Arena	21,793	1 per 10,897
Essa Township	2	Angus Arena, Thornton Arena	21,083	1 per 10,542
Wasaga Beach	1	Wasaga Arena	20,675	1 per 20,675
Clearview	1	Stayner Arena	14,151	1 per 14,151
Grey Highlands	4	Flesherton & District Arena, Markdale Arena	9,480	1 per 2,370
Shelburne	1	CDRC	8,126	1 per 8,126
Southgate	1	Dundalk Arena	7,190	1 per 7,190
Mulmur / Melancthon	1	NDCC	6,486	1 per 6,486
Total	19		179,323	1 per 9,438

Exhibit 12: Map of Regional Ice Supply



6.1.3 Building Condition

A high-level visual review of the NDCC building was conducted by WGD Architects to determine the general state of repair and functionality. This review was conducted as part of a more detailed Efficiency Review for the NDCC (provided to the Townships under separate cover).

General observations indicate that the facility is generally tired and, in many respects, does not meet user needs. This is especially true for accessibility. By 2025 municipalities are required to provide accessible public facilities. This relates to circulation, water closet facilities and spectator viewing for the arena. In general, the facility is due for major additions and alterations to make it a more usable facility for the community.

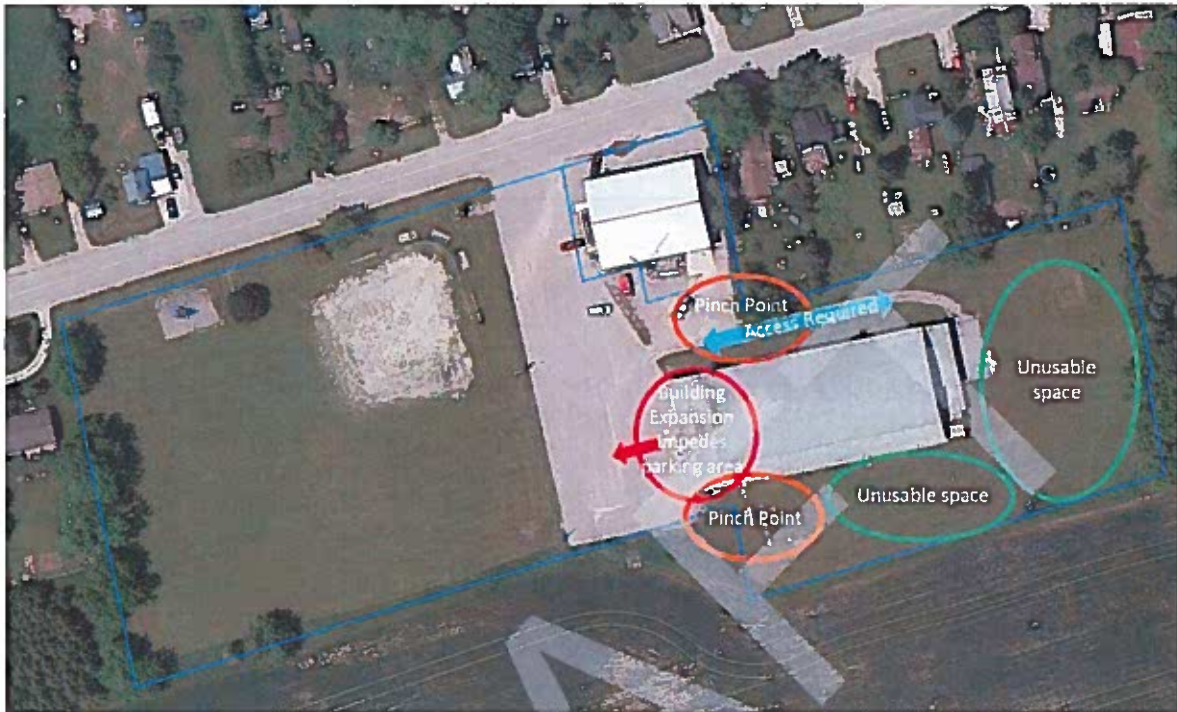
The Township had previously developed a listing of specific repairs and improvements required for the NDCC building with an associated order of importance – this was provided for review as part of the assessment. The review of condition conducted for the current work generally supports the required repairs and improvements identified by the Township. An order of magnitude cost estimate for the necessary replacement and repairs totals over \$2 million in hard construction costs.

6.1.4 Site Observations

Through the development of the Efficiency Review for the NDCC, several issues related to the existing site and siting of the building were observed, including:

- Restricts use of outdoor amenity space on the east side of the arena;
- Pinch points at the north and south limits of the site where the arena lies;
- Requirements for access to the ice plant located on the east side of the arena limits expansion capabilities to some degree; and
- Any future expansion of the building would need to occur on the west side, impeding the currently limited parking area and outdoor space for recreational activities.

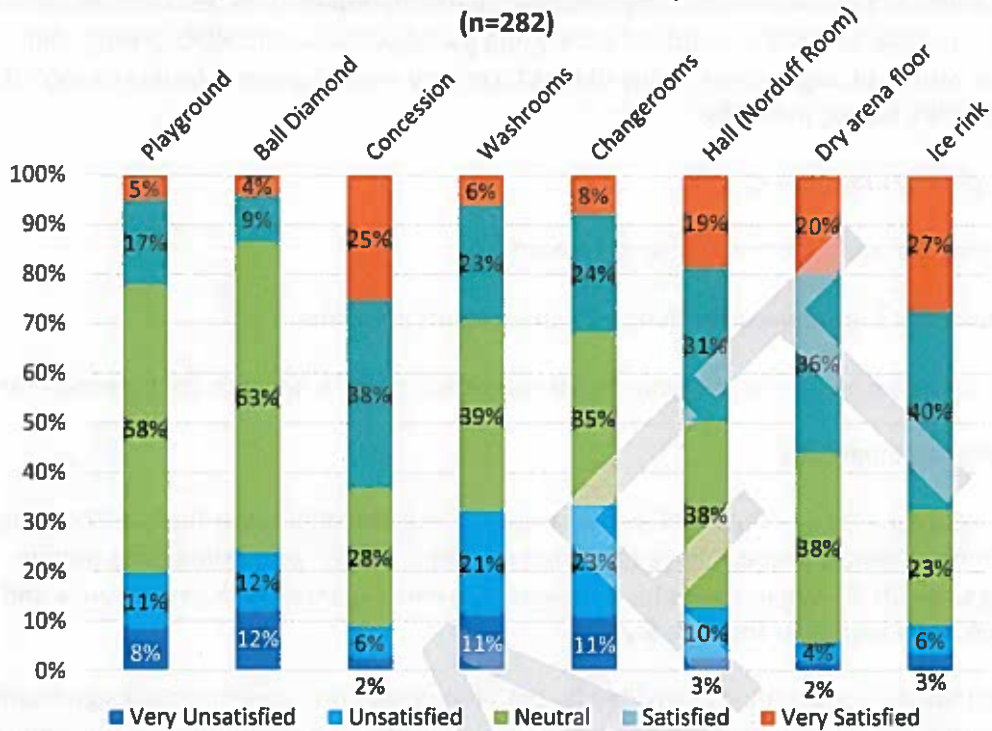
Exhibit 13: NDCC Site Observations



6.1.5 What We Heard

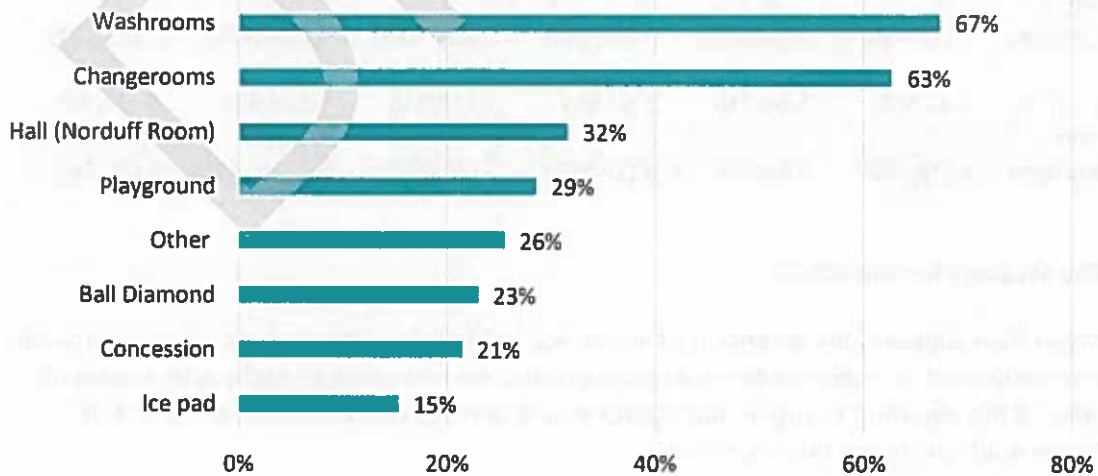
The ice rink had the highest level of satisfaction, with 67% of respondents indicating they were either 'satisfied' or 'very satisfied'. This was followed by the concession with 63% of respondents being 'satisfied' or 'very satisfied', and the Norduff Room with 50% of respondents being 'satisfied' or 'very satisfied'. The changerooms and washrooms, as well as the outdoor amenities had higher levels of neutrality and/or dissatisfaction.

**Please rate your satisfaction with the amenities provided at the NDCC
(n=282)**



80% of respondents (n=238) felt that upgrades or improvements were needed at the NDCC. Washrooms and changerroom improvements were identified by the most people as areas of upgrading.

**What existing amenities would you like to see upgraded/expanded?
Please check all that apply. (n=196)**



Access to, and accessibility within the facility, as well as equipment and space improvements were identified as key barriers affecting resident’s participation in activities and programs at the NDCC. In order to enable improved access and participation at the NDCC, respondents provided a variety of suggestions, many of which centred around general facility modernization and accessibility issues, including:

- Improved lobby area;
- Additional spectator seating in the ice rink;
- Expanded / reorganized parking lot with drop off area; and
- Accessible washrooms, elevator to access second floor, automatic door openers, etc.

6.1.6 Operating Financials

Based on a 5-year average, the NDCC has operated with a \$86,000 deficit (before Township contributions). Rental revenues have remained relatively stable, with prime-time rentals increasing since 2016. While wages have increased, other expenses such as insurance and hydro have decreased over the past 5 years.

It is noted that the contributions provided by both municipalities have increased significantly over the past 5 years to support the operation of the facility. It is commonplace for municipal recreation facilities to operate with a deficit.

Exhibit 14: Historic Operating Financials, 2016-2020

	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Budget	5-Year Average
Revenues	\$ 144,241	\$ 133,148	\$ 129,457	\$ 113,734	\$ 131,506	\$ 130,417
Expenses	\$ 217,471	\$ 183,458	\$ 209,592	\$ 234,607	\$ 236,361	\$ 216,298
NOI Before						
Contributions	\$ (73,230)	\$ (50,310)	\$ (80,135)	\$ (120,873)	\$ (104,855)	\$ (85,881)
Twp.						
Contributions	\$ 44,500	\$ 64,740	\$ 50,554	\$ 110,048	\$ 104,854	\$ 74,939
NOI After						
Contributions	\$ (28,730)	\$ 14,430	\$ (29,581)	\$ (10,825)	\$ (1)	\$ (10,941)

6.1.7 The Strategy for the NDCC

This Master Plan supports the retention of indoor ice in Mulmur. The goals of this Plan provide for the development of opportunities for target groups, such as children and youth as part of the quality of life equation to retain and attract young families to the Township – a loss of indoor ice would contradict this objective.

Based on the existing standard of provision, utilization and what we heard from the community, there is no need for additional ice to be provided within the Township. However, with an undersized rink at present, replacing the ice to be a full-size pad (85ft x 200ft), addressing the needs for new / expanded changerooms and enhanced lobby space is warranted. The need for improved parking and the community space (Norduff Room) to be accessible by all members of the community and meet AODA requirements are of equal importance.

Beyond ice, the NDCC is an important hub for the community as it is the only indoor recreation facility in the Township. There is an opportunity to provide balanced services with additional programming at this hub, thereby developing recreation in Mulmur in general. Therefore, building additional / improved community space at the NDCC will be important for the community going forward.

While a more detailed Efficiency Review of the NDCC has been completed under separate cover, the presumption is that the Township will invest in a new building and develop the services and programming offered in an appropriate way to activate the facility. Therefore, it is recommended that the Township replace the existing NDCC with a new multi-use recreation facility / community centre. This facility should be developed at the Honeywood site to ensure its proximity to the Township of Melancthon residents; however, due to the site observations and constraints identified above, an alternative location on the site is preferred. This would allow for the development of an NHL size ice pad, appropriately sized changerooms, and the inclusion of community space to be located on the ground floor, without compromising any elements of design requirements, and enable the existing ice pad to be used in the interim until the new facility is fully operational. Renovation of the existing facility in its existing location would not appropriately address the concerns identified.

Extending the exiting cost sharing agreement to the new facility would be required, but also including the outdoor amenities provided at the site in such an agreement should be explored.

Recommendations: North Dufferin Community Centre

11. Immediately initiate the development of a) funding strategy to assess and secure sources of capital funding for a new replacement single-pad facility at the NDCC site. A range of sources should be explored, including all levels of government and potential non-profit partners; and b) operational business case for a new multi-use community centre.
12. Following the development of a funding strategy and operational business case for a new multi-use community centre, initiate the design progression required to move the project towards implementation. This includes detailed program requirements (to be confirmed through a public engagement process, and discussions with staff and Council), schematic design, and design development phases.
13. The Township should seek to design, develop, and commission a new multi-use recreation facility and community centre in Honeywood within 5 years.
14. With the successful implementation of a new multi-use recreation facility, decommission the existing NDCC building.

6.2 Community Room at Township Offices

In addition to the Norduff Room at the NDCC, there is a community room on the lower level of the Township office building, located in Terra Nova. This space, approximately 3,000 sq. ft. in size, is used on an occasional basis for community meetings, special events and other public uses.

The potential exists to increase the utilization of this space through expanding the programs offered within the Township and could be used for a wide variety of activities such as fitness classes, arts and crafts programs, and community group meetings. This may require some upgrades and/or retrofitting the space to be appropriate for such programs.

Recommendations: Community Room at Township Offices

15. Expand the promotion of the community room at the Township Offices as a viable and affordable location for events and programming rentals.
16. Evaluate the potential for increased revenue opportunities through enhanced programming (municipal or non-municipal) that are suitable for the community room at the Township Offices .

6.3 Other Indoor Recreation Facilities

In addition to the arena and community rooms, a high-level assessment of other indoor recreation facilities that are not currently provided by the Township was undertaken to review future opportunities over the plan period and beyond.

Gymnasiums

Gymnasiums are often provided and controlled by local school boards (e.g. Primrose Elementary School) or places of worship, however these facilities are often not designed to the standard required for adult game play. While requirements for a gymnasium is not evident, engagement activities identified the need for appropriate indoor space to take part in unstructured sports and recreation activities as part of a multi-use community centre.

As Mansfield is expected to be the primary location for future population growth, the opportunity exists for the development of a multi-use community centre to serve Mansfield residents locally. A facility of this type could potentially include a municipal standard gymnasium and other dry uses such as multi-purpose rooms, complemented by outdoor amenities depending on the configuration of an identified site. This is a long-term proposition, which will likely occur beyond the timeframe identified in this Plan.

Indoor Pools

The current supply of pools within the region provides a variety of indoor aquatics options for Mulmur residents based on needs. Survey respondents indicated that they use indoor pools provided in Orangeville, Brampton, Collingwood, Wasaga Beach and at Base Borden.

While some survey respondents (12) identified that they would like to see an indoor pool in Mulmur, the population base does not support the development of an indoor pool (typically provided at 1 pool per 30,000 to 40,000 residents). Therefore, the development of an indoor pool in Mulmur is not recommended over the Plan period.

Fitness Studios / Multi-Purpose Rooms

In order to offer a suite of programs to residents, having the appropriate space(s) to hold the programs is important. The need for appropriate space for a variety of programs (fitness or otherwise) was identified by 9 survey respondents, as well as workshop attendees. Survey respondents indicated that they access these facilities in Creemore (for yoga, tai chi, and pickleball), Orangeville, Shelburne, Alliston, Wasaga Beach and Everett.

The opportunity exists for inclusion of multi-purpose space as part of a renewed / revitalized NDCC and/or through the development of a new facility in Mansfield in the future.

Youth and Senior Space

Space for youth and older adults can be dedicated or non-dedicated space. Providing non-dedicated space for youth and older adults enables increased interactions with all generations.

From a regional perspective, Orangeville currently provides dedicated space for both youth and older adults, while Shelburne provides older adult space for residents. Engagement activities identified the need for more opportunities for both youth and older adult programming to be offered in Mulmur. These programs could be provided within multi-purpose space as part of a renewed / revitalized NDCC and/or at a future facility in Mansfield.

Walking Track

Indoor walking tracks are increasingly being included as part of new ice and/or gymnasium spaces. Walking clubs for older adults often utilize these facilities during the non-prime hours, animating the facility during the day which often have low utilization.

Weight / Cardio Room

Weight / cardio rooms are typically supplied by private providers. The current supply of weight / cardio rooms in region (both public and private) provides options for Mulmur residents. Survey respondents indicated that they currently access these facilities in Orangeville, Shelburne, Owen Sound, Wasaga Beach, Alliston, and Base Borden.

3 survey respondents indicated that they would like to see a weight / cardio room in Mulmur, however these facilities require oversight staffing and are therefore not recommended to be offered by the Township.




Recommendations: Prospect for a New Community Centre

17. Over the Plan period and as the population grows in Mansfield, continue to monitor community demand for flexible indoor recreation space that can accommodate a variety of structured and unstructured activities. This will help the Township to confirm the need for an additional multi-use community facility (dry uses only), recommended to be located in Mansfield as a long-term proposition (beyond the Plan period). The facility could include a multi-use activity court / gymnasium, flexible community space for programming and rentals, and/or meeting rooms.


7 Parkland & Trails

7.1 Parkland Supply

The Township owns and maintains parkland for recreational uses in 3 locations totaling 7.1 hectares:

Park Name	Features	Map
Honeywood Park	<ul style="list-style-type: none"> • Size: 3.19 ha • 1 ball diamond (unlit junior) • Playground • Memorial Structure • Adjacent to NDCC and Fire Hall 	
Mansfield Ball Park	<ul style="list-style-type: none"> • Size: 1.61 ha • 1 ball diamond (unlit senior) • Playground • Park Building (concession, washrooms, picnic pavilion) • Benches 	
Devonleigh Park (Mansfield Subdivision)	<ul style="list-style-type: none"> • Size: 2.33 ha • Basketball Court • Playground • Walking path • Open lawn • Benches 	

There is also maintained open space behind the Township offices in Terra Nova that, while not designated parkland, has the potential to be used for recreation activities or other amenities.

Other Township-Owned Open Space	Features	Map
Township Offices	<ul style="list-style-type: none"> • Size: 1.0 ha • Maintained open space only • No amenities 	

Beyond the municipal supply, there are 809 hectares of Dufferin County Forest Tracts, and over 500 hectares of Ontario Parks properties that are publicly accessible for recreational purposes.

7.2 Parkland Standard of Provision

Based on the three properties designated as parkland, the current standard of provision of parkland is 2.0 hectares per 1,000 residents. This is a comparable standard to other municipalities of similar characteristics. If the open space at the Township offices is included, the standard of provision would increase to 2.3 hectares per 1,000 residents.

	Total	Area	Current Standard	Comparable Target
Parkland	3	7.1 ha	2.0 ha per 1,000 population	2.0 - 2.5 ha per 1,000 population in rural locations

To maintain a minimum standard of 2.0 ha per 1,000 population over the Plan period, an additional 0.7 hectares of parkland will be required by 2030 based on population growth estimates.

7.3 Parkland Development & Design

The design and development of parks has traditionally been led by the Township. Certain park projects and specific facility development may also involve developer and/or community volunteer contributions to fundraising and resourcing for design and construction of specific park projects.

Section 2.4.3 of this report summarizes the key trends and practices related to the design and development of parkland. Through implementation, these trends can serve to enhance the overall user experience and contribute to resident's quality of life. Ease of access to, and inclusivity within, parks, open space and trails encourages use by a broad range of users. Designing a linked and easily navigable network of parks and trails, incorporating a variety of amenities and barrier-free designs, designing for active and passive uses as well as structured and unstructured play, and providing the appropriate parking facilities (vehicular, bicycle or otherwise) are important considerations for the Township in the future. As parks are developed and/or redeveloped, all park, trail and open space amenities must be designed to AODA standards.

It is becoming common practice to engage with the community throughout the park design and development process to ensure the amenities that are identified as needed are considered for inclusion. The Township should investigate ways in which the community can be involved as it relates to park development and/or redevelopment.

As part of the planning for a new multi-use recreation facility in Honeywood to replace the NDCC, and due to the relocation of the building to another location on the site, the park area designated for outdoor recreation will need to be relocated and designed appropriately. The opportunity for the Townships of Mulmur and Melancthon to work together to develop and operate / maintain the outdoor areas, in addition to the indoor facility, should be explored.

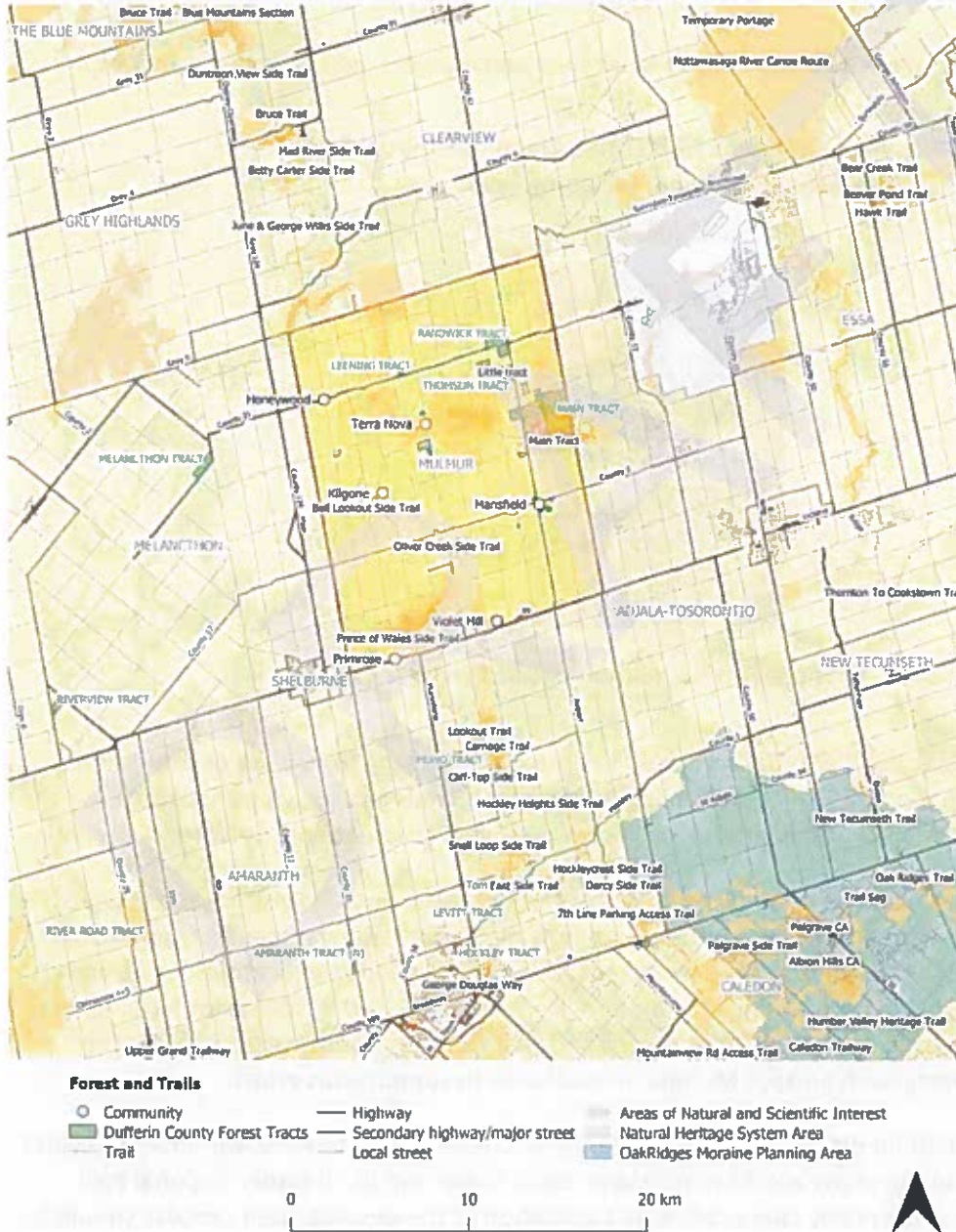
Recommendations: Parkland

18. Maintain a minimum parkland provision standard of 2.0 hectares of parkland per 1,000 residents over the course of the Plan period. This results in an additional 0.7 hectares of parkland by the year 2030 based on estimated population growth.
19. Maintain existing parkland within the settlement areas as outdoor recreation hubs for their respective communities.
20. As new subdivisions are planned and designed, the Township should ensure that each neighbourhood has appropriate access to parkland and/or open space.
21. Ensure that new parks are designed with the user's comfort, safety, and accessibility in mind, through use of CPTED (or similar) principles, as well as adhering to AODA Design Standards.
22. Encourage and facilitate the community's participation in park design, development and renewal projects by obtaining public input during the planning and design process, fostering partnerships and joint ventures in park development/renewal, and promoting awareness of park projects and initiatives through effective public communications.

7.4 Trail Network

There are approximately 130 kilometres of trails within Mulmur, however none are under Township ownership. The local trail network is comprised of 80 kilometres of trails within Dufferin County Forest Tracts, and 50 kilometres of Bruce Trail which connects to a broader network of trails across Ontario.

Exhibit 15: Mulmur's Local and Regional Trail Network

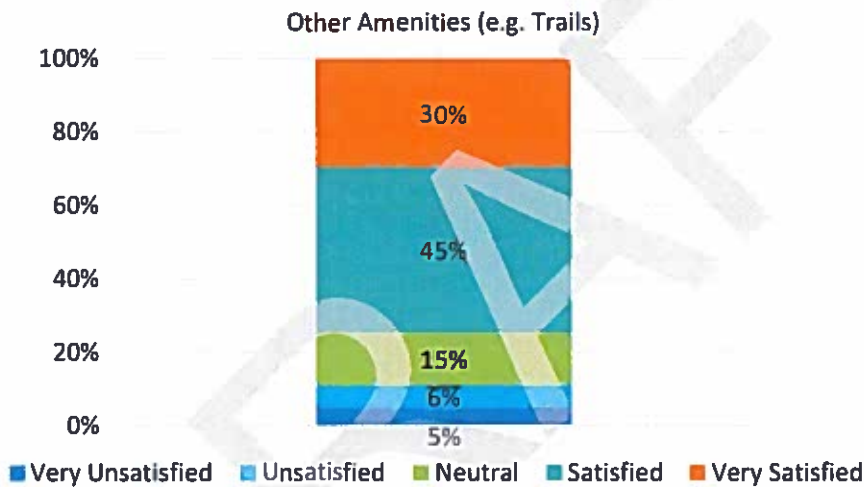


67% of survey respondents (n=209) indicated that they use other amenities not owned by the Township, a majority of which identified use of the Bruce Trail and/or the trails within the Dufferin County Forest Tracts.

In general, respondents were satisfied with the trails provided in Mulmur. Specific comments regarding improvements to the Dufferin County Forest Tract Trails included:

- Increasing the shared use of single-track trails to include equestrian, bicycle, pedestrian, dog walkers, etc., and providing sharing etiquette (through signage) for users; and
- Improved signage, trail maps, loop identifiers and markers, and visitor information.

Please rate your satisfaction with Other Amenities that are not Municipally-Owned, Including Trails



With a growing older adult population across the province, walking for leisure or exercise is increasing as a top recreational activity being undertaken. Trails and active transportation routes are therefore a key consideration as part of the overall recreational network in Mulmur.

Trails in Mulmur are used by not only residents of the Township but also visitors and tourists. Ensuring that adequate trail-related information is available to visitors as well as residents will be important going forward. Use of technology such as smart phone applications (app), could be employed to provide trail routing information, trail etiquette, and locations for parking, that could be accessed from anywhere. It is understood that Dufferin County is currently in the process of developing such an app; Mulmur should work to support this effort.

Additionally, subdivision planning is an opportunity to create connectedness within and beyond neighbourhoods and to allow access to parkland, open space and the broader regional trail network. Requiring these key connections as a condition of the development process should be set out through Official Plan policies.

Recommendations: Trail Network

- 23. Work with Dufferin County and local stakeholders, trail groups and the community to identify required improvements and barrier-free access opportunities within the Dufferin County Forest Tracts, as well as to determine locations for trail-related amenity improvements (e.g. parking, signage, portable washrooms, etc.).**
- 24. Develop policies in the Township's Official Plan to require the dedication of land for pedestrian and bicycle pathways as a condition of the subdivision of land, as provided for under the Planning Act (s. 51(25)(b)).**

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8 Outdoor Recreation Amenities

Mulmur’s indoor recreation facilities are complemented by an inventory of outdoor assets, providing residents with the opportunity to engage in both active and passive recreation and leisure pursuits. These facilities are concentrated in the Mansfield and Honeywood settlement areas.

8.1 Ball Diamonds

Supply & Utilization

There are currently 2 ball diamonds in the Township’s supply, one located at Mansfield Ball Park and one located adjacent to the NDCC in Honeywood.

It is understood that the Mansfield Ball Diamond is booked by baseball groups, namely Adult Men’s Baseball and Mansfield Minor Baseball, for regular practices and games during the summer months. Based on data provided by the Township, the diamond is understood to be well used, with bookings accounting for nearly 50% of available time on weekday evenings and weekends (prime time hours²).

Exhibit 16: Mansfield Ball Diamond Prime Time Utilization, 2017-2019

	2017	2018	2019
Adult Men’s Baseball	58	56	60
Mansfield Minor Baseball	305	292	237
Total Prime Time Hours Booked	363	348	297
Total Prime Time Hours Available	795	742	636
Prime Time Utilization Rate (%)	46%	47%	47%

Note: The total hours available differs from year to year based on the number of weeks the ball diamond is available for play, as maintained by the Township.

The ball diamond at the NDCC was built in 1978 and is not currently used for any formal practices or game play.

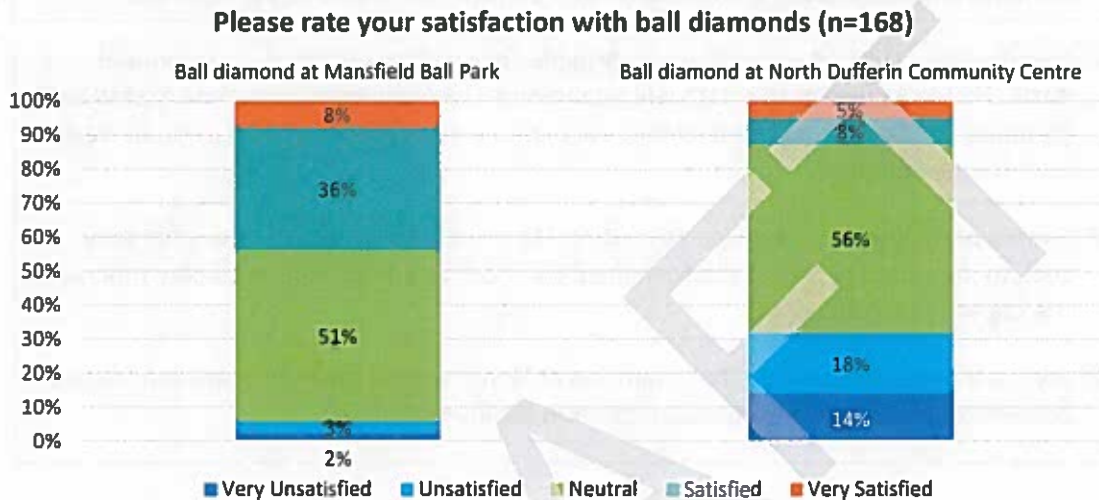
Standard of Provision

With 2 ball diamonds in the current supply, the Township is providing ball diamonds at a standard of 1 diamond per 1,739 residents. Based on population growth estimates, the standard can be expected to decrease to 1 diamond per 2,145 residents by 2031. Typically, ball diamonds are targeted to be provided at a standard of 1 per 3,000 to 3,500 residents. This is deemed to be an appropriate target for Mulmur considering local conditions and other external variables.

² Prime time hours can be defined as weekday evenings between 4pm and 9pm, and all day on weekends (8am to 9pm).

What We Heard

Engagement activities indicated the need for upgrades and/or refurbishment of both existing diamonds to improve usability by the community – many comments related to the improvement of the NDCC ball diamond were general in nature due to its poor current state, while specific suggestions for improvement included outfield diamond maintenance and lighting at Mansfield Ball Park.



Respondents to the public survey indicated that they also use ball diamonds outside of Mulmur, most notably in Shelburne, Hornings Mills, Badjeros, Orangeville, Dundalk, Lisle and Grand Valley.

Based on population standards, utilization rates and what we heard from the community, there is no need for additional ball diamonds over the Plan period. With Mansfield Ball Diamond being the main ball facility in the Township, this asset should be maintained and potentially improved for player satisfaction. Working with local user groups, the Township should continue to monitor demand and ensure field conditions meet the requirements for game play.

As observed on site, and identified through engagement activities, the ball diamond in Honeywood is aged with infield/outfield limits not well defined as a result of inactivity and is a smaller size facility than the diamond in Mansfield and therefore can not easily accommodate youth and adult play. In general, this speaks to a lack of demand in this location and is impacted by the relative distance from the more populous areas in the Township’s southern portion. It is recommended that the Township decommission the ball diamond in Honeywood to enable the development of a new multi-use recreation facility on the site, which is envisioned to be complemented by alternative outdoor recreation opportunities.

Recommendations: Ball Diamonds

25. Continue to maintain the ball diamond at Mansfield Ball Park in good condition for continued use by the community over the Plan period. Explore the feasibility of undertaking improvements to the ball diamond at Mansfield Ball Park including field leveling, netting replacement, track maintenance, the provision of shaded spectator seating areas, and batting cage improvements. This process should commence immediately and include engagement with current ball diamond user groups.
26. Require ball diamond user groups to provide registration numbers on an annual basis. The collection of this data will enable the Township to monitor and assess ball diamond utilization and capacity more accurately on an on-going and periodic basis over the longer-term.
27. Should participation in ball sports continue to grow over time, the Township may seek to invest in lighting at the Mansfield Ball Park to enable extended play / increase the capacity of this facility.
28. Formally decommission the ball diamond at Honeywood Park in preparation for the development of a new multi-use recreation facility on the site.

8.2 Basketball Courts

Supply & Utilization

There is currently one basketball court in the Township located at Devonleigh Park in the Mansfield Subdivision, installed in 2011. Use of this amenity is understood to be on a casual basis, as is typical for municipal outdoor basketball courts.

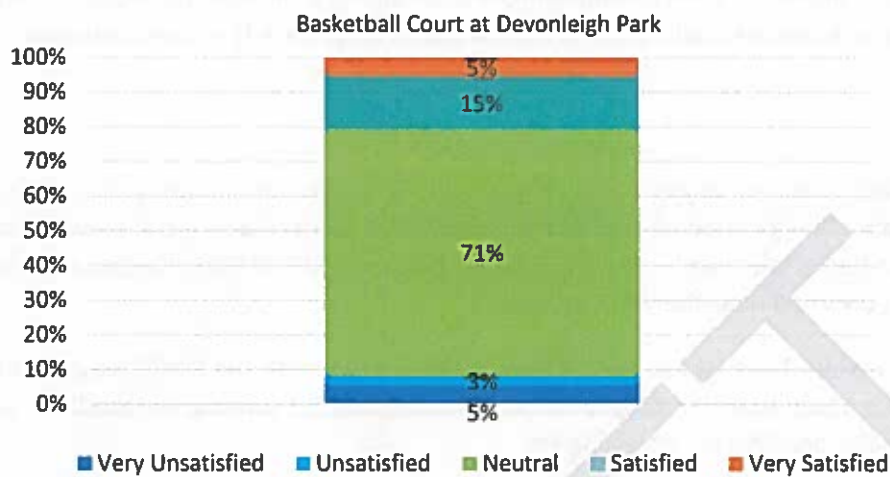
Standard of Provision

Standards for basketball courts are typically based on the youth population – those aged 10-19 years. With one basketball court, the Township currently provides 1 court per 430 youth. If the percentage share of youth is to remain consistent to 2030, and with no change in the supply, the standard of provision is expected to decrease to 1 court per 722 youth by 2030, which is within an acceptable range. Comparable targets in similar communities is typically 1 basketball court per 800 youth.

What We Heard

Through consultation, it is understood that residents also use basketball courts / nets in Shelburne and Orangeville. Respondents to the public survey indicated that the nets at Devonleigh Park are in need of repair / replacement, and some would like to see an additional basketball court in Mulmur, potentially in Honeywood at the NDCC site.

Please rate your satisfaction with basketball courts (n=73)



Based on population standards and engagement activities there is no need for additional basketball courts over the Plan period.

Recommendations: Basketball Courts

29. Continue to maintain the basketball court at Devonleigh Park in good condition for continued use by the community over the Plan period. Plan for net repair / replacement in the short-term to improve usability of this amenity.

8.3 Playgrounds

Supply

There are currently 3 playgrounds within the Townships supply, at the NDCC, Mansfield Ball Park, and Devonleigh Park. This is supplemented by a playground at Primrose Elementary School which is maintained by the local school board.

Standard of Provision

Within an urban context, playgrounds are often targeted to be provided within 500 to 800 m of major residential areas without any major barriers impeding access (i.e. railways, major roads, waterways, etc.). With Mulmur being largely rural in nature, playgrounds have historically been provided within the settlements areas and co-located with other amenities (e.g. at the NDCC and Mansfield Ball Park). More recently, with newer development in the Mansfield area (Mansfield Subdivision), parkland, and subsequently playground amenities, have been provided to serve these residents. This methodology and standard of provision is recommended to continue as new development occurs.

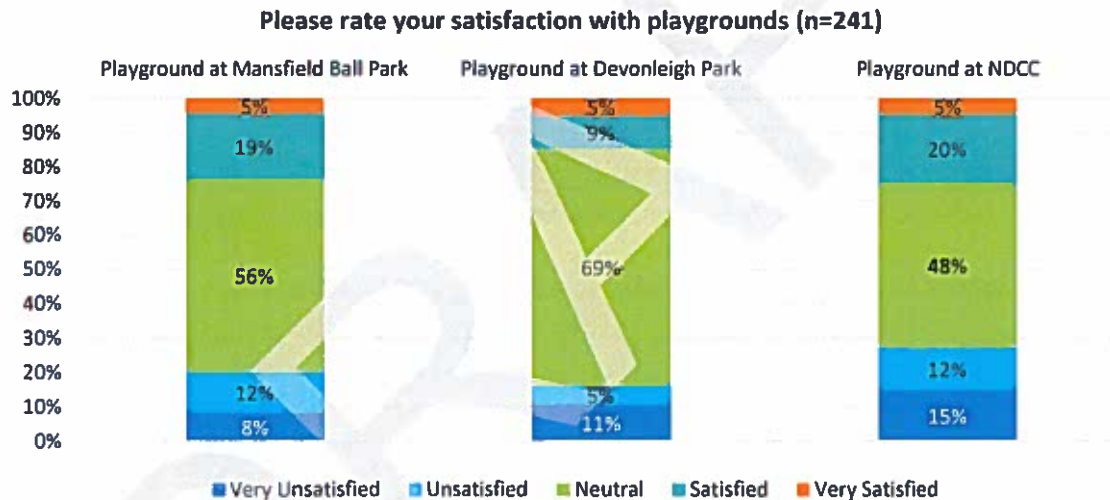
Condition

The playgrounds at the NDCC and Devonleigh Park are nearing end of life (installed in 2006), while playground at Mansfield Ball Park has approximately 5 years left in useful lifespan (installed in 2011).

What We Heard

Respondents to the public survey identified the need for playground upgrades at NDCC and Mansfield Ball Park. The location of both playgrounds were identified as unsafe – with the NDCC playground being too close to the road, and the Mansfield Ball Park playground being situated far from the road near the wooded area.

Based on survey results, the highest level of dissatisfaction was with the NDCC playground, while respondents noted that the playground in Devonleigh is not suitable for toddlers, did not have enough variety, and there is no swing set.



Survey respondents indicated that they also use playgrounds located in Alliston, Orangeville, Shelburne, Collingwood and Hornings Mills. Some of these facilities, especially those located in the larger communities, provide a broader variety of play structures for children of all ages and abilities, and are often co-located with other recreation amenities for children and youth within parks.

Strategy for Playgrounds

The Township should continue to maintain existing playgrounds in good condition for community use, addressing current standards for safety and accessibility of play structures through the development of a playground replacement strategy. Typically, when a play structure reaches the 14-year mark, replacement should begin to be planned for.

With the anticipated development of a new multi-use recreation facility in Honeywood to be located on the eastern side of the site (where the playground is currently located), the playground will need to be decommissioned in the short-term to enable building construction to occur. The playground should be replaced in an appropriate location on site; this should be determined through a detailed site planning exercise.

Recommendations: Playgrounds

30. Develop a playground replacement strategy through appropriate asset management planning. Any play structure that has reached a 14-year age trigger should be phased for replacement immediately.
31. The Township should seek to replace the playground at Devonleigh Park immediately, considering a range of user ages and abilities in the design. Engagement with the local community should be undertaken to ensure that local needs are met.
32. Decommission the playground at Honeywood Park (NDCC site) in the short-term to enable the development of a new multi-use recreation facility. A new playground is recommended to be developed elsewhere on the site. The planning for this facility (and the site as a whole) should be undertaken with the community's engagement.
33. When the play structures at the Mansfield Ball Park require replacement, consider relocating it within the park to improve safety of users. This should occur in the medium-term.
34. Review and consider trends and innovations in playground design and development, with a potential for alternatives to traditional playground structures (i.e. naturalized playgrounds, etc.). This may help to reduce maintenance requirements in the future.
35. Develop additional playgrounds on newly acquired parkland as part of future subdivision planning to serve new neighbourhoods as they are developed.

8.4 Other Outdoor Recreation Amenities

Similar to the analysis undertaken for indoor recreation facilities, a high-level review of other outdoor recreation amenities that are not currently provided by the Township was completed to assess future opportunities over the plan period and beyond.

Soccer / Multi-Use Fields

At present, soccer is typically accommodated in nearby communities, with survey respondents indicating that they use soccer fields in Shelburne, Orangeville, Clearview, and at Base Borden. It should be noted that there is a junior size soccer field at Primrose Elementary School, however the quality of the field is unknown at this time.

The popularity of emerging field sports, such as cricket, ultimate frisbee, rugby, etc., is growing across the province, and is typically concentrated in larger urban areas. The demand for dedicated fields for these emerging sports is currently being met elsewhere and there is no demand for the Township to provide these amenities.

While there was no express demand identified through community engagement for soccer fields, opportunities exist to provide flexible / unstructured field space to accommodate a variety of activities at the renewed / revitalized NDCC site or alternative location (e.g. Mansfield). Additionally, there is outdoor space at the Township offices that have the potential to accommodate smaller-size mini soccer field(s), however, sports fields are often best provided in conjunction with other outdoor recreation amenities (e.g. playgrounds, sport courts, etc.).

Tennis & Pickleball Courts

There are no tennis courts currently being provided by the municipality, and therefore tennis is accommodated in nearby communities. Survey respondents indicated that they use courts in Creemore, Orangeville, Alliston, and Mono.

Pickleball is widely recognized as one of the fastest growing sports in North America. This sport can be played indoors in a gym type setting or outdoors on court facilities (2 pickleball courts generally fit on 1 tennis court).

Multi-use court facilities that can accommodate a variety of court sports such as tennis, pickleball, and basketball are a growing trend in outdoor recreation and should be explored by the Township as new parkland is developed and/or redeveloped.

Splash Pads

Splash pads are currently provided in the nearby communities of Alliston, Orangeville, Everett, and Thronton. While there are instances where small rural municipalities have decided to invest in splash pads, these facilities are typically provided at a standard of 1 splash pad per 2,500 to 5,000 children. With a number of splash pads located within a short drive and with a limited population base in Mulmur, the development of a splash pad is not recommended over the Plan period.

Outdoor Pools

Survey respondents indicated that they travel to use the outdoor pools located in nearby communities, namely Shelburne and Stayner. Today, outdoor pools are often provided based on the historical existence of these facilities within a municipality, with few municipalities

developing new outdoor pools. An outdoor pool is not recommended to be developed over the Plan period.

BMX / Skateboard Parks

At present, skateboard and/or BMX facilities are provided in Orangeville, Shelburne, Collingwood, and Dundalk. BMX and/or Skateboard parks provide unique recreation opportunities for children and youth and are typically provided at a community level in areas of concentrated populations, often at a standard of one per 5,000 youth (aged 10-19 years). While Mulmur's current and future population base does not necessarily meet this threshold, providing recreational opportunities for youth, as a target population, is often an important focus for municipalities. Therefore, the potential exists to explore opportunities to provide skateboard / BMX facilities in Mansfield as part of new parkland and/or indoor recreation facility development.

Outdoor Ice-Skating Rinks

Outdoor ice-skating rinks are typically provided when there is demand from the local community and are often developed in communities where local groups will assist with the operations and maintenance requirements.

At present, outdoor ice rinks are provided in nearby Orangeville, Shelburne, Collingwood, and Barrie. While only a limited number of survey respondents identified that they would like to see the development of an outdoor ice rink at Devonleigh Park, the Township could explore the feasibility to develop an outdoor rink through partnership with a local community group(s) for operation and maintenance.

Outdoor Exercise Equipment

Outdoor exercise equipment (e.g. trim trail) provides opportunities for recreation for all ages and abilities and is often developed when there is local demand. These facilities, when co-located with other outdoor or indoor (e.g. walking track) recreational amenities, can be appealing features for recreation users.

Recommendations: Other Outdoor Recreation Amenities

36. As new parkland is developed in Mansfield, consider planning for the development of new multi-use courts in the medium or long term for local use. A multi-use court facility can accommodate a variety of court sports, including tennis, pickleball, and basketball.
37. Investigate the feasibility of developing a skateboard / BMX park to improve the offer of recreation amenities for youth in Mulmur. This would best be suited to be located in Mansfield, where new subdivisions, and therefore parkland, are being developed.
38. Work with local community groups to determine the feasibility and willingness to develop and maintain / operate an outdoor ice rink at Devonleigh Park or an alternative location in Mulmur.
39. Explore opportunities for the development of outdoor exercise equipment. Appropriate locations for developing outdoor exercise equipment may include at the Township Offices (if co-located with other amenities) or at a preferred location in Mansfield.

9 Implementation Strategy

This Master Plan is designed to direct municipal decision-making to address priorities for planning and investment in parks and recreation. Recommendations related to the development of new facilities and repurposing of existing ones require detailed consideration of how these required changes will come about – that means further design and concept planning, but also an assessment and technical feasibility of repurposing. All of which will require public review and approval.

The Township will need to further evaluate and investigate the feasibility of implementing individual recommendations/actions through formal study (as may occasionally be required) as well as on an annual basis as part of the municipal planning and budgetary process.

9.1 Reviewing & Updating the Plan

While a range of staff support and partnerships will be required to implement the recommendations, commitment and administrative oversight from senior management will be critical for effective implementation.

Individual recommendations cross-cut a range of municipal divisions including Recreation, Public Works, Planning, and Finance. The development of an Interdepartmental Working Group is recommended to provide an appropriate mechanism for regularly reviewing and evaluating progress and successful achievement of targets of this Plan and will enable accountability.

Annual progress in the implementation of this Master Plan should be reviewed to determine, and re-adjust as necessary, the timing of recommendations to align with shifts in the municipal planning environment, actual population growth and any changes in facility utilization or provision.

9.2 Detailed Phasing Framework

This section summarizes the general timeframe for implementing recommendations of this Plan, organized in terms of their anticipated timing (e.g. immediate, short, medium, long-term) and suggested priority level. Some actions commence with due diligence (as in the case of facilities) moving through to full implementation. Other recommendations are immediate requirements – this is particularly true of those policy and administration related requirements which set the tone for future recreation planning priorities.

The timing assigned to individual recommendations is considered to an estimate and provides a general indication of when the need to implement the actions could be considered, with consideration of other future variables.

9.2.1 Ongoing Recommendations (2020-2030)

#	Recommendation	Priority
1	Maintain the current distribution of recreation amenities in the Township with Honeywood and Mansfield as primary service areas, and Terra Nova as a secondary service area. Future asset management priorities should also be considered.	High
3	The location of any major recreation infrastructure (e.g. sports fields, community centres, etc.), as well a future replacement and/or expansion of existing facilities, should represent the most appropriate location based on considerations of land ownership, site suitability, co-location with other municipal recreation infrastructure, and capital costs associated with servicing and development.	High
4	Maintain a Community Development Model for the delivery of recreation in the Township. Under this model, where volunteer and agency groups have historically serviced the recreation programming needs of the community, the Township should continue to support these initiatives through the provision of access to facilities for activities.	High
5	Investigate opportunities for new and/or expanded partnerships to improve service levels, enhance program delivery, and leverage public funding.	High
6	Continue the cost-sharing agreement with the Township of Melancthon for the operation and maintenance of the NDCC.	High
7	Work with community groups and local partners to expand the suite of traditional and non-traditional programs offered through new or expanded partnerships (e.g. Library, County, sports groups, Ontario Parks, and other agencies), ensuring programming for all age groups, with a special focus on youth and seniors. This can help to enhance the utilization of existing recreation infrastructure.	High
10	Review, on an annual basis, the user fees and pricing schedule for facility and park rentals and programming fees (as appropriate). Rate setting should be informed by principles for cost recovery and subsidization, as determined by the Township.	High
18	Maintain a minimum parkland provision standard of 2.0 hectares of parkland per 1,000 residents over the course of the Plan period. This results in an additional 0.7 hectares of parkland by the year 2030 based on estimated population growth.	High
19	Maintain existing parkland within the settlement areas as outdoor recreation hubs for their respective communities.	High
20	As new subdivisions are planned and designed, the Township should ensure that each neighbourhood has appropriate access to parkland and/or open space.	High

#	Recommendation	Priority
21	Ensure that new parks are designed with the user's comfort, safety, and accessibility in mind, through use of CPTED (or similar) principles, as well as adhering to AODA Design Standards.	High
22	Encourage and facilitate the community's participation in park design, development and renewal projects by obtaining public input during the planning and design process, fostering partnerships and joint ventures in park development/renewal, and promoting awareness of park projects and initiatives through effective public communications.	High
25	Continue to maintain the ball diamond at Mansfield Ball Park in good condition for continued use by the community over the Plan period. Explore the feasibility of undertaking improvements to the ball diamond at Mansfield Ball Park including field leveling, netting replacement, track maintenance, the provision of shaded spectator seating areas, and batting cage improvements. This process should commence immediately and include engagement with current ball diamond user groups.	High
26	Require ball diamond user groups to provide registration numbers on an annual basis. The collection of this data will enable the Township to monitor and assess ball diamond utilization and capacity more accurately on an on-going and periodic basis over the longer-term.	High
29	Continue to maintain the basketball court at Devonleigh Park in good condition for continued use by the community over the Plan period. Plan for net repair / replacement in the short-term to improve usability of this amenity.	High
34	Review and consider trends and innovations in playground design and development, with a potential for alternatives to traditional playground structures (i.e. naturalized playgrounds, etc.). This may help to reduce maintenance requirements in the future.	High
35	Develop additional playgrounds on newly acquired parkland as part of future subdivision planning to serve new neighbourhoods as they are developed.	High

9.2.2 Immediate Recommendations (Year 1)

#	Recommendation	Priority
11	Immediately initiate the development of a) funding strategy to assess and secure sources of capital funding for a new replacement single-pad facility at the NDCC site. A range of sources should be explored, including all levels of government and potential non-profit partners; and b) operational business case for a new multi-use community centre.	High
15	Expand the promotion of the community room at the Township Offices as viable and affordable location for events and programming rentals.	High
16	Evaluate the potential for increased revenue opportunities through enhanced programming (municipal or non-municipal) that are suitable for the community room at the Township Offices.	High
30	Develop a playground replacement strategy through appropriate asset management planning. Any play structure that has reached a 14-year age trigger should be phased for replacement immediately.	High
31	The Township should seek to replace the playground at Devonleigh Park immediately, considering a range of user ages and abilities in the design. Engagement with the local community should be undertaken to ensure that local needs are met.	High

9.2.3 Short-Term Recommendations (Years 2-3)

#	Recommendation	Priority
2	Implement and update the 2016 Asset Management Plan, as per O. Reg. 588/17, retaining a specific and enhanced focus on recreation and community facilities, open space, and parks in addition to the traditional emphasis on hard infrastructure.	High
9	Develop a 'Community Guide' for the Township that includes recreation and leisure resources. The guide should include a community calendar of events and provides details on all programs offered in Mulmur (municipal / non-municipal), complete with contact information of organizers for programs that are not directly delivered by the Township. This should be an online / digital information tool with hardcopies located in key municipal facilities or distributed directly to residents and provided on an annual or semi-annual basis.	High
12	Following the development of a funding strategy and operational business case for a new multi-use community centre, initiate the design progression required to move the project towards implementation. This includes detailed program requirements (to be confirmed through a public engagement process, and discussions with staff and Council), schematic design, and design development phases.	High

#	Recommendation	Priority
23	Work with Dufferin County and local stakeholders, trail groups and the community to identify required improvements and barrier-free access opportunities within the Dufferin County Forest Tracts, as well as to determine locations for trail-related amenity improvements (e.g. parking, signage, portable washrooms, etc.).	High
24	Develop policies in the Township's Official Plan to require the dedication of land for pedestrian and bicycle pathways as a condition of the subdivision of land, as provided for under the Planning Act (s. 51(25)(b)).	High
28	Formally decommission the ball diamond at Honeywood Park in preparation for the development of a new multi-use recreation facility on the site.	High
32	Decommission the playground at Honeywood Park (NDCC site) in the short-term to enable the development of a new multi-use recreation facility. A new playground is recommended to be developed elsewhere on the site. The planning for this facility (and the site as a whole) should be undertaken with the community's engagement.	High
38	Work with local community groups to determine the feasibility and willingness to develop and maintain / operate an outdoor ice rink at Devonleigh Park or an alternative location in Mulmur.	Medium
39	Explore opportunities for the development of outdoor exercise equipment. With higher proportions of seniors in the northern portion of the Township, appropriate locations for developing outdoor exercise equipment may include at the Township Offices (if co-located with other amenities) or in Honeywood at the revitalized NDCC site.	Medium

9.2.4 Medium-Term Recommendations (Years 4-6)

#	Recommendation	Priority
8	As programming levels increase, develop a methodology to track program registrations and assess the rate of take-up for programs offered by the Township or its partners. Continuous tracking can help determine the complement of programs that should be offered in the future.	High
13	The Township should seek to design, develop, and commission a new multi-use recreation facility and community centre in Honeywood within 5 years.	High
14	With the successful implementation of a new multi-use recreation facility, decommission the existing NDCC building.	High
27	Should participation in ball sports continue to grow over time, the Township may seek to invest in lighting at the Mansfield Ball Park to enable extended play / increase the capacity of this facility.	Medium

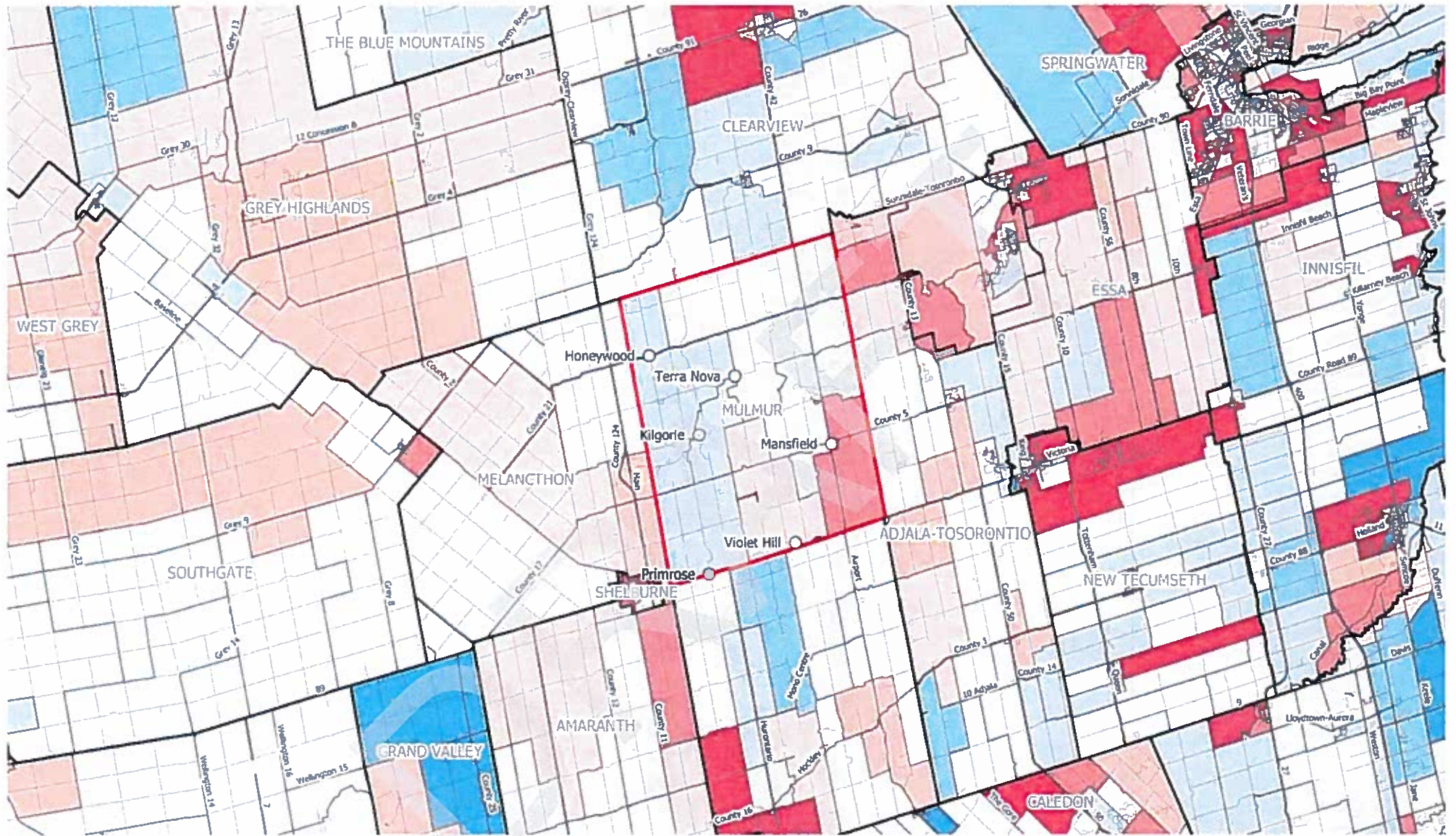
33	When the play structures at the Mansfield Ball Park require replacement, consider relocating it within the park to improve safety of users. This should occur in the medium-term.	High
36	As new parkland is developed in Mansfield, consider planning for the development of new multi-use courts in the medium or long term for local use. A multi-use court facility can accommodate a variety of court sports, including tennis, pickleball, and basketball.	Medium
37	Investigate the feasibility of developing a skateboard / BMX park to improve the offer of recreation amenities for youth in Mulmur. This would best be suited to be located in Mansfield, where new subdivisions, and therefore parkland, are being developed.	High

9.2.5 Long-Term Recommendations (Years 7-10)

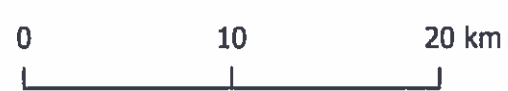
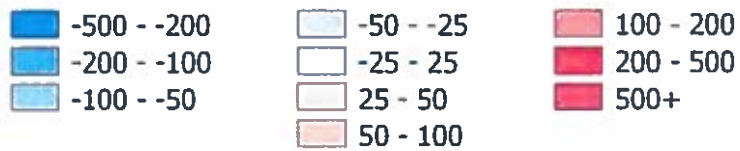
#	Recommendation	Priority
17	Over the Plan period and as the population grows in Mansfield, continue to monitor community demand for flexible indoor recreation space that can accommodate a variety of structured and unstructured activities. This will help the Township to confirm the need for an additional multi-use community facility (dry uses only), recommended to be located in Mansfield as a long-term proposition (beyond the Plan period).	High

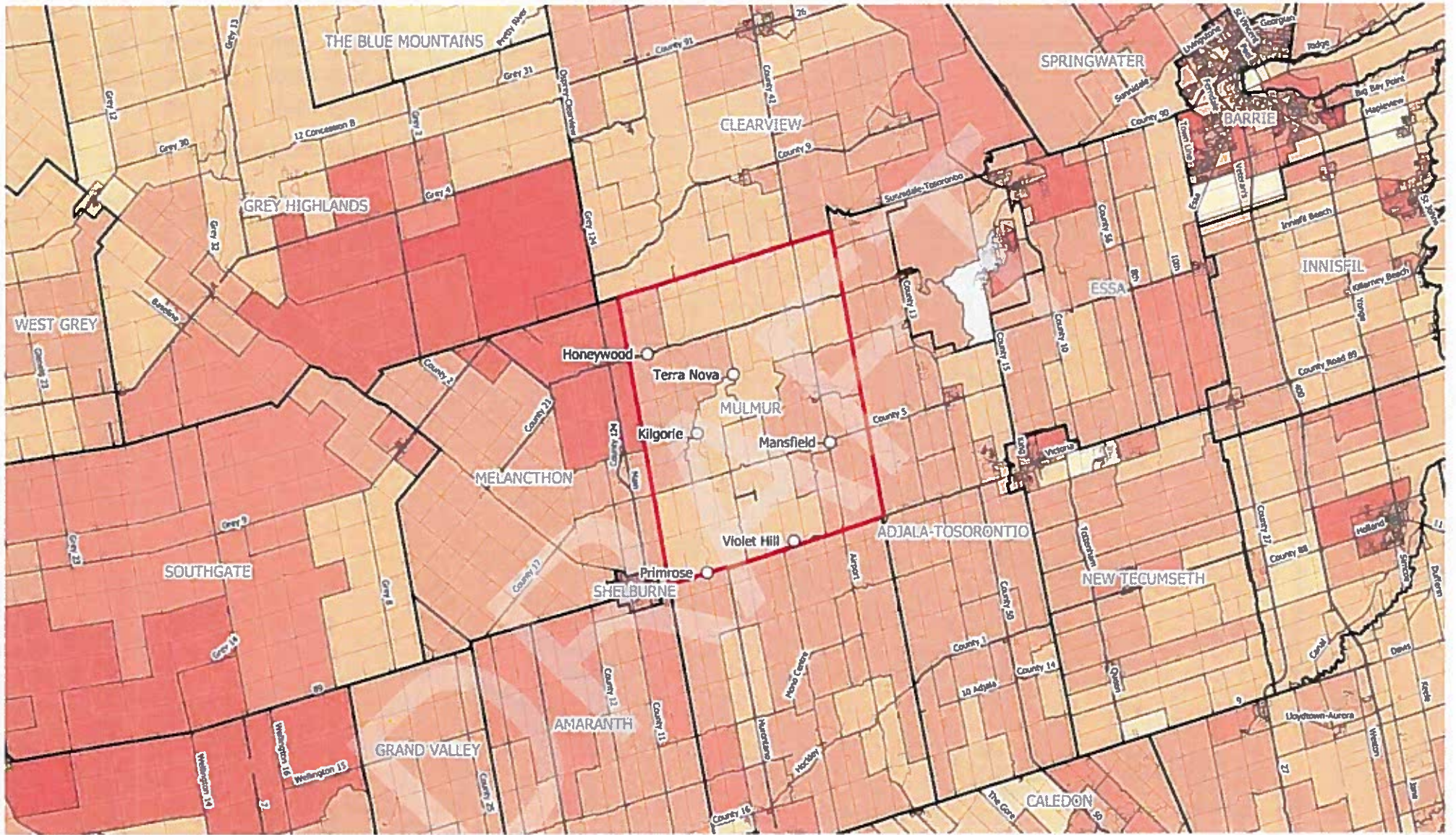


Appendix A: Demographic Mapping

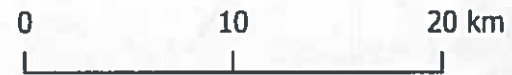
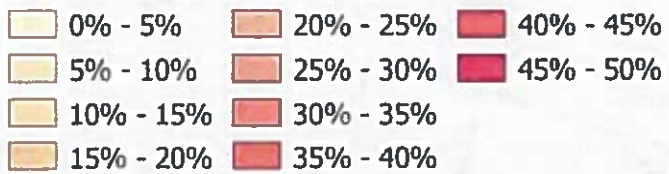


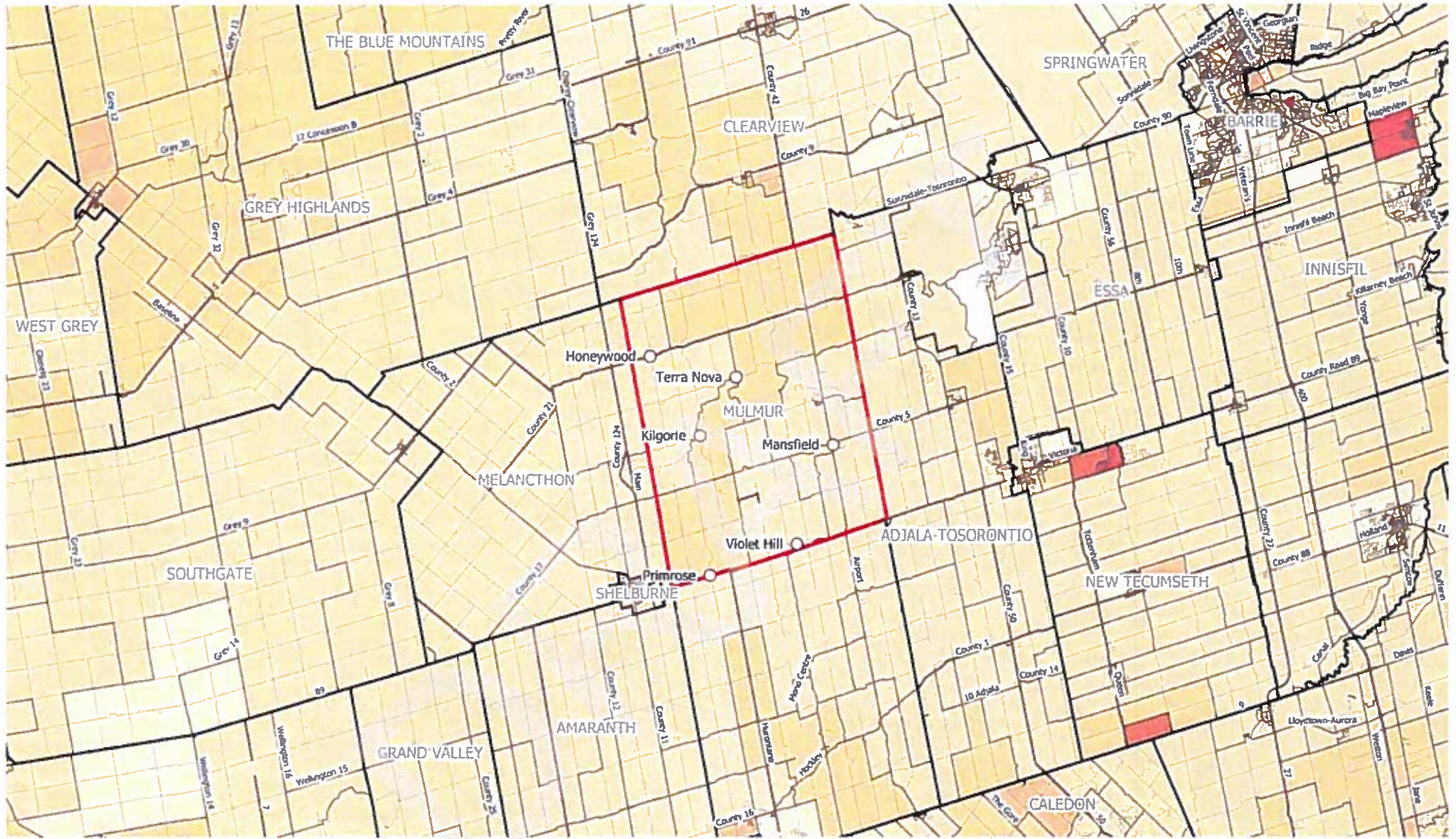
Population change, 2006-2016



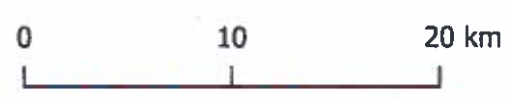
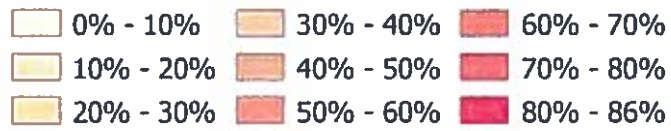


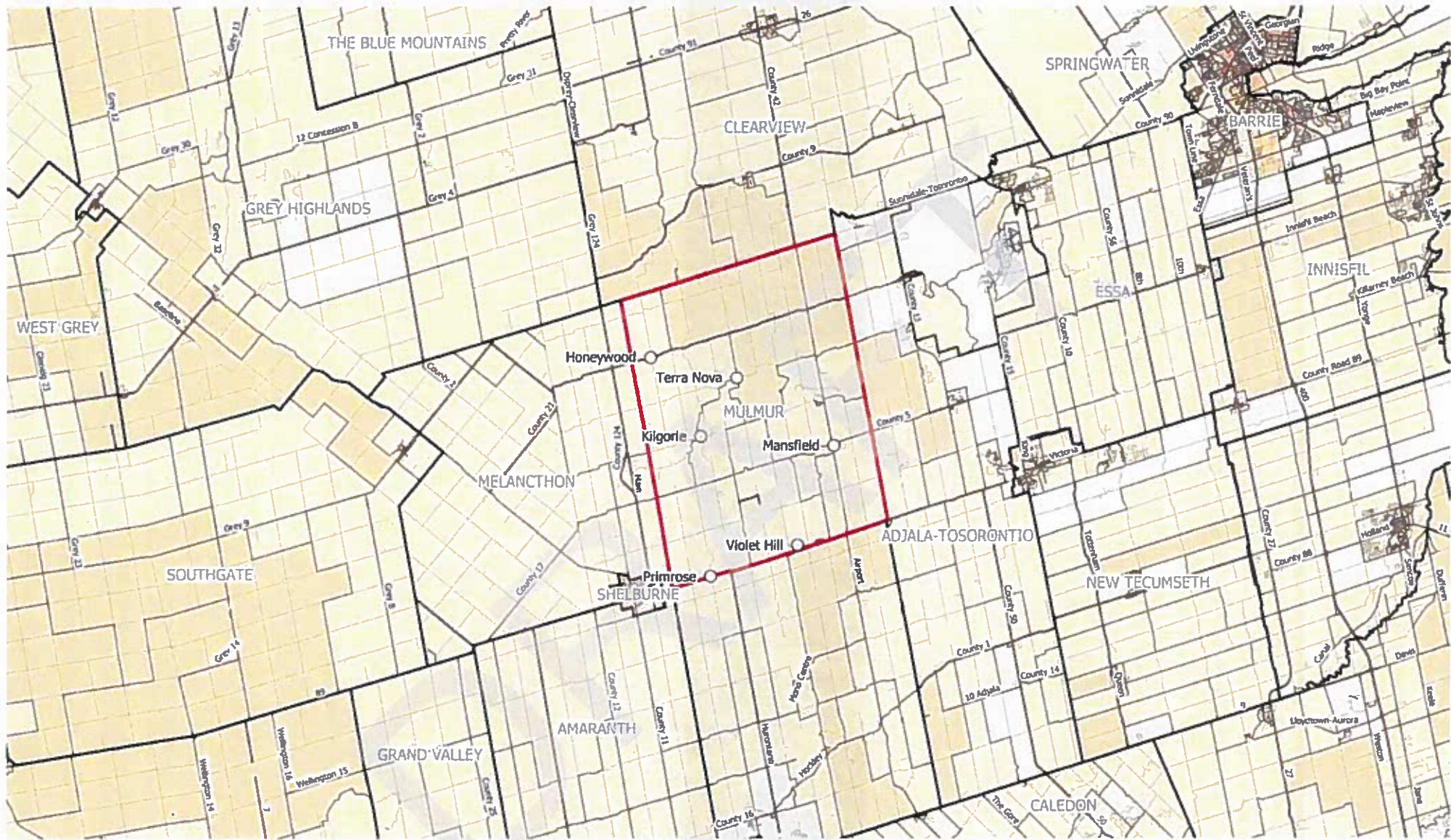
Under 19, percent total population, 2016



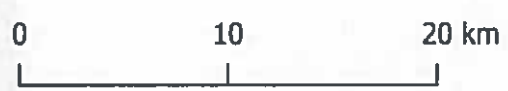
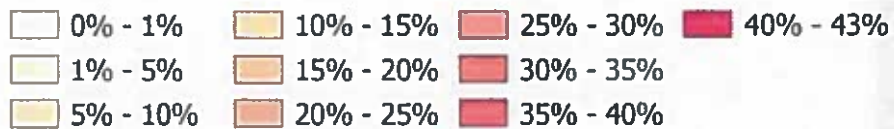


Over 65, percent total population, 2016





Population within the Low-income cut-off, after tax (LICO-AT)





Sierra Planning and Management
advice • strategy • implementation

Denise Holmes

From: Krista Frankcom <kristaf@flagsunlimited.com>
Sent: Friday, September 4, 2020 11:51 AM
To: Denise Holmes
Subject: Street Banners/hardware, Op Ref Id : 68851
Attachments: Q013533.pdf; HDBB.Krista.pdf

Hi Denise;

I have attached pricing for you on the banners & bracket hardware as requested - I have attached the info sheet on the brackets (I probably have sent this to you before). Let me know if you need anything else, or have any questions.

Happy Friday & enjoy the long weekend!

Krista

FlagsUnlimited®

Krista Frankcom | Account Manager
364 St. Vincent Street, Barrie, ON L4M 4A5
P: 1 (800) 565-4100 x 227 F: +1 (705) 739-9900
E: kristaf@flagsunlimited.com W: www.flagsunlimited.com



SAGE# 65194 PPAI# 773273 PPC# 20191118

Quotation



364 St. Vincent Street
 Barrie, Ontario L4M 4A5
 Canada
 Phone: 800-565-4100
 Fax: 800-304-1499

Quoted To:
 TOWNSHIP OF MELANCTHON
 157101 Highway 10
 Melancthon, ON L9V 2E6
 CA

Quote Date	Quotation Number	Customer No.	Ship Via	Sales Representative
Sep 4, 2020	Q013533	17219	Best Method - Ground	Krista Frankcom
On a best efforts basis Flags Unlimited will honour this quotation for 30 days but it is subject to change without further notice.		Terms: All custom orders require payment in full, (50% deposit and a signed P.O. on approved credit only), prior to the processing, manufacturing and shipping of your order. All stock orders must be paid in full by VISA, MasterCard, or cheque prior to shipping, unless approved credit has been established.		

Qty. Ord.	Item Number	Description	Unit Price	Extended Price
20	CUSZOH/CD	Street Banners - 60"x28" PROCESS: CUSTOM DIGITAL PRINT SIZE: 60"x28" MATERIAL: 22OZ VINYL ARTWORK: to be provided in vector format (ai, eps or pdf) *based on 1 art file* FACE: DOUBLE SIDED (1pc of material) FINISHING: 3" INCLUDED SLEEVES TOP & BOTTOM/TOTAL 4 GROMMETS ----- overall size is 60" ----- production is approx 10 business days after approved artwork ----- DUE TO COVID19 MEASURES WE CANNOT GUARANTEE SHIPDATES	75.15	1,503.00
20	HDBB01/SM	HD BANNER BRACKET SMALL (For 28" banner) QTY BREAK DISCOUNT HAS BEEN APPLIED	169.58	3,391.50
1	HANDLI/NG	SHIPPING & HANDLING FEE EXTRA - to be determined	0.00	0.00

Comments: Over/Under Runs : All custom printed orders are subject to a 10% over/under run. If over/under runs occur we will debit/credit your card/account accordingly. This adjustment will be made at the time of shipping. Delivery : Orders are F.O.B. Barrie, Ontario. Shipping and handling fees are extra. Shipping estimates are valid for 30 days. Flags Unlimited cannot be held responsible for courier or customs delays. Warranty : Flags Unlimited warrants that your product will arrive free of any defects in fabric and workmanship. Please bring any visual defects or concerns to our attention immediately upon receipt of products for a return authorization. Colours are matched as closely as possible to your file or pantones as our print equipment will allow. Product size is 6% +/- the quoted size. If you require exact size please advise sales rep at time of order to meet your request. Also : All sales of custom flags and banners are final.		<table style="width: 100%;"> <tr> <td style="width: 50%;">Included Tax</td> <td style="width: 50%; text-align: right;">0.00</td> </tr> <tr> <td>Order Discount</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Subtotal</td> <td style="text-align: right;">4,894.50</td> </tr> <tr> <td>Total sales tax</td> <td style="text-align: right;">636.29</td> </tr> <tr> <td>Total order</td> <td style="text-align: right;">5,530.79</td> </tr> </table>	Included Tax	0.00	Order Discount	0.00	Subtotal	4,894.50	Total sales tax	636.29	Total order	5,530.79
Included Tax	0.00											
Order Discount	0.00											
Subtotal	4,894.50											
Total sales tax	636.29											
Total order	5,530.79											
Tax Summary: ONHST 636.29												

Subject to confirmation once artwork is evaluated. Applicable taxes and shipping are extra.

HDBB HEAVY DUTY BANNER BRACKET

Excellent for high wind areas.

This system is ideal for lamp posts. The bracket and arm system is designed to ease the wind load on your banner as well as your lamp post.

Won't rust.

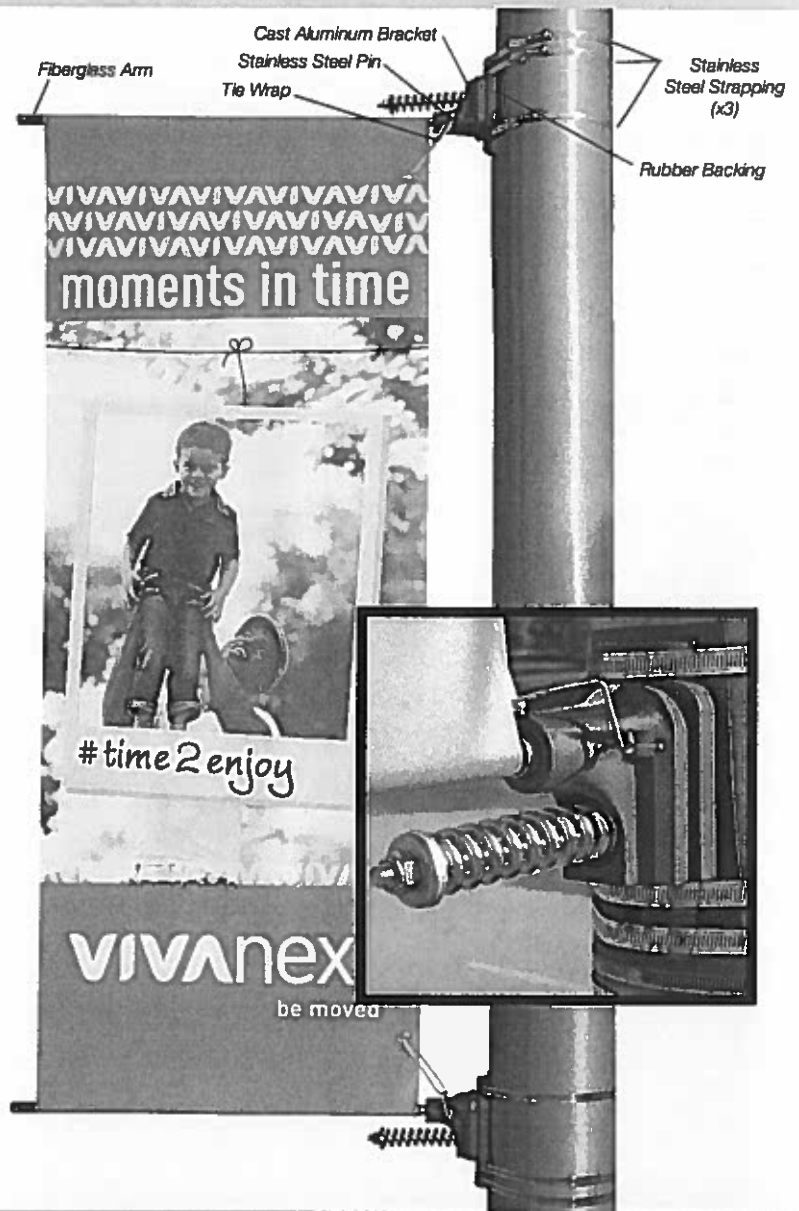
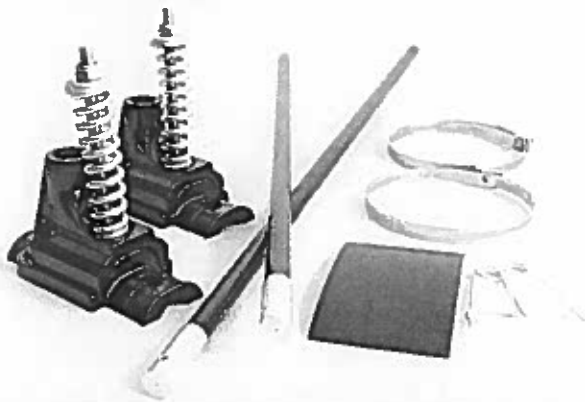
Most of the brackets on the market do not have stainless steel mechanics and will rust. The HDBB won't.

Available for 28" or 36" wide banners.

Includes:

- 2 **Black** Cast Aluminum Brackets
- 2 Fiberglass Arms (19mm/0.75" diameter)
- 2 Rubber Backings
- 2 Stainless Steel Pins
- 2 Tie Wraps
- 6 pieces of Stainless Steel Strapping
- 3 Year Warranty

Note: A bandit tool is required for proper installation and is not included.



Krista Frankcom, Account Executive
1-800-565-4100 ext 227
kristaf@flagsunlimited.com

 **Flags**
Unlimited 50
1986-2016

MORE THAN JUST FLAGS
www.flagsunlimited.com

Denise Holmes

From: Ruth Plowright <rplowright@libertevision.com>
Sent: Thursday, July 30, 2020 2:25 PM
To: Denise Holmes
Subject: Signs
Attachments: 2031147A Melancthon 2020 6.67mm double 2560x1280HB.pdf; Visio_Melancthon 2020.pdf; 2031147B Melancthon 2020 6.67mm double 1920x960 HB.pdf

Hi Denise

Please find attached a few idea's for a sign. We can change the design to anything you like. I did a simple design to start with. There are two different sizes as well. We can also just sell you the sign and I can help with the installation, this is what we did at Shelburne Iron. There are a few options depending on your budget.

Let me know what you think.

Thanks for the opportunity.

Ruth Plowright

Vice-President



519-942-6333 cell

Libertevision Ontario

www.libertevision.com

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PROPOSAL

DATE : 2020-07-29
 PROPOSAL # : 2031147A

VENDOR
Ruth Plowright LibertevisiON Ontario inc. 193 Main Street Melancthon, ON L9V 1X7 519-942-6333 / 1-855-437-0022 www.libertevisiON.com rplowright@libertevisiON.com

CUSTOMER
Denise Holmes Township of Melancthon 157101 Hwy. 10 Melancthon, ON L9V 2E6 519-925-5525 ext 101 dholmes@melancthontownship.ca www.melancthontownship.ca

PROJECT DESCRIPTION : Installation of an outdoor digital sign on a new sign structure. 6.67mm resolution, dual-sided colour LED screen with surface of 2560mm X 1280mm (8'-5" W X 4'-2" H). 5 years parts and 1 year labour warranty. CAN-ICES-3 Certification. High-brightness diodes 7000 nits.

DETAILS				
PRODUCT NO.	DESCRIPTION	QTY	EACH	TOTAL
POSH-667CL-2560X1280	6.67mm COLOUR SCREEN 2.56 X 1.28 M (3.28 M ²) 384 x 192 pixels PROMOTION: HIGH-BRIGHTNESS SMD DIODES AT NO EXTRA CHARGE. \$3280 VALUE	2		
COM-NOVA TB6	TB6 HYBRID CONTROL SYSTEM WITH WIFI	1		
COM-NOVA BRIGHT	AUTO BRIGHTNESS SENSOR	1		
COM-PI	PI WEB PLAYER	1		
ON-VISION	ON-VISION WEB: \$20 HOSTING PER MONTH, INVOICED \$240PER YEAR. ***PROMOTION 1st YEAR FREE***	1		
	STRUCTURE	1		
	INSTALLATION	1		
	CONCRETE BASE AND ANCHORS NOT INCLUDED	0		
CUSTOMER RESPONSIBLE TO BRING POWER AND A CAT6 DATA CABLE TO SIGN. 2 CIRCUITS OF 120V / 25A. ***PROMOTION VALID UNTIL SEPTEMBER 30, 2020***. ELECTRICAL CONNECTION NOT INCLUDED. PERMIT FEES NOT INCLUDED. SCREEN STARTUP, SOFTWARE AND TRAINING INCLUDED. SHIPPING INCLUDED. OFFER VALID FOR 60 DAYS. DIGITAL SIGNS REMAIN THE PROPERTY OF LIBERTEVISION UNTIL ITS FULL PAYMENT. THANK YOU FOR YOUR CONFIDENCE! GST/HST : 810085399 RT0001 WSIB: 5503937			SUB-TOTAL	\$51,039.00
			HST 13.0%	\$6,635.07
				\$0.00
			TOTAL	\$57,674.07
			DEPOSIT REQUIRED	\$28,837.04
			BALANCE	\$28,837.03
		*ESTIMATE ONLY, SUBJECT TO APPROVAL BY RCAP LEASING	60 MONTH FINANCING \$0 DOWN + TX	\$992

Parties have accepted this proposal, signed in _____, on _____, 20____ :

 Ruth Plowright
 LibertevisiON Ontario inc.

 Denise Holmes
 Township of Melancthon

DIGITAL SIGN OPTION A



6.67 mm Colour
Double-sided
2560 mm x 1280 mm
8'-5" x 4'-2"

6.67 mm high resolution

Aluminum cabinet

384 x 192 pixels

High brightness diodes 7000 nits

Automatic brightness adjustment

Refresh rate 1920 Hz

Working temperatures from
-30 °C to +50 °C and water-resistant

« Quick release » modules

Viewing angles: 160° H, 160° V

Long-lasting diodes 100,000 hours

Compatible with most file types: JPG, GIF, PCX,
TIF, AVI, MPEG, WMV, MOV

Hybrid control system with **ON**
web-based access available **VISION**

Compliant with the Canadian regulations
standards for radiofrequency CAN-ICES-3

1/6 scan technology (Energy saving)

Power supply with PFC
(saves 25% in electricity)

Power consumption: 2003 watts (120V / 17A) max,
668 watts (120V / 6A) on average



WARNING

This design is the exclusive property of LibertevisiON inc. Any total or partial reproduction is strictly prohibited without the written permission of the company

Due to differences in screen settings, the colors of this visual may differ from the final product
This visual is not representative of the actual proportions. The scale may vary from the final result
Some pictures were taken on Freepix.com



OPTION A



**VINYL APPLIQUÉ
LOGO ON LIGHT BOX**
Double-sided
Logo : 7'-8" X 2'-5"
Light box : 8'-5" X 3'-0"

DIGITAL SIGN
6.67 mm Colour
Double-sided
2560 mm x 1280 mm
8'-5" x 4'-2"

OPTION A



OPTION A





PROPOSAL

DATE : 2020-07-29
 PROPOSAL # : 2031147B

VENDOR
Ruth Plowright Libertevisi Ontario inc. 193 Main Street Melancthon, ON L9V 1X7 519-942-6333 / 1-855-437-0022 www.libertevisi.com rplowright@libertevisi.com

CUSTOMER
Denise Holmes Township of Melancthon 157101 Hwy. 10 Melancthon, ON L9V 2E6 519-925-5525 ext 101 dholmes@melancthontownship.ca www.melancthontownship.ca

PROJECT DESCRIPTION : Installation of an outdoor digital sign on a new sign structure. 6.67mm resolution, dual-sided colour LED screen with surface of 1920mm X 960mm (6'-4" W X 3'-2" H). 5 years parts and 1 year labour warranty. CAN-ICES-3 Certification. High-brightness diodes 7000 nits.

DETAILS				
PRODUCT NO.	DESCRIPTION	QTY	EACH	TOTAL
POSH-667CL-1920X960	6.67mm COLOUR SCREEN 1.92 X 0.96 M (1.85 M ²) 288 x 144 pixels PROMOTION: HIGH-BRIGHTNESS SMD DIODES AT NO EXTRA CHARGE. \$1850 VALUE	2		
COM-NOVA TB6	TB6 HYBRID CONTROL SYSTEM WITH WIFI	1		
COM-NOVA BRIGHT	AUTO BRIGHTNESS SENSOR	1		
COM-PI	PI WEB PLAYER	1		
ON-VISION	ON-VISION WEB: \$20 HOSTING PER MONTH, INVOICED \$240PER YEAR. ***PROMOTION 1st YEAR FREE***	1		
	STRUCTURE	1		
	INSTALLATION	1		
	CONCRETE BASE AND ANCHORS NOT INCLUDED	0		
CUSTOMER RESPONSIBLE TO BRING POWER AND A CAT6 DATA CABLE TO SIGN. 2 CIRCUITS OF 120V / 15A. ***PROMOTION VALID UNTIL SEPTEMBER 30, 2020*** ELECTRICAL CONNECTION NOT INCLUDED. PERMIT FEES NOT INCLUDED. SCREEN STARTUP, SOFTWARE AND TRAINING INCLUDED. SHIPPING INCLUDED. OFFER VALID FOR 60 DAYS. DIGITAL SIGNS REMAIN THE PROPERTY OF LIBERTEVISION UNTIL ITS FULL PAYMENT. THANK YOU FOR YOUR CONFIDENCE! GST/HST : 810085399 RT0001 WSIB: 5503937			SUB-TOTAL	\$35,239.00
			HST 13.0%	\$4,581.07
				\$0.00
			TOTAL	\$39,820.07
			DEPOSIT REQUIRED	\$19,910.04
			BALANCE	\$19,910.03
		*ESTIMATE ONLY, SUBJECT TO APPROVAL BY RCAP LEASING	60 MONTH FINANCING \$0 DOWN + TX	\$685

Parties have accepted this proposal, signed in _____, on _____, 20____ :

 Ruth Plowright
 Libertevisi Ontario inc.

 Denise Holmes
 Township of Melancthon

DIGITAL SIGN OPTION B



6.67 mm Colour
Double-sided
1920 mm x 960 mm
6'-4" x 3'-2"

6.67 mm high resolution

Aluminum cabinet

288 x 144 pixels

High brightness diodes 7000 nits

Automatic brightness adjustment

Refresh rate 1920 Hz


Working temperatures from
-30 °C to +50 °C and water-resistant

« Quick release » modules

Viewing angles: 160° H, 160° V

Long-lasting diodes 100,000 hours

Compatible with most file types: JPG, GIF, PCX,
TIF, AVI, MPEG, WMV, MOV

Hybrid control system with 
web-based access available

Compliant with the Canadian regulations
standards for radiofrequency CAN-ICES-3

1/6 scan technology (Energy saving)

Power supply with PFC
(saves 25% in electricity)

Power consumption: 1127 watts (120V / 10A) max,
376 watts (120V / 4A) on average



WARNING

This design is the exclusive property of Libertevision inc. Any total or partial reproduction is strictly prohibited without the written permission of the company

Due to differences in screen settings, the colors of this visual may differ from the final product. This visual is not representative of the actual proportions. The scale may vary from the final result.

Some pictures were taken on FreePress.com



OPTION B



OPTION B



THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

BY-LAW NO. 44-2020

Being a By-law to Enter into A Site Plan Agreement

WHEREAS Council for the Corporation of the Township of Melancthon authorizes Site Plan Control through the policies of its Official Plan;

AND WHEREAS Section 41(2) and 41(3) of The Planning Act, R.S.O 1990 c. P. 13, as amended provides that where in an Official Plan certain lands or uses as being subject to site plan control, the Council of the local Township may designate the whole or any part of any area as a Site Plan Control area;

AND WHEREAS Zoning By-law 12-79, as amended for the Township of Melancthon requires Cannabis Facilities to be subject to site plan control;

AND WHEREAS Council hereby designates lands located in Lots 272, 273, 274, 275, 276, 277, Concession 2 SW as a site plan control area;

AND WHEREAS the Council of the Township of Melancthon deems it necessary and in the public interest to enter into a site plan agreement;

NOW THEREFORE the Council for the Corporation of the Township of Melancthon hereby enacts as follows:

1. That By-law 5-2020 passed on the 16th day of January, 2020 is hereby repealed.
2. That the Mayor and Clerk are hereby authorized to sign a site plan agreement between the Township of Melancthon and 2690044 ONTARIO INC. attached hereto as Schedule A-1, and hereby forms part of this By-law.
3. That this By-law shall come into force and take effect on the date of its final passing.

BY-LAW READ A FIRST AND SECOND TIME, THIS DAY OF SEPTEMBER, 2020.

BY-LAW READ A THIRD TIME AND FINALLY PASSED THIS DAY OF SEPTEMBER, 2020.

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

Mayor

Clerk

Tabled to Sept 17th

GB#15.3.3.1
SEP 17 2020

Plan #10.2.2
SEP 03 2020

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

SITE PLAN AGREEMENT

THIS AGREEMENT made in triplicate this xxth day of September, 2020

BETWEEN:

2690044 ONTARIO Inc.

hereinafter referred to as the "Owner"

- AND -

THE CORPORATION OF THE TOWNSHIP OF MELANCTHON

hereinafter referred to as the "Township"

WHEREAS the Owner wishes to construct buildings to be used as cannabis facilities in an accessory manner to the outdoor production of cannabis in the Township;

AND WHEREAS Section 41 of the *Planning Act* R.S.O 1990 c.P 13, as amended (the "*Planning Act*"), authorizes the use of Site Plan Control by approval authorities;

AND WHEREAS the Township desires to confirm and establish responsibilities and obligations of the Owner with respect to site alteration and development of the Owner's lands;

AND WHEREAS Subsection 41(1) of the *Planning Act* provides for the registration of Site Plan Agreements on title to the subject lands;

AND WHEREAS the Owner previously entered into a site plan agreement with the Township of Melancthon on xxx, 2020 and the parties to that agreement now wish to replace that agreement with a new site plan agreement;

NOW THEREFORE WITNESSETH that in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the parties covenant and agree as follows:

SECTION I - LANDS TO BE BOUND

- 1) The lands to be bound by the terms and conditions of this Agreement (sometimes referred to as "the subject lands"), are located in the Township of Melancthon and are more particularly described in Schedule "A" hereto.

SECTION II - COMPONENTS OF THE AGREEMENT

- 1) This Agreement, in conjunction with the following Schedules, constitute the components of this Agreement:

Schedule "A" - Legal Description of the subject lands to be Developed.

Schedule "B" - Site Plan Drawings

SECTION III - REGISTRATION OF AGREEMENT

- 1) This Agreement shall be registered on title to subject lands at the Owner's expense.
- 2) The Owner agrees that all documents required herein shall be submitted in a form suitable to the Township and suitable for registration, as required by the Township. If the Township prepares the documentation, same will be prepared at the expense of the Owner.
- 3) The parties agree that this Agreement shall be registered against the Owner's lands within thirty (30) days of the execution thereof by the Township and in all instances, prior to the development of the subject lands in accordance with the approved-Site Plan Drawings. For the purposes of this Agreement, "development" and "re-development" shall have the

same meaning as prescribed at s.41 of the Planning Act.

- 4) The Owner covenants that there is no encumbrance or other instrument registered upon or otherwise affecting the title to the subject lands and that no encumbrance or registered instrument not satisfactory to the Township, acting reasonably, shall exist prior to registration of this Agreement upon the title to the subject lands. In the case of existing encumbrances, the Owner shall obtain postponements to the registration of this Agreement from any party having an interest in the subject lands, to the satisfaction of the Township.

SECTION IV - BUILDING PERMITS

- 1) The Owner agrees not to request that the Township or the Chief Building Official issue a building permit to carry out development of the land until this Agreement has been registered on title to the subject lands.
- 2) On any application for a Building Permit and prior to the issuance thereof, the Owner shall submit such further plans, specifications and approvals with respect to the project as are required by the Township and/or the Chief Building Official and/or the Fire Chief.
- 3) The Owner agrees that any request for a building permit which is not compliant with the Township's Comprehensive Zoning By-law and/or consistent with the provisions and schedules to this Agreement will not be approved by the Township.

SECTION V - PROVISIONS

- 1) The Owner agrees to undertake site alteration and construction only in the manner described and as set out in the Site Plan Drawings attached hereto as Schedule "B" and forming part of this Agreement.
- 2) The Owner agrees that any change to the Site Plan Drawings listed in Schedule "B" shall be subject to the review by the Township and an amendment to this Agreement.
- 3) The Owner agrees that buildings and structures authorized by this Agreement will be used in an accessory manner to the outdoor production of cannabis as authorized by a license or licenses issued under the Federal Cannabis Act S.C. 2018, c. 16.
- 4) The Owner agrees to obtain a Production License and Processing License in accordance with the Federal Cannabis Regulations and to provide copies of said licences to the Township. The Owner agrees to inform the Township of any change or amendment to the federal licenses applicable to the subject lands.
- 5) The Owner acknowledges and agrees that the retail sale of cannabis is not permitted in the Township.
- 6) Prior to commencing construction of the Development, the Owner shall pay any and all outstanding taxes.
- 7) The Owner agrees that lands existing in a natural state on the day the date of signing of this Agreement and/or designated or zoned to protect natural heritage features shall be left in a natural state and shall not be altered except through an amendment to this Agreement.
- 8) The Owner agrees to obtain entrance permits from the Township, as may be required by the Township in its discretion.
- 9) The Owner agrees to provide parking and loading spaces in the manner illustrated on the site plans attached hereto as Schedule "B".
- 10) The Owner agrees to undertake site preparation and construction in an orderly manner and to keep the site in an orderly state free of debris and refuse. The Owner also agrees to fence the site during construction and to apply dust suppressant during dry periods to minimize the spread of dust to the Township's satisfaction.
- 11) The Owner shall provide and maintain at their sole expense in good repair and in a safe

and clean condition the subject lands, vegetation, structures, driveways, parking areas, roads, buildings, facilities, services, underground services, works and landscaping improvements on the subject lands at his own expense and shall do all acts necessary to comply with and properly carry out and provide for the maintenance and use thereof, including the replacement or repair of broken, damaged or worn material or parts and the replacement of dead or deceased vegetation. The Owner shall further keep the subject lands free and clear of all refuse, debris and obstructions. Without limiting the generality of the foregoing, and in addition to anything else contained herein, the Owner shall:

- a) Keep in a proper state of repair and operation the access roadways to the satisfaction of the Township;
 - b) To rectify, replace or repair any part of the development not constructed in accordance with the Site Development Plans or in accordance with any "as constructed" drawings submitted by the Owner and approved in writing by the Township in its sole and absolute discretion;
 - c) To do all maintenance and repairs pursuant to this Agreement as the Owner may be directed to do in writing by the Township; and
 - e) Develop and maintain grading and drainage and ensure that all storm and surface water from Lands shall not increase the shedding of water onto adjacent properties and shall be properly disposed of.
- 12) The Owner agrees to implement all recommendations of the Stormwater Management Plan and to grade and maintain the site in the manner specified in the Site Plan Drawings attached as Schedule "B". Where provisions of the Stormwater Management Plan require the installation of barriers, sediment fencing and control measures to restrict the movement of sediment and erosion materials during storm events, the Owner agrees to regularly inspect such measures to ensure their continued operation and effectiveness.
 - 13) The Owner acknowledges that the Stormwater Plan includes the discharge of water in a concentrated form from a stormwater management pond into the municipal roadside ditch, in a location that does not currently receive discharge in such form. The Owner agrees to rectify any impacts to the municipal ditch caused by such discharge as determined by the Township's Public Works Superintendent to the Township's satisfaction. The Owner further agrees that it accepts the Township's current level of maintenance for the roadside ditch and will not require any enhanced level of maintenance as a result of the site development.
 - 14) The Owner agrees to landscape and fence the site in the manner described in the Site Plan Drawings attached hereto as Schedule "B".
 - 15) The Owner agrees to comply with provisions of the Occupational Health and Safety Act and its appurtenant Regulations, and to comply with all other laws including municipal, provincial and federal laws and regulations as may be applicable.
 - 16) The Owner agrees to dispose of fill and construction debris and refuse at a facility authorized by the Township.
 - 17) The Owner agrees to consult with and address any requirements of utility providers including but not limited to Hydro One Networks Inc. The Owner agrees to provide the Township with a copy of a post-construction plan showing the location of all utilities on site and their service connections, on demand.
 - 18) The Owner agrees to engage a professional engineer to confirm in writing to the Township that the plans attached at Schedule "B" have been adhered to through a conformity letter which includes the engineer's stamp and to provide such letter prior to occupancy. The Owner further agrees to retain the services of any other appropriate professional consultants which may include an architect, landscape architect or certified landscape designer, to supervise the installation and construction of the Development and to maintain records of the same, which records shall be made available to the Township upon request, and to provide certifications to and as required by the Township.

- 19) The Owner agrees to assume all responsibility for the storage, removal and disposal of domestic waste generated by the facility.
- 20) The Owner agrees to provide copies to the Township of the schedules and reports/records relating to the Storm Water Management System Maintenance and Inspection.
- 21) The Owner agrees to comply with the provisions and regulations of the Township's Comprehensive Zoning By-law and all other applicable by-laws of the Township.
- 22) The Owner agrees that no goods or merchandise shall be displayed or stored outside unless authorized by the Township's Zoning By-law and this Agreement.
- 23) The Owner agrees that if culturally or historic artefacts or human remains are discovered during site alteration and construction to contact the Ministry of Tourism, Culture, Sport and/or a qualified professional to address the removal and/or relocation of said artefacts or remains.
- 24) The Owner agrees to comply with all regulations and requirements of the County of Dufferin and the Ministry of Environment, Conservation and Parks.
- 25) The Owner agrees to pay Development Charges as required by By-law 37-2019.
- 26) The Owner agrees that all contractors hired by the Owner will be made aware of this Agreement and will adhere to its provisions.
- 27) The Owner agrees, that at any time during or subsequent to site alteration and construction of the subject lands, the Township may require the Owner's project engineer or the Chief Building Official, or an equivalent authority to inspect the Owner's lands and report to the Township with respect to compliance with matters specified in this Agreement.
- 28) The Owner agrees and shall be aware, that spatial separations as required by the Ontario Building Code must be complied with.
- 29) The Owner agrees that no change or deviation from this Agreement shall be permitted unless such change is authorized by a Municipal by-law approving an amendment to this Agreement.
- 30) In the event of a conflict between the plans, drawings and reports as listed in Schedule "B" of this Agreement and any other plans, drawings and reports, the plans, drawings and reports as listed in Schedule "B" shall prevail.
- 31) The Owner shall pay to the Township, forthwith upon demand, all costs and expenses incurred by the Township, whether directly or indirectly, in connection with this Agreement and the approval of any Site Development Plans. Without limiting the generality of the foregoing, such costs and expenses shall include a charge for the processing of the Site Development Plans by the Township, and all legal, surveying, planning, administrative, inspection, enforcement and engineering costs and the costs of any consultants retained by the Township incurred in connection with this agreement, the supervision of all of the works undertaken in connection therewith or in ensuring compliance with this agreement and the registration thereof on title to the subject lands. In the event that the Owner does not reimburse the Township as aforesaid, the Township may, at its sole discretion, on thirty (30) days written notice to the Owner, use the Securities or any part thereof for the payment in full of such costs or expenses. Without limiting the Township's available remedies, in the event there is no Security available, the Township shall be entitled to collect the costs and expenses incurred to repair the damage in a like manner as municipal taxes.
- 32) The Owner shall reimburse the Township for any damage to any municipal services, facilities or works resulting from the development or redevelopment of the subject lands, howsoever caused and the determination of the Township's engineer with respect to

whether or not said damage was caused by the Owner or with respect to the extent of the damage shall be final and binding on all parties.

- 33) The Owner hereby covenants and agrees to waive any right or entitlement they may have to any action, cause of action, losses, liens, damages, suits, judgments, orders, awards, claims and demands whatsoever against the Township, its Mayor and Councillors, employees, workers, agents, contractors and consultants, and further covenants and agrees to indemnify and save harmless the Township, its Mayor and Councillors, employees, workers, agents, contractors and consultants, from and against all actions, causes of action, losses, liens, damages, suits, judgments, orders, awards, claims and demands whatsoever, whether the same shall be with or without merit, and from all costs to which the Township, its Mayor and Councillors, employees, workers, agents, contractors and consultants, may be put in defending or settling any such action, causes of actions, suits, claims or demands, which may arise either directly or indirectly by reason of, or as a consequence of, or in any way related to the Owner developing the Subject Lands including without limitation, the installation, construction, maintenance, repair and/or operation of any or all of the Services.
- 34) The Owner agrees that up to 5 hoop houses, each with a floor area of up to 2,000 ft², may be constructed for every 50 acres of land licensed for outdoor cultivation and shall be used for no other purpose than plant hardening during the spring season. The construction of a hoop house shall be compliant with zone regulations for cannabis facilities and shall be subject to the permit requirements of the County of Dufferin Building Department.

SECTION VI - DEFAULT, FAILURE TO MAINTAIN OR PERFORM OBLIGATIONS

- 1) If, in the reasonable opinion of the Township, the Owner is not adequately performing its obligations pursuant to this Agreement, or such obligations are not being performed expeditiously or in the best interests of the Township, the Township may, upon providing 10 days' written notice to the Owner respecting such non-performance, and an opportunity to rectify same within that time, enter upon the subject lands and repair, replace or otherwise maintain the subject lands at the Owner's expense.
- 2) The Owner hereby covenants and agrees that should it be in default of any of its obligations with respect to maintenance, without any limitation whatsoever, the Township in its sole discretion may add any costs incurred by the Township to fulfill or rectify such default to the tax roll for the subject lands and that the Township shall be permitted to collect such amount outstanding in the same manner as municipal taxes. The Owner further agrees that the amount outstanding shall accrue interest payable to the Township in the same manner as taxes in arrears.
- 3) The Owner shall immediately repair any damage done to any property as a result of the development of the subject lands.
- 4) If the Owner fails or neglects to immediately repair any damage done to any property as a result of the development of the subject lands, the Township shall be entitled to draw upon the Security, if any, if the damage relates to the purpose of the Security and to use the proceeds thereof to repair such damage. Without limiting the Township's available remedies, in the event there is no Security, the Township shall be entitled to collect the costs and expenses incurred to repair the damage in a like manner as municipal taxes.
- 5) The Owner hereby grants permission to the Township and its agents, contractors and employees to enter upon the subject lands at any time or times to perform such inspections as may be reasonably necessary to determine whether the Development is in compliance with and continue to be in compliance with the provisions of this Agreement.
- 6) During the development of the subject lands, the Township and its agents, contractors and employees may enter upon the subject lands at any time or times without notice for the purpose of making emergency repairs to the Development. Such entry and repair shall not be deemed to be an assumption by the Township of any liability in connection with the development of the subject lands, nor a release of the Owner from any of its obligations under this Agreement.

- 7) If at any time or from time to time during the development of the subject lands, the Township is of the opinion that, because of previously unknown or unforeseen conditions, it is necessary to supply, install or construct additional works in order to adequately provide services for the subject lands or in order to prevent damage to any other lands, the Owner shall supply, install or construct such additional works at the request of the Township.

SECTION VII - CONSTRUCTION ACT

- 1) The Owner shall comply with all of the provisions of the *Construction Act*, R.S.O. 1990, c. C.30 as amended, including retention of all holdbacks and funds required. The Owner shall at its own expense, within ten (10) days of receiving written notice from the Township to do so, pay or otherwise discharge or vacate any lien, charge or claim brought or registered pursuant to the Act (whether perfected or not) which affects any lands owned by the Township or in which the Township has an interest, and which arise out of the performance of this Agreement.
- 2) The Owner hereby indemnifies the Township from and against all suits and claims of any nature arising out of or connected with the carrying out of the Owner's obligations pursuant to this Agreement and, particularly, against any claim(s) pursuant to the *Construction Act*. This indemnity does not extend to the negligence of the Township, its employees, agents or contractors.
- 3) Any reductions in the Security are subject to the provisions of the *Construction Act* and the Township shall retain a holdback either in accordance with the said Act or in accordance with the *Construction Act* provisions of this Agreement.
- 4) The Township may use all or part of the Security to pay, discharge, vacate and obtain and register a release of all charges, claims, liens, and all preserved or perfected liens, made, brought, or registered pursuant to the *Construction Act* which affect any lands owned by the Township including public highways in the event that the Owner defaults in respect of its obligations of this Agreement relating to the purpose of the Security.

SECTION VIII – DEFAULT

- 1) In the event of any default by the Owner pursuant to any of the terms of this agreement, in addition to any other remedies available to the Township and without any limitation thereof, the Township may:
 - a) draw on the Security in whole or in part for the purpose of the Security;
 - b) undertake or complete any obligation of the Owner hereunder;
 - c) enter upon the subject lands through its servants or agents for any purpose whatsoever;
 - d) issue a stop work order with respect to any further development, redevelopment or work upon the subject lands pursuant to the *Building Code Act* or other applicable legislation; and
 - e) recover from the Owner all costs plus an additional 10% (for inconveniences) and expenses incurred by the Township whether directly or indirectly, with respect to the default or the remedy thereof and collect such costs and expenses in like manner as municipal taxes.
 - f) the cost of performing said work may form a lien against the Subject Lands. The Township, at its sole option, acting reasonably may also suspend or terminate this Agreement and forthwith revoke all approvals, permits, and authorizations previously granted by the Township to the Owner.
 - g) at the expense of the Owner, register notice on title to the Subject Lands of the termination and/or suspension of this Agreement.

SECTION IX – INSURANCE

- 1) Prior to commencing any Development and/or construction and/or the issuance of a Building Permit for this Development, the Owner shall insure against all claims of the character commonly referred to as public liability and property damage. The Owner shall insure against all damages or claims for damages with an insurance company satisfactory to the Township Treasurer. Such policy or policies shall be issued in the joint names of the Owner and the Township, and shall remain in the custody of the Township Treasurer during the life of this Agreement. The minimum limits of such policy shall be \$5,000,000.00 for loss or damage resulting from bodily injury to, or death of, one or more persons arising out of the same accident, and \$5,000,000.00 for property damage, or such minimum limits as may be agreed as between the parties.

The policy shall be in effect for the period of this Agreement, including the period of guaranteed maintenance. It is agreed that no blasting shall occur on the property without insurance and approval of the Township. The Owner shall prove to the satisfaction of the Township, from time to time as the Township Treasurer may require, that all premiums on such policy or policies of insurance have been paid and that the insurance is in full force and effect.

- 2) The issuance of such a policy of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible.

SECTION X – LANDSCAPE SECURITY

- 1) The Owner agrees to landscape and fence the site in the manner described and illustrated in the Site Plan Drawings attached hereto as Schedule “B”. The owner shall provide security in cash, or by way of a Letter of Credit in a form acceptable to the Township, prior to the issuance of a building permit, as a guarantee to be held by the Township until such time as the landscape works are fully completed, inspected and approved in the amount of \$40,000.00.
- 2) The Owner may apply to Council for reductions in the security held in relation to landscaping, however landscaping inspections conducted by the Township relating to the potential release or reduction of the securities shall not occur prior to the first day of June of the year following the date of the completion of the planting. All landscaping works are to be certified by a Landscape Architect.

SECTION XI – SECURITY FOR CONTRIBUTION TO 2ND LINE SW IMPROVEMENTS

- 3) The Owner agrees to contribute toward the Township’s cost to maintain 2nd Line SW in the amount of \$149,788.62 as articulated in the Pavement Investigation and Assessment attached hereto at Schedule “B” and the technical memorandum attached hereto as Schedule “C”. The amount is payable in two installments. First installment (50%) in the amount of \$74,894.31 is due upon execution of Agreement and the balance of \$74,894.31 is due on or before September 30, 2021.

SECTION XII – INTERPRETATION, BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, NOTICE, PENALTY

- 1) The headings in this Agreement are for convenience of reference only. This Agreement shall be read with such changes in gender and number as the context may require.
- 2) Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words “at the expense of the Owner” unless the context otherwise requires.
- 3) This Agreement shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 4) The Agreement shall come into effect on the date of execution by the Township.

- 5) Nothing in this Agreement shall relieve the Owner from complying with all other applicable by-laws, laws or regulations of the Township or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the Township from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.
- 6) The Owner covenants and agrees to release and forever discharge the Township from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Township to carry out any of its obligations under this Agreement, or, as a result of the Township performing any municipal work on adjacent properties which may damage or interfere with the works of the Owner, provided that such default, failure or neglect was not caused intentionally or through negligence on the part of the Township, its servants or agents.
- 7) Any notice required to be given pursuant to the terms hereto shall be in writing and mailed or delivered to the other at the following address:

OWNER'S NAME AND ADDRESS FOR SERVICE:	2690044 Ontario Inc. c/o Mr. John Laurie 1680 Tech Avenue, Unit 1 Mississauga, ON L4W 5S9
------------------------------------------	-------------------------------------------------------------------------------------------------------

TOWNSHIP OF MELANCTHON ADDRESS FOR SERVICE:	Clerk Township of Melancthon 157101 Highway 10 Melancthon, ON L9V 2E6
------------------------------------------------	-----------------------------------------------------------------------------------

Any Notice is effective (i) if personally delivered, as described above, on the day of delivery if that day is a Business Day (being a Monday-Friday, excluding statutory holidays recognized in the Province of Ontario) and it was delivered before 5:00 p.m. local time in the place of delivery or receipt, and otherwise on the next Business Day, or (ii) if by registered mail, on the fourth Business Day following the day on which it is mailed.

- 8) The rights and remedies provided for in this Agreement are in addition to and shall not limit the ability of the Township to take such actions as may be available to it to ensure compliance with the requirements of this Agreement.
- 9) Notwithstanding any other provision of this Agreement, the Owner acknowledges and agrees that none of the provisions of this Agreement is intended to operate, nor shall have the effect of operating, in any way to fetter the Council of the Township in the exercise of any of its discretionary powers. The Owner hereby acknowledges and agrees that it does not expect and shall not receive any advantageous planning or other consideration by virtue of it having entered into this Agreement or by virtue of the existence of this Agreement.
- 10) The invalidity of any provision of this Agreement shall not affect any other provision of it, and, if any particular provision of this Agreement is declared to be invalid by a court or tribunal of competent jurisdiction, this Agreement shall be construed as if the invalid provision had been omitted.
- 11) This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
- 12) This Agreement may be signed in any number of counterparts, each of which is an original, and all of which taken together, constitute one single document. Counterparts may be in an electronically scanned form. Parties transmitting electronically will also deliver the original counterpart to the other parties, but failure to do so does not invalidate this Agreement.

- 13) The Owner acknowledges being advised that they should obtain independent legal advice prior to executing this Agreement and that, should they choose to execute this Agreement without having obtained independent legal advice, they have done so of their own accord.
- 14) The failure of the Township to insist on strict performance of any of the terms, provisions, covenants or obligations herein shall not be deemed to be a waiver of any rights or remedies that the Township may have, and shall not be deemed to be a waiver of any subsequent breach or default of the terms, provisions, covenants and obligations contained in this Agreement.
- 15) The Owner shall not call into question, directly or indirectly, in any proceedings whatsoever in law or in equity or before any court or administrative tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained, and this clause may be pleaded as estoppel against the Owner in any such proceedings.

IN WITNESS WHEREOF the Owner and the Township has hereto affixed its Corporate Seal attested to by the hands of its duly authorized officers this xxth day of September, 2020

SIGNED, SEALED AND DELIVERED
in the presence of:

2690044 ONTARIO INC.

Witness

John Laurie
(I have authority to bind the Corporation)

**THE CORPORATION OF THE
TOWNSHIP OF MELANCTHON**

Witness

Mayor

Witness

Clerk

(We have authority to bind the Corporation)

SCHEDULE "A"

DESCRIPTION

LTS 272, 273, 274, 275, 276 & 277 CON 2 SWTS, EXCEPT MF25581 & MF29353;
MELANCTHON

Draft

SCHEDULE "B"

Site Plan Drawings

1. Drawing A1-01 – Overall Facility Plan, B+H Architects, last revision August 21, 2020
2. Drawing A1-03a – Area Plan, B+H Architects, last revision August 21, 2020
3. Drawing A1-03b – Proposed Future Development, B+H Architects, last revision August 21, 2020
4. Drawing A1-04 – Preliminary Freezer Configuration, B+H Architects, last revision August 21, 2020
5. Drawing A1-05 – Preliminary Nursery Building, B+H Architects, last revision August 21, 2020
6. Drawing A1-06 – Land Use Designation, B+H Architects, last revision August 21, 2020
7. Drawing A1-08 – Site Topography, B+H Architects, last revision August 21, 2020
8. Drawing NT-1 – General Notes, WSP Ltd, last revision August 21, 2020
9. Drawing SG-1A – Site Grading Plan Temporary Condition, WSP Ltd, last revision August 21, 2020
10. Drawing SG-1B – Site Grading Plan, WSP Ltd, last revision August 21, 2020
11. Drawing SS-1A – Site Servicing Plan Temporary Condition, WSP Ltd, last revision August 21, 2020
12. Drawing SS-1B – Site Servicing Plan, WSP Ltd, last revision August 21, 2020
13. Drawing ESC-1A – Erosion and Sedimentation Control Plan, Temporary Condition, WSP Ltd, last revision August 21, 2020
14. Drawing ESC-1B – Erosion and Sedimentation Control Plan, WSP Ltd, last revision August 21, 2020
15. Drawing LA-0 – Landscape Phase Plan, WSP Ltd, August 21 2020
16. Drawing LA-101 – Schematic Planting Plan Phase 1, WSP Ltd, August 21 2020
17. Drawing LA-102 – Schematic Planting Plan Phase 1, WSP Ltd, August 21 2020
18. Drawing LA-201 – Schematic Planting Plan Future Phase, August 21, 2020
19. Drawing LA-202 – Schematic Planting Plan Future Phase, August 21, 2020
20. Stormwater Management Report, WSP Ltd, August 21, 2020
21. Pavement Investigation and Assessment 2nd Line SW Road Impact Study, WSP Canada Inc, July 21, 2020

(Kept on file at the Municipal Office)

SCHEDULE "C"

Technical Memorandum prepared by R.J. Burnside and Associates Limited dated August 18, 2020

(Kept on File at the Township Office)

Draft