



TOWN OF ERIN
Regular Council Meeting
AGENDA

November 15, 2016

6:30 PM

Municipal Council Chamber

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Angelstone Farms Inc.

Zoning By-law Amendment

Application Z16-07

Public Meeting

Tuesday, November 15, 2016

6:30 pm

County of Wellington

Planning and Development Department

Application

PURPOSE	“To permit the property to be used for equestrian competitions, camping for staff necessary for the care and security of horses and the sale of related equestrian merchandise, food and beverages.”
LOCATION	8720 Wellington Road 50 at the Eramosa-Erin Townline (see map)
SIZE	25.9 hectares (64 acres) in total 3.5 hectares (9 acres) in woodland 22.4 hectares (55 acres) cleared 390 metres frontage and 604 metres of depth
OFFICIAL PLAN	Designated Prime Agricultural and Greenlands in County and Erin Official Plans
ZONING	Zoned Agricultural (A) and Rural Environmental Protection (EP2) in Town of Erin Zoning By-law



3

Youngblut

Chapman

Leslie

Mance

Adept Inc.

First LJ

Wellington RD 50

Angelstone

Eramosa-Erin Townline

Gilbert

Black

Aitken

Woodley

Sharpe

Manes

2262732
Ontario Ltd.

Bird

Payne

Trollope



Wenger

History

- Equestrian Events taking place prior to 2014
- 2014
 - Town required zoning compliance
 - Temporary Use By-law approved
 - Major Event By-law put in place
 - Significant public complaints
- 2015 and 2016
 - Temporary Use By-laws approved
 - Major Event Permits approved
 - Gilbert's objected to both Temporary By-laws

History

- 2015
 - Temporary Use By-law and Major Event Permits in place
 - Town requires improvements to property (i.e. road access, drainage, manure storage)
 - Town puts monitoring process in place
 - Significant improvements to the operation of 2015 events lead to reduced complaints from neighbours (only nearest neighbour expressing concerns)
 - Monitoring program found general compliance with all aspects of the major events permits except noise
 - Noise issues primarily from announcements occurred on 15 of 35 event days. The noise level was not high but it was audible and because it was frequent it represented a nuisance at times in the view of the monitors.

History

- 2016
 - Based on previous years experience Town felt that further improvements to sound systems needed
 - Another Temporary Use By-law put in place as well as Major Event Permits
 - Town require reports to assess the sound system to minimize off site impacts and to undertake a sound noise monitoring program
 - Town also put a monitoring program in place similar to 2015

History

- 2016 (continued)
 - During the 5 events in 2016 the Town monitors noted an issue with one speaker during the first week and it was relocated. During the rest of the events they described off site noise as “no noise detected”, “faint” or “reasonable”.
 - The two consulting firms engaged by Angelstone confirmed that the sound system was operating appropriately
 - As with 2015, the only neighbour complaint came from the nearest neighbour. The Town monitor consistently visited this location during their visits to the site.

Monitoring Effort

TOWN MONITORS

2015	35 visits	133 hours
2016	20 visits	75 hours
Total	55 visits	188 hours

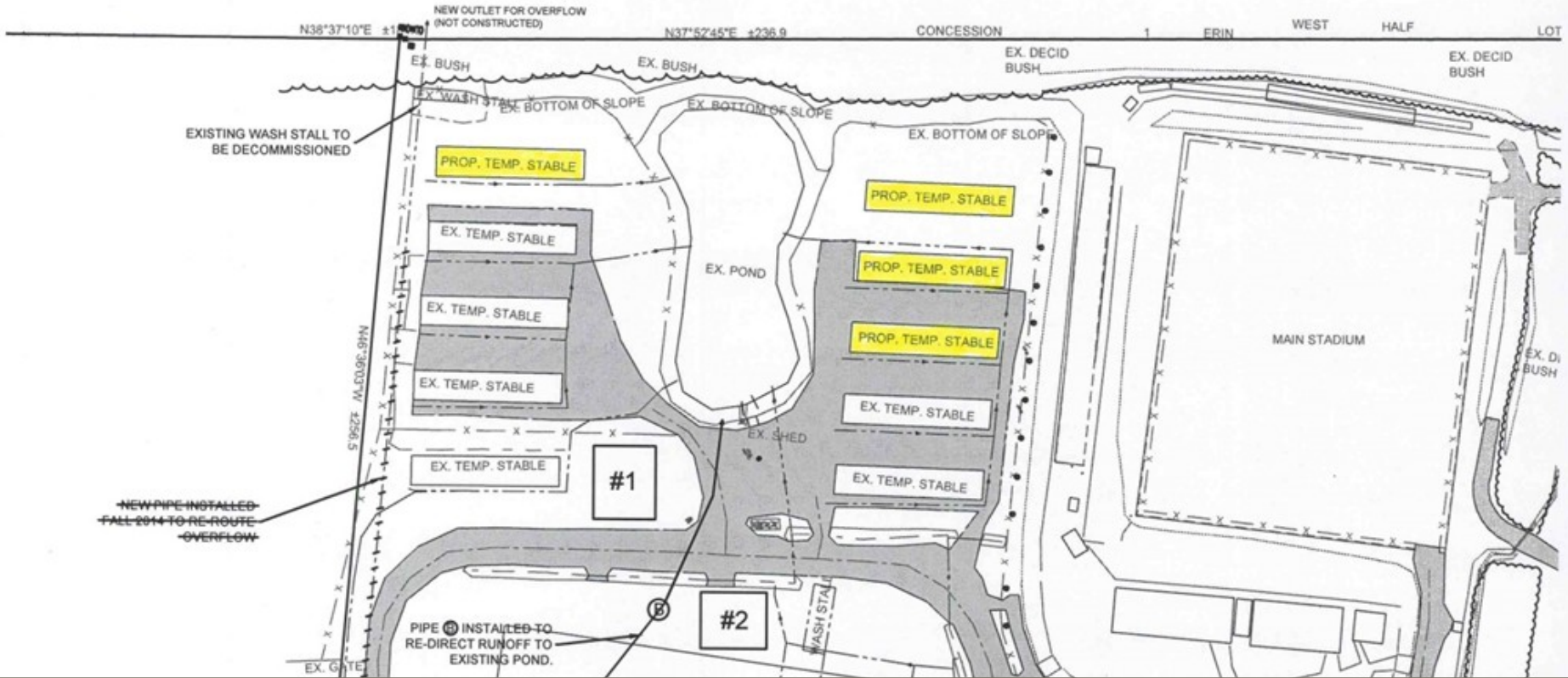
BY-LAW ENFORCEMENT

2015	12 visits	19 hours
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- NOTE: I was not a monitor but I visited the site:

2015	11 visits	on average 1 hour
2016	7 visits	on average 1 hour

ADJACENT PROPERTY OWNED BY:
WHITE TANNING CO. LTD.
CONTACT: GREG MANCE
519-856-1099



GRCA Comments

Site Plan Detail, R.J. Burnside & Associates Ltd.

Sheet C100 (Last Revised 2015/06/30)

Nancy & Fred Gilbert
5129 Eramosa-Erin Townline
Rockwood ON N0B 2K0

November 9, 2016

Town of Erin

Proposed Amendment to the Town of Erin Zoning By-law No. 07-67 – Angelstone

For this meeting today, I gathered some thoughts and observations from the past few years.

In the early years of Angelstone, we experienced many hurts and discomforts. We went from peace and quiet to disaster. We had employees crossing the field to urinate in our bush and giving us the finger if we said anything, a drainage ditch deliberately dug to our fence line to drain, as well as being asked 'What are you doing here when we walked our property?' Not to mention, loud speakers and rock concerts. We had campers on our property, people crossed down our fence to get to the road, garbage everywhere. People would park along our back fence with headlights shining toward the house. This was before we ever said anything.

Some of the earlier issues have been dealt with by the Town, however the attitude of Angelstone remains the same. Everything is done to the bare minimum to meet the requirements of the town. The privacy fence is the minimum that they could do. The other fencing that they install is again bare minimum. It looks terrible and they have no concern as to how or where they throw up this temporary fence to meet regulations. An outhouse positioned right on the property line – really – there is 66 acres to put it. The drainage is not effective.

Now you might be thinking, that Angelstone would never be like that with the Town. Here are some thoughts. Angelstone took advantage of the Town's complacency and lack of action. In the first year, you heard – "We didn't know what we were doing, etc...."

They knew enough to design permanent stabling for 800 horses without getting permits. All they had to do was take the tarp off the roof. They started operating with the attitude – 'Better to ask for forgiveness than permission.' Has the attitude

changed? I don't think so. The signs were posted for the next events prior to the town's approval. They continue to add to their events without thought. We caught one of the campers dumping their holding tank in the ditch by our house.

You are right in that things are better than the first couple of years. There are many reasons for that. One, Angelstone is still trying for permanent zoning and on their best behaviour. Second, we have changed our lifestyle. We close all windows and doors, shut all curtains and blinds, limit entertaining outside and very seldom take a walk on our property.

The whole process is filled with inconsistencies.

- Why is it, in Centre Wellington that 3 horses training on a private track, is considered racing and shut down by by-law officer, when 800 horses competing for a 100,000 prize is considered training?
- Why would the town permit permanent stabling for 800 horses when this is clearly more than the permissible number of horses allowed per acre? The stabling is permanent – water, hydro, limestone screening base and underground drainage systems.
- How did camping get to be permissible? There were no campsites at first, then there were ten and the last count I have is 50. Who approved them and why do they keep increasing? Camping sites would not normally be required for an equine farm if it was really an equine farm with the permissible number of horses allowed. One problem leads into another. The comparison to the International Plowing Match is not even realistic. The plowing match is held on one farm – the farmer is reimbursed for his crops that year and the following year, it reverts to farmland. It is never held at the same farm twice and in fact moves to different locations.
- Interesting, a farmer can sell his produce on his farm; however if several farmers were to sell on the same farm, creating a farmers market – it would be considered commercial and not allowed. How then, can vendors be permitted during events at Angelstone? This is not Angelstone selling their product.
- How can the Delta Hotel be allowed to run a satellite business at Angelstone? Again, this is not a family organizing a family event on their property where a catering service would be required.

In recent years, the town has implemented a 'Major Events Permit'. This has some merit. But in this case, you are using a permit system to run a commercial business. The permit is basically rubber stamped by the town. Whatever Angelstone requests,

Angelstone gets. There has not been any push back on any of their requests. This year the conditions changed and there were no questions asked. Neighbours have no notice that a major event is going to take place and no input. They have no detail as to what the town permitted.

In 2015, a monitor was hired to report on the conditions at Angelstone. However, the monitor has no authority to do anything, just report. The report was delivered in October, long after the events and the councillors did not have any real time feedback to any of it. Where did all this monitoring end up? The conclusion after the monitoring was that it would be considered a nuisance to the Gilberts. The result was that Angelstone was given another temporary permit.

Attached are the professional opinions regarding agriculture. Janice Janiec is an agronomist. She is an expert on the PPS and agriculture. James Webb is an expert land use planner. Both are very experienced. Both say that the competitions are not agriculture under the PPS. Please review these letters carefully.

Nancy & Fred Gilbert

Janice M. Janiec, P.Ag., CCA-ON

173 Carroll Street, Box 887
Rockwood, ON N0B 2K0
janice_janiec@hotmail.com

VIA EMAIL

8 November 2016

Nancy & Fred Gilbert
5129 Eramosa/Erin Townline
Rockwood ON N0B 2K0
Nancy.Gilbert@ngfcanada.com

Re: Agricultural Review of Operations at Angelstone Farms, 8720 Wellington Road 50

Dear Mr. and Mrs. Gilbert,

It is my understanding that Angelstone Farms has once again filed an application for an amendment to the Town of Erin Zoning By-Law, requesting exemptions from the designated agricultural uses allowed under the current "A" Agricultural zoning. The proposed amendment requests provisions to allow use of the existing agricultural lot for equestrian events and related camping, sale of merchandise and food and beverage. I was retained by you in November 2016 to provide a review of relevant materials and an opinion regarding the nature of operations and activities at Angelstone Farms, 8720 Wellington Road 50 in the Town of Erin, from the perspective of an agricultural professional and relative to the agricultural nature of the zoning and other relevant planning policies.

Expertise

I am an Agronomist and Agricultural Specialist, holding Certified Crop Advisor and Professional Agrologist designations in good standing in Ontario. I have expertise and working knowledge of the relevant policy instruments and their application to agricultural activities. In February 2016, I qualified as an Expert Witness to the OMB, deemed experienced and skilled to provide testimony related to the application of agricultural planning policy relative to agricultural operations. This, combined with my equestrian experience and personal knowledge of the Angelstone events and operations, informs my opinion.

Materials Reveiwed

I have reviewed the following correspondence and information relating to Angelstone at 8720 Wellington Road 50:

- Provincial Policy Statement
- Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851
- Angelstone Farms Zoning Amendment Application Report from County of Wellington
- Town of Erin Planning Report, 10Dec2015
- Angelstone Farms Planning Justification Reports April 2014 and January 2015

- County of Wellington Angelstone Farms Event Review reports 2015
- Wellington County Official Plan
- Town of Erin Zoning By-Laws
- Request for Zoning By-law Amendment, letter from Turkstra Mazza Associates to Town of Erin, dated 16Mar2015
- Appeal Package, under cover letter from Turkstra Mazza Associates to Town of Erin, dated 8Jun2015
- Unacceptable Adverse Impact brief, prepared by Turkstra Mazza Associates, dated 1Nov2015
- Various websites relating to the Angelstone business(es), including Angelstone International Show Jumping Tournaments (www.tournaments.angelstone.co/wp) , Angelstone Tournaments Sports Venue & Stadium (www.facebook.com/angelstonetournaments) , and Angelstone Farms (www.farms.angelstone.co)

This information provides an overview of the businesses and activities operating at 8720 Wellington Road 50, the history of the Zoning By-law amendment applications, temporary Zoning By-law amendments and the related documents, as well as the impacts to the neighbouring property at 5129 Eramosa/Erin Townline, owned by Nancy and Fred Gilbert.

Angelstone Operations

Angelstone Farms owns a 25.9 hectare property located at 8720 Wellington Road 50 and the Eramosa/Erin Townline, in the Town of Erin. The property consists of an equine farm used seasonally during the summer months for breeding and training horses. Permanent structures include a house, two barns and a shed. This is consistent with a normal farming practice.

Equestrian competition facilities were also established on the property, consisting of competition rings, access roadways, and parking facilities. Lights, sound systems and tents are brought in for events and camping, entertainment, and food and beverage service are a key part of the events, which began in 2011. These facilities and activities are not consistent with a normal farming practice.

Planning Status – County of Wellington and Town of Erin

The property is designated “Prime Agricultural” and “Greenlands” in both the County of Wellington and the Town of Erin Official Plans (OP).

The County OP speaks to protecting prime agricultural land and preventing hindrance of normal farming practices, that agriculture will be put first in that land use activities that support agriculture will be encouraged that those that don’t support agriculture will be discouraged, and that agricultural uses and normal farm practices will be protected and promoted. The County OP defines permitted uses in the Prime Agricultural Area as well as Agriculture Related Uses, but does not define On-Farm Diversified Uses or Agri-Tourism. This is inconsistent with the PPS and the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas.

The Town OP mimics the County OP with respect to agricultural land uses and agriculture definitions.

It is my understanding the zoning is Agriculture (A) and Rural Environmental Protection (EP2), as per the Town of Erin Zoning By-law. This provides for the equine farming use of the property but not the events and subsequent event-related activities.

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) is abundantly clear that prime agricultural areas need to be protected for long term use in agriculture. To this end, permitted uses include agricultural uses, agricultural related uses and on-farm diversified uses that do not hinder surrounding agricultural operations. Limited non-agricultural uses in the prime agricultural area are provided for but are not applicable here.

The 2014 PPS is generally more supportive of rural economic development activities, particularly as it recognizes and defines agri-tourism. Agri-tourism can be an on-farm diversified use, secondary to the principal agricultural property use, when limited in area. Equestrian events, when secondary to the farm operation and limited in size and scale, could be considered an on-farm diversified use.

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851

The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Guidelines) provide guidance on agricultural, agriculture related and on-farm diversified uses referenced in the PPS. Applicable to this scenario, Agricultural uses include the raising of livestock and associated livestock facilities. Agriculture related uses are farm-related commercial and farm-related industrial uses that are compatible with and do not hinder surrounding agriculture operations, are directly related to farm operations in the area, support agriculture and provide direct products or services to farm operations.

On-farm diversified uses must be located on a farm, are secondary to the principal agricultural use of the property, are limited in area and must not hinder surrounding agriculture operations. On-farm diversified uses include agri-tourism uses, where they are secondary in nature to the agricultural operation in size and space. There are limited in area criterion and calculation examples in the Guidelines that can be utilized to show an on-farm diversified use is secondary in nature to the agricultural use. The approach is intended to ensure agriculture remains the primary use and to limit land taken out of agricultural production.

Agricultural Opinion

It is my opinion that the majority of activity occurring at the Angelstone property relates to the events, rather than the equine farming operation, and is not agriculture, secondary use or agriculture related. It is obvious that the main land use relates to large show jumping tournaments, and the various, non-equine related social activities that are part of such tournaments. It is also clear that Angelstone portrays their business in this way, representing their facility as a 'Sports Venue and Stadium'. The information indicates there is a training component relating to the Angelstone facility that takes place at this site during the summer months, and moves to Florida during the winter months, but this seems to be a minor component of the operations, taking a back seat to the tournaments and special events.

It is my opinion that the horse training component of the Angelstone Farms business could be considered to meet the use criteria in the prime agricultural area. However, in examining the overall operations, it is clear that this land use and activity is very secondary in nature to the international show jumping events and related social activities regularly taking place at the site.

It is abundantly clear that the show jumping events operated under Angelstone International Show Jumping Tournaments (and related business labels) do not meet the criteria. They are not an agricultural

Janice M. Janiec, P.Ag., CCA-ON
Agricultural Review of Angelstone Farms
Page 4 of 4

use, as per the definition. The events are not a farm-related commercial use as they are not directly related to farm operations in the area, do not support agriculture or provide products or services to farm operations and the intensity of the events and ancillary activities hinder surrounding agriculture operations due to traffic, noise, lights and other onsite and offsite impacts. The events are also not on-farm diversified uses due to the size and scale, in relation to the agricultural use.

From an agricultural perspective, there are a few other issues that come to mind in reviewing the information:

- The Angelstone websites indicate a recent expansion of the barn and training facility. Such expansion should have been subject to the Minimum Distance Separation formula, but I do not see evidence of that here.
- The Angelstone websites also indicate that all manure, assuming from both the training facility and the onsite events, is stockpiled and removed to another farm under a nutrient management plan. Such activity should also be governed by a Broker agreement, requiring a licenced broker to manage the manure transportation and ultimately land application under the nutrient management plan.
- The Angelstone websites also indicate work has commenced on a major stadium remodel, and it begs the questions: What approvals have been secured to govern such a major construction, particularly given the ongoing zoning issues? How is the additional land being removed from agricultural production in the prime agricultural area in accordance with the 2014 PPS?

It is my opinion that the primary activities at the Angelstone property at 5270 Wellington Road 50 are not agriculture in nature, and do not belong in the prime agricultural area. The activities are more accurately reflected as a large-scale Special Events business, which belongs outside the agricultural area, operated under proper zoning and permitting to govern the use accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Janiec', with a long horizontal flourish extending to the right.

Janice M. Janiec, P. Ag., CCA-ON



November 9, 2016

Nancy & Fred Gilbert
5129 Eramosa/Erin Townline
Rockwood ON NOB 2K0

Re: Agricultural Review of Operations at Angelstone Farms, 8720 Wellington Road 50

Introduction

We first spoke on this matter in February 2014 at which time we had undertaken a review of the proposal and available reports, we subsequently met at your home and conducted an inspection of the Angelstone property from your property. I reviewed applicable policy documents. I provided you with my verbal opinion that the Angelstone use did not appear conform to the applicable policy regime.

Since 2012, you have attempted to address your land use impact concerns directly with the Town of Erin. I was not involved in these communications. For the next couple of years, I understand that the Town of Erin passed temporary zoning by-laws permitting the Angelstone use.

You have now advised that Angelstone has applied for permanents zoning once again. You have asked that I provided a brief summary of my planning opinion. I do so in this letter.

Opinion Summary

I have since completed a comprehensive review of the planning framework and my opinion, the Angelstone use is not consistent with the Provincial Policy Statement and does not conform to applicable Official Plan Policy. Prime Agricultural Areas in Ontario, as directed by the Province, do not envision a large scale entertainment venue that attracts attendance from far beyond the farm operations in the area. It does not meet the vision for Agriculture as defined in the PPS and falls short of the policy requirements for scale in the County/Town Official Plans.

Agronomy and Land Use Planning

Please note that I am a land use planner, not an agronomist. While I do have extensive rural planning experience, in cases like this one, it is often helpful to seek out more specialized expertise in agriculture. You have done so. I have reviewed the opinion of Ms. Janice Janiec, Agronomist, December 9, 2015 and November 8, 2016. While my planning opinion is independent of Ms. Janiec's views as an agronomist, her extensive experience and conclusions inform my opinion – the PPS and Official Plan policy regime does not envision the Angelstone use on Prime Agricultural land.

The Use

Angelstone hosts equestrian jumping competitions. To understand the nature and scale of these events, I reviewed their website: <http://tournaments.angelstone.co/wp/>

From a land use planning perspective, I characterize the Angelstone use as a large scale commercial use that does not have a direct relationship to agriculture. There are no agricultural activities on the site, the use does not provide a service or product to local farm operations as the primary activity, and we are not aware of a document need for the use to be in close proximity to farm operations.

The PPS

I have reviewed the PPS and the applicable definitions. In Prime Agricultural Areas, permitted uses are:

- Agricultural uses
- Agri-tourism uses
- Agriculture-related uses
- On-farm diversified uses

The County Planner, Gary Cousins, has opined in the past that the equine competitions could fit in both the agriculture-related use and or a farm diversified use. I disagree. The specific criteria for each is simply not met.

Agriculture-related uses: means those farm related commercial and farm related industrial uses that are directly related to the farm operations in the area, support agriculture, benefit from being in close proximity to the farm operations, and provide direct products or services to farm operations as a primary activity.

The Angelstone use is a commercial use. However, it is not directly related to farm operations in the area, it does not benefit from being in close proximity to them nor does provide any direct product or service to them. It's primary activity is to host jumping competitions and provide entertainment and food/drink to those that attend.

On-farm diversified uses: means uses that are secondary to the principal agriculture use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products.

The Angelstone use is not secondary to the farm, it is the use. This use meets none of the criteria required to qualify as an "on-farm diversified use".

I am aware of the Guidelines for Permitted Uses in Prime Agricultural Areas that Ms. Janiec refers to in her letters. Ms. Janiec's perspective and experience with these Guidelines

confirms my opinion that the Angelstone use is not “agriculture-related” or “on-farm diversified” as defined in the PPS.

In my opinion, the Angelstone use is inconsistent with the PPS. On this basis alone, the zoning by-law should be denied.

County and Erin Official Plans

The County Official Plan expands on the PPS criteria and introduces the notion of “small-scale” in permitted agriculture-related uses:

6.4.4 Small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in the appropriate locations and subject to zoning provisions where they are needed in close proximity to farms. It is my view that Angelstone use is a large-scale use and does not comply with the intent of the County Plan.

The local Official Plan refers to the Policies of the Wellington County Official Plan (WCOP) for guidance on the use of lands designated as Prime Agricultural Areas. According to the Prime Agricultural Area Policies, Section 6.4 of the WCOP, agricultural uses and normal farm practices will be promoted. Specific to agriculture, permitted uses are agriculture, secondary uses including home businesses & farm businesses, and agriculture-related uses.

In my opinion, the Angelstone use does not conform with the County of Wellington and Town of Erin Official Plans, the zoning by-law should be denied.

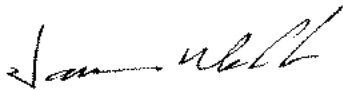
Summary and Opinion

Based on the above and our review the material prepared by Ms. Janiec, it is our view that the intent of the policy framework is protect Prime Agricultural land for Agricultural uses. While horse farms are acknowledged as an appropriate use, the conversion of the subject lands to a competition facility conflicts with the intent of the Policy Framework and the Zoning by-law should be denied.

Should you have any questions regarding this submission please do not hesitate to contact our office.

Yours truly,

WEBB Planning Consultants



James Webb, MCIP, RPP



Minutes of the Regular Town of Erin Council Meeting

October 18, 2016

6:30 PM

Municipal Council Chamber

Present:	Allan Alls	Mayor
	John Brennan	Councillor
	Matt Sammut	Councillor
	Rob Smith	Councillor
	Jeff Duncan	Councillor
Staff Present:	Dina Lundy	Clerk
	Trish Crawford	Clerk's Assistant
	Ursula D'Angelo	Director of Finance
	Larry Wheeler	Financial Analyst
	Greg Delfosse	Roads Superintendent
	Jessica Wilton	Building and Planning Assistant
	Robyn Mulder	Economic Development Officer
	Joe Babin	Water Superintendent

1. **Call to Order**
2. **Approval of Agenda**
Resolution # 16-401
Moved By Councillor Brennan
Seconded By Councillor Smith
Be it resolved that the agenda be approved as amended to add:
 Item 9.7.1 - Water Superintendent Report - "Clean Water and Wastewater Funding"

Carried

3. **Declaration Pecuniary Interest**
 Councillor Duncan declared a conflict on 8.2 and 11.5 due to the proximity of his principle residence to the Hillsburgh Mill Pond.

4. Public Meetings

4.1 Zoning Amendment Z16-05 - 5182 Trafalgar Rd

Mayor Alls announced that this is a Public Meeting as required by the Ontario Planning Act to deal with planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed Official Plan, Zoning By -Law Amendment and/or a Plan of Subdivision or Condominium does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By -law Amendment and/or Plan or Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

Mayor Alls introduced Junior Planner Elizabeth Martelluzzi and Senior Planner Sarah Wilhelm from Wellington County, and asked Council and Staff to introduce themselves to the audience.

All comments and questions should be put to the Chair. Speakers shall state their names and addresses for the record. Personal opinions and comments made By the public attending this meeting may be collected and recorded in the meeting minutes.

Declarations of Pecuniary Interest: None.

Planning Staff - Sarah Wilhelm and Elizabeth Martelluzzi presented the application to amend the Zoning by-law to permit a garden suite at 5182 Trafalgar Road (Part Lot 8, Concession 7) for up to a 20 year time period.

Planning staff explained that the garden suite has been in existence on the subject land since 1998, but that the agreement had expired in 2014 before the sale of the property. The new owner is obligated to file a new proposal on the existing building. The proposal does not meet the zoning by-law criteria on 2 key points - location and size.

Applicant - Dave Desmond:

- he is a veterinarian and breeds horses
- his son helps him with his existing farm on the 10th Line and it is necessary for him to continue helping at the new location
- the accessory building is perfect to accommodate this requirement
- he was not aware at the time of purchase that he needed to file an application but has done so in the hopes of keeping the building that had been approved decades ago
- it will cost thousands of dollars to remove this building which is not an expense he was planning on
- is a long term resident of Erin, living only 3 places in his life, and intends to keep this property for a long term as well

Public Comments:

Ellen Janke, 5174 Trafalgar Rd:

- lives to the south of the subject property and is supportive of Mr. Desmond and the application

Richard and Dawn Cottrill, 5190 Trafalgar Rd:

- advised Council that their lawyer had provided them with a letter on October 12 indicating reasons for their objection
- current application is considered new as the previous amendment agreement expired in 2014
- the building should have been removed 6 months after the expired permit but Town did not enforce this action
- the original process was unfair and the granny suite location is adjacent to their property line
- there is already a full basement apartment in the main home and therefore the granny suite should not be necessary

- request that Council denies the request and orders the building to be torn down as soon as possible
- as soon as the decision has been made they request to be notified by Council

Ellen Thomson, previous owner of subject land:

- granny suite was built in 1998 for her mother
- the day of the public meeting the Cottrill's provided a petition to oppose the structure but had not made any effort to discuss their concerns privately
- renewal reminders had always been sent out by the Town and procedures were followed
- in 2014 due to personal family issues the renewal process was not pursued
- knew that the new owner would have to file a new application and advertised the house with the opportunity for a secondary dwelling but that it was not an automatic selling feature
- had received a letter that if the new owner did not file application, they would be responsible for the removal of the structure, and were willing to do so but the new owner did in fact file
- clarification - there is no basement apartment in the main home as the Cottrill's have claimed

County Planners will arrange for a site visit to the subject lands to determine the exact location for clarity, and report back to Council.

Mayor Ails thanked all participants for attending the meeting and advised that Council will consider all input prior to making a decision on the matter. The Public Meeting adjourned.

5. Community Announcements

Oct 19. 26 - Leaky Brakes 101

Oct 19 - East Wellington Family Health Team - Take Control Take Charge workshops - Wednesdays until November 2, 2016

Oct 20 - East Wellington Family Health Team and East Wellington Community Services presents Erin Baby Café every 3rd Wednesday of the month

- Oct 20 - East Wellington Family Health Team - Understanding and Managing Diabetes - Part 1
- Oct 26 - Grand River Conservation Authority - Trees and Bees Workshop
- Oct 27 - Knee and Hip Osteoarthritis Education session
- Oct 27 - Heritage Committee is hosting an Open House with displays from the Museum and Archives - Town Hall
- Oct 28 - Erin Legion Dinner Concert with Bryce Butcher and the Golden Country Classic Band at 7PM
- Oct 30 - All Saints Anglican Church celebrates 150 years:
www.allsaintserin.ca/calendar
- Nov 2 - Pintar Job Fair 3:00 PM to 6:00 PM
- Nov 3 - East Wellington Family Health Team - Understanding and Managing Diabetes - Part 2
- Nov 4 - Annual Pumpkin Walk
- Nov 6 - Reminder: end of Daylight Saving Time 2016
- set clocks back one hour at 2 AM
- Nov 6 - Remembrance Day Service and Parade
- Nov 11 - Remembrance Day Cenotaph Service
- Nov 18 - Village of Erin's Window Wonderland
- Nov 26 - Annual Lion's Club Santa Claus Parade
- Dec 17 - Orangeville Community Band presents "A Community Christmas"
Concert at Erin Centre 2000
- Details on these and more at www.erin.ca/whats-on/

6. Adoption of Minutes

Resolution # 16-402

Moved By Councillor Smith

Seconded By Councillor Brennan

Be it resolved that Council hereby adopts the following meeting minutes as circulated;

October 4, 2016 - Regular Council Meeting

Carried

7. Business Arising from the Minutes

None.

8. Delegations/Petitions/Presentations

8.1 Anna Spiteri - Sustainable Growth and Development Plan

Ms. Spiteri presented her delegation to Council regarding her request to have Council develop a sustainable action plan.

Resolution # 16-403

Moved By Councillor Brennan

Seconded By Councillor Sammut

Be it resolved that Council hereby receives Anna Spiteri's delegation regarding sustainable growth and development of October 18, 2016 for information.

Carried

8.2 Triton Engineering - Hillsburgh Dam and Bridge EA

Councillor Duncan declared a conflict on this item due to the proximity of his residence to the subject lands.

Councillor Duncan left the meeting.

Paul Ziegler and Chris Clark, the project consultants, went through the presentation on the Hillsburgh Dam and Bridge EA, including:

- A project update after the public information centre
- A summary of the revised evaluation of alternatives
- Estimated capital costs for each alternative
- Next steps to finalize the EA and beyond

Detailed discussions took place regarding the preferred options and costs, and the comments of the Credit Valley Conservation Authority and the Ministry of Natural Resources and Forestry which affected the outcomes presented.

Resolution # 16-404

Moved By Councillor Brennan

Seconded By Councillor Smith

Be it resolved that Council defers receiving the report regarding the Hillsburgh Dam and Bridge Class Environmental Assessment for information, pending answers to outstanding questions.

Carried

Councillor Duncan returned.

12. Closed Session**Resolution # 16-405****Moved By** Councillor Sammut**Seconded By** Councillor Smith

Be it resolved that Council adjourns the meeting to proceed into a closed session at the hour of 8:08 PM to discuss the matter(s) under the following exemptions in the Municipal Act S. 239 (2) pertaining to:

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; HR Matter

Carried**13. Return from Closed Session****13.1 Motion to Reconvene****Resolution # 16-406****Moved By** Councillor Brennan**Seconded By** Councillor Smith

Be it resolved that the meeting be reconvened at the hour of 8:50 PM.

Carried**13.2 Report Out**

None.

9. Reports**9.7 Water****9.7.1 Water Superintendent - Clean Water / Wastewater Funding****Resolution # 16-407****Moved By** Councillor Brennan**Seconded By** Councillor Smith

Be it resolved that Council hereby receives the Water Department's report 2016-10 *Clean Water/ Wastewater Funding* of October 18, 2016;

And that Council hereby approve staff's recommendation to submit a grant application for the Supervisory Control And Data Acquisition Project for Hillsburgh Water System under the Clean Water / Wastewater Fund (CWWF) in the amount of \$143,741.

Carried

9.1 Administration**9.1.1 Economic Development Officer - Erin Rotary Riverwalk Trail****Resolution # 16-408****Moved By** Councillor Smith**Seconded By** Councillor Duncan**Be it resolved that** Council receives the Erin Rotary Riverwalk Trail report of October 18, 2016;**And that** Council approves staff's recommendations as outlined in the Erin Rotary Riverwalk Trail report of October 18th, 2016.**Carried****9.2 Building/Planning/By-Law****9.2.1 Building and Planning Assistant - Demolition Report - 5474 Third Line****Resolution # 16-409****Moved By** Councillor Smith**Seconded By** Councillor Brennan**Be it resolved that** Council receives the *Building Department Demolition Report*, report of October 18, 2016, regarding the application for demolition permit to demolish a single residential dwelling located at 5474 Third Line, Town of Erin, Assessment Roll No. 23 16 000 005 08000 0000;**AND THAT** Council hereby approves the issuance of the demolition permit.**Carried****9.2.2 Building and Planning Assistant - Building Permit Activity Report - September 2016****Resolution # 16-410****Moved By** Councillor Smith**Seconded By** Councillor Brennan**Be it resolved that** Council hereby receives *Building Department Building Activity Report – September 2016* dated October 18, 2016 for information.**Carried**

9.2.3 Building and Planning Assistant - Conditional Site Plan Control - 13 Thompson Cres

Resolution # 16-411

Moved By Councillor Smith

Seconded By Councillor Duncan

BE IT RESOLVED THAT Council approves a minor amendment to the approved site plan as submitted by Fieldgate Meat Packer Limited as it relates to development of 13 Thompson Crescent subject to the conditions of Appendix 1.

Carried

9.3 Fire and Emergency Services

9.3.1 Fire Chief - August and September Monthly Fire Reports

Resolution # 16-412

Moved By Councillor Duncan

Seconded By Councillor Brennan

Be it resolved that Council receives the Fire Chief's August and September *Monthly Fire Reports*, of October 18, 2016.

Carried

9.4 Finance

9.4.1 Deputy Treasurer - Approval of Accounts

Resolution # 16-413

Moved By Councillor Sammut

Seconded By Councillor Smith

Be it resolved that Council receives the *Deputy Treasurer's Report #2016-10B on "Approval of Accounts"* on October 18th, 2016

Carried

9.4.2 Director of Finance- Issuing Debt for Capital Projects

Resolution # 16-414

Moved By Councillor Smith

Seconded By Councillor Brennan

Be it resolved that Council receives the report# 2016-15F of October 18, 2016;

And that Council authorize County of Wellington to issue debt in the amount not to exceed \$2,546,000 for the Town of Erin portion over a term as set in Schedule A of the By-law;

And that a By-law be enacted authorizing the County of Wellington to issue debt through a debenture on behalf of the Town of Erin.

Carried

9.5 Mayor

9.5.1 Mayor's Report

None

9.6 Committees

9.6.1 Trails Committee Meeting Minutes - August 31, 2016

Resolution # 16-415

Moved By Councillor Smith

Seconded By Councillor Sammut

Be it resolved that Council hereby receives the "*August 31, 2016 Trails Committee Meeting Minutes*" for information.

Carried

10. New Business

10.1 Blackport Hydrogeology Inc - Review of Neslte Waters Canada 2015 Annual Monitoring Report

Resolution # 16-416

Moved By Councillor Duncan

Seconded By Councillor Sammut

Be it resolved that Council hereby receives Ray Blackport's "*Review of Nestle Waters Canada, 2015 Annual Monitoring Report, Erin Spring Site*" of October 18, 2016 for information.

Carried

10.2 Clarification of resolution for Canada 150 fund

Resolution # 16-417

Moved By Councillor Smith

Seconded By Councillor Brennan

Be it resolved that Council enters into a contribution agreement for funding under the Canada 15 Community Infrastructure Program, towards the 'Improvement of Playground at Victoria Park' and with approved FedDev funding of \$50,000.

Carried

11. Correspondence

Resolution # 16-418

Moved By Councillor Sammut

Seconded By Councillor Smith

Be it resolved that Council receives correspondence items 11.1 to 11.7 for information.

Carried

11.7 Association of Municipalities Ontario - Requesting support resolution on Closing the Fiscal Gap

Resolution # 16-419

Moved By Councillor Brennan

Seconded By Councillor Smith

WHEREAS recent polling, conducted on behalf of the Association of Municipalities of Ontario indicates 76% of Ontarians are concerned or somewhat concerned property taxes will not cover the cost of infrastructure while maintaining municipal services, and 90% agree maintaining safe infrastructure is an important priority for their communities;

AND WHEREAS infrastructure and transit are identified by Ontarians as the biggest problems facing their municipal government;

AND WHEREAS a ten-year projection (2016-2025) of municipal expenditures against inflationary property tax and user fee increases, shows there to be an unfunded average annual need of \$3.6 billion to fix local infrastructure and provide for municipal operating needs;

AND WHEREAS the \$3.6 billion average annual need would equate to annual increases of 4.6% (including inflation) to province-wide property tax revenue for the next ten years;

AND WHEREAS this gap calculation also presumes all existing and multi-year planned federal and provincial transfers to municipal governments are fulfilled;

AND WHEREAS if future federal and provincial transfers are unfulfilled beyond 2015 levels, it would require annual province-wide property tax revenue increases of up to 8.35% for ten years;

AND WHEREAS Ontarians already pay the highest property taxes in the country;

AND WHEREAS each municipal government in Ontario faces unique issues, the fiscal health and needs are a challenge which unites all municipal governments, regardless of size;

NOW THEREFORE BE IT RESOLVED that this Council supports the Association of Municipalities of Ontario in its work to close the fiscal gap; so that all municipalities can benefit from predictable and sustainable revenue, to finance the pressing infrastructure and municipal service needs faced by all municipal governments.

Carried

14. By-Laws

Resolution # 16-420

Moved By Councillor Duncan

Seconded By Councillor Sammut

Be it resolved that By-Law numbers 16–59 to 16-61 inclusive, are hereby passed.

16-59 Appointments to Enforce Parking By-law

16-60 Authorize Issuance of Debentures

16-61 Confirming

Carried

15. Notice of Motion

None

16. Adjournment

Resolution # 16-421

Moved By Councillor Brennan

Seconded By Councillor Smith

Be it resolved that the meeting be adjourned at the hour of 9:43 PM.

Carried

Mayor Allan Ails

Clerk Dina Lundy



Minutes of the Town of Erin Special Council Meeting

October 26, 2016

1:00 p.m.

Municipal Council Chamber

PRESENT:

Allan Alls

John Brennan

Matt Sammut

Rob Smith

Jeff Duncan

Mayor

Councillor

Councillor

Councillor

Councillor

STAFF PRESENT: Derek McCaughan

Dina Lundy

Trish Crawford

Ursula D'Angelo

Larry Wheeler

Greg Delfosse

Jessica Wilton

Robyn Mulder

Dan Callaghan

Graham Smith

Joe Babin

Michael Tapp

Interim CAO

Clerk

Clerk's Assistant

Director of Finance

Financial Analyst

Roads Superintendent

Building and Planning Assistant

Economic Development Officer

Fire Chief

Facility Manager

Water Superintendent

Systems Administrator

1. Call to Order

Mayor Alls called the meeting to order.

The Interim CAO thanked the Mayor and Council and advised that the creation and implementation of the Budget is a public process and consists of several key components; the establishment of budget guidelines, a staff suggested Draft budget, Council and Public input and finally the determination by Council on an acceptable budget for the Town of Erin.

There are two more public meetings scheduled - Wednesday November 23rd at 6:30 PM, which is designated for the public to address Council on budget matters, and December 7th at 6:30 PM where Council will be presented with the Final Budget.

All materials will be available on the Town's Web Site for public review.

2. Declaration of Pecuniary Interest

None

3. 2016 Third Quarter Financial Report

The Director of Finance presented the 2016 Third Quarter Financial Report to Council.

Resolution # 16-422

Moved By Councillor Brennan

Seconded By Councillor Smith

Be it resolved that Council receives the Third Quarter Financial Report 2016-16F of October 26, 2016.

Carried

4. Draft 2017 Budget Presentation - to be circulated at the meeting

The Director of Finance began her Power Point presentation on the Draft 2017 Budget which included the following:

- Tax Trends and Comparisons
- BMA Results
- Budget Process
- 2017 Base Budget
- Draft 2017 Operating Budget
- Draft 2017 Capital Budget

6. Draft 2017 Budget - Creating a Road To Financial Sustainability

6.1 Summaries

The Director of Finance presented an overview of the Revenues for Operations, Changes to Expenditures and Expenditures for Operations and the total Resource and Capital Budget Requests from all Departments.

6.2 Departments

Department Heads presented their Resource and Capital Request to Council.

7. Closed Session

Resolution # 16-423

Moved By Councillor Smith

Seconded By Councillor Brennan

Be it resolved that Council adjourns the meeting to proceed into a closed session at the hour of 4:25 PM to discuss matters under the following exemptions in the Municipal Act S. 239 (2) :

- (a) the security of property of the municipality or local board (Capital Budget Request);
- (b) personal matters about an identifiable individual, including municipal or local board employees (HR Matter);
- (d) labour relations or employee negotiations (HR Matters)

Carried

8. Return from Closed Session

8.1 Motion to Reconvene

Resolution # 16-424

Moved By Councillor Duncan

Seconded By Councillor Smith

Be it Resolved that the meeting be reconvened at the hour of 5:20 PM.

Carried

8.2 Report Out

None

5. Draft 2017 Budget Report

Director of Finance presented the Draft 2017 Budget Report, highlighting the recommendations for Resource Requests and Capital Projects as provided from the Executive Team.

Resolution # 16-425

Moved By Councillor Smith

Seconded By Councillor Sammut

Be it resolved that Council receive the staff report Draft 2017 Budget of October 26, 2016.

Carried

9. Council Directions to Staff

None

10. Adjournment

Resolution # 16-426 (VERBAL)

Moved By Councillor Brennan

Seconded By Councillor Smith

Be it resolved that the meeting be adjourned at the hour of 6:04 PM.

Carried

Mayor Allan Alls

Clerk Dina Lundy



Minutes of the Town of Erin Special Council Meeting

November 1, 2016

6:30 PM

Centre 2000 - Shamrock Room

14 Boland Drive, Erin ON

PRESENT:	Allan Alls	Mayor
	John Brennan	Councillor
	Rob Smith	Councillor
	Jeff Duncan	Councillor
ABSENT:	Matt Sammut	Councillor
STAFF PRESENT:	Derek McCaughan	Interim CAO
	Dina Lundy	Clerk
	Trish Crawford	Clerk's Assistant
	Jessica Wilton	Building and Planning Assistant

1. Call to Order

Mayor Alls called the meeting to order.

Mayor Alls explained that this is a Public Meeting as required by the Ontario Planning Act to deal with Planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed application does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

All comments and questions should be put to the Chair. Speakers shall state their names and addresses for the record. Personal opinions and comments made by the public attending this meeting may be collected and recorded in the meeting minutes.

2. Public Meeting

2.1 Aggregate Extractive Operation, 5345 & 5358 Tenth Line - Halton Crushed Stone Ltd.

Aldo Salis, Manager of Development and Planning from Wellington County presented his report.

Mr. Salis is representing both the Town of Erin and the County of Wellington in this matter. He explained that the purpose of the planning applications are to consider a proposed extension of the Halton Crushed Stone aggregate extraction operation (Erin Pit). The area subject to the proposed official plan and zoning by-law amendments is approximately 62.3 ha (154 ac) which represents the area to be licenced (i.e. pit extension). The planning applications were filed with the County and the Town in May 2016 and deemed complete for the purposes of the Planning Act in July 2016. The applicant has also submitted a request for an aggregate licence with the Ministry of Natural Resources and Forestry pursuant to the Aggregate Resources Act (AARA).

James Parkin, Partner at MHBC Planning Urban Design & Landscape Architecture

Mr. Parkin introduced staff members from MHBC: Neal DeRuyter, Kevin Fitzpatrick – Hydrogeologist and Kelly Gibson. James then presented his report on behalf of their client Halton Crushed Stone.

Halton Crushed Stone is a family owned company operating since the early 1970s. They purchased the Erin Pit from Dufferin Aggregates in 2014. The pit at the 10th line has been depleted and rehabilitated back to agricultural. The expansion to the North would result in an extra 150 acres. There would be no difference in the annual volume of extraction, no increase to truck traffic and no change to the current haul route. The 10th

line road allowance proposal is not included in the agreement at this time but has been added to the application so that future consideration can be given if the application is approved. This expansion will increase the life of the pit for another 15 years.

They held an open house meeting in June, for which approximately 25 people attended. Objections received at that time from both Town and County are still in process. The Ministry of Natural Resources has withdrawn their objection as the concerns have been addressed. There were about 9 objection letters received, mainly from residents on Aspen Court. They are aware that letters are still flowing in and those concerns will also be addressed. The area for the pit has been zoned prior to the subdivision approval. There are restrictions in place regarding equipment operation and berm requirement. Monitoring of water will be done on a continual basis, but there is historically no negative effect on water in pits where extraction is above the water table. Water taking for the wash plant is under provincial permit.

The mayor thanked the presenters and opened the floor for public comment.

Rob Vella – McCulloch Drive

- Why were residents on Aspen Court notified but not on McCulloch Drive?

Judy Howitt – Armstrong Street

- already dealing with noise pollution and it will only get worse
- the volume of trucks is horrendous
- understand the reasons for pit expansion but there needs to be a balance
- family came to Erin because it was visually attractive, but that will all be gone
- concerned and devastated about the amount of pits taking over in the area
- can see the pit area from Bush St

- we don't trust the studies and reports
- experts don't see all of the environmental impacts, they are taking advantage of small towns
- considering moving because of the pit

Dan McCabe – McCulloch Drive

- also concerned that nobody on his street received notification, and about the notice radius
- this expansion affects the whole Town, not just the immediate residents
- is the Community Improvement Plan currently underway not counter-intuitive to this proposal? How much money has been put into that so far?
- how can we promote tourism for the Town when the pit operations can be seen from the edge coming into town?
- this is a tourist town, why are you allowing pits at the entranceway into town?
- finds this whole thing distressing and would not have moved here if he had known this was going to happen

Sara McKinnon – Aspen Court

- asked for confirmation that public needs to write letters to council, who to write to and the deadline

Martha Hurst - Pine Ridge Road

- would like to hear commitment from Halton Crushed Stone to respond and adapt to all resident's concerns
- what is the oversight, what steps are in place to ensure that the water table is not compromised and that boundaries are being respected?

Sharon Cranston - Aspen Court

- how will Bill 39 affect this application process?
- is the net benefit to Halton Crushed Stone to have this application pushed through before Bill 39 is passed into law?
- unable to find the planning report until very recently
- how will Halton Crushed Stone mitigate the noise of the back-up beacons from trucks and equipment?

Barbara Harrison - 10th Line

- hoping for refusal of this application
- suggests that everyone in the Town requests a copy of the Planning and Summary Statements
- is there a process for the public with the Ministry of Natural Resources?
- page 6 of the Planning Justification Report refers to recycling and that asphalt and concrete can be brought from other areas to the pit for recycling; this is concerning because reports show highly toxic side effects from the by-products of this nature
- how will these dangers be mitigated? we urge you to not allow this to happen
- natural habitat for wildlife and birds - how can you move a nesting area from one spot to another, and expect that the animal will be happy to relocate? there is still noise and air pollution
- this is destroying the natural habitat of the bobolink and others
- how can you assure us that the recycling will not happen, but that if it does how will you ensure that it is not going to be harmful to the people and the environment?
- closure of the 10th line, either permanent or temporary means cutting off a primary access route for many residents
- already a steep grade, road is slippery in the winter and there are many accidents with cars in the ditches each winter
- how will the road be rehabilitated?

Robert Petch - Pineridge Road

- noticed that the presenter is from Kitchener and the owner is from Scarborough - is anybody on the Executive Team actually from Erin? How can you understand what we need / want when you don't even live here?
- how much benefit floats down to the public as tangible benefits from the operation of the Pit in exchange for giving up our environment?
- saying that the pit was here first is offensive to the people
- social values and standards change over time and what was acceptable in the 70s is no longer the standards and values of today
- how can Council be so short-sighted to ruin the primary corridor between the tourist villages of Belfountain and Erin?

Dolores Smith - 9th Line

- how extensive is the study on wildlife before the expansion? Their habitat is affected now, even before the expansion takes place. Putting up a bat house doesn't mean the bats will go there - relocation not acceptable.
- is there a topographical map available to identify elevations?

Ramona Gorsky – McCulloch Drive

- you stated that Halton Crushed Stone is a family owned business, but where is their concern for our families, for our community?
- we pay huge taxes here, you allowed the subdivision to be built after the pit knowing this could be a possibility
- we can't open our windows now because of all the silt and dirt, will only get worse
- nobody cares about the people of this town
- the berms will not help with the noise and dust

Ian Wright - 10th Line

- what is the next step?

- to Halton Crushed Stone .. how many Erin residents do you employ?
- even if you are helping residents with employment, eventually they will lose their jobs working for you
- do not want 10th line to be closed

Dr. Katrina Kulhay - 10th Line

- have owned property on 10th line north of WCR52 for over 50 years
- have been promoting the beauty and freshness of Erin since 1970's
- as wellness doctor, do not appreciate pollution that is going to happen - noise, air
- we can't have this for our children and our grandchildren
- severely object to this proposal
- Halton Crushed Stone wants a fair and equitable agreement - is the health and wellbeing of our citizens equal to the \$1.25 million worth of gravel that will go to the town?
- every time I call the Town about why my taxes are so high, I'm told the same thing - that we live in a choice area, with clean water and clean air - then why aren't we trying to keep that?
- wants the answers to be given to Phil Gravelle so that they can be published in the paper for everyone to see

Jan Kulhay - 10th Line

- the map doesn't clearly show that there is a trough running under the 10th line, which is a natural drainage from lot 12 to the credit river
- sediment and debris is already flooding onto their property which needs to be addressed, the expansion will only make this worse
- how will berms be made high enough to prevent this from rolling down the hill?
- walked property with the engineer for walk to look at these concerns directly

Andrew Gorsky - 10th Line

- amazed by the shortsightedness of this Town
- as young professional, what assurances do I have to invest in a town that doesn't invest in its people?
- what is sustainable about a pit?
- tourist locations don't happen overnight, and this kind of development doesn't encourage it
- got related documents from Town, wanting to meet Halton Crushed Stone one on one to answer questions
- what is the mitigating effect on the environment?
- reports indicate that 47-48 percent of greenhouse gasses are made up from aggregate and aggregate by-products

Dave Ingham - 10th Line

- previously worked for Dufferin Aggregates - you have no idea what is coming if this northern expansion passes
- we pay a lot of taxes and every time we turn around, it's a fight to keep our lifestyle we bought into
- how can Halton Crushed Stone guarantee that they will not harvest below the water table in the future?
- will there be an environmental assessment or impact report if they remove a section of the 10th line?
- how is the Town going to update GPS mapping for emergency response?
- will residents be compensated for the inconvenience of having to detour all the time?
- the single lane bridge should have a posted load limit
- 10th line not supposed to be a haul route but trucks that should be using Winston Churchill use 10th because it has an easier grade
- once zoning is approved by this Council, it will be easier for them to come back later to apply to take below the water table

Jay Berman - WCR52

- mapping error on EP2 Zoning
- should plan be investigated to find any other errors?

Diane Sardy - Aspen Court

- seem to lack vision in this Town
- moved here 5 years ago, fell in love with the quaint little village
- disheartened to see quality of life going down hill
- these are not the decisions that will bring families to this town
- will Halton Crushed Stone amend application to provide for more annual tonnage?
- currently taking 725,000 tons per year, what will be the increase when they dig under the road?

Sharon Cranston - Aspen Court

- how much of the 150 hectares are rehabilitated so far?
- will Halton Crushed Stone surrender their license for rehabilitated land?
- did the study take this into account?
- has Town engaged Ray Blackport to look at the river and the effect on assimilative capacity?
- if application is approved they will be 20% larger than James Dick - will be the biggest in this whole area

Daniella Kaufman - 9th Line

- moved here for low stress but now surrounded by pit
- only notification was from email of a neighbour - no official notification from the Town was provided
- reasons for moving here and paying such high taxes are no longer viable

Roy Val - Pine Ridge Road

- suggest forming Ad Hoc Committee to recommend terms to Council
- form ongoing liason committee as in other municipalities

Shannon Kulhay - Winston Churchill Blvd

- gravel trucks are paid by the load so they speed along to get as many loads they can in a day
- sat for 15 minutes twice a day to observe the high volume of trucks - constant
- roads are slippery, always accidents
- berms don't stop the noise - every morning woken up at 7am with the loud trucks and equipment from the pit and they are quite a distance from it at this point, will only get worse with expansion
- once the land has been scraped of trees, topsoil and nutrients, what can possibly grow there once rehabilitated?

Bryan Lillycropp - Pine Ridge Road

- not in my backyard
- moved here 3 years ago for quality of life
- if proposal to remove gravel from the road is not in the immediate plans, it should be removed from current application
- what is the rationale to go forward with this part of the application?
- commend Council for keeping composure and listening to public concerns and comments

Anna Spiteri - Citizens Against Fill Dumping

- we fight against fill coming into community on constant basis
- road safety, noise and pollution are key issues and we don't even have a pit out at the South West quadrant of Erin - so if this goes through it will be major issue for residents

- what is the process to rehabilitate back to Agricultural land?
- will the soil coming back in be tested for quality and ensure that it will not leak into aquifers?
- they say they are not planning to go beneath the water table but how can that be guaranteed?
- issues exist with the Ospringe Mulmur Pit - they have gone under the water table, and the water may be impacted
- can impact studies be more frequent?
- has the social impact been dealt with?
- topography has and will continue to change - what is the impact?

Karen Maxwell - 10th Line

- noise from existing pit
- is Town prepared for the increased traffic on the Main street in Erin due to the 10th line closure?
- if they haven't completed the rehab on existing pit, why did they move across the road?

Dolores Smith - 9th Line

- 10 to 12 years ago, noticed increased traffic on the 9th line - trucks every 2-3 minutes
- contacted Town to find out what was going on but was not given any information
- level of noise has significantly increased
- are there any fines or by-laws that can be enforced for trucks taking wrong routes?

Steve Gross – McCullogh Drive

- so only 3 Councillors and the Mayor are going to be voting on this issue?

- so if there was a conflict with all Councillors, who would make the decision?
- want this to be opened up to the public for voting

Jan Kulhay - 10th Line

- lot 12 on adjacent lot is not zoned M4, how do we affect the M4 change?
- once it becomes M4 is there any stopping it?

David Durdevic – WCR 52

- well is located on the edge of the pit expansion - how are you going to guarantee my water will not be affected?
- the quality of life for my kids is being impacted
- selling the Town out with all the quarries in area

Caitlin Wilson - WCR 52

- home is right at the top of the pit
- every day everything is covered in dirt and grime
- trying to have clean eating lifestyle but gardens are ruined
- how will you guarantee quality of life won't be further ruined?

Yijun Wang- Pine Ridge Road

- natural farmland, very beautiful, concerned about the impact of the pit
- since zoning changed to M4 - can we reverse zoning to Agricultural?
- what is the appeal process?

John Morland Jones – 27 Sideroad

- objection to CBM Pit on 8th line in Hillsburgh

- cannot read any of the site plan documents, would appreciate larger legible copies

Stewart Sebben – 8th Line

- property faces the front of the CBM Pit
- if this application goes through the impact will be huge
- doesn't matter where in Erin the pits are, we are all affected
- if Council does not approve zoning now, it stops, but if you give the go ahead there is no stopping future expansion requests
- Council has to reject this application
- we cannot be bullied - public opinion can help stop them
- is County of Wellington aware that the current Aggregate Resources Act is outdated?
- when a license is granted, it is granted forever
- what do we know about environmental impacts? (climate change, water problems, noise)
- no acceptable level of 'acceptable pollution'
- when Council and the County have completed studies, want on record that a peer review by an acceptable expert that residents agree to - not Town staff
- we are all part of Erin from the North West corner to the South East corner, if council passes this one, more will come in and that needs to be taken into account

Wendy Kulhay - 10th Line

- Council is doing a great job but there is a lot of tension in the room tonight
- taught law for over 40 years - laws change but there is one law that doesn't and that is the Invasive Law, the right to enjoy our land without invasion or interference from anyone

- no to Halton Crushed Stone, no to pollution - air dust and noise, no to nuisance
- our land won't be sold to anyone - fight for your rights and don't let anyone bully you

Sharon Cranston - Aspen Court

- thank you for hearing us
- will questions be placed on website?

Jacques Taillefer- Pine Ridge Road

- what is our guarantee that Halton Crushed stone will follow through with rehab and not leave us high and dry when they shut down?
- will Council obtain securities on hold or a certified cheque to Town that ensures we have payment?
- our roads are not made for such increase in traffic and weight - who pays for fixing and upgrading them?
- we already pay high taxes, not fair to leave us stuck with that bill
- on WCR52 just west of Winston Churchill a sign reads "Village of Erin - Experience the Charm" - there's nothing charming about having an open mine.

Aldo Salis – Manager of Planning and Development - County of Wellington

- licenses are issued by the Province and are considered "no sunset" - in other words they are forever
- rehab for the 10th line depends on the proponent's urgency
- there is a process for appeals to the County and or Municipality, the appeal deadline for the Ministry of Natural Resources has passed
- Notices are distributed and indicate your responsibility and process to appeal
- cost for appeal has increased recently to \$300

James Parkin, Partner at MHBC Planning Urban Design & Landscape Architecture

- we are here to listen and will report answers back in a timely manner
- we assure you the water is safe - CAS and regular monitoring
- soil from excavated lands is retained as stipulated in the provisions on the Site Plans and Procedures
- proven effective rehabilitation
- limited to have no more than 50% open at once
- detailed plans, monitoring reports are still underway
- still meeting face to face with residents with concerns
- we are required to respond and report to County and Town staff

Mayor Alls thanked everyone for attending the meeting and advised that Council will consider all input prior to making a decision on the matter, and that the questions will be provided on the website for public viewing.

3. Adjournment

The meeting was adjourned at 8:40 PM.

Mayor Allan Alls

Clerk Dina Lundy



Minutes of the Town of Erin Special Council Meeting

November 8, 2016

4:00 p.m.

Municipal Council Chamber

PRESENT:	Allan Alls	Mayor
	John Brennan	Councillor
	Matt Sammut	Councillor
	Rob Smith	Councillor
	Jeff Duncan	Councillor
STAFF PRESENT:	Derek McCaughan	Interim CAO
	Dina Lundy	Clerk
	Trish Crawford	Clerk's Assistant
	Robyn Mulder	Economic Development Officer
	Joe Babin	Water Superintendent

1. Call to Order

Mayor Alls called the meeting to order.

2. Declaration of Pecuniary Interest

None

3. Topics for Discussion

3.2 Mountainview Well Drilling Contract - Tender Awarding

Christine Furlong from Triton Engineering presented her recommendation to Council to award the Mountainview Well Drilling Contract to Keith Lang Water Well Drilling Inc.

Resolution # 16-427

Moved By Councillor Duncan

Seconded By Councillor Smith

Be it resolved that Council awards the tender for the Mountainview Well Drilling Contract to Keith Lang Water Well Drilling Inc in the amount of \$36, 140.38, including HST.

Carried

3.1 Wastewater Environmental Assessment - Update

Mayor Alls welcomed Gary Scott and Joe Mullan from Ainley Group.

Mr. Mullan began the Urban Centre Wastewater Servicing presentation. The purpose of the presentation is to provide Council with an update on the Status of the Class Environmental Assessment (Class EA) before engaging the Public, regarding the background documents, through the November 24 2016 Public Liason Committee (PLC) and Public Information Centre (PIC) in early 2016.

No direction is being sought from Council until after input is received from the public via the Public Liason Committee, approval agencies and the Public Information Centre planned for early 2017.

Mr. Mullan followed by presenting the background of the project and the work completed to date. A number of technical statistics were brought forward, for which full technical reports will be available on the Town website. The presentation also highlighted decision areas for wastewater treatment, and recommendations as to which areas would be connected, along with the decision criteria used to come to those recommendations.

The presentation continued by examining residential potential populations and wastewater flows, and concluded with a number of observations and preliminary recommendations, as well as the next steps in the process. The full presentation will be available on the Town website.

The Information contained in this presentation is from an engineering standpoint and assumes the maximum rate of growth. At this time, the Official Plan has not been amended, and the process will involve public consultation.

Resolution # 16-428

Moved By Councillor Brennan

Seconded By Councillor Smith

Be it resolved that Council receives the presentation from Ainley Group, "*Council Status Update - Urban Centre Wastewater Servicing Class Environmental Assessment Phase 3 & 4*", of November 8, 2016.

Carried

4. Adjournment

Mayor Alls declared the meeting adjourned at the hour of 5:18 PM.

Resolution # 16-429

Moved By Councillor Smith

Seconded By Councillor Brennan

Be it resolved that the meeting be adjourned at the hour of 5:18 PM.

Carried

Mayor Allan Alls

Clerk Dina Lundy



Staff Report

Report #: 2016- 07

Date: November-15-16

Submitted By: Larry Wheeler / Financial Analyst

Subject: Guelph Solar Proposal (FIT-5) for Hillsburgh Community Centre

Recommendations:

Recommendation #1

Be it resolved that Council receives the *Guelph Solar Proposal (FIT-5) for Hillsburgh Community Centre (HCC)* report of November 15, 2016;

And that Council directs staff to negotiate and execute a Lease Agreement with Guelph Solar (or their nominee) for a minimum annual rental revenue of \$6,000 per annum, based strictly on the terms of the Centre 2000 Solar Lease Agreement (with the exception of the inflation guarantee).

Recommendation #2

Whereas capitalized terms not defined herein have the meanings ascribed to them in the FIT Rules, Version 5.0.

And whereas the Province's FIT Program encourages the construction and operation of Rooftop Solar generation projects (the "Projects");

And whereas one or more Projects may be constructed and operated in Town of Erin;

And whereas, pursuant to the FIT Rules, Version 5.0, Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other Persons applying for FIT Contracts;

Now therefore be it resolved that the Council of the Town of Erin supports, in principle, the construction and operation of the Projects anywhere in Town of Erin;

And that this resolution's sole purpose is to enable the participants in the FIT Program to receive Priority Points under the FIT Program and may not be used for the purpose of any

other form of municipal approval in relation to the Application or Projects, or for any other purpose.

And that this resolution shall expire twelve (12) months after its adoption by Council.

Background:

Guelph Solar have approached the Town of Erin with the prospect of entering into an agreement to jointly submit a bid into the IESO Feed-In Tariff Program (FIT-5), which has a deadline for submission of Nov 18, 2016.

Similar to the Centre 2000 roof-top solar project, there are three major alternatives available to the Town to participate in the upcoming process.

The first method of participation in the estimated \$468,000 capital project is with an equity investment of 100%.

Alternatively, the Town may choose a reduced level of capital investment, but a minimum municipal equity stake of 51% (\$238,680) is required to ensure the highest probability of tender success.

Thirdly, the Town may prefer a straight leasing arrangement in which the Town leases the HCC rooftop to Guelph Solar's partners for a pre-negotiated monthly payment.

In order for our submission to obtain "Priority Points", Guelph Solar provided a blanket support resolution as stated in Recommendation #2 for Council consideration which mainly states that Council supports all for 1 year FIT Projects in the Town of Erin.

Financial Impact:

Guelph Solar has provided a 'Project Financial Model' which is attached as an appendix to this report. Their proposal outlines three alternative strategies.

Option One: 100% Equity Ownership by the Town (\$468,000)

The Guelph Solar model estimates average gross revenue per annum of \$52,000 over the 20 year term. Revenue is expected to decrease annually in conjunction with the actual energy output generated by the equipment.

The three major costs outlined in the model (Insurance, Operating & Maintenance Contract, and Administration) are estimated to average \$7,100 per annum. Certainly, Guelph Solar would hope to gain the maintenance contract for the life of the project.

The model illustrates total gross surplus cashflow of \$900,000 over the 20 year term. Using borrowing rates supplied by Infrastructure Ontario and allowing for a 0.25% interest rate hike, this cashflow supports a 12 year loan payback period, with annual principal and interest payments of \$46,373.

Option Two: 51% Equity Ownership by the Town (\$238,680)

The Guelph Solar model estimates average gross revenue per annum of \$26,600 over the 20 year term.

The Town's share of the three major costs outlined in the model would average \$3,600 per annum.

Once again, using borrowing rates supplied by Infrastructure Ontario and allowing for a 0.25% interest rate hike, this cashflow supports a 12 year loan payback period, with annual principal and interest payments of \$23,650.

Option Three: Straight Lease

The straight lease option proposed by Guelph Solar which naturally contains zero Town of Erin equity ownership is for \$3,000 (excl HST) per annum. The lease terms are negotiable and the Centre 2000 lease previously vetted by the Town's solicitor could be utilised again, however the inflation clause cannot be included. Finance Department staff would recommend negotiating the lease payment to a minimum of \$500 per month (\$6,000 per annum).

At any time previous to signing an IESO FIT-5 contract, Council has the ability to withdraw its support and opt to not participate in the project.

	<u>Option One</u>	<u>Option Two</u>	<u>Option Three</u>
Equity Ownership	100%	51%	0%
Capital Investment	\$468,000	\$238,680	\$ 0
Average Revenue	\$ 52,000	\$ 26,600	\$ 6,000
Average Expense	\$ 7,100	\$ 3,600	\$ 0
Loan Payments	\$ 46,373	\$ 23,650	\$ 0
Total Net Surplus	\$344,492*	\$175,690*	\$ 120,000

*The majority of Total Net Surplus is generated in years 13 through 20, after the loan has been fully paid down.

Consultation:

The Interim CAO, Director of Finance, and the Financial Analyst have met to discuss the merits of all three alternative strategies. Staff continues to work alongside Guelph Solar in preparation of the application which is due November 18th.

Communications Plan:

Any decision of Council today will immediately be communicated to Guelph Solar. Guelph Solar has advised that a Council decision at the November 15th Council Meeting will not impede upon the application being lodged with IESO by the application deadline.

Conclusion:

Council has debated in the past the same options with the Centre 2000 FIT project and have preferred the lease option. Thus, a lease agreement would be the preferred option as it minimizes the Town's exposure to risk and at the same time support solar energy initiatives.

Appendices:

Attachment 1 – Guelph Solar proposed 'Project Financial Model'.

Attachment 2 – Infrastructure Ontario amortizing debenture schedule \$468,000 – 100%

Attachment 3 – Infrastructure Ontario amortizing debenture schedule \$238,680 – 51%

Project Financial Model																						
EBITDA Calculation																						
20 Year Model																						
Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
Revenue																						
Tariff	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	0.207	
Output kWh	261,600	260,554	259,511	258,473	257,439	256,410	255,384	254,363	253,345	252,332	251,322	250,317	249,316	248,319	247,325	246,336	245,351	244,369	243,392	242,418	242,418	5,037,875
Gross Revenue	54,151	53,935	53,719	53,504	53,290	53,077	52,864	52,653	52,442	52,233	52,024	51,816	51,608	51,402	51,196	50,992	50,788	50,584	50,382	50,181	50,181	1,042,840
Expenses																						
Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	-2,400	-2,436	-2,473	-2,510	-2,547	-2,585	-2,624	-2,664	-2,704	-2,744	-2,785	-2,827	-2,869	-2,913	-2,956	-3,001	-3,046	-3,091	-3,138	-3,185	-3,185	-55,497
O&M contract	-1,920	-1,949	-1,978	-2,008	-2,038	-2,068	-2,099	-2,131	-2,163	-2,195	-2,228	-2,262	-2,296	-2,330	-2,365	-2,400	-2,436	-2,473	-2,510	-2,548	-2,548	-44,397
Administarion	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-20,000
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Inverter Replacement	0	0	0	0	0	0	0	0	0	0	-4,395	-4,395	-4,395	-4,395	-4,395	0	0	0	0	0	0	-21,977
Roof Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	-5,320	-5,385	-5,451	-5,517	-5,585	-5,654	-5,724	-5,795	-5,866	-10,335	-10,409	-10,484	-10,561	-10,638	-6,321	-6,401	-6,482	-6,564	-6,648	-6,732	-6,732	-141,871
EBITDA Total	-468,000	48,831	48,550	48,268	47,987	47,705	47,423	47,141	46,859	46,576	41,898	41,615	41,331	41,048	40,764	44,875	44,591	44,306	44,020	43,734	43,448	900,969
IRR	7.50%																					
ROI	10.4%	10.4%	10.3%	10.3%	10.2%	10.1%	10.1%	10.0%	10.0%	9.0%	8.9%	8.8%	8.8%	8.7%	9.6%	9.5%	9.5%	9.4%	9.3%	9.3%	9.3%	
Payback	-468,000	-419,169	-370,619	-322,351	-274,364	-226,659	-179,236	-132,095	-85,237	-38,661	3,237	44,852	86,183	127,231	167,995	212,870	257,460	301,766	345,786	389,521	432,969	1,333,937
Guelph Solar																						
EBITDA	-229,320	23,927	23,789	23,651	23,513	23,375	23,237	23,099	22,961	22,822	20,530	20,391	20,252	20,113	19,974	21,989	21,849	21,710	21,570	21,430	21,290	441,475
IRR	7.50%																					
ROI	10.4%	10.4%	10.3%	10.3%	10.2%	10.1%	10.1%	10.0%	10.0%	9.0%	8.9%	8.8%	8.8%	8.7%	9.6%	9.5%	9.5%	9.4%	9.3%	9.3%	9.3%	192.5%
Payback	-229,320	-205,393	-181,603	-157,952	-134,438	-111,063	-87,826	-64,727	-41,766	-18,944	1,586	21,977	42,230	62,343	82,317	104,306	126,156	147,865	169,435	190,865	212,155	653,629
Facility Owner																						
EBITDA Facil	-238,680	24,904	24,760	24,617	24,473	24,329	24,186	24,042	23,898	23,754	21,368	21,224	21,079	20,934	20,790	22,886	22,741	22,596	22,450	22,305	22,159	459,494
IRR	7.50%																					
ROI	10.4%	10.4%	10.3%	10.3%	10.2%	10.1%	10.1%	10.0%	10.0%	9.0%	8.9%	8.8%	8.8%	8.7%	9.6%	9.5%	9.5%	9.4%	9.3%	9.3%	9.3%	200.4%
Payback - Fa	-238,680	-213,776	-189,016	-164,399	-139,926	-115,596	-91,410	-67,369	-43,471	-19,717	1,651	22,874	43,953	64,888	85,677	108,564	131,305	153,901	176,351	198,656	220,814	680,308
Lease Option																						
NPV	0																					
Lease UpFront	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



INFRASTRUCTURE ONTARIO

Amortizing Debenture Schedule

Organization Name	Town of Erin
Principal Amount	\$238,680.00
Annual Interest Rate	2.7700%
Loan Term (Year)	12
Debenture Date (m/d/yyyy)	6/30/2017
Maturity Date (m/d/yyyy)	7/3/2029
Payment Frequency	Annual
Loan Type	Amortizing

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
7/3/2018	\$23,650.26	\$17,038.82	\$6,611.44	\$221,641.18
7/2/2019	\$23,650.26	\$17,510.80	\$6,139.46	\$204,130.38
6/30/2020	\$23,650.26	\$17,995.85	\$5,654.41	\$186,134.53
6/30/2021	\$23,650.26	\$18,494.33	\$5,155.93	\$167,640.20
6/30/2022	\$23,650.26	\$19,006.63	\$4,643.63	\$148,633.57
6/30/2023	\$23,650.26	\$19,533.11	\$4,117.15	\$129,100.46
7/2/2024	\$23,650.26	\$20,074.18	\$3,576.08	\$109,026.28
6/30/2025	\$23,650.26	\$20,630.23	\$3,020.03	\$88,396.05
6/30/2026	\$23,650.26	\$21,201.69	\$2,448.57	\$67,194.36
6/30/2027	\$23,650.26	\$21,788.98	\$1,861.28	\$45,405.38
6/30/2028	\$23,650.26	\$22,392.53	\$1,257.73	\$23,012.85
7/3/2029	\$23,650.31	\$23,012.85	\$637.46	\$0.00
Total	\$283,803.17	\$238,680.00	\$45,123.17	

DISCLAIMER:

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INFRASTRUCTURE ONTARIO

Amortizing Debenture Schedule

Organization Name	Town of Erin
Principal Amount	\$468,000.00
Annual Interest Rate	2.7700%
Loan Term (Year)	12
Debenture Date (m/d/yyyy)	6/30/2017
Maturity Date (m/d/yyyy)	7/3/2029
Payment Frequency	Annual
Loan Type	Amortizing

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
7/3/2018	\$46,373.07	\$33,409.47	\$12,963.60	\$434,590.53
7/2/2019	\$46,373.07	\$34,334.91	\$12,038.16	\$400,255.62
6/30/2020	\$46,373.07	\$35,285.99	\$11,087.08	\$364,969.63
6/30/2021	\$46,373.07	\$36,263.41	\$10,109.66	\$328,706.22
6/30/2022	\$46,373.07	\$37,267.91	\$9,105.16	\$291,438.31
6/30/2023	\$46,373.07	\$38,300.23	\$8,072.84	\$253,138.08
7/2/2024	\$46,373.07	\$39,361.15	\$7,011.92	\$213,776.93
6/30/2025	\$46,373.07	\$40,451.45	\$5,921.62	\$173,325.48
6/30/2026	\$46,373.07	\$41,571.95	\$4,801.12	\$131,753.53
6/30/2027	\$46,373.07	\$42,723.50	\$3,649.57	\$89,030.03
6/30/2028	\$46,373.07	\$43,906.94	\$2,466.13	\$45,123.09
7/3/2029	\$46,373.00	\$45,123.09	\$1,249.91	\$0.00
Total	\$556,476.77	\$468,000.00	\$88,476.77	

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This calculator is provided for general illustrative purposes only and does not constitute investment advice. To take into account your specific circumstances, you should obtain professional investment, legal and/or tax advice, as appropriate.



Staff Report

Report #: 2016-11A
Date: November-15-16
Submitted By: Gail Broadfield, Deputy Treasurer
Subject: Approval of Accounts

Recommendations:

Be it resolved that Council receives the *Deputy Treasurer's Report #2016-11A on "Approval of Accounts"* on November 15th, 2016 .

Background:

Invoices in the amounts listed below have been authorized for payment by Department Heads, or their designates, and entered for payment as follows:

Cheque Listing	#1132	\$	29.20
	#1133	\$	8,932.89
	#1134	\$	111,631.08
	#1135	\$	273,056.31
	#1136	\$	207,493.70
	#1137	\$	684.32
	#1138	\$	3,639.74
	#1139	\$	2,070.71
	#1140	\$	27,681.99
	#1141	\$	16,901.69
TOTAL		\$	<u>652,121.63</u>

LARGER PAYMENTS

Cheque #50660 \$ 9,785.80 - PPE Solutions – 5 Bunker Suits for Fire Department
 Cheque #50638 \$ 11,074.00 – Conrad Painting – ECC Exterior painting
 Cheque #50681 \$173,068.00 – Blue Imp – New playground equipment
 Cheque #50741 \$ 57,482.23 – Mann Construction – Winter Salt
 Cheque #50759 \$ 16,633.25 – Township of Guelph/Eramosa – MLEO Shared Wages
 Cheque #50797 \$ 11,557.08 – The Achievement Centre – Training for Senior Staff

Financial Impact:

The accounts, as listed, will be paid as submitted.

Consultation:

Department Heads and CAO.

Communications Plan:

Regular report to Council.

Conclusion:

That Council receives the report from the Deputy Treasurer regarding the payment of the Accounts.

Appendices:

N/A



Staff Report

Report #: D15-SP06-16

Date: November-15-16

Submitted By: **Jessica Wilton, Building and Planning Assistant**

Subject: Conditional Site Plan Approval, D15-SP06-16 9 Station Street, Part 1, Plan 61R-521, Lots 39-52 - Hillsburgh Library

Recommendations:

BE IT RESOLVED THAT Council approves the site plan submitted by the Corporation of the County of Wellington as it relates to development of 9 Station Street subject to the conditions of Appendix 1.

Background:

The applicant seeks site plan approval to renovate the existing residence and construction addition for a 628.79 m² future library.

The main site statistics are:

Total Lot Area	0.83 ha or 2.05 acres
Lot Frontage – Station St.	91.46 m
TOTAL GROSS FLOOR AREA	908.79 m ²
Parking Required	32
Parking Provided	32
Area of paved driveway and parking	215 m ²
Area of Septic bed	300 m ² approx

Vehicular access is via Station Street.

Origin and Background

The subject land is located at 9 Station Street. The lands are legally described as Part 1, Plan 61R-521, Lots 39-52.

Zoning

The site is zoned I, Institutional – proposed use meets zoning requirements

Consultation:

Building/Water/Fire/Roads/Triton Engineering/John Cox Planning Consultant/ Credit Valley Conservation

Communications Plan:

To be presented at a regular council meeting for information and Council approval of conditions.

Appendices:

Appendix I – Conditions of Site Plan Approval

Appendix II – Site Plan showing proposed development

Appendix I – Conditions of Site Plan Approval

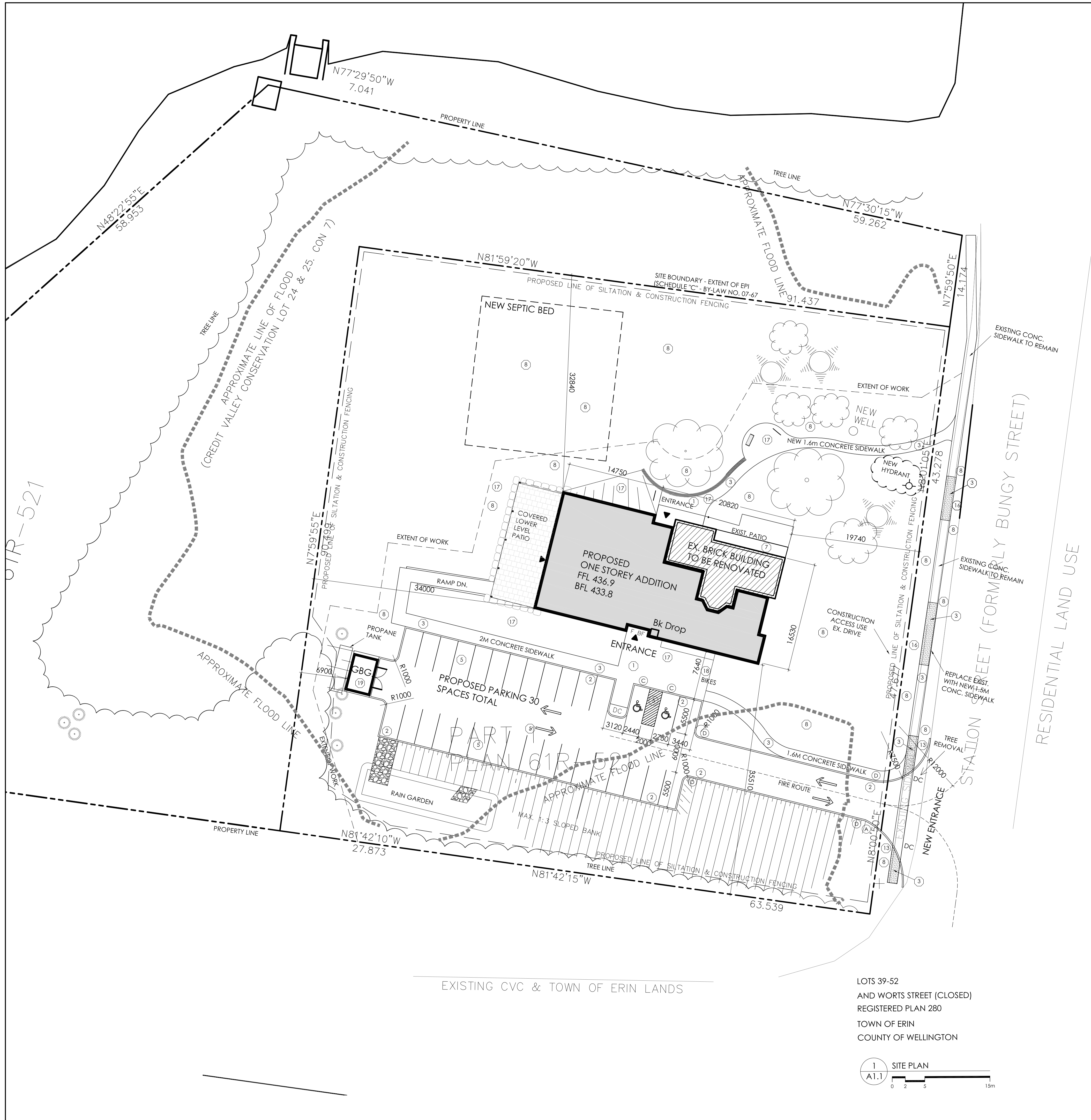
A. Conditions which must be satisfied prior to building permit issuance.

1. That this approval lapse if no building permit has been issued within two years from the date of site plan approval.
2. That the owner provide a detailed written estimate of costs for landscaping, all paving, curbing, drainage and storm sewers, stormwater management facilities, installation and maintenance of erosion and siltation control measures, tree protection, boulevard restoration, roof top mechanical screening, garbage enclosures and site works listing items, quantities, unit costs, and total costs. This estimate to be reviewed and approved by the Town of Erin.
3. That the owner deposit securities with the Finance Department, in a form meeting the Finance Department's requirements, covering full costs of landscaping, all paving, curbing, drainage and storm sewers, stormwater management facilities, installation and maintenance of erosion and siltation control measures, tree protection, boulevard restoration, roof top mechanical screening, garbage enclosures and site restoration.
4. That the owner enters into a Site Plan Agreement with the Town.
 - (a) That an agreement be registered on title to contain clauses suitable to the Town of Erin and the Town Solicitor ensuring: that the landowner is responsible for maintenance and any liability related to the stormwater management facilities provided for the property and
 - (b) that the Town has the right to enter the property to install, inspect and repair at the owners expense, if necessary, the stormwater facilities.
5. That the owner pays to the Town of Erin their contribution for the provision of sidewalks based on the established frontage charge of \$547.07 per meter that abuts the proposed sidewalk location as determined by the Town of Erin (frontage of 91.46m).
6. That a building permit from Credit Valley Conservation Authority be issued before any building permit from the Town of Erin is issued.
7. That the owners satisfy Triton Engineering comments dated November 8, 2016.
8. That the owners satisfy Credit Valley Conservation Authorities comments dated November 9, 2016.

B. Conditions required to be met prior to securities being released).

1. That 15 percent of the total amount of the original value of the posted securities be held back for a one-year period from the date of the Town's final inspection. In the event that in the opinion of the Chief Building Official of the Town, construction on the site is substantially discontinued and the site becomes a hazard to public safety part or all of the securities may be used by the Town to cover the cost of site restoration to be done to the satisfaction of the Chief Building Official.
2. That the owner will submit as-built drawings confirming that the grading and stormwater management facilities have been installed in accordance with the approved Drawings and Stormwater Management Report prior to the release of any securities.

3. That for all undeveloped or phased areas of the site that ground cover be established prior to release of any securities.
4. That all padmount electrical transformers be screened from public view with appropriate landscaping to the satisfaction of the Town and Hydro Authority.
5. That no landscaping or site facilities (i.e. signs, planters, parking, entry features) be placed within the road widening area, other than sod and street trees, unless specifically approved by the Roads Department.
6. That all external refuse containers be fully screened with material compatible to the main structure and be maintained in good repair.
7. That on-site lighting not impinge on adjacent lands and be directed away from nearby residences.
8. That the applicant acknowledge that the site plan approval does not constitute approval of any signage that may be shown on the plans and that the applicant is required to obtain sign permits from the By-law Enforcement and Licensing Section of the Building Services Department for all signage on the subject site.
9. That any proposed wood fence be constructed of pressure treated pine or western red cedar with all hardware being galvanized.
10. That all conditions of this Site Plan approval shall have been complied with prior to the 30th of June in the second year following the issuance of the building permit failing which Town staff may proceed to draw on the securities to complete all outstanding site plan conditions.
11. That for all designated handicapped parking spaces, the applicant will ensure the provision of appropriate pavement markings as well as the installation of the standard Town signage for each handicapped parking space.



DEVELOPMENT DETAILS:		
ZONING - APPLICATION UNDER-WAY (INSTITUTIONAL)	REQUIRED	PROPOSED
MIN. LOT AREA	0.4 HECTARES	0.85 HECTARES
MIN. LOT FRONTAGE	30.0m	43.278m
MIN. FRONT YARD	6.0m	19.740m
MIN. INT. SIDE YARD	3.0m	32.840m
MIN. REAR YARD	7.5m	34.000m
MIN. EXT. SIDE YARD	6.0m	35.510m
MAX. HEIGHT	10.5m	8.2m
BUILDING FOOTPRINT (INCL. EX.)	---	= 428.79m ²
GROSS BUILDING AREA (LEVEL 1 + BASEMENT)	---	= 628.79m ² + 277m ² = 905.79m ²
% LOT COVERAGE		
BUILDING AREA COVERAGE (MAX. SITE)	AREA	% COVERAGE
PARKING, DRIVEWAY & SIDEWALK AREAS	= 1501m ² +/-	7.5 %
LANDSCAPED AREA	= 6144.77 m ²	18.5 %
GROSS LOT AREA (INNER RECTANGLE)	= 8274.56m ²	74%
		100 %
PARKING REQUIREMENTS		
MIN. DISTANCE TO A STREET LINE	3.0m	26.8m
MIN. BARRIER FREE STALL SIZE	TYPE A: 5.2m x 5.5m TYPE B: 4.0m x 5.5m	4m x 5.5m = 24m ²
PUBLIC BUILDING	1 SPACE PER 28m ² /GFA = 32 SPACES REQ'D. INCL. 1 BF SPACE	
SPACES PROVIDED		32 SPACES PROVIDED
TOTAL PARKING		32 SPACES
BARRIER FREE		2 SPACES (INCL.)

- REFERENCE NOTES:**
- NEW SLOPED BARRIER-FREE ACCESS
 - NEW CONCRETE BARRIER CURBS UNLESS OTHERWISE NOTED [COORD. W/ OPSD-600.100, AND OPSD-600.110]
 - FOR NEW CONCRETE SIDEWALKS [COORD. W/ OPSD-310.010 & 310.020]
 - GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE BOULEVARD WITH THE TOWN OF ERIN AND OBTAIN ALL NECESSARY PERMITS & APPROVALS FROM LOCAL AUTHORITIES. EXECUTE ALL WORK AS PER THE LOCAL REQUIREMENTS.
 - PROVIDE NEW PAINTED LINE MARKINGS FOR PARKING SPACES, BARRIER-FREE SYMBOLS, CROSS MARKINGS AS REQ'D.
 - GENERAL CONTRACTOR TO EXECUTE WORK TO DRIVEWAY ENTRANCE UNDER SUPERVISION OF THE TOWN OF ERIN. REFER TO ENTRANCE PERMIT REQUIREMENTS WHERE EXIST. DRIVEWAY ENTRANCE TO BE MODIFIED OR INSTALLED AS PER COUNTY REQUIREMENTS. PROVIDE NEW CONCRETE ENTRANCE CURBS TO MATCH EXISTING AS INDICATED. WORK REQUIRED TO BE DONE BY TOWN FORCES SHALL BE AT CONTRACTOR'S EXPENSE.
 - PROVIDE NEW PORCH AND REPAIR EXISTING CONC. TO REMAIN.
 - PROVIDE NEW TOPSOIL AND SOD TO 3m OUTSIDE OF ALL NEW SITE WORK AND WHERE ALL EXISTING GRASSED AREAS ARE DISTURBED.
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - REINSTATE BARRIER CURB & NEW TOPSOIL & SOD.
 - FOR PLANTING BEDS, TREE PLANTINGS, AND OTHER LANDSCAPE FEATURES AND GRASSED AREAS (CO-ORD W/ LANDSCAPE DRAWINGS).
 - (3) BICYCLE RACKS (TOTAL CAPACITY OF 15 BIKES) MODEL 7510 AS MANUFACTURED BY CORA BIKE RACK (1995 LTD)
 - GARBAGE ENCLOSURE

- GENERAL NOTES:**
- FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER TOWN BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6m WIDE WITH A MIN. 12m CENTRELINE TURNING RADIUS AND MAX. 5% SLOPE)
 - COORD. W/ MECH. & ELEC. SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL MECH. & ELEC. INFO INDICATED ON ARCHITECTURAL SITE DWG. A1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
 - COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV. S & DRAINAGE SLOPES
 - COORD. W/ LANDSCAPE SITE PLAN FOR LOCATIONS OF SEEDING, SODDING, PLANTING, & OTHER HARD SURFACING.
 - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. COORD. W/ OPSD DETAILS & SPECS. FOR TYPICAL CURB TYPES. SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
 - PROVIDE PAINTED PARKING STALL LINE MARKINGS, BARRIER-FREE SYMBOLS AND CROSS MARKINGS ON TOP OF FINISHED ASPHALT LAYER
 - SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION TO THE SATISFACTION OF THE CITY
 - PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT. COORD. W/ A1.2 FOR PROJECT SIGN. LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE.
 - REFER TO A1.2 FOR SITE PLAN APPROVAL NOTIFICATION SIGN. LOCATION AS SHOWN ON PLAN. TIMBER POSTS AND CROSS MEMBERS TO BE REUSED FOR PROJECT SIGN ONCE SITE PLAN APPROVAL COMPLETE.
 - PROVIDE HEAVY DUTY (HD) ASPHALT @ ALL DRIVEWAYS. PROVIDE MEDIUM DUTY (MD) ASPHALT @ ALL PARKING SPACES AS NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR SOD & LANDSCAPE MAINTENANCE UNTIL SUBSTANTIAL PERFORMANCE OF SUCH WORK IS ACHIEVED. COORDINATE W/ LANDSCAPE DRAWINGS.
 - REFER TO LANDSCAPE PLANS FOR EXISTING TREE DESCRIPTIONS & TREATMENT AS WELL AS NEW PLANTINGS.
 - ALL WORK SHOWN IN THE ROAD BOULEVARD TO BE PERFORMED BY CONTRACTOR AS PART OF CONTRACT UNLESS OTHERWISE NOTED.
 - ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
 - ALL SITE LIGHTING SHALL NOT RESULT IN GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 - ALL SNOW STORAGE SHALL BE ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNERS EXPENSE BY PRIVATE REMOVAL SERVICE.

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ENTRANCE / EXIT
- ENTRANCE / EXIT - W/ BARRIER FREE DOOR OPERATOR (COORD. W/ ELEC. DWG.S)
- FTD. WHEELCHAIR SIGN ON ASPHALT
- DENOTES EX. PAINTED DIRECTIONAL ARROWS ON ASPHALT PAVEMENT
- BICYCLE RACK (CO-ORD W. SPECS)
- DROPPED CURB
- GRADED SLOPE (COORD. W/ SITE GRADING DWG.S)
- SLOPE (COORD. W/ SITE GRADING DWG.S)

HATCH IDENTIFICATION MARKER LEGEND

- FTD. ROAD MARKINGS ON ASPHALT
- BLOCK PAVERS
- RIP RAP TO ARMOUR WATER STREAMBED AGAINST EROSION (REFER TO CIVIL DRAWINGS)

NEW SITE SIGNAGE SCHEDULE:

- STOP SIGN
- RESERVED
- BARRIER FREE PARKING
- FIRE ROUTE NO PARKING BETWEEN SIGNS

NOTE:
CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & TOWN OF ERIN PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAW 04-07.

- BEFORE STARTING WORK**
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIN AND +VG AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY AS SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRACES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
 - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
- REQUIRED NOTES:**
- ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
 - ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 - ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- DISCLAIMER:**
ALL EXISTING PROPERTY LINE INFORMATION, LOCATION, WAS PROVIDED BY J.R. FINNE, ONTARIO LAND SURVEYOR IN THE FORM OF AN ELECTRONIC FILE PLAN DATED JANUARY 4, 2016 CONSISTING OF THE LEGAL AND TOPO SURVEY PLAN.
- REFERENCE:**
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN PREPARED BY REISHER RIDOUT PARTNERSHIP INC., AND GRADING AND SERVICING PLAN PREPARED BY STANTEC CONSULTING LTD.
- LIGHTING NOTE:**
LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE "HOUSE SHIELDS" WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
- NOTES:**
ALL SIGNAGE MUST COMPLY WITH THE TOWN OF ERIN SIGN BY-LAW NO. 04-07.
FOR EXISTING TREE PROTECTION, TREE MANAGEMENT AND NEW LANDSCAPING REFER TO LANDSCAPE PLANS L1 C0-3 & L2 OF 2 PREPARED BY REISHER RIDOUT PARTNERSHIP INC. FOR CIVIL INFORMATION REFER TO CIVIL DRAWINGS C-050, C-400, C-500 PREPARED BY STANTEC INC.

REVISIONS

NO.	DATE	PARTICULAR
1	16.03.23	ISSUED FOR ZONE CHANGE
2	16.06.06	RE-ISSUED FOR ZONE CHANGE
3	16.07.22	RE-ISSUED FOR ZONE CHANGE
4	16.08.19	ISSUED FOR SPA
5	16.09.02	RE-ISSUED FOR SPA
6	16.09.15	ISSUED FOR BUDGET REVIEW
7	16.09.22	RE-ISSUED FOR SPA
8	16.10.07	ISSUED FOR BUDGET
9	16.10.21	RE-ISSUED FOR SPA

NOTES:

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

KEY PLAN:

CLIENT:
THE CORPORATION OF THE COUNTY OF WELLINGTON

PROJECT:
HILLSBURGH LIBRARY NEW CONSTRUCTION

9 STATION STREET
TOWN OF ERIN, ONTARIO

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENITIN GROUP LTD

File name: K:\VG-Renton\Hillsburgh Library\21.07.6\Drawings\VG-Current\HILL A1.1.dwg
Plot Date: Oct 21, 2016 - 3:35pm By: TForrest

A1.1

DRAWN BY: TM / RH
CHECKED BY: EB

All dimensions and related documents in whole or in part to be checked and verified by the General Contractor. Reproduction of drawings and related documents in whole or in part is forbidden without permission of the Venitin Group.



Staff Report

Report #: BD2016-28

Date: November 15, 2016

Submitted By: **Jessica Wilton – Building and Planning Assistant**

Subject: Building Permit Activity Report

Recommendations:

Be it resolved that Council hereby receives Building Department Building Activity Report dated November 15, 2016 for information.

Background:

Overall the building permit numbers this year are up over last year's numbers. For the month of October 2016, we have issued 34 permits, 6 of which were for new housing starts compared to 18 permits, 3 of which were for new housing starts for October 2015.

See attached appendices for full breakdown of the comparison of the 2016 building permit activity vs. 2015 building permit activity.

Financial Impact:

None

Communications Plan:

To be presented at a regular council meeting for information

Appendices:

Appendix I – Building Permit to Date – October 2016

Appendix II – Monthly Comparison – October 2016

Permit Comparison Summary

Issued For Period **OCT 1,2016** To **OCT 31,2016**

	Previous Year			Current Year		
	Permit Count	Fees	Value	Permit Count	Fees	Value
Accessory Building						
Deck	1	314.35	20,000.00	3	675.72	82,000.00
Accessory Building - Residential						
Accessory Building - Residential	3	1,977.98	95,000.00	7	4,380.18	246,000.00
Demolition						
Demolition Permit	0	0.00	0.00	1	200.00	15,000.00
Farm Building						
Farm Building - New	1	750.00	65,000.00	3	15,264.00	887,000.00
Industrial						
Industrial	1	7,470.00	150,000.00	0	0.00	0.00
Residential						
Residential - Major	0	0.00	0.00	1	2,000.00	50,000.00
Residential - Minor	5	2,316.49	74,200.00	2	1,102.00	28,000.00
Residential - New						
Residential -SDR	3	8,882.37	1,650,000.00	6	21,822.67	3,157,000.00
Septic Permit						
Septic Permit	3	1,300.00	0.00	8	4,000.00	0.00
Septic Permit - Tank Replacement	1	200.00	0.00	2	400.00	0.00
Tent						
Tent	0	0.00	0.00	1	200.00	0.00

	<u>Previous Year</u>	<u>Current Year</u>
Total Permits Issued	18	34
Total Dwelling Units Created	3	6
Total Permit Value	2,054,200.00	4,465,000.00
Total Permit Fees	23,211.19	50,044.57
Total Compliance Letters Issued	12	6
Total Compliance Letter Fees	825.00	225.00

<u>Permit Charge</u>	<u>Amount</u>
Accessory Building - Residenti	4,380.18
Deck	675.72
Demolition Permit	200.00

Town Of Erin

Permit Comparison SummaryIssued For Period **OCT 1,2016** To **OCT 31,2016**

Farm Building - New	15,264.00
Residential - Major	2,000.00
Residential - Minor	1,102.00
Residential -SDR	21,822.67
Septic Permit	4,000.00
Septic Permit - Tank Replaceme	400.00
Tent	200.00

Total	50,044.57
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Permit Comparison Summary

 Issued For Period **JAN 1,2016** To **OCT 31,2016**

	Previous Year			Current Year		
	Permit Count	Fees	Value	Permit Count	Fees	Value
Accessory Building						
Deck	13	4,834.43	166,300.00	21	7,403.04	217,250.00
Pool	10	2,000.00	260,000.00	10	2,000.00	354,500.00
Accessory Building - Residential						
Accessory Building - Residential	28	19,011.67	977,000.00	38	24,969.58	1,291,500.00
Assembly						
Assembly	1	75.00	0.00	0	0.00	0.00
Change of Use						
Change of Use	1	750.00	0.00	5	2,460.90	207,050.00
Commercial						
Commercial	1	75.00	0.00	0	0.00	0.00
Commercial - Major renovation	5	5,700.00	215,778.00	1	2,000.00	30,000.00
Commercial - Minor renovation	0	0.00	0.00	2	950.00	30,000.00
Demolition						
Demolition Permit	4	800.00	15,050.00	10	2,000.00	70,250.00
Farm Building						
Farm Building - Addition/renovation	2	2,057.60	487,500.00	4	2,696.73	225,000.00
Farm Building - New	9	6,907.20	494,300.00	9	39,317.68	1,763,000.00
Industrial						
Industrial	1	7,470.00	150,000.00	3	8,000.00	1,320,000.00
Industrial - Major	2	7,070.00	506,000.00	2	3,417.50	2,160,000.00
Institutional						
Institutional - Minor	0	0.00	0.00	1	750.00	25,000.00
Residential						
Residential - Major	20	35,507.88	2,868,000.00	15	29,733.40	1,925,000.00
Residential - Minor	17	5,795.45	237,400.00	15	3,872.14	226,700.00
Residential - Multiple	3	11,400.00	980,000.00	0	0.00	0.00
Residential - New						
Residential -SDR	37	113,744.37	16,658,000.00	43	125,650.93	17,552,000.00
Septic Permit						
Septic Permit	55	25,300.00	0.00	56	26,650.00	108,500.00
Septic Permit - Class 2	0	0.00	0.00	1	500.00	0.00
Septic Permit - Tank Replacement	11	2,200.00	0.00	8	1,600.00	11,000.00
Tent						
Tent	8	1,600.00	1,200.00	7	1,400.00	6,500.00

Town Of Erin

Permit Comparison SummaryIssued For Period **JAN 1,2016** To **OCT 31,2016**

	<u>Previous Year</u>	<u>Current Year</u>
Total Permits Issued	228	251
Total Dwelling Units Created	42	45
Total Permit Value	24,016,528.00	27,523,250.00
Total Permit Fees	252,298.60	285,371.90
Total Compliance Letters Issued	56	72
Total Compliance Letter Fees	4,125.00	5,100.00

<u>Permit Charge</u>	<u>Amount</u>
Accessory Building - Residenti	24,969.58
Change of Use	2,460.90
Commercial - Major renovation	2,000.00
Commercial - Minor renovation	950.00
Deck	7,403.04
Demolition Permit	2,000.00
Farm Building - Addition/renov	2,696.73
Farm Building - New	39,317.68
Industrial	8,000.00
Industrial - Major	3,417.50
Institutional - Minor	750.00
Pool	2,000.00
Residential - Major	29,733.40
Residential - Minor	3,872.14
Residential -SDR	125,650.93
Septic Permit	26,650.00
Septic Permit - Class 2	500.00
Septic Permit - Tank Replaceme	1,600.00
Tent	1,400.00
Total	285,371.90



Staff Report

Report #: D15-SP06-16

Date: November-15-16

Submitted By: **Jessica Wilton, Building and Planning Assistant**

Subject: Conditional Site Plan Approval, D15-SP06-16 9 Station Street, Part 1, Plan 61R-521, Lots 39-52 - Hillsburgh Library

Recommendations:

BE IT RESOLVED THAT Council approves the site plan submitted by the Corporation of the County of Wellington as it relates to development of 9 Station Street subject to the conditions of Appendix 1.

Background:

The applicant seeks site plan approval to renovate the existing residence and construction addition for a 628.79 m² future library.

The main site statistics are:

Total Lot Area	0.83 ha or 2.05 acres
Lot Frontage – Station St.	91.46 m
TOTAL GROSS FLOOR AREA	908.79 m ²
Parking Required	32
Parking Provided	32
Area of paved driveway and parking	215 m ²
Area of Septic bed	300 m ² approx

Vehicular access is via Station Street.

Origin and Background

The subject land is located at 9 Station Street. The lands are legally described as Part 1, Plan 61R-521, Lots 39-52.

Zoning

The site is zoned I, Institutional – proposed use meets zoning requirements

Consultation:

Building/Water/Fire/Roads/Triton Engineering/John Cox Planning Consultant/ Credit Valley Conservation

Communications Plan:

To be presented at a regular council meeting for information and Council approval of conditions.

Appendices:

Appendix I – Conditions of Site Plan Approval

Appendix II – Site Plan showing proposed development

Appendix I – Conditions of Site Plan Approval

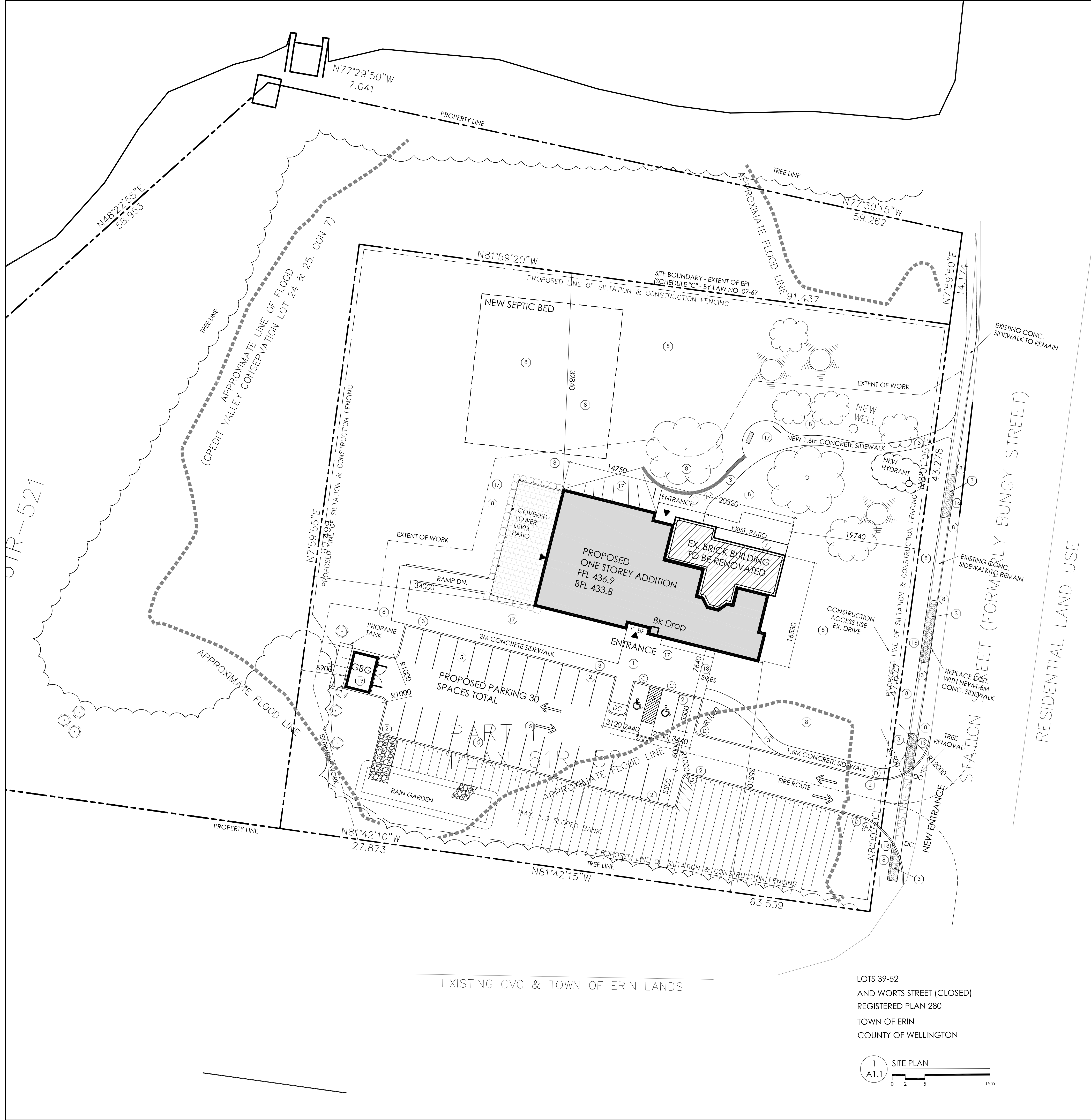
A. Conditions which must be satisfied prior to building permit issuance.

1. That this approval lapse if no building permit has been issued within two years from the date of site plan approval.
2. That the owner provide a detailed written estimate of costs for landscaping, all paving, curbing, drainage and storm sewers, stormwater management facilities, installation and maintenance of erosion and siltation control measures, tree protection, boulevard restoration, roof top mechanical screening, garbage enclosures and site works listing items, quantities, unit costs, and total costs. This estimate to be reviewed and approved by the Town of Erin.
3. That the owner deposit securities with the Finance Department, in a form meeting the Finance Department's requirements, covering full costs of landscaping, all paving, curbing, drainage and storm sewers, stormwater management facilities, installation and maintenance of erosion and siltation control measures, tree protection, boulevard restoration, roof top mechanical screening, garbage enclosures and site restoration.
4. That the owner enters into a Site Plan Agreement with the Town.
 - (a) That an agreement be registered on title to contain clauses suitable to the Town of Erin and the Town Solicitor ensuring: that the landowner is responsible for maintenance and any liability related to the stormwater management facilities provided for the property and
 - (b) that the Town has the right to enter the property to install, inspect and repair at the owners expense, if necessary, the stormwater facilities.
5. That the owner pays to the Town of Erin their contribution for the provision of sidewalks based on the established frontage charge of \$547.07 per meter that abuts the proposed sidewalk location as determined by the Town of Erin (frontage of 91.46m).
6. That a permit from Credit Valley Conservation Authority be issued before any building permit from the Town of Erin is issued.
7. That the owners satisfy Triton Engineering comments dated November 8, 2016.
8. That the owners satisfy Credit Valley Conservation Authorities comments dated November 9, 2016.

B. Conditions required to be met prior to securities being released).

1. That 15 percent of the total amount of the original value of the posted securities be held back for a one-year period from the date of the Town's final inspection. In the event that in the opinion of the Chief Building Official of the Town, construction on the site is substantially discontinued and the site becomes a hazard to public safety part or all of the securities may be used by the Town to cover the cost of site restoration to be done to the satisfaction of the Chief Building Official.
2. That the owner will submit as-built drawings confirming that the grading and stormwater management facilities have been installed in accordance with the approved Drawings and Stormwater Management Report prior to the release of any securities.

3. That for all undeveloped or phased areas of the site that ground cover be established prior to release of any securities.
4. That all padmount electrical transformers be screened from public view with appropriate landscaping to the satisfaction of the Town and Hydro Authority.
5. That no landscaping or site facilities (i.e. signs, planters, parking, entry features) be placed within the road widening area, other than sod and street trees, unless specifically approved by the Roads Department.
6. That all external refuse containers be fully screened with material compatible to the main structure and be maintained in good repair.
7. That on-site lighting not impinge on adjacent lands and be directed away from nearby residences.
8. That the applicant acknowledge that the site plan approval does not constitute approval of any signage that may be shown on the plans and that the applicant is required to obtain sign permits from the By-law Enforcement and Licensing Section of the Building Services Department for all signage on the subject site.
9. That any proposed wood fence be constructed of pressure treated pine or western red cedar with all hardware being galvanized.
10. That all conditions of this Site Plan approval shall have been complied with prior to the 30th of June in the second year following the issuance of the building permit failing which Town staff may proceed to draw on the securities to complete all outstanding site plan conditions.
11. That for all designated handicapped parking spaces, the applicant will ensure the provision of appropriate pavement markings as well as the installation of the standard Town signage for each handicapped parking space.



DEVELOPMENT DETAILS:		
ZONING - APPLICATION UNDER-WAY (INSTITUTIONAL)	REQUIRED	PROPOSED
MIN. LOT AREA	0.4 HECTARES	0.85 HECTARES
MIN. LOT FRONTAGE	30.0m	43.27m
MIN. FRONT YARD	6.0m	19.740m
MIN. INT. SIDE YARD	3.0m	32.840m
MIN. REAR YARD	7.5m	34.000m
MIN. EXT. SIDE YARD	6.0m	35.510m
MAX. HEIGHT	10.5m	8.2m
BUILDING FOOTPRINT (INCL. EX.)	---	= 428.79m ²
GROSS BUILDING AREA (LEVEL 1 + BASEMENT)	---	= 628.79m ² + 277m ² = 905.79m ²
% LOT COVERAGE		
BUILDING AREA COVERAGE (MAX. SIZE)	AREA	% COVERAGE
PARKING, DRIVEWAY & SIDEWALK AREAS	= 1501m ² +/-	7.5%
LANDSCAPED AREA	= 6144.77m ²	18.5%
GROSS LOT AREA (INNER RECTANGLE)	= 8274.56m ²	74%
		100%
PARKING REQUIREMENTS		
MIN. DISTANCE TO A STREET LINE	3.0m	26.8m
MIN. BARRIER FREE STALL SIZE	TYPE A: 5.2m x 5.5m TYPE B: 4.0m x 5.5m	4m x 5.5m = 24m ²
PUBLIC BUILDING	1 SPACE PER 28m ² /GFA = 32 SPACES REQ'D. INCL. 1 BF SPACE	
SPACES PROVIDED		32 SPACES PROVIDED
TOTAL PARKING		32 SPACES
BARRIER FREE		2 SPACES (INCL.)

- REFERENCE NOTES:**
- NEW SLOPED BARRIER-FREE ACCESS
 - NEW CONCRETE BARRIER CURBS UNLESS OTHERWISE NOTED [COORD. W/ OPSD-600.100, OPSD-600.100, AND OPSD-600.110]
 - FOR NEW CONCRETE SIDEWALKS [COORD. W/ OPSD-310.010 & 310.020]
 - GENERAL CONTRACTOR TO COORDINATE ALL WORK WITHIN THE BOULEVARD WITH THE TOWN OF ERIN AND OBTAIN ALL NECESSARY PERMITS & APPROVALS FROM LOCAL AUTHORITIES. EXECUTE ALL WORK AS PER THE LOCAL REQUIREMENTS.
 - PROVIDE NEW PAINTED LINE MARKINGS FOR PARKING STALLS, BARRIER-FREE SYMBOLS, CROSS MARKINGS AS REQ'D.
 - GENERAL CONTRACTOR TO EXECUTE WORK TO DRIVEWAY ENTRANCE UNDER SUPERVISION OF THE TOWN OF ERIN. REFER TO ENTRANCE PERMIT REQUIREMENTS WHERE EXIST. DRIVEWAY ENTRANCE TO BE MODIFIED OR INSTALLED TO MEET PER COUNTY REQUIREMENTS. PROVIDE NEW CONCRETE ENTRANCE CURBS TO MATCH EXISTING AS INDICATED. WORK REQUIRED TO BE DONE BY TOWN FORCES SHALL BE AT CONTRACTOR'S EXPENSE.
 - PROVIDE NEW PORCH AND REPAIR EXISTING CONC. TO REMAIN.
 - PROVIDE NEW TOPSOIL AND SOD TO 3m OUTSIDE OF ALL NEW SITE WORK AND WHERE ALL EXISTING GRASSED AREAS ARE DISTURBED.
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - RESERVED
 - REINSTATE BARRIER CURB & NEW TOPSOIL & SOD.
 - FOR PLANTING BEDS, TREE PLANTINGS, AND OTHER LANDSCAPE FEATURES AND GRASSED AREAS (CO-ORD W/ LANDSCAPE DRAWINGS).
 - (3) BICYCLE RACKS (TOTAL CAPACITY OF 15 BIKES) MODEL 7510 AS MANUFACTURED BY CORA BIKE RACK (1995 LTD)
 - GARBAGE ENCLOSURE

- GENERAL NOTES:**
- FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER TOWN BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6m WIDE WITH A MIN. 12m CENTRELINE TURNING RADIUS AND MAX. 5% SLOPE)
 - COORD. W/ MECH. & ELEC. SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL MECH. & ELEC. INFO INDICATED ON ARCHITECTURAL SITE DWG. A1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
 - COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE ELEV. S & DRAINAGE SLOPES
 - COORD. W/ LANDSCAPE SITE PLAN FOR LOCATIONS OF SEEDING, SODDING, PLANTING, & OTHER HARD SURFACING.
 - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING. COORD. W/ OPSD DETAILS & SPECS. FOR TYPICAL CURB TYPES. SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
 - PROVIDE PAINTED PARKING STALL LINE MARKINGS, BARRIER-FREE SYMBOLS AND CROSS MARKINGS ON TOP OF FINISHED ASPHALT LAYER
 - SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION TO THE SATISFACTION OF THE CITY
 - PROJECT SIGN TO BE ERECTED @ BEGINNING OF PROJECT. COORD. W/ A1.2 FOR PROJECT SIGN. LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE.
 - REFER TO A1.2 FOR SITE PLAN APPROVAL NOTIFICATION SIGN. LOCATION AS SHOWN ON PLAN. TIMBER POSTS AND CROSS MEMBERS TO BE REUSED FOR PROJECT SIGN ONCE SITE PLAN APPROVAL COMPLETE.
 - PROVIDE HEAVY DUTY (HD) ASPHALT @ ALL DRIVEWAYS. PROVIDE MEDIUM DUTY (MD) ASPHALT @ ALL PARKING SPACES AS NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR SOD & LANDSCAPE MAINTENANCE UNTIL SUBSTANTIAL PERFORMANCE OF SUCH WORK IS ACHIEVED. COORDINATE W/ LANDSCAPE DRAWINGS.
 - REFER TO LANDSCAPE PLANS FOR EXISTING TREE DESCRIPTIONS & TREATMENT AS WELL AS NEW PLANTINGS.
 - ALL WORK SHOWN IN THE ROAD BOULEVARD TO BE PERFORMED BY CONTRACTOR AS PART OF CONTRACT UNLESS OTHERWISE NOTED.
 - ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
 - ALL SITE LIGHTING SHALL NOT RESULT IN GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 - ALL SNOW STORAGE SHALL BE ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNERS EXPENSE BY PRIVATE REMOVAL SERVICE.

SYMBOLS & ABBREV.'S LEGEND
IDENTIFICATION MARKER LEGEND

- ENTRANCE / EXIT
- ENTRANCE / EXIT - W/ BARRIER FREE DOOR OPERATOR (COORD. W/ ELEC. DWG.S)
- FTD. WHEELCHAIR SIGN ON ASPHALT
- DENOTES EX. PAINTED DIRECTIONAL ARROWS ON ASPHALT PAVEMENT
- BICYCLE RACK (CO-ORD W. SPECS)
- DROPPED CURB
- GRADED SLOPE (COORD. W/ SITE GRADING DWG.S)
- SLOPE (COORD. W/ SITE GRADING DWG.S)

HATCH IDENTIFICATION MARKER LEGEND

- FTD. ROAD MARKINGS ON ASPHALT
- BLOCK PAVERS
- RIP RAP TO ARMOUR WATER STREAMBED AGAINST EROSION (REFER TO CIVIL DRAWINGS)

NEW SITE SIGNAGE SCHEDULE:

- STOP SIGN
- RESERVED
- BARRIER FREE PARKING
- FIRE ROUTE NO PARKING BETWEEN SIGNS

NOTE:
CONFIRM LOCATIONS & CONTENT OF ALL SIGNAGE W/ THE OWNER & TOWN OF ERIN PRIOR TO FABRICATION & ERECTION. PROPOSED SITE SIGNAGE TO COMPLY W/ SIGNAGE BY-LAW 04-07.

- BEFORE STARTING WORK**
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF ERIN AND +VG AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY AS SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRASSES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
 - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
 - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.
- REQUIRED NOTES:**
- ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
 - ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 - ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 - ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- DISCLAIMER:**
ALL EXISTING PROPERTY LINE INFORMATION LOCATION WAS PROVIDED BY J.R. FINNE, ONTARIO LAND SURVEYOR IN THE FORM OF AN ELECTRONIC FILE PLAN DATED JANUARY 4, 2016 CONSISTING OF THE LEGAL AND TOPO SURVEY PLAN.
- REFERENCE:**
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN PREPARED BY REISHER RIDOUT PARTNERSHIP INC., AND GRADING AND SERVICING PLAN PREPARED BY STANTEC CONSULTING LTD.
- LIGHTING NOTE:**
LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. MUST PROVIDE 'HOUSE SHIELDS' WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
- NOTES:**
ALL SIGNAGE MUST COMPLY WITH THE TOWN OF ERIN SIGN BY-LAW NO. 04-07.
FOR EXISTING TREE PROTECTION, TREE MANAGEMENT AND NEW LANDSCAPING REFER TO LANDSCAPE PLANS L1, C0-2 & L2 OF 2 PREPARED BY REISHER RIDOUT PARTNERSHIP INC. FOR CIVIL INFORMATION REFER TO CIVIL DRAWINGS C-050, C-400, C-500 PREPARED BY STANTEC INC.

REVISIONS

NO.	DATE	PARTICULAR
1	16.03.23	ISSUED FOR ZONE CHANGE
2	16.06.06	RE-ISSUED FOR ZONE CHANGE
3	16.07.22	RE-ISSUED FOR ZONE CHANGE
4	16.08.19	ISSUED FOR SPA
5	16.09.02	RE-ISSUED FOR SPA
6	16.09.15	ISSUED FOR BUDGET REVIEW
7	16.09.22	RE-ISSUED FOR SPA
8	16.10.07	ISSUED FOR BUDGET
9	16.10.21	RE-ISSUED FOR SPA

NOTES:

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

KEY PLAN:

CLIENT:
THE CORPORATION OF THE COUNTY OF WELLINGTON

PROJECT:
HILLSBURGH LIBRARY NEW CONSTRUCTION

9 STATION STREET
TOWN OF ERIN, ONTARIO

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

+VG ARCHITECTS
THE VENITIN GROUP LTD

File name: C:\VG-Rentonford\Hillsburgh Library\21.07.6\Drawings\VG-Current\HILL A1.1.dwg
Plot Date: Oct 21, 2016 - 3:35pm By: Forrest

A1.1

DRAWN BY: TM / RH
CHECKED BY: EB

All dimensions and detailed documents in whole or in part to be checked and verified by the General Contractor.

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SITE PLAN



Staff Report

Report #: 2016-16R

Date: November-15-16

Submitted By: **Greg Delfosse, Road Superintendent**

Subject: 2016-17 Winter Contract Plowing and Winter Snow Removal Contracts

Recommendations:

Be it resolved that Council receives the *2016-17 Winter Contract Plowing and Winter Snow Removal Contracts* report of November 15th, 2016, and;

And that Council accepts the bid from Willboi's Landscape for 2016-17 Winter Contract Plowing at various municipal locations as the lowest qualified bidder, and;

And further that Council accepts the bid from Snow Brothers Contracting for 2016-17 Winter Snow Removal to at their quoted price of \$8853.66 per clearing event with any additional work if required at a quoted price of \$382.00 per hour.

Background:

Tenders were advertised and received on October 14, 2016 for both Winter Contract Plowing at various municipal locations and Winter Snow Removal from Erin and Hillsburgh Downtown Core. A detailed summary of the bids received is attached.

For contract number 2016-15R Winter Contract Plowing, the submissions received have been reviewed, the equipment listed and experience has been taken into consideration and my recommendation is to award the Winter Snow Plowing to Willboi's Landscape.

Regarding contract number 2016-16R Winter Snow Removal from Erin and Hillsburgh Downtown Core contract, it is recommended to award contract number 2016-16R Winter Snow Removal from Erin and Hillsburgh Downtown Core to the second lowest bidder, Snow Brothers Contracting.

Downtown snow removal will be cost shared 50/50 with the County of Wellington per event.

Applicable taxes are extra.

The low bid from University Pro is not being recommended because of past sub optimal performance when they were last contracted by the Town. Performance concerns can place demands on staff time for site review and quality assurance inspection, in effect escalating the cost the Town incurs for the service.

Financial Impact:

The expense associated with these contracts is included in the annual budgets of the departments responsible for the individual facilities.

Consultation:

Prior to receipt of tenders, bidders were required to personally review each location. Individual review will be performed with Town staff and the successful vendor.

Roads Foreman Dave Knight was also consulted due to his past experience with work of this nature during his time as Interim Road Superintendent.

Communications Plan:

N/A

Conclusion:

That Council award contracts for 2016-17 Winter Snow Plowing at various municipal locations in its entirety to Willboi's Landscape and award the contract for 2016-17 Winter Snow Removal to Snow Brothers Contracting at their quoted price of \$8853.66 per clearing event.

Appendices:

APPENDIX A	Snow Plowing Tender Results
APPENDIX B	Snow Removal Tender Results

Appendix A

**Tender #2016-15R
Winter Plowing
Results**

Council Report 2016-1R APPENDIX A

	Pro Landscaping		Haywire		Willboi's	
	Plow	Sand	Disqualified		Plow	Sand
Centre 2000	\$200.00	\$200.00			\$60.00	\$135.00
Erin Fire Hall	\$100.00	\$100.00			\$33.00	\$53.00
Hillsburgh Fire Hall	\$90.00	\$90.00			\$30.00	\$47.00
Water Tower Road	\$185.00	\$185.00			\$60.00	\$70.00
Hillsburgh Medical Centre	\$60.00	\$60.00			\$20.00	\$34.00
MacMillan Park	\$110.00	\$110.00			\$40.00	\$53.00
Young St, Erin	\$50.00	\$50.00			\$20.00	\$20.00
Charles St., Erin	\$70.00	\$70.00			\$30.00	\$43.00
William St., Erin	\$90.00	\$90.00			\$34.00	\$47.00
March St., Erin	\$90.00	\$90.00			\$20.00	\$39.00

Appendix B

Tender #2016-16R Snow Removal Results	Council Report 2016-1R APPENDIX B	
	Total Per Event	Contingency Hourly
Snow Brothers Contracting	\$8,853.66	\$382.00
University Pro Landscapers	\$8,600.00	\$345.00



Staff Report

Report #: 2016-02F

Date: November-15-16

Submitted By: **Dan Callaghan, Fire Chief**

Subject: Results - Tender 2016-01F Pumper 11

Recommendations:

Be it resolved that Council receives the results of Fire Department Tender 2016-01F report of November 15, 2016.

And That Council awards Tender 2016-02F to Asphodel Fire Trucks Inc. for the purchase of one 2017 Freightliner Pumper in the amount of \$437,392.00, HST non-rebate included.

Background:

In the 2015 and 2016 Capital budget, Council approved \$521,000.00 + HST for the purchase of a new Fire Pumper. Tender requests were emailed by the Town of Erin to 13 Fire Truck Manufacturers and Suppliers in Canada for pricing. Five Tenders were received, see attachment for submitted pricing.

The tenders received have been checked for errors and omissions and no arithmetical errors were found. The two lowest submissions were examined and met all tender specifications.

It is recommended that council award the Contract to Asphodel Fire Trucks Ltd. in the amount of \$ 437,392.00, HST non-rebate included.

This truck is replacing a 1985 GMC Superior 620 GPM 500 Imp Gallon Tank Pumper and will be placed at Erin Station 10.

Financial Impact:

This expenditure is included in the 2015 and 2016 Capital Budgets. This purchase will expend no more than \$427,392.00 HST non-rebate included. The remaining surplus funds of this capital project will be used to outfit the new truck upon its arrival.

Consultation:

Consultations were done with Canadian Fire Truck manufacturers, Erin Fire & Emergency Services truck committee, various other Fire Departments and truck chassis suppliers.

Conclusion:

That Council receive this report and authorize the purchase of this 2017 Freightliner Pumper from Ashodel Fire Trucks Ltd. Expected delivery of the truck is 330 days after the awarding of the contract.

Appendices:**Erin Fire Pumper F2016-01**

COMPANY	BID AMOUNT
Ashodel Fire Trucks	\$427,392.00
Dependable Emergency Vehicles	\$502,093.17
Carrier Centers Emergency Vehicles	\$522,176.34
ResQTech	\$527,116.80
Fort Garry Fire Trucks	\$536,290.46
Ontario Fire Truck	No bid received
Metz Fire Rescue	No bid received
Safetek Fire Trucks	No bid received
Metalfab Fire Trucks	No bid received
Darch Fire Trucks	No bid received
Code 4	No bid received
Carl Thibault Fire Trucks	No bid received
Arnprior Fire Trucks	No bid received

STANLEY PARK GATES HERITAGE DESIGNATION REPORT

TOWN OF ERIN, WELLINGTON COUNTY, ONTARIO

DRAFT REPORT

Prepared for:

Corporation of the Town of Erin

5684 Trafalgar Rd.
Hillsburgh, ON N0B 1Z0

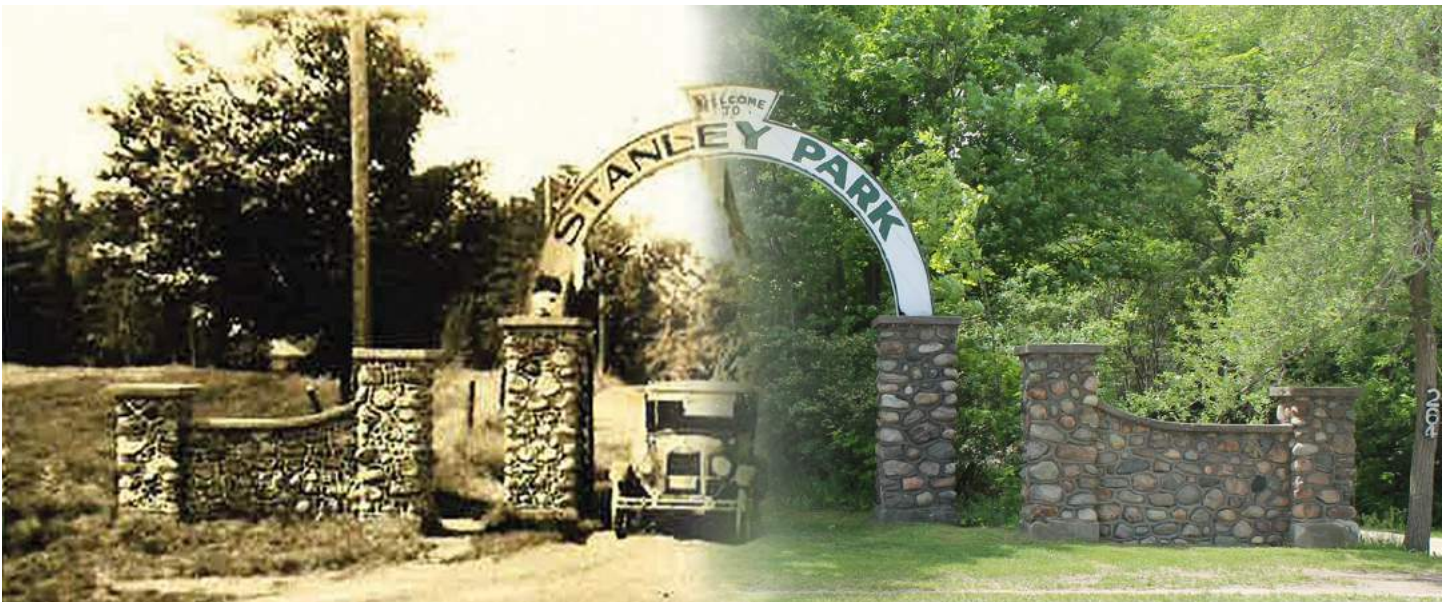
August 15, 2016

Prepared by:

Michal Laszczuk BA Honours, MLA Candidate

Cecelia Paine FCSLA, FASLA, OALA

University of Guelph
School of Environmental Design and Rural Development
50 Stone Rd. East
Guelph, ON N1G 2W1



Cover image: **Left**, Historical photo of the Stanley Park entrance (“Stanley Park entrance”, n.d.) and **right**, Stanley Park gates across from Main Street in Erin, circa 2016 (Photograph by M. Laszczuk).

September 30, 2016

Mr. Jeff R. Duncan
Councillor, Town of Erin

74 Trafalgar Road
Hillsburgh, Ontario
N0B 1Z0
P: (519) 855-6134
E: Jeff.Duncan@erin.ca

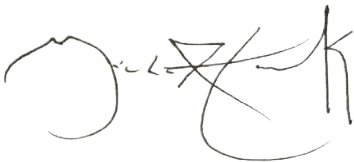
Dear Councillor Duncan:

We are pleased to submit this report which documents the heritage significance of the Stanley Park gates in the Town of Erin. This report was prepared at the request of you and the Town of Erin Heritage Committee to provide the research required to support future designation by the Town of Erin.

A summary of the heritage significance of the gates, park, and surrounding landscape is provided, followed by an overview of the structural integrity of the gates and recommendations for restoration. Following this assessment, heritage attributes and values are examined relative to a series of criteria. The heritage significance of the gates is also examined relative to the three cultural landscape types defined by Parks Canada and the Ontario Ministry of Culture. A cultural landscape approach was adopted as it recognizes the significance of the gates within the context of the Town of Erin. The report concludes with a description of the significant heritage characteristics of the Stanley Park gates and a summary statement of their cultural heritage value.

We trust that this assessment report provides the Town of Erin Heritage Committee and the Town of Erin Council sufficient documentation and evaluation to proceed with designation of the Stanley Park gates as a heritage property.

Sincerely,



Michal Laszczuk, B.A. (Hons), MLA Candidate



Cecelia Paine, FCSLA, FASLA, OALA

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1.0 | INTRODUCTION

This report presents a cultural heritage assessment of the Stanley Park gates in the Town of Erin. This study has been undertaken at the request of the Town of Erin Heritage Committee. The purpose of the study is to assess the historical significance of the Stanley Park gates in order for the structure to be formally designated under the Section 29 of the 2005 Ontario Planning Act.

Although only the gate structures and land on which they stand are being considered for designation, the value of the gates is presented from a cultural landscape perspective in order to emphasize the significance of the gates in relation to the park, Main Street in Erin, and the former Credit Valley (CVR)/Canadian Pacific (CP) Railway station and corridor. The gates symbolize the historic importance of Stanley Park not only for the Town but for Wellington County and surrounding counties in Southern Ontario as the park was a premier tourist destination from the late 19th to the mid-20th century. The gates also constitute a notable historic feature as an essential component of Main Street in Erin, symbolizing the importance of the park to the entire town and acting as the gateway for visitors to the Town of Erin.

This report first features a summary of the methodology, overview of definitions of cultural heritage landscape values in accordance with the Ontario Provincial Policy Statement of 2005, and treatment approaches outlined by Parks Canada. A summary of the history of the park and gates is then provided, followed by an analysis of the integrity of the gate structure, description of heritage attributes and values of the gates and a classification of the gates in accordance with cultural heritage landscape types. The report concludes with a statement of the cultural heritage value of the Stanley Park gates.

The conclusions derived from this report demonstrate the heritage significance of the Stanley Park gates and provide evidence to support the nomination of the gates to be designated as a heritage property under Section 29 of the Ontario Planning Act.



Figure 1: Back view of the Stanley Park gates (Photograph by M. Laszczuk).

2.0 | METHODOLOGY

Town of Erin Councillor and member of the Town's Heritage Committee, Jeff Duncan C.P.T., contacted University of Guelph professor, Cecelia Paine, FCSLA, OALA, and requested professional assistance in preparation of a cultural heritage assessment of the Stanley Park gates in the Town of Erin. Professor Paine recommended Michal Laszczuk, BA Honours, and Master of Landscape Architecture student at the University of Guelph, to be responsible for conducting primary research and writing the assessment report. Primary research for the study was undertaken by Michal Laszczuk with Professor Paine serving as advisor to the project and editor of the final report.

The study began with a site visit to Stanley Park in the Town of Erin, consisting of a general survey of the gates followed by the tour of the park which now exists as a manufactured home community (MHC) operated by Killam Properties. Following the site visit, research was undertaken to investigate the general history of the park. More detailed research was conducted specifically related to the history of the gates and construction details and materials. Also investigated was the Elora Branch of the Credit Valley Railway (CVR)/Canadian Pacific (CP) railway and the associated station that used to exist in the village in order to demonstrate significant relationships between the gates and the railway.

Following preliminary research, records held in the Wellington County Museum and Archives online catalogue were reviewed to find historical photographs and textual sources concerning the park, consisting of letters and magazines. Following the online search, a visit was made to the Archives to review the historical photographs and documents, and during this visit the most relevant photographs were selected for inclusion in this report. Following the visit to the Archives, a visit was once again made to the Stanley Park gates to assess the structural integrity of the gates in more detail, and take photographs of particular structural features for the report. Several visits were also made to the Wellington County Land Registry Office to conduct research on property abstracts regarding lots that constitute the present park. A second visit was made to the Wellington Archives to scan all selected photographs and following this, all research was consolidated in this report.

Location

This section provides an overview of the precise location of the Stanley Park gates within the Town of Erin, which constitute the parcel of land that will be designated. Figures 27 and 28 show the location of the gates and boundaries of associated lots.

The Stanley Park gates are located within both Lot 17 and the road allowance between Concessions 9 and 10 within the Registrar's Compiled Plan No. 686, formally in the Village of Erin and currently in the Town of Erin. As seen in the lower left detail in Figure 27, the walls of the gates are located in the road allowance between Concessions 9 and 10, while the arch is located in Lot 17, traversing the limit of the lot by the road allowance. Lot 17 spans the entirety of the Stanley Park Manufactured Home Community MHC, which generally corresponds to the limits of what was historically known as Stanley Park (Figure 2). Before 2015, a portion of the land on which the gates are located was owned by the Town of Erin while another portion was owned by the County of Wellington, but as of 2015 the Town of Erin owns the entirety of the land upon which the gates are located.



Figure 2: Aerial view of Stanley Park circa 2001-2005. ("Aerial View of Stanley," n.d.).

3.0 | SITE HISTORY

Chronology: Stanley Park and gates

October 30, 1888: Date of Registration confirming James Long's purchase of 50 acres of land comprising the property, from Duncan McMillan (Thorning, (n.d.)).

December 1, 1902: Stanley Park property transferred over from James Long to John H. Carroll.

April 30, 1908: Date of Registration confirming sale of property from James Long to John J. Carroll.

May 7, 1908: Date of Registration confirming sale of property from John J. Carroll to Isaac L. Teeter (Thorning, (n.d.)).

September 18, 1908: Sons of Scotland (S.O.S) Lodge Annual Celebration 2 Mile Race held, featuring Tom Longboat (Weber, 1999).

Summer 1909: First Drummer's Snack held in Stanley Park (an annual meeting of travelling salespeople) (Weber, 2008).

January 16, 1917: Date of Registration confirming sale of property from Maggie B. Teeter and D.R. McDonald, executors of Isaac Teeter (deceased) to Teeter's son-in-law, Henry "Harry" Austin.

July 12, 1918: Brethren of Loyal Orange Lodge No. 112 Erin Lodge host Orange Celebration of unprecedented scale in Erin, with 24 lodges involved in a procession ending at the Stanley Park gates.

1922: Original dance hall built by Austin to attract visitors, (Thorning, (n.d.)).

1925: New dance hall built by Austin following the destruction of the original hall by fire. (Traversy, 2005, p. 62).

May 4, 1938: Date of Registration confirming sale of property from Nettie B. Austin (adm) of Henry "Harry" Austin (deceased) to Clarence J. Hamilton.

1944: Date of registration confirming sale of property from Gerald W. Henderson to Upwells Limited.

August, 4, 1946: Community memorial service for soldiers serving in the forces, held in Stanley Park, Erin.

March 5, 2007: Killam Properties buys Stanley Park, with the amount of land spanning 76 acres, for \$2.5 Million Dollars.

"Killam's latest acquisition, completed on March 5, 2007, was Stanley Park, a 76 acre community in Erin, Ontario, located approximately 80 kilometers northwest of Toronto. The community includes 108 Manufactured Home Community (MHC) sites, with an average rent of \$251/month. The purchase price of \$2.5 million (\$23,100/site) was satisfied by a new five-year mortgage for \$1.9 million at 5.1%, with the balance in cash." ("Killam Properties," n.d.).

Summary of Chronology

In 1888 James Long purchased 50 acres of land on the east half of Lot 16 comprising Stanley Park, northwest of the core of the Village of Erin (Thorning, (n.d.)). Construction on the park facilities began in the following year in anticipation of an increase in tourists from Toronto



Figure 3: Lake and boat house in Stanley Park, circa 1910. (Canadian Souvenir Post Card, 1910).

resulting from the construction and opening of the Elora Branch of the Credit Valley Railway (CVR) in the 1880's (Traversy, 2005, p. 60). In 1883 the CVR Railway was incorporated into the Ontario and Quebec Railway, and in the following year it was leased to Canadian Pacific (CP) Railway as the Elora Subdivision ("History of the Trailway," n.d.). Upon the park's opening, a group of Methodist ministers built the first cottage in the park and in 1889 they built a half-mile race track for bicycles, which was later used as a track for horse racing by the Erin Turf Club in the 1920's (Thorning, (n.d.); Traversy, 2005, p. 61).

In 1902 Long transferred the property over to John J. Carroll, but this transaction was not registered until 1908. Carroll implemented several park improvements, including the construction of a boat house, dock, lunch counter, and a horse powered merry-go-round (Figure 3) (Thorning, (n.d.)). In 1908, Isaac Teeter bought the property from Carroll and under his management the park reached its height in popularity. In the same year, Stanley Park was visited by one of the most famous Canadian athletes at the time, Tom Longboat, who won a 2 mile footrace hosted by the Sons of Scotland (SOS) ("Longboat Won Race," 1908, p. 1; Weber, 1999, p. 16). At this time, the park served as a popular destination for picnics and annual meetings, such as the Drummer's Snack, which was held in Stanley Park from 1909 onward (Weber, 2008). By 1910, several cottages were constructed along the lake, better facilitating tourist excursions, most of which originated from Toronto. Upon Teeter's death, the park was sold to his son-in-law, Henry "Harry" C. Austin in 1916 (Thorning, (n.d.)). On July 12 1918, the Stanley Park gates were utilized as a terminal point in an Orange Day Procession on Main Street, organized by the No 112 Lodge ("Glorious Twelfth a Grand Success," 1918). This procession was of an unprecedented scale with 24 lodges involved in the procession ("Glorious Twelfth a Grand Success," 1918).



Figure 4: George Wade and his Cornhuskers in the CFRB Studio, circa 1930-1931. ("George Wade and His Cornhuskers," 2014).

With the onset of the First World War, there was a significant decline in visitors to Stanley Park, and following the War, Austin had to work harder to attract visitors to the park. By this time, people had started to become less reliant on rail travel and could visit other destinations further from home by car, like the Muskoka region (Thorning, (n.d.)). As part of a strategy to attract people arriving by car, Austin built a dance hall in 1922, which opened in 1923. The



Figure 5: The Stanley Park Dancehall, circa 1940's. (Dance Pavilion, Stanley Park, 1940).

facility was a popular tourist attraction that featured bands like George Wade and his Cornhuskers, which was one of the most popular Canadian country bands from the mid 1920's until the 1940's (Figure 4) (Daly, 2006).

In the late 1910's or 1920's Austin initiated construction of the Stanley Park gates to more properly mark the location of the park along Main Street. The gates were designed especially to greet visitors arriving by automobile, providing an arch over the driveway into the park (Figure 21).

Harry Sanders, a local stonemason, and Charles Smith, a stone and concrete mason from Hillsburgh, were hired by Austin to build the gates (Denison, 1980, p. 54). Sanders was well known for his local stone masonry work seen on house porches across Erin, and it can also be seen on old photographs of the Globe Hotel (Denison, 1980, p. 54). In the 1920's Charles and his brother William were regarded as some of the best stone and concrete masons in the township and from spring through fall, the Smith brothers were busy building foundations for bank barns, cisterns and foundations for houses (Figures 25, 26) (Dyer, n.d., p. 1). Mrs. Ariel Dyer, daughter of Charles Smith, recalls that hundreds of these foundations were built in Erin, Eramosa, and Garafraxa Townships (Dyer, n.d., p. 1). Smith was also chosen by Austin because he was skilled in concrete work and had built several culverts, bridges, and sidewalks within the Erin and Caledon Townships. His first concrete bridge was built on Station Road in Hillsburgh in 1917. Clearly, Austin wanted a leading stone and concrete mason to construct the Stanley Park gates so that people would be greeted into the park by a quality landmark that represented the very best that the park could offer to visitors.

In 1925, Austin rebuilt the dance hall following a fire that destroyed the original building, which was only a few years old (Figure 5) (Traversy, 2005, p. 62). Following Austin's death, park ownership transferred over to his wife, Nettie B. Austin, who sold the property to Clarence J. Hamilton in 1938. Following Hamilton's death, his executors, Bessie Davis and John H. Davis, sold the property to Gerald W. Henderson in 1944 and in the same year, Henderson sold the property to Upwells Limited, a family that owned a considerable amount of land in the Town of Erin. Under Upwells Limited, the cottages in the park were rebuilt in the 1940's and exist to this day as residences (History of Erin Village, n.d., p. 10).

Charles Overland served as manager of Stanley Park under the ownership of Upwells Limited until 1982. At this point in time the park had reached a state of decline because people were easily able to travel further distances by car to other vacation destinations that were further away from Southern Ontario. By 1988, the CP rail corridor was abandoned and the Credit Valley and Grand River Conservation Authorities acquired the railway right of way in 1993 and developed the Elora Cataract Trail. In 2007, Killam Investments Inc. acquired the property from Upwells Limited and continues to own and manage the homes that exist on the lot.

4.0 | THE ONTARIO PROVINCIAL POLICY STATEMENT OF 2005 AND CANADIAN FEDERAL STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

This study adopts a cultural heritage landscape approach towards the examination of the Stanley Park gates. This approach facilitates a more in-depth analysis of the spatial importance of the Stanley Park gates in relationship to Stanley Park, Main Street in Erin, and the former CVR/CP Station and Railway. Furthermore, even though only the gates are being designated, their heritage significance will be better demonstrated when observing them in the context of the surroundings as a cultural landscape.

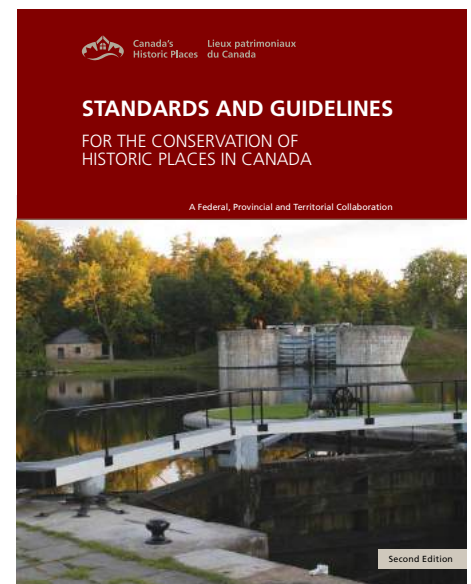
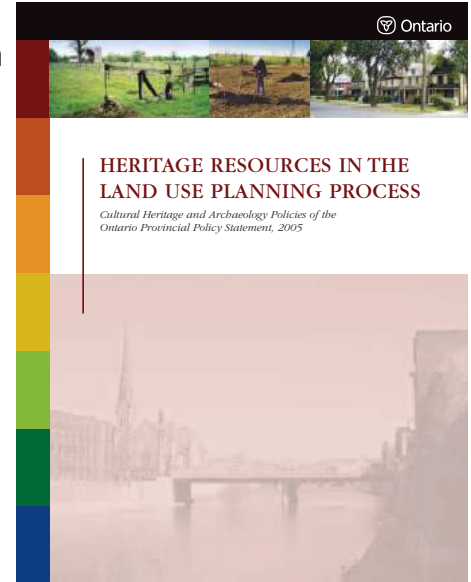
The Provincial Policy Statement of the Ontario Planning Act (Ontario Ministry of Culture, 2006) is used as a guiding framework to support heritage designation of the Stanley Park gates (Figure 6). The Federal Government's Standards and Guidelines for the Conservation of Historic Places in Canada is utilized as a set of guidelines concerning landscape/built heritage conservation treatments (Figure 7). According to the Provincial Policy Statement of the Ontario Heritage Act, a Cultural Heritage Landscape is defined as:

"A defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts." (Ontario Ministry of Culture, 2006, p. 1).

There are three types of cultural heritage landscapes defined by the Provincial Policy Statement, which are taken from the Operational Guidelines adopted by the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Committee in 1992 (WHC, 2008). These types of cultural heritage landscapes include,

Designed landscapes: "those which have been intentionally designed e.g. a planned garden or in a more urban setting, a downtown square." (Ontario Ministry of Culture, 2006, p. 1).

Evolved landscapes: "those which have evolved through the use by people and whose activities have directly shaped the landscape or area. This can include a 'continuing' landscape where human activities and uses are still on-going or evolving e.g. residential neighbourhood or mainstreet; or in a 'relict' landscape, where even though an evolutionary process may have come to an end, the landscape remains historically significant e.g. an abandoned mine site or settlement area." (Ontario Ministry of Culture, 2006, p. 2).



In descending order, **Figure 6:** Cover of the Provincial Policy Statement of the Ontario Planning Act (Ontario Ministry of Culture, 2006), **Figure 7:** Cover of the Standards and Guidelines for the Conservation of Historic Places in Canada (Government of Canada Parks Canada, 2010).

Associative landscapes: “those with powerful religious, artistic or cultural associations of the natural element, as well as with material cultural evidence e.g. a sacred site within a natural environment or a historic battlefield.” (Ontario Ministry of Culture, 2006, p. 2).

An assessment of cultural heritage significance will determine which of these landscape types is most relevant to the Stanley Park gates. Furthermore, this study follows the Canadian Federal Standards and Guidelines for the Conservation of Historic Places in Canada (Government of Canada Parks Canada, 2010) in defining and recommending implementing landscape/built heritage conservation treatments which include:

Preservation: “The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.” (Government of Canada Parks Canada, 2010, p. 15).

Rehabilitation: Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value (Government of Canada Parks Canada, 2010, p. 16).

Restoration: Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. (Government of Canada Parks Canada, 2010, p. 16).

5.0 | STANLEY PARK GATES: DESCRIPTION AND ASSESSMENT OF STRUCTURAL INTEGRITY

The Stanley Park gates consist of two walls, with a central wooden arch supported by two piers (Figure 8). The masonry consists of fieldstones bounded by mortar fashioned as a tooled, V-joint, and the stones are capped with concrete coping. The base of the piers and walls is composed of a concrete base. The coping of the walls curves downwards away from the central arch. The piers and adjacent two walls are composed of local fieldstone (Figure 9). The nature of the stones



Figure 8: General view of the Stanley Park gates today from Main Street (Photograph by M. Laszczuk).



is characteristic of the local region for the Town of Erin, which is located near the Niagara Escarpment and is also within a drumlin field known for containing limestone boulders, sand, silt and clay. Since the soils contained many fieldstones, they were unsuitable for major agricultural activities compared to other soils found within the Greater Toronto Area. Although these soils are not particularly productive, they contain an abundance of materials suitable for stone foundations, house walls, and structures like the Stanley Park gates. This fieldstone work thus characterizes a number of historic structures in the Town of Erin.

The stone piers contain metal hooks used to support smaller metal gate components. Additional wooden gate components were hung from these hooks and could be opened or dismantled to control pedestrian access (Figure 21). Furthermore, since the piers used for the arch have two metal hooks facing each other, it is apparent that a wooden gate existed beneath the arch to control access into the park by car (Figure 21). One interior pier connected to the northwest wall contains a metal notch (Figure 10) used to hold the wooden gate components while the equivalent on the southeast wall does not have this notch. Each exterior pier contains a lower circular hook to hold a metal fence and only the exterior pier on the northwest wall has the second higher hook used to also hold a fence; this hook is missing on the equivalent pier on the northeast side (Figure 11).

The Stanley Park gates are relatively intact. However, the mortar, some field stones, and the concrete copings and foundations have sustained some wear and damage. If no work is undertaken to stabilize and restore the gates, the piers could completely fall apart, thus destroying the overall integrity of the structure. A modern sign for the Killam Properties Community, installed on the wooden arch, was removed as it was compromising the visual integrity of the gates (Myslik, 2015); however, the sign has left four marks on the side of the arch facing away from Main Street (Figure 12). The tooled, V-joint

In descending order, Figure 9: One of 6 stone piers of the Stanley Park gates (Photograph by M. Laszczuk), **Figure 10:** Notch in metal fittings on one of the interior piers of the northwest wall (Photograph by M. Laszczuk), **Figure 11:** The exterior pier of the northwest wall. A fence is connected to the gate using two hooks attached to the pier (Photograph by M. Laszczuk).

mortar holding the fieldstones together has fallen off in some areas but generally, the mortar is intact across the gate structure (Figure 13). Most of the fieldstones remain intact within the gates, but some have fallen out, especially on the corners of some of the pillars. A corner on the interior pier of the southeast wall has deteriorated considerably, where several stones are missing and there is significant wear on the interior mortar (Figure 14). The concrete coping at the top of the gates is generally intact but there are cracks distributed throughout (Figure 15). Furthermore, the lower concrete foundation is also generally intact but some large portions have been chipped off (Figure 16).

Although the integrity of the gate structure remains generally intact, preservation and minimal reconstruction treatments should be implemented to repair and stabilize the gates. The characteristic V-joint mortar needs to be reapplied and integrated with the existing material in a few places. Furthermore, similar sized fieldstones will have to be procured to function as suitable replacements for the missing stones along the corners of the piers. The corner of the taller pier connected to the southeast wall of the gates requires restoration in a manner that compliments the existing fieldstone and masonry work. In terms of the wood, it is in generally in good shape and the marks made by the Killam Properties sign can be covered with a new coat of paint. The curved bottom panels of the wooden arch contain several holes which are relatively small; their provenance is unknown (Figure 17). The cracks distributed across the concrete coping will have to be sealed with additional mortar (Figure 15). The metal hooks and notches distributed on the piers do not need any immediate preservation work; however, strategies should be considered to remove any rust. In sum, no drastic treatments will be needed to conserve the gates since their general integrity remains, but, the recommended preservation and reconstruction treatments are recommended to ensure that no further damage will be sustained, which could eventually become a threat to the gates' stability.



In descending order, Figure 12: Two out of the four marks left by a sign installed and later removed by Killam Properties (Photograph by M. Laszczuk), **Figure 13:** Missing V-joint mortar between field stones on a corner of one of the piers (Photograph by M. Laszczuk), **Figure 14:** Corner of the southeast pier within the Stanley Park Gates. The corner has deteriorated and shows the interior composition of the gate structure (Photograph by M. Laszczuk), **Figure 15:** Detail of internal cracks within the concrete coping (Photograph by M. Laszczuk), **Figure 16:** Detail of concrete base of gates. A few large pieces are missing (Photograph by M. Laszczuk), **Figure 17:** Holes found along the bottom of the wooden arch of the Stanley Park gates (Photograph by M. Laszczuk).

6.0 | HERITAGE ATTRIBUTES AND VALUES

The following analysis of heritage attributes and values of the Stanley Park gates demonstrates their historical significance to Stanley Park and the Town of Erin. Both the built heritage features and spatial relationship to other landscape components are examined.

6.1 Heritage Attributes

6.1.1 Materials and Craftsmanship



Figure 18: The back of the Stanley Park Gates arch. The planks for the sign are arranged in a uniform diagonal fashion and there is a seam in the middle that joins two curved planks of wood. (Photograph by M. Laszczuk).

and constitutes a recessed sign that is rectangular in shape. The sign is composed of wooden panels arranged diagonally and bounded by two sets of curved panels with a seam in the middle (Figure 18). The middle portion of the arch contains an additional trapezoidal shape that features some of the lettering. The arch is painted white with green accents along the trim and the lettering is painted green as well. The lettering is relatively neat for hand-painted lettering and was thus painted by someone skilled in this art form (Figure 20). Since paint is subject to fading in the sunlight, the sign has been repainted over time. The metal hooks are utilitarian in design and would not be seen when the wooden gate components were placed in between the piers.

6.1.2 Style, Massing, Scale or Composition



The gates are fashioned in a style of masonry that is distinguished by the tooled, V-joint type of mortar and colourful fieldstones. Each fieldstone was carefully selected to produce a unified composition tied together by the tooled, V-joint type mortar and the concrete coping along the top. The composition of the fieldstones is also well proportioned with an even distribution of larger and smaller stones and there is a chromatic balance of grey, blue, and pink stones distributed across the gates (Figure 19). The wooden arch is evenly proportioned with the trapezoidal addition right at the top centre. The diagonal planks across the surface of the sign are evenly arranged and constitute a unified composition together with the other wooden features

In descending order, Figure 19: Fieldstone arrangement and V-joint type mortar on the gate pier (Photograph by M. Laszczuk), **Figure 20:** Wooden arch and lettering of the Stanley Park gates (Photograph by M. Laszczuk).

(Figure 18). Upon the face of the gate, the lettering is neatly proportioned and painted, especially for standards of hand painted lettering of this size but, the “WELCOME TO” lettering is less neatly painted compared to “STANLEY PARK” lettering (Figure 20). The accents of green paint on the edges of the sign compliment the lettering and white background although some white paint may be found on the trim and thus the sign looks less neat upon close inspection. The back of the sign has no green accents and thus the arch is not fully unified aesthetically when considering colour.



Figure 21: Photograph of the Stanley Park gates. (“Stanley Park gates,” n.d.).

6.1.3 Features of a Property Related to its Function or Design

Henry “Harry” Austin wanted to build a landmark that would effectively welcome visitors driving in by car and so the Stanley Park gates were designed to principally catch the eye of people coming in by automobile, especially since the gates were right next to Main Street. For motorists, the Stanley Park gates served both a functional and representational purpose and for pedestrian locals and visitors, the gates served the same purpose but to a lesser degree since

they were unable to enter through the principal arch. Since Stanley Park was a privately-owned park, visitors had to pay to get in and access was controlled from one principal entrance. The gaps between the arch and walls were covered by wooden gate components to restrict access (Figure 21).



In descending order, Figure 22: The Erin CP Railway Station, circa 1910. (Exterior of Erin Train, 1910), **Figure 23:** View of the Stanley Park gates from Ross Street (Photograph by M. Laszczuk), **Figure 24:** View of the Stanley Park gates along Main Street (Photograph by M. Laszczuk).



Furthermore, the design of the Stanley Park gates may have been influenced by the prominence of the Loyal Orange Order and the Mason organizations. In the Town of Erin from the later part of the 1800’s to the mid 20th century, the Erin Loyal Orange Lodge No.112 was in existence. The central arch of the gates bears a resemblance to symbolic arches featured on Orange Lodge medals and materials. Actual arches of this type are found across Northern Ireland. In addition, a separate organization: the Wellington Lodge of Ancient and Accepted Masons (No.271) was (and still is) active in the Erin community and was chartered in 1872. The “Masons” also attach important symbolism to “arches” as part of their Order. Due to the prominence of both the Orange and Mason Orders in Erin, as was the case in all Protestant rural communities in Ontario, the use of the arch in both Orders is a possible influence on the design of the Stanley Park gates.

6.1.4 Relationship Between a Property and Its Broader Setting

The Stanley Park gates hold a close relationship to the broader setting in the Town of Erin and this was one of the goal's behind the construction of the gates: to ensure that Stanley Park had a close relationship with the rest of the town. Before the automobile's rise in popularity in the 1920's, almost all visitors came to Stanley Park using a branch of the Credit Valley Railway which ran from Toronto through Cataract and on to Elora. Upon getting off the train at the Erin CP Station, which now constitutes a parking lot for the Elora Cataract Trail on Ross Street, the Stanley Park gates would already be within site before reaching Main Street (Figures 22 and 23). Therefore, visitors immediately would have known their final destination upon reaching the village and after numerous visits, the gates would steadily become a landmark for them. For people driving through the village, the gates would also serve as a landmark in the town and would have been instrumental in increasing outside interest in the park. The gates also served as a landmark for the residents of Erin since they were situated beside Main Street and so Stanley Park could always remain within sight for the people of the town (Figure 24). Before construction of the gates, the park might have remained largely unknown as the entrance was simply a dirt road and local people did not regularly visit due to the required admission charge. Therefore, the gates functioned as a catalyst in ensuring that both visitors and residents could easily associate with the park and its broader context. Over time, the gates became a landmark and an integral component of the town.

6.1.5 Features Related to a Property's Historical Associations

The Stanley Park gates contain features that are innately tied to the historic associations with the gates and park. First, the reason why the gates were commissioned by Harry Austin was to increase the prominence of the park to visitors arriving or passing through the town by automobile. The gates thus reference a significant transition in North American society from a reliance on rail travel to the growing use of the car, which completely transformed how cities and neighbourhoods were designed. Furthermore, the gates are associated with some of the prime local stone and concrete masons in the early 20th century: Harry Sanders and Charles Smith, along with his brother William. Sanders was known for his stone masonry work in the village and the Smith Brothers were commissioned to construct house and barn foundations and walls across Wellington County (Figures 25, 26). Furthermore, Charles Smith was known for his concrete work, as seen in the Station Road Bridge in Hillsburgh. The stone materials themselves hold both a geological and historical association with the greater region since they characterize the stone materials primarily found in surrounding fields. The gates are just one of many structures in the town and surrounding areas which distinguish both the local available materials and popular style of masonry in the early 20th century.



In descending order, **Figure 25:** Men building stone barn foundation at farm of John Matheson, Erin Township, circa July 1914. From left to right: Tom Brown, Ken Reilly, and masons Charlie and William (Billy Jack) Smith. (Men Building Barn at Farm, 1914), **Figure 26:** Masons laying stone barn foundation, Wellington County, circa 1920. Second from left, stone mason Charles Smith (Masons Laying Barn Foundation, 1920).

The design of the gates may also be associated with the prominence of the Orange Order in rural Protestant communities. In addition, the local Masons (Wellington Lodge of Ancient and Accepted Masons No.271) were an active Order in this time period. The design of the arches partly resembles symbolic arches depicted on both Orange and Mason order materials and existing arches in Northern Ireland. Since there existed a local Loyal Orange Lodge and the local Wellington Mason Lodge, it is possible that the design of the gates was influenced by both the Orange and Mason Orders and may thus symbolize the prominence of these two institutions in the first half of the 20th century.

6.2 Heritage Values

6.2.1 Design Value

The Stanley Park gates exhibit several characteristics, outlined above, which demonstrate a considerable degree of design value. Regarding the form of the columns and arch and the individual stone and concrete components, they are characteristic of a style popular in the early 20th century. The V-joint mortar is particularly significant for the gates since they tie the composition of the stones together in a uniform manner. Furthermore, the design value of the Stanley Park gates is demonstrated through the proportioned arrangement of fieldstones of different sizes, which are also arranged so that the different colours of the stones are evenly distributed across the gate structure. The design value of the gates is especially important when considering their prominent placement along Main Street in the town. This form of masonry with local fieldstones is visually striking and adds significant design interest to the streetscape, which is complimented by surrounding historic residential properties, with some exhibiting similar styles in masonry. Designating the gates as a historic property in the town would better ensure that the design value of the gates would be maintained and restored.

6.2.2 Historical or Associative Value

The Stanley Park gates hold a significant degree of historical or associative value since they represent a concerted effort by Harry Austin to attract a particular group of visitors who were part of a subset of the Canadian population that began to use cars more frequently in the 1920's. The park is particularly important in Wellington County because it was one of the premier tourist destinations during the late 19th and early 20th century, attracting many significant visitors from Toronto and hosting famous individuals and groups at the time, such as Tom Longboat and George Wade and His Cornhuskers. Furthermore, the gates hold associative value related to the stone and concrete masons responsible for its construction: Harry Sanders and Charles Smith, since they are an important example of the work of local masters. The gates were designed in particular to greet people arriving by car, as seen in the central arch which is scaled to the size of a car instead of a person. This transition in design signals the beginning of more significant changes that completely transformed urban and rural landscapes. The gates also hold associative value for past visitors and current residents as they represent the whole of Stanley Park. Although the general integrity of the park has been lost, the memory of the past significance of the park is maintained through these gates. If the gates were to be demolished, the collective memory of the park would be even further diminished.

The Stanley Park gates are critical for maintaining the value and memory of talented local stone and concrete masons: Harry Sanders and Charles Smith. Austin commissioned some of the most talented local stone and concrete masons to construct the gates, representing a concerted effort to symbolize the park with a structure of the highest quality and encapsulating the skills of local stone and concrete masons. If the gates were removed, the collective memory

of local masonry talent would be significantly diminished especially since the gates are in a visible public space while other examples of his work exist as house and barn foundations that may not be easily visible or accessible. Thus, the gates are critical to the continuing memory of the park since they encapsulate the prominence of the park in a manner that is accessible to all people in the Town of Erin and surrounding area.

6.2.3 Contextual Value

The Stanley Park gates hold a considerable degree of contextual value because they symbolize the use of local materials in its design and construction. Furthermore, the gates hold contextual value as they are critical in representing Stanley Park on Main Street and functioned as an important landmark for both visitors arriving by car and train and local residents. The gates are constructed using local fieldstones which are in abundance around Erin due to the rocky composition of the regional soils, influenced by the nearby drumlins and Niagara Escarpment. These fieldstones are used in house and barn foundations and as wall material for houses across the Town of Erin, and so the gates significantly contribute towards an ensemble of local structures which reflect the contextual value of the materials. Furthermore, the gates are significant for their positioning along Main Street to effectively represent Stanley Park to the local population along a busy thoroughfare. This is most apparent when investigating views along Main Street and from the former CP Railway station, where the gates are visible from a significant distance and would have functioned as a landmark situating the park right as people would get to the town by rail. In a more general sense, the Stanley Park gates add a significant degree of visual interest to Main Street, which best encapsulates the identity of the village to visitors through the composition of structures and landscape elements.

7.0 | CULTURAL LANDSCAPE TYPES

The Stanley Park gates, viewed as an assemblage of structures within a landscape, can be also classified into a particular cultural landscape type in accordance to the definitions established by the Provincial Policy Statement of the Ontario Planning Act (Ontario Ministry of Culture, 2006) and Operational Guidelines adopted by the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Committee in 1992 and revised in 2008 (WHC, 2008). This classification of the gates will further demonstrate its historical significance and contextual value to the Town of Erin.

7.1 Designed Landscape

The Stanley Park gates, considered as a composition of cultural landscape features, is a designed landscape as the stone, concrete and wood structure was intentionally designed in a quality manner to encapsulate the identity of the park along Main Street. Furthermore, the arch was intentionally designed as an entranceway for motorists while the gap between the arch and the southeast wall was reserved for pedestrian visitors. The gates were designed with sloping concrete copping, a uniform wooden arch, and a proportionally unified composition of stonework and hand lettering in order to appear as a quality landmark. The gates furthermore represent the quality setting, facilities, and services provided within the park when at the peak of its history.

7.2 Evolved Landscape

According to the Provincial Policy Statement, evolved landscapes may include a 'continuing' landscape, where human activities are ongoing, or a 'relict' landscape, which continues to be significant but the human-related processes have come to an end. The Stanley Park gates are classified as a 'relict' evolved landscape since they are no longer used for their primary purpose in symbolically greeting visitors by car to the park or controlling pedestrian access into the park. Although residents and visitors to the present mobile home community enter the park the same way, the present road is beside the gates and so there is no continuing utilitarian use of the gates themselves. The actual pedestrian path used to enter the park no longer exists either, due to decades of non-use and subsequent landscape development. The periodic repainting and reconstruction of portions of the gates would not affect which type of evolved landscape the gates fall under since these intervention strategies (i.e. painting) do not affect the present use of the gates. The present use of the gates is symbolic as they function as a landmark in the community and as a symbol of Stanley Park, and although this was partly one of the historical functions of the gates, they would now have to maintain the same utilitarian role to be considered a 'continuing' evolved landscape.

7.3 Associative Landscape

The Stanley Park gates can also be considered an associative landscape since they exhibit artistic and cultural associations which are significant for the Town of Erin and to a lesser degree, the surrounding region. Regarding cultural associations, the Stanley Park gates hold a broad association with a golden age of tourism in Wellington County in the late 19th and early 20th centuries, before the rise in popularity in regions like Muskoka to the north. During this time people travelled more locally to destinations by rail and visitors from Toronto, apart from travelling locally to destinations like the Toronto Islands, the Beaches neighbourhood, or Long Branch, frequently visited Stanley Park due to its ease of access by rail and proximity to the train

station in Erin. For visitors who arrived by rail, the Stanley Park gates would have been visible down the street and so the structure served as a landmark. What is significant is that the gates were important for both rail and automobile transportation in the early 20th century although, the gates were principally built for motorists in order to provide a practical and symbolic entranceway, built of the highest quality to attract tourists when automobile travel grew in prominence. Therefore, the gates themselves have a particular association with tourism at the site from the 1920's onwards, and were often featured on postcards.

In a broader sense, the Stanley Park gates are also associated with the identity of the Town of Erin since they are an important component of the terminus of Main Street in the town and they represent Erin as a historic tourist destination. Without these gates, the Town of Erin would no longer hold as strong of an association with tourism and if restored, they could be used to great advantage in promoting Erin as tourist destination by referencing both the past and present tourist draws in the town.

8.0 | STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Stanley Park gates are of cultural heritage value as they symbolize the prominence of Stanley Park and the Town of Erin as a popular tourist destination, and they are a prime example of the work of Harry Sanders and Charles Smith, some of the most notable stone and concrete masons during the 1920's in the Town of Erin. The gates' concrete coping and foundation signify the rising popularity of concrete work at the time, which would continue to completely change how buildings and landscapes were designed in Southern Ontario and across North America. The gates also constitute a critical historical component of the streetscape along Main Street in the Town of Erin and are one of the only remaining historical remnants of the park itself, which reminds people and visitors of the importance of this park to the town. Furthermore, the Stanley Park gates symbolize the rising trend of automobile use in local tourism since they were designed and built particularly to provide a fitting entranceway for motorists. The gates were in use between the early 1920's until the 1980's and are no longer used for utilitarian purposes but continue to carry powerful symbolic value to local residents.

Apart from this historic and associative value, the gates also carry a significant degree of design and contextual value. The proportioned and unified composition of fieldstones, V-joint type mortar, and concrete coping are a testament to the masonry skill exhibited by Charles Smith and are the most notable example of his work in the Town of Erin. The gates are a major town landmark as they can be seen by a significant proportion of people due to their close proximity to a major thoroughfare. The fieldstone material used for the gates also reflects the significance of this locally available material, procured from soils unique to this area. The concrete coping and foundation are early examples of the use of these materials in the local area and thus the materials used for the gates represent recognition of local materials while also embracing emerging techniques in gate design.

It is through these values that the Stanley Park gates constitute an assemblage of built heritage features of significance to the Town of Erin and Wellington County.

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Canadian Souvenir Post Card, colour. Lake and Landing Stage, Stanley Park Erin Ont. Photo #2710, Warwick Bro's & Rutter Limited, Toronto [Photograph]. (1910). Wellington County Museum and Archives (ph 34152), Fergus, ON.

Dance pavilion, Stanley Park, Erin, ca. 1940s [Photograph]. (1940). Wellington County Museum and Archives (ph 17484), Fergus, ON.

Exterior of Erin Train Station, ca. 1910 [Photograph]. (1910). Wellington County Museum and Archives (ph 10855), Fergus, ON.

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Registrar's compiled plan being a graphic index of all of lot 17, Concession 9 and the remainder of lot 16, concession 9 including all of park lots 1, 2, 3, 4, 5, 6 and 7 on unregistered plan No. 282 [Map]. (1980). Wellington - Ontario Land Registry Office #61 (Plan No. 686), Guelph, ON.

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Men building barn at farm of John Matheson, Erin Twp., July 1914 [Photograph]. (1914, July 1). Wellington County Museum and Archives (ph 6808), Fergus, ON.

Masons laying barn foundation, Wellington County, ca. 1920. [Photograph]. (1920). Wellington County Museum and Archives (ph 4935), Fergus, ON.

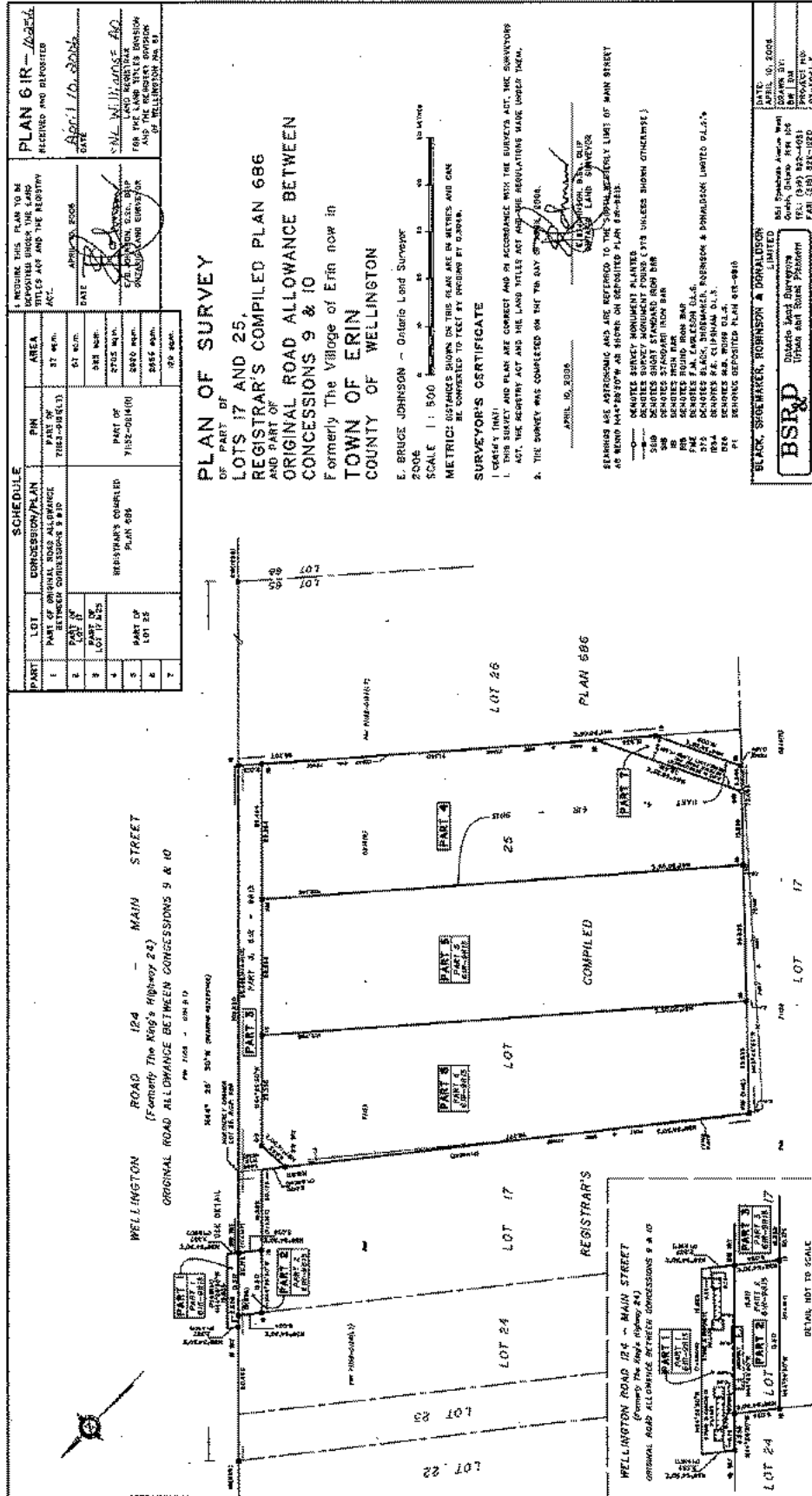


Figure 27: Plan of Survey of Part of Lots 17 and 25, Registrar's Compiled Plan 686 and Part of Original Road Allowance Between Concessions 9 & 10. Note the location of the Stanley Park gates in the top left corner of the plan (circa 2006) (Johnson, 2006).



PLAN No 686
 REGISTERED IN LAND REVENUE OFFICE
WELLINGTON SOUTH (S.E.L.)
 PLANNED BY **P. M. SMITH** IN THE
 YEAR **1980**
 APPROVED FOR REGISTRATION
10/15/80
Call
 ASSISTANT REGISTRAR OF SURVEY

REGISTRAR'S COMPILED PLAN
 BEING A DIVISION OF
ALL OF LOT 17, CONCESSION 9
 AND
 THE REMAINDER OF LOT 16, CONCESSION 9
 INCLUDING
ALL OF PARK LOTS 1, 2, 3, 4, 5, 6 AND 7
 ON UNREGISTERED PLAN No. 282
 IN THE
VILLAGE OF ERIN
 FORMERLY IN THE TOWNSHIP OF ERIN
 COUNTY OF WELLINGTON
 SCALE 1 INCH = 200 FEET

CAUTION - THIS PLAN IS PREPARED IN ACCORDANCE WITH
 THE ACTS OF PARLIAMENT AND THE REGULATIONS MADE THEREUNDER
 AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION
 CONTAINED THEREIN. THE POSITION OF THE INSTRUMENTS SHOWN IN THE
 PLAN IS NOT GUARANTEED. FOR MORE INFORMATION SEE THE
 REGISTERED INSTRUMENTS.
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN
 THE MEANING OF THE SUBDIVISION ACT AND DOES NOT
 REQUIRE APPROVAL FROM THE APPROPRIATE
 GOVERNMENT AGENCIES.

LOT NUMBER	LOT AREA (SQ. FT.)	INSTRUMENT NO.	LOT NUMBER	LOT AREA (SQ. FT.)	INSTRUMENT NO.
1	10,000.00	100	1	10,000.00	100
2	10,000.00	101	2	10,000.00	101
3	10,000.00	102	3	10,000.00	102
4	10,000.00	103	4	10,000.00	103
5	10,000.00	104	5	10,000.00	104
6	10,000.00	105	6	10,000.00	105
7	10,000.00	106	7	10,000.00	106
8	10,000.00	107	8	10,000.00	107
9	10,000.00	108	9	10,000.00	108
10	10,000.00	109	10	10,000.00	109
11	10,000.00	110	11	10,000.00	110
12	10,000.00	111	12	10,000.00	111
13	10,000.00	112	13	10,000.00	112
14	10,000.00	113	14	10,000.00	113
15	10,000.00	114	15	10,000.00	114
16	10,000.00	115	16	10,000.00	115
17	10,000.00	116	17	10,000.00	116
18	10,000.00	117	18	10,000.00	117
19	10,000.00	118	19	10,000.00	118
20	10,000.00	119	20	10,000.00	119
21	10,000.00	120	21	10,000.00	120
22	10,000.00	121	22	10,000.00	121
23	10,000.00	122	23	10,000.00	122
24	10,000.00	123	24	10,000.00	123
25	10,000.00	124	25	10,000.00	124
26	10,000.00	125	26	10,000.00	125
27	10,000.00	126	27	10,000.00	126
28	10,000.00	127	28	10,000.00	127
29	10,000.00	128	29	10,000.00	128
30	10,000.00	129	30	10,000.00	129
31	10,000.00	130	31	10,000.00	130
32	10,000.00	131	32	10,000.00	131
33	10,000.00	132	33	10,000.00	132
34	10,000.00	133	34	10,000.00	133
35	10,000.00	134	35	10,000.00	134
36	10,000.00	135	36	10,000.00	135
37	10,000.00	136	37	10,000.00	136
38	10,000.00	137	38	10,000.00	137
39	10,000.00	138	39	10,000.00	138
40	10,000.00	139	40	10,000.00	139
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42	10,000.00	141	42	10,000.00	141
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44	10,000.00	143	44	10,000.00	143
45	10,000.00	144	45	10,000.00	144
46	10,000.00	145	46	10,000.00	145
47	10,000.00	146	47	10,000.00	146
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49	10,000.00	148	49	10,000.00	148
50	10,000.00	149	50	10,000.00	149
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52	10,000.00	151	52	10,000.00	151
53	10,000.00	152	53	10,000.00	152
54	10,000.00	153	54	10,000.00	153
55	10,000.00	154	55	10,000.00	154
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60	10,000.00	159	60	10,000.00	159
61	10,000.00	160	61	10,000.00	160
62	10,000.00	161	62	10,000.00	161
63	10,000.00	162	63	10,000.00	162
64	10,000.00	163	64	10,000.00	163
65	10,000.00	164	65	10,000.00	164
66	10,000.00	165	66	10,000.00	165
67	10,000.00	166	67	10,000.00	166
68	10,000.00	167	68	10,000.00	167
69	10,000.00	168	69	10,000.00	168
70	10,000.00	169	70	10,000.00	169
71	10,000.00	170	71	10,000.00	170
72	10,000.00	171	72	10,000.00	171
73	10,000.00	172	73	10,000.00	172
74	10,000.00	173	74	10,000.00	173
75	10,000.00	174	75	10,000.00	174
76	10,000.00	175	76	10,000.00	175
77	10,000.00	176	77	10,000.00	176
78	10,000.00	177	78	10,000.00	177
79	10,000.00	178	79	10,000.00	178
80	10,000.00	179	80	10,000.00	179
81	10,000.00	180	81	10,000.00	180
82	10,000.00	181	82	10,000.00	181
83	10,000.00	182	83	10,000.00	182
84	10,000.00	183	84	10,000.00	183
85	10,000.00	184	85	10,000.00	184
86	10,000.00	185	86	10,000.00	185
87	10,000.00	186	87	10,000.00	186
88	10,000.00	187	88	10,000.00	187
89	10,000.00	188	89	10,000.00	188
90	10,000.00	189	90	10,000.00	189
91	10,000.00	190	91	10,000.00	190
92	10,000.00	191	92	10,000.00	191
93	10,000.00	192	93	10,000.00	192
94	10,000.00	193	94	10,000.00	193
95	10,000.00	194	95	10,000.00	194
96	10,000.00	195	96	10,000.00	195
97	10,000.00	196	97	10,000.00	196
98	10,000.00	197	98	10,000.00	197
99	10,000.00	198	99	10,000.00	198
100	10,000.00	199	100	10,000.00	199

Figure 28: Registrar's Compiled Plan No. 686: All of Lot 17, Concession 9 and the remainder of Lot 16, Concession 9 (Circa 1980) (Registrar's Compiled, 1980).



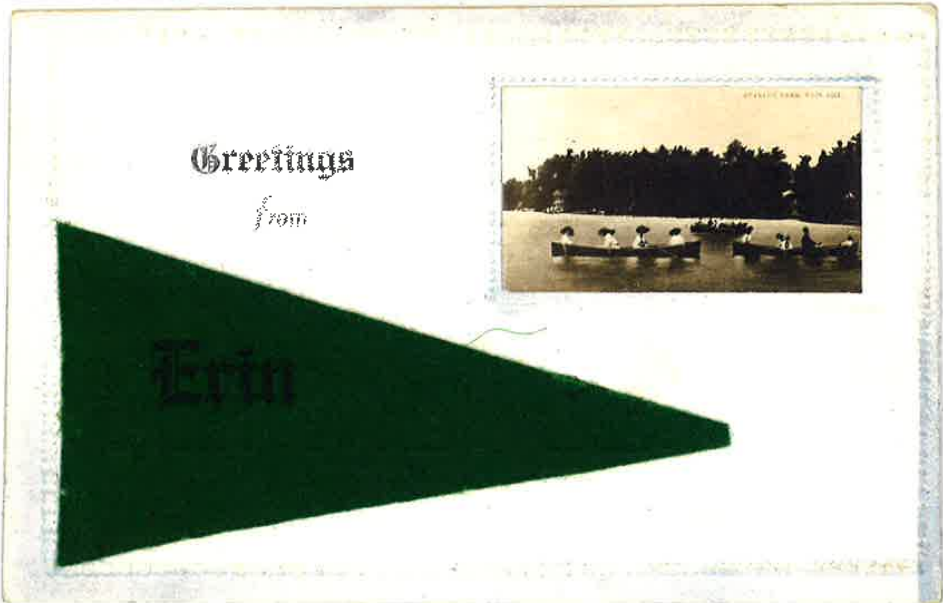
Figure 29: Stanley Park postcards from the John Gainor Collection ("Stanley Park postcards", n.d.) (Pages 22 - 29).

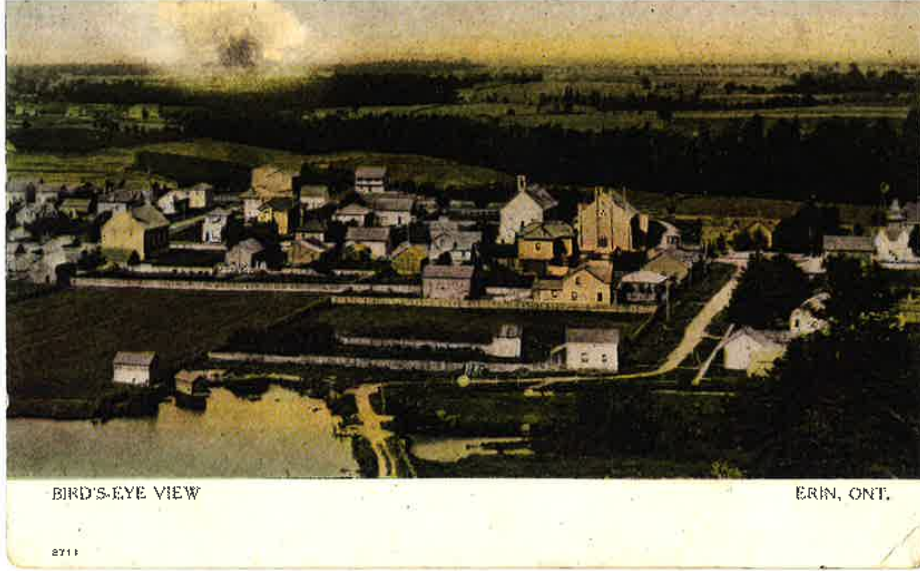


Stanley Park, Erin, Ont.



"KILLARNEY" STANLEY PARK, ERIN, ONT.







STANLEY PARK
ERIN, ONT.



BIRD'S EYE VIEW FROM STANLEY PARK

ERIN, ONT.

2112



STANLEY PARK
ERIN, ONT.



LAKE AND LANDING STAGE, STANLEY PARK

ERIN, ONT.

2710



Stanley Park, Erin, Ont.

172918



STANLEY PARK, ERIN ONT.



Stanley Park
Erin, Ont.



Stanley Park,
Erin, Ont.



Bowling Green, Erin, Ont.



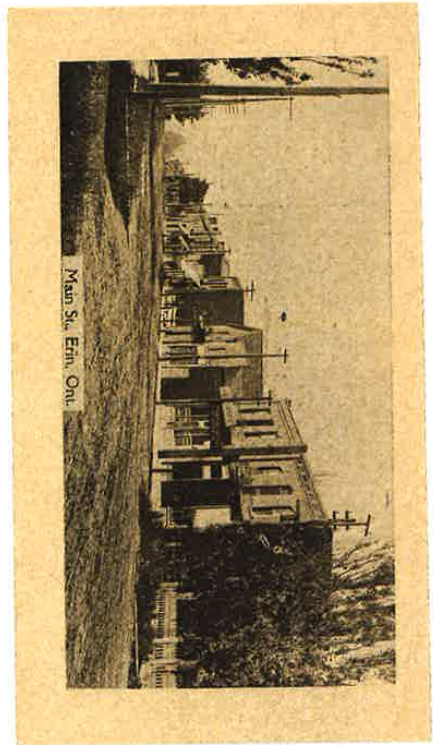
Stanley Park, Erin, Ont.



Stanley Park, Erin, Ont.



Stanley Park, Erin, Ont.



Main St. Erin, Ont.

Back cover image: Stanley Park gates.
Detail of fieldstones, tooled V-joint
type mortar, and concrete coping.
(Photograph by M. Laszczuk)





TOWN OF ERIN RESOLUTION

Agenda Number: 8.5.2

Resolution #: 15-015

Date: January 20, 2015


Moved By 

Seconded By 

Be it resolved that Council receives the resolution passed at the Town of Erin Heritage Committee December 15, 2014 meeting;

And that Council directs staff to begin discussions with the County of Wellington regarding possible assumption of Part 2 of Stanley Park Gates Plan 61R-10256;

And that staff prepare a report regarding the ownership status of the Stanley Park Arch and gates, and the process to be undertaken in order to pursue the formal designation of the Stanley Park Gates.

Carried 

Mayor

Town of Erin Heritage Committee (T.E.H.C.)

Minutes of Meeting

Monday, September 19, 2016 at 7:05 p.m.

Council Chambers

1. Meeting called to order by Chairperson Jamie Cheyne. Present: Margaret Barnstaple, Jean Denison, Jeff Duncan and Donna Revell. Regrets: John Gainor, Paul Lewis and Bob Wilson.
2. Declaration of Pecuniary Interest. None.
3. Approval of Minutes of July 18, 2016. Moved by Donna and seconded by Jeff to accept. Carried.
4. Business Arising from Minutes.
 - 4.1 The Erin Advocate Inserts. Jamie has done September's column, S.S. # 6, Hillsburgh. Both Jamie and Jeff have had favourable comments from people on these articles. Jean did Peacock School for August and there are 7 more to be done, #1,4,7,8,11,13,15. Is John doing #1? If/when you volunteer, please submit to The Advocate about 250 words digitally and a photo if possible.
 - 4.2 Stanley Park Gate. Jeff and Jamie received University of Guelph student Michael Laszczuk's first draft for the background heritage proposal. They sent back several comments and hope to have the final draft by the end of September. They will ask Michael to have the completed report back in October/November.

Jamie has requested several estimates on repairs which are slow coming including from Ian Cook of Guelph. Jeff will investigate clipping of overhanging branches which may soon damage the arch.
 - 4.3 October 27th will be the presentation of local archives with a story behind each by WCMA's Susan Dunlop in the Council Chambers. We will also have a 'show and tell' from the public. Jeff will make a poster that can be handed out to quite a few long-time residents individually as an invitation. Refreshments to be finalized at our next meeting.
 - 4.4 Jean spoke to Laurie Dasilva who has recently resigned from our Committee for family and work reasons. She would still like to be involved and suggested visiting the cemeteries to gather information. The cemeteries are listed on the Town website and some information already exists in the archives. Jean was asked to contact Laurie to work on this project. Jamie asked Jean to pass on our appreciation to Laurie.
5. Correspondence. The Fall 2016 Wellington County Historical Society Newsletter included upcoming dates of events. Jamie copied this for the Committee. Donna will let them know that walks can be done next year in Erin and Hillsburgh.
6. New Business
 - 6.1 Jeff arranged for the Town to contribute \$100 to the Credit Valley Conservation for the memorial bench for three Erin Trail Champions: Steve Revell, Bill Dinwoody and Frank Smedley. We have received a receipt.
 - 6.2 Hillsburgh Historical Walking Trail. Phil Gravelle, Jeff and Donna have completed the brochure for the Family Fun day in August. The pamphlet had assistance from the County Planning Department

and Friends of the Green Belt donated \$1,000 for the printing costs. Phil and Jamie led tours on the day.

6.3 Canada Day 2017. Next project is a Town pamphlet noting points of interest for a driving tour. We hope to have this done by spring and finalized for Canada 150 celebrations - same size and same format. There is a plan to have a non-denominational church service.

6.4 Carol Newall has sent an email asking for volunteer readers to critique or fill in more information on an article she wrote entitled 'Coningsby, The True Story of a Barnado Girl, family Secrets and the British Child Migration to Canada'. Donna and Jean offered to do this, and Ken Graham's name was also suggested. Jeff will follow up.

6.5 2016 International Plowing Match. Town of Erin will have a booth there. There will be a zip line, the old Erin stagecoach, a cut-out silhouette of our downtown streetscape and many more attractions. The Town's Economic Development Department is strongly involved and Jeff will attend in his job as Councillor. (John was helping set up and missed our meeting). They are expecting 75-90 thousand people.

6.6 RCMP Ride. The September 10th ride at the Erin Agricultural Fairgrounds was exceptionally well received by the RCMP and very successful. Volunteers went over the top to help with organization, friendliness, food and wonderful accommodations for the horses. The RCMP are putting in a favourable report on the facilities and hospitality. If we want them to come back, the Town should put in a request now.

6.7 Pioneer project in Hillsburgh. Jeff (and others?) took out 19 loads of brush from the overgrown park. A beautiful sign has been made sponsored by the generosity of Frank and Ivan Gray families. It will be installed soon.

John Cook will pay for a sign for the cemetery north of David's Restaurant. Several more clean-ups and signs are planned, eg. at Ballinafad. The Town will spend some funds for repairs.

7. Show and Tell. Donna brought in an old photograph found in the Hillsburgh Library of W. Geddes Blacksmith shop. She contacted Karen Watner, Archivist at WCMA who found out the location and history of the shop and the family as well.

8. The next meeting is scheduled for Monday, October 17th, 2016 at 7:00 p.m. in the Council Chambers. Our meetings are the third Monday of the month.

9. Adjourned at 9:00 p.m.

ADAPTED - Oct 17, 2016
J. L. [Signature]

Let's Get Hillsburgh Growing Committee
Meeting Minutes
September 15, 2016

Present: Donna Revell, Jeff Duncan, Elizabeth MacInnis, Jackie Turbitt, Lloyd Turbitt, Liz Ewasick, Jamie Cheyne, Karen Campbell, Raissa Sauve
 Regrets: Ruth Maddock, Grace Lush

1) Minutes: August 18, 2016

Motion 01-09-2016: Minutes

Moved by Liz Ewasick and seconded by Jeff Duncan: Be it resolved that the minutes of the Let's Get Hillsburgh Growing Committee meeting of August 18, 2016 be adopted as circulated. Carried.

2) Accounts:

Motion 02-09-2016: Accounts

Moved by Jamie Cheyne and seconded by Liz Ewasick: Be it resolved that accounts in the amount of \$2775.28 (list attached) be paid.

These expenses are for Fun Day supplies, Erin Advocate advertisements, the new banners, brackets for the metal signs and payment to Erin Community Centre for Nathan's work hours maintaining the main street this summer.

3) Family Fun Day:

Finances: Jackie presented a spreadsheet showing revenues and expenses to date for Family Fun Day. There are still some invoices outstanding.

Action: When Jackie has received all the invoices for Family Fun Day, she will present a final financial statement.

OPP: Apparently, the OPP do not charge the Erin Lions Club to redirect traffic during the Santa Claus Parade.

Action: Jackie will contact the OPP for clarification on why the LGHG is charged for two police officers on Family Fun Day.

What worked well:

Silent Auction: Stating starting bids and bidding increments on the bid sheets certainly helped to increase the amount made through the silent auction this year.

OPP officers: the best ones ever!

Location of fire truck: Location at Church Street worked well. It was visible; they had lots of room to use the water hose.

Helium balloons: Having the Villager Green blow up the balloons freed up a couple of volunteers first thing in the morning. The charge for the Village Green to do it was less than if we had done it ourselves.

Theme: excellent.

Vendors: The large number of vendors made the street look full.

Improvements needed:

More volunteers (adult and student)

Library front lawn: It has always been and still is difficult to draw people down to the library's front lawn to see Creature Quest, CVC and Green Legacy. Perhaps, next year use the Historical Park instead.

4) Decorating Kits:

Orders: Had orders for 65 kits plus we ordered 5 extra and those were sold within several days. Total of 70 kits sold.

Corn stalks: Supplier is away. Jeff & Heidi will cut and deliver the corn stalks on Friday morning.

Chrysanthemums: Lloyd & Jeff will pick them up from Sant Greenhouses in Bolton in the afternoon.

Pumpkins & straw will be delivered by Davis Feed Mill between 4 and 7pm. Jamie will ask them to phone when they are leaving Caledon East so that LGHG Committee members will be at the library to meet and unload the truck.

Set Up time: 8 AM at the Hillsburgh Library

Equipment needed: Wheelbarrows: Jamie, Jeff, Lloyd, Elizabeth
 Dollies: Jeff, Donna
 Cash box with float: Jackie
 Tents: Lloyd, Karen (Everdale's tents)
 Table: Jackie

Will hand out LGHG pamphlets, and flyers for the Scarecrow Contest and Photo Contest to people when they pick up their orders.

- 5) Banners: Ready and will try to get them up on the arena as soon as possible.
- 6) Metal signs: Brackets have to be made by Brodie Ltd.
Action: Lloyd will pick up 12 of the signs (currently stored at Brodie Ltd.) and paint them, weather permitting.
- 7) Scarecrow contest: Entry Deadline is Friday October 14.
Action: Posters distributed to LGHG Committee members to be posted around Hillsburgh.
Action: Donna will email committee members PDF version of contest poster
Action: Donna to send information to the Erin Advocate.
Action: Judging will be done in the same manner as we did the Snowman Contest with Donna emailing the entries to committee members and then everyone emailing their votes for the winners to Donna.
- 8) Photo contest: Deadline Saturday October 15
Action: Jeff will check to see if Scarecrow & Photo contest information is on the Town web site.
Action: Raissa will email everyone a PDF of the Photo Contest poster.
Action: Donna will send information to the Erin Advocate.

9) Other Business & Roundtable:

Tents: Jackie suggested that the LGHG should invest in one or two of the tents that we borrowed from Everdale for Family Fun Day. They are light and so easy to put up.

Action: Karen to send Jackie information about the tents (size, cost, where to purchase).

Photos from Family Fun Day for Facebook page:

Action: Donna to send some photos to Raissa.

Hillsburgh Pioneer Cemetery: Jeff showed us the new sign for the cemetery.

The Hillsburgh Heritage Walking Trail brochure is now available at various locations in the village.

Town Budget Process has started early this year with the hopes of approving the 2017 budget by the end of this year.

Karen is willing to write grant proposals for the Committee.

Action: Will put "Grant Proposals" on October's meeting agenda.

Next Meeting:
Thursday October 20
7pm
Town of Erin Municipal Office
5684 Trafalgar Road

B.C.C. MINUTES SEPT.15, 2016 @ 8:40 P.M. @ LIZ VAN RAVENS'

This meeting was rescheduled from **Sept. 12, 2016**.

Present: John Brennan, Liz van Ravens, Karen Smith, Betty Sojka, Vera Longstreet

Secretary's Report: Minutes from **June 20, 2016** were read by All. John & Betty accepted them as presented. Carried.

Treasurer's Report: As of **May 31, 2016** Bank Balance was \$31 806.97. Vouchers totalled \$3 736.47. Deposits were \$3 610.00. Rent was \$2 760.00 with Deposits of \$425.00.

June 30, 2016 Bank Balance was \$33 017.54. Vouchers totalled \$2 109.43. Deposits were \$3 320.00. Rent was \$3 020.00 with Deposits of \$250.00.

July 31, 2016 Bank Balance was \$34 234.62. Vouchers totalled \$1 952.92. Deposits were \$3 170.00. Rent was \$2 870.00 with Deposits of \$200.00.

One rental - the deposit was O.K. but the rent was not paid. Liz sent a letter with the Invoice for the balance but it was returned & their phone is disconnected. Another deposit & rental were returned as NSF.

Heather is renting the Hall for **YOGA** every **Tues.** from 9:00 to 12:00. Carole will solve the double rental with the school retreat rental on Tues.

Park Report: The dog poop problem has been rectified so far.

The Diamond has been dragged by Erin but has not been edged yet.

The **Ballinacfad Ladies' 3-Pitch League** has 6 teams this year.

The exterior light is to be fixed by the electrician.

The **Ballinacfad Store** has been closed & sold. Aug. 1st closing date.

Dave & Gloria will be back after Oct. 2 so Karen can book patio stones & sand for tractor shed.

Monday Labour Day the Bar sink needed to be plunged. Clean with vinegar & baking soda.

Bill will buy a new vacuum cleaner.

Karen will arrange the fire inspection & check the south main hall exit light.

Karen will take the photos of the road sign to The Sign Shoppe & see what they can offer or suggest for new sign before next year.

Page 2 of 2

Long time residents of Ballinafad **Reg & Catherine French** are moving to Guelph. An Open House/Farewell Party will be held on Oct. 2, 2016 2-5 P.M. at Hank & Marlene's.

Erin Council is working on a **Memorial for Stompin' Tom** to be erected at **Ballinafad Community Centre & Park** in 2017.

Stompin' Tom's son **Taw** will be performing at the **Acton Legion** on Fri., Oct. 28, 2016 remembering Tom & his songs & his tributes to **CANADA**.

BUDGET Meetings will be Oct. 26, 2016 & Nov. 23, 2016 in **Erin Council**.

CANADA 150th Meetings will be Sept. 26, 2016 & Oct. 24, 2016 @ 7:00 P.M. @ Erin Council Chambers.

Karen will try again to get someone to attend to the eaves trough problems we are having. Karen will get Mat prices & lengths available.

FIRE SECURITY SYSTEM CHECK: to be done by Karen & Orangeville Fire.

T.A.P.O.N.M.: Oct. 12, 2016 @ Liz' @ 7:00 P.M. --**BUDGET**
 Nov. 9, 2016 @ Liz' @ 7:30 P.M. --**BUDGET**
 Dec. 14, 2016 @ B.C.C. --**CHRISTMAS VOLUNTEER THANKS**

ADJOURNMENT of Meeting by Vera & Karen. Carried.

B.C.C. MINUTES OCT. 19, 2016 @ 7:45 P.M. @ LIZ VAN RAVENS'
 (Rescheduled from Oct.12/16)

Present: John Brennan, Liz van Ravens, Karen Smith, Betty Sojka, Vera Longstreet, Gloria Buckley, Bill van Ravens

Secretary's Report: Minutes from **Sept. 15, 2016** were read by All. John & Betty adopted & seconded them as presented. Carried.

Treasurer's Report: Revised figures as of **July 31, 2016** due to NSF **CHEQUES** are: Bank Balance was \$33 680.62. Rent was \$2 370.00. Bank Fees were \$10.00. Vouchers totalled \$2 462.92.

As of **Aug. 31, 2016** Bank Balance was \$31 448.46. Deposits were \$2 520.00. Vouchers totalled \$4 752.16. Rent was \$2 420.00 with deposits of \$0.

As of **Sept. 30, 2016** Bank Balance was \$33 271.33. Deposits were \$4 095.00. Vouchers totalled \$2 272.13. Rent was \$2 950.00 with Deposits of \$500.00. Fundraising was \$645.00. This was from Euchre-\$320.00 & Pick up ball on Friday nights-\$325.00. The vacuum should be included in Hall Maintenance instead of Office. Vera & Betty accepted these reports as corrected. Carried.

Liz will email Ursula Danzo as to the status & amount of the **HST Refund** for 2015 & the **Insurance Invoice** for 2016.

Liz will get the **Advertising Form** for the **Spring Halton Hills Brochure** & the cost of the same.

The **Hydro Equal Billing** is going from \$643.00 to \$750.00. The catch up amount was approximately \$1 200.00.

The Exterior Light-**Dusk to Dawn** was fixed by Paul Jowett-\$25.53.

The new **vacuum** was purchased from Home Hardware -\$142.37 by Bill.

Karen will meet with Bonnie from **The Sign Shoppe** regarding the 2 **Signs**, take photos, measurements & decide what is needed to be replaced, etc.

John noted that the council is not working on the **Stompin' Tom Memorial** but rather the 150th Committee. The Heritage Committee &/or The Cemetery Board are refurbishing the cemeteries & will be working on the Ballinafad Cemetery.

Park Report: Ballinafad Ladies' 3-Pitch total was \$284.00 for 2016 (6 teams @\$300.00 + HST).

The Diamond will be edged next year 2017.

John & Betty motioned & seconded & it was carried that Karen will order the **Patio Stones** for the **Tractor Shed** from **Acton Pre-cast**. They were to be delivered on Oct. 27 but changed to Nov. 3, 2016. Jim Sanderson will bring a bucket of sand for levelling & covering the red dirt.

Page 2 of 2

Karen presented a list of **Items of Concern** for **B.C.C.** They were discussed & noted whether they were fixed &/or action required & by whom & time frame.

FIRE SECURITY SYSTEM CHECK: Was done by Karen & Jason of Orangeville Fire & Equipment. One extinguisher from basement is out for 6 year maintenance.

T.A.P.O.N.M.: Wed., Nov. 9, 2016 @ 7:00 P.M. @ Liz' to finalize the **2017 Budget**.

ADJOURNMENT of Meeting by Gloria & Betty. Carried.

Activity List 2016

	Description of Request	Responsibility	Date Directed	Suggested Completion	Status
Open Items					
1	Centre 2000 Shared Use Agreement	CAO		Q4 2016	updates included in qtlly report
2	Mayor and Reeves Wall of Recognition	TEHC	2-Jun-15	2016	nearing completion
3	Determine the best option for updating the Official Plan	CAO/Planning	13-Jul-15	Q1 2017	
4	Operational Plan - Finalizing 4 year objectives	CAO		Q1 2017	
5	Quarterly Major Project Updates	CAO	1-Sep-15	Each Quarter	Q1 presented April 5, Q2 to be presented in July
6	Stanley Park Arch and Gates - formal designation	TEHC	20-Jan-15	Q4 2016	
7	Report on procedures, policies and options re: Demolition Permit	CBO/Planning staff	1-Dec-15	TBD	
8	moving forward with necessary processes to add the creation of secondary dwelling units within accessory buildings as a permitted use	CBO/Planning staff	16-Feb-16	TBD	
9	Implement a reward/incentive program for staff finding efficiencies/cost savings	CAO	5-Apr-16	Q4 2016	
10	Report on how new fill by-law is working, and if any amendments would be needed	CBO/Planning staff	4-May-16	Q1 2017	
11	Erin - Main St. Crosswalk	Road Superintendent	9-Aug-16	Q4 2016	
12	Report on the implementation of the 2015-2020 Corporate Strategic Plan	CAO	13-Sep-16	Q1 2017	
14	Report on an accessibility assessment on municipal buildings	Interim CBO	13-Sep-16	TBD	
15	Report on current standard parking space and aisle widths - during review of Zoning By-law	Planning	13-Sep-16	TBD	
16	Report regarding transitioning to LED streetlighting	Road Superintendent	13-Sep-16	Q4 2016	
18	2017 Work Plans	CAO	N/A	Q1 2017	
19	Review Pits and Quarries by-law and take into consideration suggestions from resident	CAO	4-Oct-16	TBD	
20	Review Procurement by-law and report back to Council on means of introducing local purchasing preference	Director of Finance	4-Oct-16	Q1 2017	



Executive Director Report 21 October 2016

Headwaters Tourism - public profile & sector engagement

- Named a finalist in four (4) categories for the 2016 Ontario Tourism Awards of Excellence
- One of our premier tourism partners, Spirit Tree Estate Cidery in Caledon, has also been named a finalist.



Tourism Marketing Campaign Under \$25K

Headwaters: Where Ontario Gets Real brand launch

Tourism Print Collateral Award

Headwaters 2015 Four-Season Visitors' Guide

Tourism Innovator of the Year

Headwaters Parade of Horses

Travel Media Photography Award

Cover photo Headwaters 2015 Glow, Snow & Go Guide – John Church

Ontario Culinary Tourism Event of the Year

Spirit Tree Estate Cidery Family Day Wassailing Festival

- Awards will be presented on November 22nd, 2016 in Ottawa at the Ontario Tourism Summit.
- Submitted nominations for the Economic Developers Council of Ontario annual awards in the following categories (submission details attached):
 - **Promotional Award Category | Print Publication**
Headwaters 2016 Four-Season Visitors' Guide
 - **Collaboration & Partnership Award | Regional & Cross-Border Collaboration**
Headwaters: Evolution of a Centre of Equine Excellence
 - **Collaboration & Partnership Award | Public-Private Partnership**
Headwaters Leading With the Best Partnership Program
 - **Collaboration & Partnership Award | Public-Private Partnership**
Headwaters Parade of Horses
- Presentation of *"Headwaters: The Evolution of a Centre of Equine Excellence"* at the Building Vibrant Rural Futures Conference hosted by the Canadian Rural Revitalization Foundation & Rural Policy Learnings Commons, in partnership with the University of Guelph. Significant interest from those in attendance in this undertaking and outcomes of project were highly applauded as a "best-case" study of rural development.



Executive Director Report 21 October 2016

Product development – Canada 150

- Public art project, “Real Ontario: Tradition & Transformation”; Headwaters Arts is interested in partnering on this project; Headwaters Tourism will develop a grant submission request for the Canada Council’s New Leaf funding program for Canada 150 projects; submission must be submitted by Headwaters Arts as funding is for arts organizations; if funding application was successful, Headwaters Tourism would be contracted by Headwaters Arts to manage the delivery of the program, with Headwaters Arts retaining artistic oversight. Deadline for grant submission – October 31, 2016.

Product development – Fresh & Local



- 24 participating businesses
- 13 events
- Highest participation rate since program inception

Product Development - Headwaters Horse Country

- Vicki Sword (Headwaters Horse Country Project Manager) is finished her contract with Headwaters Tourism as of October 31st, 2016 (now that Ontario Trillium funding is complete); future Headwaters Horse Country undertakings will be managed in-house by Headwaters Tourism.

Industry & municipal engagement:



Awards will take place on **Monday, December 5th (5:30 to 8:00 pm)** at the new **Adamo Estate Winery**. Nominations are now open in the following categories:

- Best **ARTS & HERITAGE** Visitor Experience
- Best **FRESH & LOCAL** Visitor Experience
- Best **FUN & FESTIVE** Visitor Experience
- Best **NATURE & LEISURE** Visitor Experience
- Best **HORSE & COUNTRY** Visitor Experience
- Best **SEE, SHOP & STAY** Visitor Experience
- Best **NEW Tourism Business**
- Tourism **INNOVATION** of the Year
- Tourism **PARTNERSHIP** Award
- Tourism **CHAMPION** of the Year



Executive Director Report 21 October 2016

Leading With the Best Partnership Program

Welcome to our newest Leading With the Best partners. The program now boasts over 50 active partners.

- Alabaster Acres (Caledon Village)
- Ann Randerad Pottery
- Orangeville Lions Club
- Snowberry Botanicals (Erin)

Annual municipal council delegations:

Headwaters Tourism will delegate to partner Councils to provide updates on organizational undertakings.

- Town of Caledon – October 25th, 2016
- Town of Erin – November 1st, 2016

Still need to schedule delegations to Town of Shelburne, Town of Mono & Dufferin County.

Marketing

Digital engagement statistics: September 1st to September 30th, 2016

www.headwaters.ca www.headwatersb2b.ca www.headwatershorsecountry.ca	September 2016
Sessions	10,597
Page views	26,345
Facebook	September 2016
Total reach	23,432
Page impressions	67,015
Twitter	September 2016
Followers	4,581
Reach	142,273

Headwaters 2017 Four-Season Visitors' Guide

- Advertising sales are now underway
- Pricing & contracts have been issued for design, photography & advertising sales
- Quotes have been obtained (via RFQ process) for printing services

Media Tour – October 2016

- Hosted journalist Bea Broda on a 3-day tour of Headwaters to feature on a season #2 episode of her series *Outta Town Adventures* (currently seen on PBS & in California). Bea is a broadcast (TV and web) journalist/producer/writer/host specializing in travel with a particular interest in Peace through Tourism. She is also a past president of SATW (Society Of American Travel Writers).
- Bea had the opportunity to visit 11 Headwaters area tourism businesses & a shoot a variety of scenes throughout her travels to the area. (Hockley Valley Resort, Adamo Estate Winery, Mrs. Mitchell's, Alton Mill, Heatherlea Farm Market, Ann Randerad Pottery, Mountain Ash Farm, Soulyve Caribbean Kitchen, Best Western Plus Orangeville Inn & Suites, Gourmandissimo, Spirit Tree Estate Cidery).



Executive Director Report 21 October 2016

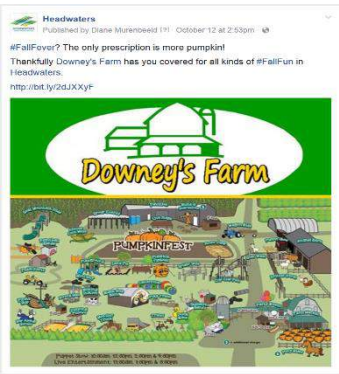
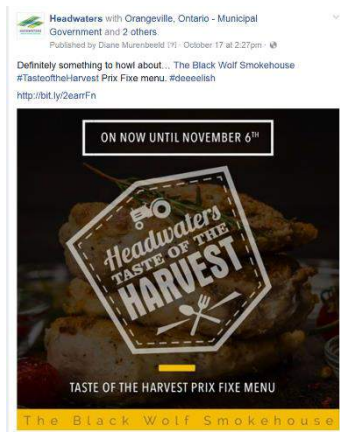


Congratulations to **Touchwood Design**, our creative partner from **East Garafraxa**, who have been named a finalist in five categories of the Canadian Regional Design Awards, including in two categories for work they did on behalf of Headwaters Tourism:

- **Best Logo Design (Headwaters Tourism logo)**
- **Best Editorial (Headwaters 2015 Four-Season Visitors' Guide)**

Award winners will be announced on November 2, 2016.

Headwaters social media posts: September 22nd to October 21, 2016



Executive Director Report 21 October 2016

Headwaters
Published by Diane Murenbeedl | October 7 at 4:16pm

Taste of the Harvest time has arrived in Headwaters. <http://bit.ly/2dyw5tp>

The event runs Friday, October 7th to Sunday, November 6th and features the following businesses:

Alabaster Acres... See More



Friday, October 7th - Sunday, November 6th

Headwaters shared Heatherlee Farm Market's photo.
Published by Diane Murenbeedl | October 12 at 5:12pm

360 degrees of #Real-Headwaters beauty courtesy of Heatherlee Farm Market. Visit and experience it for yourself!



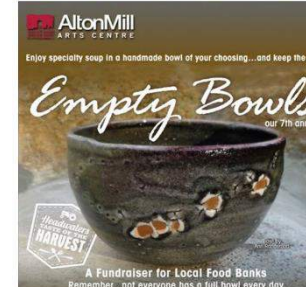
Heatherlee Farm Market
October 12 at 9:44am

What a peaceful morning on the farm. The sun is shining and the fall colours are incredible right now!

Headwaters with Alton Mill Arts Centre and Ann Randeraad
Published by Diane Murenbeedl | October 11 at 12:39pm

Enjoy your #TasteoftheHarvest in a handmade bowl of your choosing at Empty Bowls 2016. #AltoArtReport

<http://bit.ly/2dVQ42e>



Alton Mill ARTS CENTRE
Enjoy specialty soup in a handmade bowl of your choosing...and keep the bowl!

Empty Bowls our 7th annual!

A Fundraiser for Local Food Banks
Remember...not everyone has a full bowl every day

Headwaters shared Caledon Hills Brewing Company's photo.
Published by Diane Murenbeedl | October 11 at 12:52pm

#Cheers to great beverages created in #RealHeadwaters!



Caledon Hills Brewing Company
October 9 at 6:05pm · Caledon

Happy Thanksgiving Caledon! #CaledonHillsBrewing #PiffFree #Thanksgiving #Caledon

Headwaters
Published by Diane Murenbeedl | October 8 at 12:47pm

Make it a real #TBT and hit the midway tonight at the Erin Agricultural Society Fall Fair. #PumpkinSpotting #Real-Headwaters

<http://bit.ly/2dO2mgN>



ERIN FALL FAIR

Headwaters updated their cover photo.
Published by Diane Murenbeedl | October 7 at 3:43pm

We're honouring the season with a celebration of Headwaters flavour. A Taste of the Harvest runs Friday, October 7th to Sunday, November 6th, 2016 at locations across the Headwaters region providing unique opportunities to experience the bounty of the harvest in Ontario's authentic countryside.



TasteoftheHarvest.ca

Friday, October 7th - Sunday, November 6th

Headwaters with Headwaters Horse Country and 2 others.
Published by Diane Murenbeedl | October 6 at 11:45am

Extra! Extra! Read all about it!

Headwaters Tourism is a four-time Ontario Tourism Awards of Excellence finalist. #RealHeadwaters #RealHonoured

Congrats to all fellow finalists including Headwaters and success story Spirt Tree Estate Cider on its well deserved recognition... See More



TWO THOUSAND SIXTEEN
ONTARIO TOURISM AWARDS OF EXCELLENCE FINALIST

Headwaters
Published by Diane Murenbeedl | October 3 at 12:47pm

Wise words. Hear them put to music at Theatre Orangeville October 5 - 8th.

<http://bit.ly/2dXV78d>



"When there are clouds in the sky, you'll get by if you smile..."

THE Judy Garland STORY
Theatre Orangeville

Headwaters with BookLore Orangeville and Magnolia Pictures.
Published by Diane Murenbeedl | October 3 at 11:51am

Get inspired by the images of photographer Harry Benson at Monday Night at the Movies - Orangeville Ontario. Yet another fantastic Headwaters Arts Festival 2016 event.

<http://bit.ly/2dM6mz1>



MONDAY NIGHT AT THE MOVIES
HEADWATERS arts festival

Headwaters with Dufferin County and 4 others.
Published by Diane Murenbeedl | September 30 at 1:11pm

Five farms, one day - explore behind the scenes of a working seed, fertilizer and farm crop protection facility (complete with grain elevator) and more during the Dufferin Town and Country Farm Tour. #RealHeadwaters #RuralLife #FarmersFeedCities

<http://bit.ly/2de1sNL>



DUFFERIN TOWN & COUNTRY FARM TOUR

Headwaters shared storyful's video.
Published by Diane Murenbeedl | September 29 at 11:26am

Nothing quite like getting up close and personal with members of the equine persuasion. 🐾

Check out the 9th annual Headwaters Horse Country stable tour for your chance. #RealHeadwaters

<http://bit.ly/2d0LQcb>



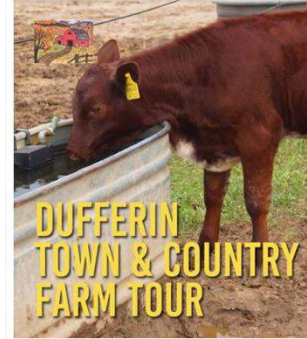
storyful
September 28 at 8:18pm

Forget about size, just follow the leader.

Headwaters with Dufferin County and 4 others.
Published by Diane Murenbeedl | September 29 at 11:44am

Five farms, one day - explore behind the scenes of a working Beef Cattle Farm and more during the Dufferin Town and Country Farm Tour. #RealHeadwaters

<http://bit.ly/2de1sNL>



DUFFERIN TOWN & COUNTRY FARM TOUR



Executive Director Report 21 October 2016

Headwaters shared storyful's video.
Published by Diane Murenbeeld [?] · September 26 at 11:28am ·

Nothing quite like getting up close and personal with members of the equine persuasion. 🐾
Check out the 9th annual Headwaters Horse Country stable tour for your chance. #RealHeadwaters
<http://bit.ly/2d0LQcb>

5,401,369 Views
storyful
September 26 at 6:18pm ·

Forget about size, just follow the leader

Headwaters shared Budson Farm & Feed's post.
Published by Diane Murenbeeld [?] · September 26 at 1:50pm ·

The 166th annual Erin Agricultural Society Fall Fair is just a week away. Advance midway ride tickets available now!

Budson Farm & Feed
September 22 at 9:14am ·

Get your advance midway ride tickets for the 166th Erin Fall Fair here at Budson Farm & Feed! \$40.00 for 35 coupons - a savings of \$21.25. For more information see www.erinfair.ca for details.

Home - Erin Fair
Ontario's preview to The Royal - the proud Erin Fair, held annually on Thanksgiving Weekend.
ERINFAIR.CA

Headwaters with Town Of Shelburne and 2 others.
Published by Diane Murenbeeld [?] · September 26 at 1:32pm ·

Shelburne ❤️ culture!
Join in on all the festivities during Shelburne Culture Days Weekend.
<http://bit.ly/2zW6B5A>

September 30, October 1 & 2, 2016

Headwaters with Dufferin County and 3 others.
Published by Diane Murenbeeld [?] · September 26 at 12:21pm ·

Five farms, one day - explore behind the scenes of a working Horse Farm and more during the Dufferin Town and Country Farm Tour.
<http://bit.ly/2de1sNL>

DUFFERIN TOWN & COUNTRY FARM TOUR

Headwaters with James MacDonald Photography.
Published by Diane Murenbeeld [?] · September 27 at 1:02pm ·

Happy #WorldTourismDay!
Thanks to all the Headwaters people, places & businesses who make it a pleasure to do what we do. #RealHeadwaters #RealHonour #LuckytoIshere

HEADWATERS
Where Ontario gets real.

Headwaters with Dufferin County and 4 others.
Published by Diane Murenbeeld [?] · September 27 at 1:14pm ·

Five farms, one day - explore behind the scenes of a working Dairy Farm and more during the Dufferin Town and Country Farm Tour.
<http://bit.ly/2de1sNL>

DUFFERIN TOWN & COUNTRY FARM TOUR

Headwaters with Headwaters Horse Country and 13 others.
Published by Diane Murenbeeld [?] · September 27 at 11:44am ·

Get an inside look at equestrian facilities and horse themed art projects throughout Headwaters Horse Country during the 9th Annual Headwaters Horse Country Stable Tour.
<http://bit.ly/2d0LQcb>

HEADWATERS HORSE COUNTRY • STABLE TOUR •

Headwaters shared The Millcroft Inn and Spa's photo.
Published by Diane Murenbeeld [?] · September 27 at 1:03pm ·

#RealHeadwaters #FallColours #JustTheBeginning
At The Millcroft Inn and Spa.

The Millcroft Inn and Spa
September 27 at 1:03pm ·

Leaves are slowly starting to change, just wait until they are in full colour! 🍁🍂

#fall #atons #leaves #millcroft

Headwaters shared Soulyve Caribbean Kitchen's photo.
Published by Diane Murenbeeld [?] · September 23 at 5:50pm ·

Fuel up before heading out to all the events happening this weekend in Headwaters!
#AhYeeh

Soulyve Caribbean Kitchen
September 23 at 5:46pm ·

Fall is here, and we gobhu! Hearty homemade beef chili! #chili #FallFood #FoodPorn #Soulyve #Gonkoffood

Headwaters
Published by Diane Murenbeeld [?] · September 23 at 5:56pm ·

Whatever genre, palette or medium you fancy, you're sure to find something spectacular at Headwaters Arts Festival Juried Show & Sale - Sept 16 - Oct 10.
<http://bit.ly/2d6Cu1d>

HEADWATERS arts festival
SEPT. 16-OCT. 10, 2016

Headwaters shared The Church Public Inn's photo.
Published by Diane Murenbeeld [?] · September 23 at 2:51pm ·

Headwaters well represented in LCBO's Food & Drink Magazine for living the local philosophy!
- The Millcroft Inn and Spa's Headwaters Restaurant
- Hockley Valley Resort's Cabin 1865 Restaurant
- The Church Public Inn in Palgrave... See More

LIVE, LOVE, TASTE LOCAL
SEPTEMBER 11 - OCTOBER 9

Nearly 100 restaurants across Ontario are pairing local wines by the glass with local fare. Visit any one of these restaurants to savour a truly local culinary experience. For more details, visit www.lcbo.com/restaurants

The Church Public Inn
September 23 at 11:01am ·

Let's congratulate CALEDON for making it BIG in the LCBO magazine, FOOD & DRINK.

Headwaters with Dufferin County and 2 others.
Published by Diane Murenbeeld [?] · September 26 at 11:28am ·

Five farms, one day - explore behind the scenes of a retail seed-to-plant greenhouse and more during the Dufferin Town and Country Farm Tour.
<http://bit.ly/2de1sNL>

DUFFERIN TOWN & COUNTRY FARM TOUR



Executive Director Report 21 October 2016

Headwaters shared The Bill Parnaby Team's video.
Published by Diane Murenbeeld [?], September 22 at 1:06pm

#HeadwatersHistory Bolton, Ontario's ski hill. Who knew?

1,817 Views

The Bill Parnaby Team
September 22 at 1:01pm

Did you know Bolton used to have a ski hill with a chalet? And you've probably been there too! #Caledon #EdelweissPark

Headwaters with Susan Powell and 4 others.
Published by Diane Murenbeeld [?], September 22 at 11:58am

All signs point to autumn and The Hills of Erin Studio Tour.
<http://bit.ly/2cF28YF>

Headwaters shared Pusheen's photo.
Published by Diane Murenbeeld [?], September 22 at 12:16pm

Headwaters has its fair share of greats... what's your fave?
#RealHeadwaters #PieSpotting

Pusheen
September 28, 2012

Animated version: <http://pusheen.com/post/32481225787>

Headwaters with Dufferin County and 3 others.
Published by Diane Murenbeeld [?], 13 mins

"And then she said..."
Get the whole story and more this Friday night. <http://bit.ly/2dnYJcm>

DUFFERIN COUNTY MUSEUM & ARCHIVES

Headwaters with Credit Valley Conservation and Terra Cotta Conservation Area.
Published by Diane Murenbeeld [?], October 20 at 4:34pm

There's still plenty of #FallFun to be had in Headwaters this season. Enter Terra Cotta's Fall Festival, #TasteoftheHarvest #TechnoTourTerraCotta #RealHeadwaters
<http://bit.ly/2ekuUT4>

Headwaters
Published by Diane Murenbeeld [?], September 20 at 2:06pm

It's literati night in Headwaters!
Thanks to Headwaters Arts and BookLore Orangeville, authors Camilla Gibb, Guy Gavriel Kay and Peter Behrens will be part of a panel discussion moderated by Caledon Hikes, Loops & Lattes' author Nicola Ross.
<http://bit.ly/2d8J0wF>

HEADWATERS arts festival AUTHORS' NIGHT
BookLore

Headwaters
Published by Diane Murenbeeld [?], October 20 at 6:01pm

Things that bump in the night or The Ghost Island Light... find them all at the historic Orangeville Opera House during Theatre Orangeville's latest production. Get your tix now -> <http://bit.ly/2enW3pD>

HEADWATERS.CA

Headwaters with Credit Valley Conservation.
Published by Diane Murenbeeld [?], September 20 at 12:50pm

An afternoon concert by Arco Violini at the new waterfront amphitheatre at Island Lake Conservation Area = bliss. Seek your happiness in #RealHeadwaters.
<http://bit.ly/2zAGtR6>

SUNDAY SEPTEMBER 25, 2:00PM
ISLAND LAKE CONSERVATION AREA
675067 HURONTARIO STREET SOUTH
ORANGEVILLE, ONTARIO
FREE WITH PARK ADMISSION

PRESENTED BY CVC

Headwaters with Grand Spirits Society and Jamie Stam.
Published by Diane Murenbeeld [?], October 19 at 5:24pm

Happy #InternationalGinandTonicDay!
Looking forward to 2017 when we welcome Headwaters' first distillery in 100 years. #Cheers #RealHeadwaters
<http://bit.ly/2dPtp1U>

GRAND SPIRITS DISTILLERY

Headwaters
Published by Diane Murenbeeld [?], 18 hrs

Ghosts, goblins, gourds and ghouls will all make an appearance in Downtown Orangeville for the 2016 Harvest Celebration!
<http://bit.ly/2eqqbtG>

ORANGETOWN ORANGEVILLE.ca



Executive Director Report 21 October 2016

Editorial coverage:

ROYAL LEPAGE

Trinity Realty
brokerage, independently owned & operated
 560 First Street, Collingwood
 705.444.1420

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Headwaters tourism a finalist in provincial and national tourism categories

Caledon Enterprise
 By Matthew Strader

Headwaters tourism is up for a trophy case of provincial honours.

On Oct. 5, the Ontario Tourism Marketing Partnership Corporation (OTMPC), along with the Tourism Industry Association of Ontario (TIAO) and the Culinary Tourism Alliance (CTA) announced the finalists for the 2016 Ontario Tourism Awards of Excellence, according to a recent press release.

Headwaters will be a finalist for the Tourism Marketing Campaign Under \$25K category for its 'Where Ontario Gets Real' brand launch, the Tourism Print Collateral Award for the Headwaters 2015 Four-Season Visitors' Guide, the Tourism Innovator of the Year

Award for its Headwaters Parade of Horses and the Travel Media Photography Award for John Church's cover photography for the Headwaters 2015 Glow, Snow & Go Guide.

Of note in the release was also that Spirit Tree Estate Cidery was named a finalist in the Ontario Culinary Tourism Event of the Year category for its Family Day Wassailing Festival.

Headwaters encompasses tourism efforts and organizations in Dufferin, Caledon, Shelburne Erin and Mono.

"Headwaters Tourism continues to raise the bar for what small destination marketing organizations can do to promote the exceptional tourism experiences available in rural areas of this province," said Headwaters Tourism's Board Chair, Stacey Coupland. "Congratulations to everyone involved in bringing us to this stage - it was truly a collaborative effort, and we're honoured to be recognized at the provincial level."

Headwaters was also recently named a finalist for two major Canadian Tourism Awards by the Tourism Industry Association of Canada: Marketing Campaign of the Year and Tourism Innovator of the Year.

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Headwaters Up for Provincial Award

Saturday, October 8, 2016 9:23 AM by Phil De Land

Small marketing group named finalist for the 2016 Ontario Tourism Awards of Excellence.

(Dufferin County) -

Headwaters Tourism could be receiving some hardware in the near future.

The small marketing organization, representing Dufferin County, has been named a finalist for the 2016 Ontario Tourism Awards of Excellence.

The finalists were announced on October 5th by the Ontario Tourism Marketing Partnership Corporation (OTMPC), Culinary Tourism Alliance (CTA) and the Tourism Industry Association of Ontario (TIAAO).

Headwaters Tourism, also representing the towns of Caledon, Mono, Erin and Shelburne, was named a finalist in these four categories:

- Tourism Marketing Campaign Under \$20K - Headwaters: Where Ontario Gets Real brand launch
- Tourism Print Collateral Award - Headwaters 2015 Four-Season Visitors' Guide
- Tourism Innovator of the Year - Headwaters Parade of Heros.
- Travel Media Photography Award - John Church (cover photographer for Headwaters 2015 Glow, Snow & Go Guide)

Also announced by Headwaters Tourism was that Spirit Tree Estate Cider, one of the regions premier tourism businesses, has been named a finalist for its Family Day Wassailing Festival event in the Ontario Culinary Tourism Event of the Year category.

These awards are an opportunity to recognize those who have made a contribution to Ontario's tourism industry and to celebrate their success.

Stacey Coupland, Chair of Headwaters Tourism Board, says "Headwaters Tourism continues to raise the bar for what small destination marketing organizations can do to promote the exceptional tourism experiences available in rural areas of this province."

The announcement of the finalists comes after Headwaters Tourism was named a finalist for Marketing Campaign of the Year and Tourism Innovator of the Year.

Both are major Canadian Tourism Awards.

The winners for the Ontario Tourism Awards of Excellence winners will be announced on November 22nd, 2016 in Ottawa.

The Canadian Tourism Award winners will be announced on November 30th, 2016 in Gatineau, Quebec.

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Headwaters tourism a finalist in provincial and national tourism categories

Oct 2016 | 10:00 AM

Headwaters tourism is up for a bechy case of provincial honours.

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Headwaters was also recently named a finalist for two major Canadian Tourism Awards by the Tourism Industry Association of Canada: Marketing Campaign of the Year and Tourism Innovator of the Year.

The Ontario Tourism Awards of Excellence winners will be announced in Ottawa on Nov. 22, following the Ontario Tourism Summit.

The Canadian Tourism Award winners will be announced in Gatineau, Quebec on Nov. 30, at the conclusion of the Canadian Tourism Congress.

Matthew Orsler is a reporter with the Caledon Enterprise. He can be reached at morsler@caledonenterprise.com. Follow him on Twitter @CaledonOrsler. And The Enterprise on Facebook.

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HEADWATERS TOURISM A FINALIST FOR PROVINCIAL AWARDS

Headwaters Tourism is up for three provincial awards.

The Ontario Tourism Marketing Partnership Corporation has announced the finalists for the upcoming Ontario Tourism Awards of Excellence.

Executive Director Michele Harris says they've been nominated for their rebranding.

Headwaters Tourism is also a finalist for the Print Collateral Award and innovator of the Year Award for the Parade of Heros.

John Church was nominated for his cover on the Headwaters 2015 Glow, Snow, and Go Guide.

The recognition comes on the heels of Headwaters Tourism also being named a finalist for two Canadian Tourism Awards.

Both award ceremonies are coming up in late November.

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HEADWATERS

Ontario Headwaters Tourism earns provincial recognition as a finalist in 2016 Ontario Tourism Awards of Excellence

October 6, 2016 On October 5, 2016 the Ontario Tourism Marketing Partnership Corporation (OTMPC), along with the...

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TIAC Unveils Tourism Awards Finalists

Posted on September 15, 2016 — 0 Comments



After receiving more than 130 entries, TIAC and its panel of judges have announced the finalists in the annual Canadian Tourism Awards, recognizing those who go above and beyond to offer superior tourism experiences in Canada.

The awards will be presented at a dinner ceremony at the Hilton Hotel Lac Leamy in Gatineau on Nov. 30.

2016 Canadian Tourism Awards Finalists:

- The Air Canada Business of the Year Award: Brentwood Bay Resort and Spa, Victoria, BC; Vancouver International Airport, Richmond, BC; Watermark Beach Resort, Osoyoos, BC.
- The Via Rail Canada Community Outreach Award: Great Wolf Lodge, Niagara Falls, Ont.; Tourism Toronto, Toronto; The Westin, Ottawa, Ottawa.
- The Metro Toronto Convention Centre Event of the Year Award: Canadian Soccer Association, FIFA Women's World Cup Canada 2015 – National; Folklorama, Winnipeg; Oliver Osoyoos Winery Association: Half Corked Marathon, Oliver, BC.
- The Visa Innovator of the Year Award: Assiniboine Park Conservancy, Winnipeg; Headwaters Parade of Horses, Mono, Ont.; Société de développement du Parc de la Gorge de Coaticook, Coaticook, Que.
- The Fairmont Marketing Campaign of the Year Award: "Crayons" Newfoundland and Labrador Tourism, St. John's, Nfld.; "Where Am I?" Ontario Tourism Marketing Partnership Corporation, Toronto; "Where Ontario Gets Real" Headwaters Tourism, Mono, Ont.
- The National Aboriginal (Indigenous) Cultural Tourism Award: Eskasoni Cultural Journeys, Eskasoni, NS; Long Ago People's Place, Champagne Landing, YT; Wanuskewin Heritage Park, Saskatoon.
- The Parks Canada National Cultural Tourism Award: Celtic Heart of North America, Cape Breton, NS; Cité Mémoire, Montreal; Fort William Historical Park, Thunder Bay, Ont.
- The Hilton Worldwide Small- or Medium-Sized Business of the Year Award: Experience PEI, Stratford, PEI; Oak Hammock Marsh Interpretive Centre, Oak Hammock Marsh, Man.; Ocean River Sports & Adventure, Victoria, BC.
- The WestJet Social Media/Digital Marketing Initiative of the Year Award: "Old Québec" section by Québec City Tourism, Québec, Que.; "Paint the Town" contest by Newfoundland and Labrador, St. John's, Nfld.; "The Trump Bump" Destination Cape Breton, Sydney, NS.
- The Transat Sustainable Tourism Award: Churchill Wild, Ile des Chenes, Man.; Eagle Wing Tours Ltd., Victoria, BC; Vancouver Aquarium Marine Science Centre, Vancouver.
- The Tourism Employee of the Year Award: Dan Cardinal, Sheraton Cavalier Saskatoon Hotel, Saskatoon; Jose Reineking, Banff and Lake Louise Tourism, Field, BC (Banff, AB); Maria De Vera, Campus Tower Suite Hotel, Edmonton.
- The Culinary Tourism Experience Award: Alberta Culinary Tourism Alliance, Calgary; Calgary Food Tours, Calgary; Ontario Culinary Tourism Alliance, Toronto.
- The Brewster Travel Canada Adventure/Outdoors Award: Churchill Wild, Ile des Chenes, Man.; Northern Edge Algonquin, South River, Ont.; Wilderness Tours, Foresters Falls, Ont.

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COUNTY OF DUFFERIN

09/27/2016 | Press release | Distributed by Public on 09/27/2016 20:17

Celebrating World Tourism Day In Headwaters

NEWS RELEASE

COUNTY OF DUFFERIN 55 ZINA STREET ORANGEVILLE, ONTARIO L9W 1E5

For immediate release - September 27th, 2016

CELEBRATING WORLD TOURISM DAY IN HEADWATERS

World Tourism Day (WTD) is commemorated each year on 27 September. Its purpose is to foster awareness among the international community of the importance of tourism and its social, cultural, political and economic value.

Headwaters Tourism is the recognized destination marketing organization for the Headwaters region of Ontario, providing tourism services on behalf of the regional tourism industry and on behalf of our municipal partners in Dufferin County and the Towns of Caledon, Mono, Shelburne & Erin. With a vision to position Headwaters as Ontario's premier rural tourism destination, the organization works to integrate tourism into the economic development strategies of the region's municipalities, helping to build a robust and thriving tourism industry by working directly with tourism stakeholders across Headwaters.

The County of Dufferin is proud to invest in the work being done by Headwaters Tourism. Each year our investment supports the impact tourism has on the region, bringing in over 886,000 visitors to the area and resulting in over \$73 million in annual visitor spending.

On World Tourism Day, 2016 the County of Dufferin is particularly pleased to recognize the work being done on our behalf by Headwaters Tourism, who have recently been recognized at the national level, being named a finalist in two Canadian National Tourism Award categories:

THE FAIRMONT HOTELS AND RESORTS MARKETING CAMPAIGN OF THE YEAR AWARD

"Crayons" Newfoundland and Labrador Tourism - St. John's, NL

"Where Am I?" Ontario Tourism Marketing Partnership Corporation - Toronto, ON

"WHERE ONTARIO GETS REAL" HEADWATERS TOURISM - MONO, ON THE VISA CANADA INNOVATOR OF THE YEAR AWARD

Assiniboine Park Conservancy - Winnipeg, MB

HEADWATERS PARADE OF HORSES - MONO, ON

Société de développement du Parc de la Gorge de Coaticook - Coaticook, QC

Understanding that tourism is the world's fourth fastest growing industry, and recognizing that the tourism industry contributes \$23.6 billion annually to the provincial economy County of Dufferin is proud to invest in Headwaters Tourism as one element of our own economic development strategy and support the work they are doing to ensure the economic vitality and sustainability of our region.

On this World Tourism Day we are pleased to recognize the importance of tourism in County of Dufferin and to continue to work collaboratively with Headwaters Tourism to raise the profile of this region as one of Ontario's premier rural tourism destinations.

- 30 -

MEDIA CONTACTS:

Pam Hillock Clerk

County of Dufferin phillock@dufferincounty.ca 519-941-2816 ext 2503

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Executive Director Report 21 October 2016

Upcoming events/municipal updates:

Town of Shelburne:

EVENT NAME	DESCRIPTION	DATES
Troupe Adore	Music, arts and culture performances Jack Downey Park	<p>Times for "Live Art in the Park" Friday November 5th 6-9pm Saturday November 6th 12-6pm (possibly until 9pm if we are allowed to extend the hours if needed) Sunday November 7th 12-5pm</p> <p>Times for the "Christmas Chorale in the Park" Saturday December 17th - 12-6pm (possibly until 9pm)</p>

Town of Caledon:

UPCOMING EVENTS:

EVENT NAME	DESCRIPTION	DATES
Blackhorse Theatre & Caledon Townhall Players	2 Theatres have started Fall/winter season – various plays over the next 7 months	
Haunted Hill Run	Run in support of Humberview Secondary School	Oct30
Mayor's Business Luncheon Register Online	Networking event, focused on youth/culinary. At Albion Bolton Community Centre - \$15	November 4
Municipal Ag EcDev Forum	Partnered w/OMAFRA to host this annual event. Details and registration online	November 2 (bus tour/dinner) & 3 (Forum/lunch)

TOWN OF CALEDON MUNICIPAL UNDERTAKINGS OF NOTE:

INITIATIVE	DESCRIPTION
Belfountain Community Centre	Historic community centre renovated – OPP office added, public washrooms to be open from May to end of October, rentable community room w/kitchen
New Inn opened	Forks of the Credit Inn, 1498 Cataract Road – yoga retreat & 4 room B&B

Dear Mayor Ails and Erin Town Councillors

October 11 2016

I would appreciate if all elected councillors could respond to these questions, as many are Yes/No answers.

Although I understand the Mayor is spokesperson for Council, that is following a council decision/resolution, not prior to. It appears council is unknowledgeable regarding some facts and history of the Hillsburgh Mill Pond/Dam matter. So on behalf of the taxpayers I present the following recollection and pose questions for Council's enlightenment.

Let us try to straighten out a few ownership facts here. This is what town staff and the MNR told previous council regarding the Hillsburgh Mill Pond/Dam as accurately as I can remember. If this understanding has changed Council should explain how and why.

Q.1) Has this Council had a background presentation from the MNR this term? MNR are the provincial ministry responsible for the Dam. If not, why not as most of you are new to this matter?

As I recall ... The Town owns 1) the bridge (which needs replacing as many other town bridges do, there's a report with a long list), 2) a section of Station Road, which holds back the natural stream flow, and 3) the Town owns a portion of the Dam – But ONLY A PORTION of the Dam! – Not the entire Dam, just that portion of Station Road.

The County NOW owns 1) the Pond; 2) the water flow control structure (which will need to be replaced and updated into a new dam structure to withstand the 100 - 200 year storm, if a new dam is decided upon and constructed; and most importantly 3) the COUNTY OWNS THE REMAINDER OF THE DAM. According to the MNR the Dam consists of all of the earthen border that holds water back from its natural stream flow, including the control structure.

Therefore, the Town and County are Co-owners of the Dam ...same as we were told last term, then the Town and the previous owner were co-owners of the dam. We were also advised by MNR that the Town did not have to remain a co-owner of the dam if it chose not to do so.

But it is well understood that with ownership comes responsibility and costs. Unless some backroom closed meeting deal has changed this understanding?

Q.2) So has such a closed meeting deal been entered into? i) at the Town meeting? or ii) at a County Council meeting? to have a different understanding of known responsibilities regarding the dam? If there is a different understanding – when will it be made public in open council session? Such a new understanding would need to be ratified by Erin Council in Open session.

Assuming no special deal was entered into, the situation would remain the same to the Town's relationship with the previous pond owner. Therefore the County as Co-owner of the Dam is responsible for costs.

Q.3) So how much is the County paying towards this project in total, the Environmental Assessment (E.A.) and Dam reconstruction? WITHOUT THE DAM THERE IS NO POND. Isn't that the focus of the E.A.? I believe the County was named in the original tendered E.A. proposal – so they need to pay up.

Q.4) When will County contribute \$\$\$ to the E.A. and NEW DAM Construction costs?

Q.5) How will these costs be proportioned? What formula will be used? The County owns 95% plus of the Dam (as measured by land holding back water) and also owns the control structure. Will the County be paying 95% of the costs on top of the 3.8 million for the Hillsburgh library or is there another formula already considered and approved? Please advise and inform the public.

Q.6) If the dam is removed and a bridge installed ongoing maintenance costs will be minimal compared to building a new dam. Have ongoing dam maintenance, staff training and operating costs been determined? Will the County or Town budgets be responsible for these costs?

Q.7) Have ongoing liability costs and insurance costs been determined? How will these costs be proportioned between the County and the Town? For example - who will pay for the required fencing of the pond and maintain the fence? Even closed landfill sites, which pose much less liability than a pond, have been fenced by the County. Again with ownership comes responsibility – who will be paying for what?

Mr. Mayor & Council, you do understand that all these questions and others should be considered & answered prior to making a final decision on the E.A. and funding the project. The problem I am having with this process, is that many of these questions have not been posed or considered nor discussed publically in open session to date, this has the appearance of the taxpaying public being purposely being kept in the dark.

Q.8) Have some of these matters been discussed in closed session? If so please provide the municipal act justification for doing so. Also advise the public generally what issues have been discussed in closed session and when those questions & discussions will be held in open session. The Mayor and Council do understand that decisions cannot be made in closed session; that decisions must be made in open session accompanied with appropriate discussion and vote by council.

Very concerning about this all, is that many residential properties, including municipal infrastructure; namely the Hillsburgh arena and also perhaps the mill street municipal well will remain in the Flood plain if the Dam is kept.

Q.9) Has this been considered by Erin Council? Staff should have CVC mapping on file. Can Council continue to maintain properties in a flood plain if it has the ability to remove them from the flood plain?

Q.10) Are local residents on Mill street and all those others impacted by being in the flood plain been made aware that being in the flood plain seriously limits and curtails what they can do with their properties? Has Council made them aware of this and what the limitations are thereof?

Q.11) Could Council or the municipality be held responsible or liable if a flood was to occur and these residential properties were flooded, because of a council decision to keep the dam?

Q.12) Could Councillors be personally responsible if the well water is contaminated and residents get sick...(Walkerton) remember what you signed councillors. I believe Mr. Smedley (former water super) told Council that the mill street well had a additional tile installed so just to lift it out of the flood plain. Wondering how long ago this was done? Is this sufficient, given global warning and the intensity and severity of storms and suddenness of flooding events?

Q.13) Per emergency management – can the Hillsburgh Arena be considered an evacuation center when it's in the floodplain and possibly flooded during an emergency?

Q.14) What does the CVC report say; regarding what's best for the Credit River, the cold water fishery? Keeping the pond or restoring the stream? When can the public see this report? This would be part of the E.A. surely.

Q.15) Isn't the expensive, Environmental Assessment report now just a farce with respect to the question of whether or not to keep and rebuild the Mill pond dam? Since the County bought the pond and decided they want to keep the pond, what choice do local Erin councillors have? Do local Erin Councillors have a choice in this matter at all or has it been effectively taken away from them and they are just expected to go along to get along, regardless of the cost to Erin taxpayers? Given what's transpired –re the County purchase of this pond and the order of events thereof, has not the entire E.A. process been severely tainted and so can be deemed worthless? Does the E.A. need to be redone?

Q.16) Will County donate the pond back to the municipality when the library is opened? Precedent; County bridges on local roads. The county fixed or replaced these bridges and then they were given to the municipality. Since the County has no justification to be in the pond, dam or recreation business, what assurances do Erin taxpayers have that this will not be the case? Since at present, even though the County is a co-owner of the dam, it does not appear that they are facing any costs related to keeping the pond/dam? Can Erin council request written assurances that they will not in the future be deeded the pond and all costs involved? A written assurance that the County will retain ownership of the pond/dam and all related costs and expenses going forward? Hopeful that this is not another backroom handshake deal like Center 2000 where Erin taxpayers are just expected to keep paying and paying and paying.

Mayor Alls, as a Wellington Councillor & County Councillor Mr. Brianceau;

Q.1) Please explain to the Public why the County purchased the Hillsburgh Mill pond? The County is NOT responsible for recreation. So under what jurisdiction/responsibility was this purchase authorized? Please provide the taxpayers with the planning justification report that County council considered prior to making the purchase of the pond? When can the public expect to see this report?

Q.2) Please explain what does a pond have to do with a library? Please share your reasoning with the public.

Question top both Erin Town Council and our 2 Wellington County Councillors

\$800,000 added to the Hillsburgh Library for a community room and kitchen; From the 2011 Census,

Q.1) Hillsburgh with less than 400 households and a declining population of just over 1,000 and little future growth given the 2 million dollar SSMP DEBACLE,

Background: There's the Hillsburgh Community Centre with kitchen facilities already very much underutilized and losing money annually. Additionally, the Town decided to build a fire hall with kitchen facilities and added a community room for future use, still unfinished I presume?

That makes 2 and now in comes the County and adds \$800,000 last month to the Hillsburgh library budget to add another community room with kitchen facilities. So the village of Hillsburgh requires how many community centers/rooms to satisfy its residents needs? 3 Community rooms within walking distance of each other, while many roads and bridges very much in need of fixing are delayed & ignored. .

Mayor Alls and Councillors – How many people really want this pond? 50? 100? How many people want lower taxes, better roads and safe bridges? Many more do. Mr. Alls you campaigned on removing the Mill pond dam. What happened to that election promise? Were those voters fooled when they voted for you as their NEW Mayor?

Erin Taxpayers cannot afford all this grandeur and a lifetime of additional costs.

Fellow residents if this pond/dam was not going to be such an ongoing money pit, I would not invest the time to write this letter. But so far there remain so many unanswered questions and so many decisions made thus far which fly squarely in the face of common sense & logic, that one must conclude what's going on here is not right, minimally the process so far has not been right.

Councillors needed to be made aware of facts that have apparently not being presented before making final decisions.

Councillors you were elected to ask the questions ... you have now been informed of some concerns, please do your due diligence, check out the facts and make the best decision possible as you promised the taxpayers you would.

Mr. Mayor it's time to provide the taxpayers some real answers....not the rhetoric you wrote to the advocate last week.

Respectfully submitted

Lou Maieron B.Sc. Fisheries Biologist; Former Mayor & County Councillor

Ministers Announce Consultations on the Scope and Processes of the Ontario Municipal Board

Recently the Attorney General, the Honourable Yasir Naqvi, and the Minister of Municipal Affairs, the Honourable Bill Mauro, announced a plan to consult on possible changes to Ontario Municipal Board to improve efficiency and accessibility.

The role and functioning of the OMB has been subject to a number of reviews in past years. Yet concerns about its role in relation to the municipal governments' responsibilities in land use planning decisions continue. As part of the review, the Province is consulting on possible changes to the OMB that, if adopted, would:

- Give more weight to local and provincial decisions.
- Support alternative ways to settle disputes.
- Allow for more meaningful and affordable public participation at the Board.
- Bring fewer municipal and provincial decisions to the OMB.
- Support clearer and more predictable decision making.

Further information about consultation dates and how the public (and municipalities) can provide their feedback on the proposed changes can be found on the Municipal Affairs website (link below).

In anticipation of this review, in June 2016, AMO adopted a report entitled, "OMB Reform: Maturing Roles Discussion Paper". In addition, AMO has prepared a Quick Guide to the consultation to assist you and your council should you wish to participate in this review (links below).

AMO'S GUIDING PRINCIPLES FOR IT'S REVIEW WORK

1. Municipalities are a mature order of government. They have taken on a more rigorous role in land use planning over the years. This requires a transformation of the OMB's roles and procedures.
2. The planning process in Ontario has been and should continue to be public and democratic. However, the Board has not kept up with the intent of legislation to recognize and respect the municipal decision making role and this needs to be reinforced.
3. Should there be a situation where the OMB believes it needs to supersede municipal decisions, then it must ensure fair and equitable participation by local community members, and that decision-making processes include the public.

REVIEW OBJECTIVES

There is an undeniable need to address why the existing authorities and powers of the OMB have not been fully implemented. We have moved the yardsticks in the past but the outcomes remain almost the same. This review has to be more substantive with demonstrable outcomes.

Stability in the land use planning environment is essential for local viability. The planning process must make space for local goals expressed in planning documents. Scoping the authority of the OMB so official plans or secondary plans are indeed considered 'official' needs to be firmly established.

Given the substantial amounts of time and money that are spent by all parties in appeals a move toward efficiency is vital. Administrative practices, transparency and accountability can be vastly improved.

ACTION

AMO supports this discussion and encourages municipal participation. Reforms to the OMB scope and process can improve the efficiency and effectiveness of municipal planning in Ontario.

Ministry of Natural
Resources and Forestry

Ministère des Richesses
naturelles et des Forêts

Office of the Minister

Bureau de la ministre

Room 6630, Whitney Block
99 Wellesley Street West
Toronto ON M7A 1W3
Tel: 416-314-2301
Fax: 416-314-2216

Édifice Whitney, bureau 6630
99, rue Wellesley Ouest
Toronto (Ontario) M7A 1W3
Tél.: 416-314-2301
Télééc.: 416-314-2216



October 6, 2016

Dear Friends,

Re: Introduction of Legislation to Amend the *Aggregate Resources Act*

I am writing to inform you of the introduction of a bill to amend the *Aggregate Resources Act* in the Ontario legislature on October 6, 2016. The proposed bill is the foundation of our plan to modernize and strengthen Ontario's framework for managing aggregate resources.

In fall 2015, the Ministry of Natural Resources and Forestry, through an Environmental Registry posting, consulted on proposed changes through a document called 'A Blueprint for Change: a proposal to modernize and strengthen the Aggregate Resources Act policy framework'.

The proposals described in the Blueprint were developed in consideration of the recommendations from the Standing Committee and input from fall 2014 discussions with stakeholders, Indigenous communities and organizations. The comments and the recommendations received were considered in the development of this proposed Bill. This information will also be considered in the development of future changes to regulations and policy.

The proposed bill is the first step in a phased process that will modernize and strengthen the way aggregate operations are managed in Ontario. Should the bill pass, Ontario would move forward with public consultations on any future proposed regulatory and policy changes under the revised act, including future proposals related to changes to fees and royalties.

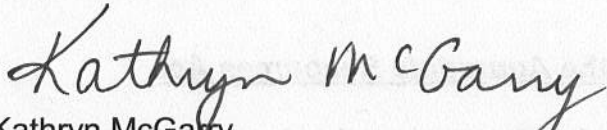
The changes proposed to the legislation provide the framework for stronger oversight in the management of aggregate operations, increased and equalized fees and royalties, enhanced environmental accountability, and improved information on operations and enhanced public participation.

The bill to amend the *Aggregate Resources Act* is available on the Legislative Assembly of Ontario website (www.ontla.on.ca) and has also been posted on the Environmental Registry (www.ontario.ca/environmentalregistry, posting number 012-8443) for public consultation for a period of 60 days ending on December 5, 2016. We welcome feedback on the legislative changes proposed. Alternatively, written comments can be sent to ARAreview@ontario.ca.

If you have any questions about the introduction of the bill, please contact Pauline Desroches, Manager, Resource Development Section, at 705-755-2140 or Pauline.Desroches@ontario.ca.

Thank you for your ongoing support in this initiative. I look forward to hearing your thoughts.

Best,



Kathryn McGarry
Minister of Natural Resources and Forestry

October 4, 2016

Council of the Municipality of Grey Highlands passed the following resolution at their meeting of October 3, 2016:

16-692

Mokriy - Halliday

Whereas the current Accommodation Review process is not reflective of the reality of rural school and community life; and

Whereas school closures impact single-school small rural communities in all educational, social and economic aspects to a far greater degree than those impacts in multi-school urban communities;

Be it resolved, That the Municipality of Grey Highlands requests the Minister of Education initiate an immediate moratorium on the Accommodation Review Process until such time as a review of the above mentioned impacts on small rural communities be studied, completed and the results and recommendations be considered; and

That this resolution be circulated to Premier Kathleen Wynne, MPP Bill Walker, Minister of Infrastructure, Bluewater District School Board, Bruce-Grey Catholic District School Board, Community School Alliance, County of Grey, County of Bruce, People for Education, and all municipalities in Ontario.

CARRIED.

CERTIFIED TO BE A TRUE COPY



Debbie Robertson
Chief Administrative Officer(Acting)/Municipal Clerk
Director Council and Legislative Services



Clerk's Department

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 x 1227 / 1-800-567-GREY / Fax: 519-376-8998

October 11, 2016

The Honourable Kathleen Wynne
Premier of Ontario
Toronto ON M7A 1A1
By email only: premier@ontario.ca

Honourable Madam:

Provincial legislation and Hydro One's strategy regarding hydro costs was discussed at a recent Grey County standing committee meeting. At the October 4, 2016 Council session, resolution SSC70-16 was endorsed as follows:

WHEREAS there is inequity between the cost of hydro for rural residents as compared to urban residents due to higher distribution charges;

AND WHEREAS this practice targets and negatively affects rural residents, especially those who are already unable to pay for the high cost of hydro;

NOW THEREFORE BE IT RESOLVED THAT the County of Grey request the Province to re-evaluate the structure of hydro in terms of access and delivery and implement structural changes to address the unfair practice of charging more for delivery for rural residents;

AND THAT this resolution be circulated to all municipalities in the Province of Ontario as well as Ontario Small Urban Municipalities (OSUM) and Association of Municipalities of Ontario (AMO).

Grey County Council respectfully requests consideration of this resolution.

Yours truly,

Sharon Vokes
Clerk/Director of Council Services
sharon.vokes@grey.ca
www.grey.ca

cc. Glenn Thibeault, Minister of Energy by email: gthibeault.mpp.co@liberal.ola.org
AMO by email: amo@amo.on.ca
OSUM by email: lmccabe@goderich.ca
K. Weppler, Director of Finance
All Ontario Municipalities
Bill Walker, MPP Bruce Grey Owen Sound by email: bill.wlker@pc.ola.org
Jim Wilson, Simcoe Grey MPP by email: jim.wilson@pc.ola.org

Ministry of Housing

Minister Responsible for the
Poverty Reduction Strategy

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-6500
Fax: 416 585-4035

Ministère du Logement

Ministre responsable de la Stratégie
de réduction de la pauvreté

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-6500
Télééc. : 416 585-4035



Let me thank you and your council for the work you do every day on behalf of the citizens of Ontario. It can't be said enough that a strong partnership between your government and my Ministry is critical to addressing the affordable housing challenges we collectively face.

As you'll know, the province recently released an update to the Long-Term Affordable Housing Strategy (LTAHS) 2016 (the "Update"). The Update continues the transformation of Ontario's housing system which we began with the 2010 LTAHS. On September 14, 2016, we re-introduced the Promoting Affordable Housing Act, 2016 (Bill 7). If passed, Bill 7 would help ensure that the people of Ontario have better access to affordable and adequate housing. This includes an even stronger emphasis on the role that private sector housing can play in providing a mix and range of affordable housing choices for Ontarians.

More specifically, second units are an important tool in contributing to the supply of private sector affordable housing choices. They are widely recognized as one of the most affordable forms of rental housing. Second units help optimize the use of the existing housing stock and infrastructure, all the while providing an income stream for homeowners, particularly younger and older homeowners, who may respectively have a greater need for income to help finance and/or remain in their homes.

In support of second units, I am pleased to announce that Bill 7 proposes to amend the *Development Charges Act, 1997* which, if passed, give authority to amend the regulations and exempt second units in new homes from development charges. This should help spur the design of houses to accommodate second units at the outset, which is a more effective approach compared to retrofitting. In this way, we can plan ahead for houses to be used in a flexible way over time, depending on the life cycle stage of homeowners and whether they seek or need the income a second unit can provide.

Concurrently, we are proposing to publicly consult on potential changes to the Building Code (by way of an amendment to Regulation 332-12) to improve the affordability of second units in newly constructed houses while still meeting safety standards of both the Building Code and Fire Code. The proposed new requirements for construction of newly built houses with second units would allow for greater flexibility and decrease the construction costs.

You may recall that we began a renewed emphasis on second units as part of the 2010 LTAHS which saw us make amendments to the *Planning Act* to require municipalities to amend their official plans and zoning by-laws to authorize second units in single-detached, semi-detached and row dwellings, as well as in accessory structures (e.g. laneway garages). These provisions came into effect on January 1, 2012. The Act was

also amended to give the Minister regulation making authority - to both directly permit second units and/or to prescribe standards for them (e.g. parking).

I am aware that an increasing number of municipalities have taken, or are engaged in taking, steps to amend their official plans and zoning by-laws to reflect these provisions. I appreciate those efforts. However, in some instances, analysis reveals that certain official plan policies and/or zoning provisions do not reflect the permissive spirit and intent of these legislative changes. It is noted that Bill 7 proposes to provide the minister with appeal rights related to municipal adoption of second unit official plan policies and zoning by-laws.

However, the majority of municipalities have not updated their official plans and zoning by-laws to reflect the second unit requirements of the *Planning Act* - even though we are well into the fourth year since this requirement came into effect. As such, and based on all of the above, I have instructed staff to engage in a five part plan as follows:

1. Engage in outreach to apprise municipalities of the proposed changes to the Building Code and *Development Charges Act* as a means of supporting the planning and establishment of second units.
2. Our Municipal Services Offices will approach those municipalities that have adopted official plans and/or zoning by-laws post 2012 to:
 - a. Discuss policies, by-laws, or standards that appear to be overly restrictive and not in keeping with the permissive spirit and intent of the legislation; and
 - b. Request these municipalities to review the policies or standards considered restrictive at the next opportunity (i.e., during an official plan review or zoning by-law update) to reflect the purpose and intent of the *Planning Act* provisions on second units.
3. Our Municipal Services Offices will also approach all of those municipalities that have yet to adopt changes to their official plans and/or zoning by-laws to reflect the *Planning Act* requirements, to seek an understanding of when the changes will be made and to provide guidance as needed. I have instructed them to seek commitments to complete this work by March 31, 2017.
4. Propose a regulation under the *Planning Act* setting out standards and/or limitations on official plan policies and/or zoning standards which would take precedence over existing policies/standards which are deemed to be not in keeping with the permissive spirit and intent of the legislation as follows:
 - Only a maximum of up to one parking spot per second unit could be required and tandem parking would be permitted;
 - Second units could not be subject to any provision which requires the primary or second unit be occupied by any person (e.g. a by-law could not require the primary unit to be inhabited by the owner in order for a second unit to be permitted); and
 - Second units would be permitted in primary dwellings and accessory buildings regardless of date of construction of the primary or the second unit.

5. Publish an information backgrounder setting out best practices on second units, along with promoting guidance material and web content developed by the Landlord Self Help Centre.

While some of the above steps may seem strong, these province-wide legislative requirements for second units have been in place for some time. Since their enactment, the need for affordable housing choices for all Ontarians has increased.

The benefits of second units are widely recognized and they form a substantial and increasing part of the province's affordable housing supply. Since becoming Minister in June, I have crossed the province listening to municipal leaders, housing experts and advocates. In the formal and informal discussions, the need for secondary suites to be part of a healthy municipal housing "mix" became more obvious. I have instructed ministry staff to provide as much information and advice as possible to assist municipalities in moving forward with this important work.

I look forward to all municipalities in Ontario embracing a permissive second unit policy and zoning framework to help house their residents.

Thank you in advance for your help as we work together in partnership to achieve our shared goal of creating more affordable housing in our communities.

Sincerely,



Chris Ballard
Minister

THE CORPORATION OF THE TOWN OF ERIN

By-Law # 16 -

A By-law to confirm the proceedings of Council at its Regular Meeting held on November 15, 2016 and to confirm to proceedings of Council at its Special Meetings held on October 26, 2016, November 1, 2016 and November 8, 2016.

WHEREAS, Section 5, Subsection 1 of the Municipal Act, being Chapter 25 of the Statutes of Ontario, 2001, the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS, Section 5, and Subsection 3 of the Municipal Act the powers of every Council are to be exercised by By-Law;

AND WHEREAS, it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Erin at its meetings held **October 26th, 2016 and November 1st and 8th, and 15th, 2016** be confirmed and adopted by By-Law;

The Council of the Corporation of the Town of Erin **ENACTS AS FOLLOWS:**

1. That the action of the Council at its Regular Meeting held on **November 15 2016 and** at its Special Meetings held on **October 26 2016, November 01 2016 and November 08 2016** in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Town to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter of thing referred to in subsection 65 (1) of the **Ontario Municipal Board Act**, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with **Environmental Assessment Act**, R.S.O. 1990, Chapter E.18.

Passed in open Council on **November 15, 2016.**

Mayor

Clerk