

AGENDA

THE TWENTY-SIXTH MEETING OF THE ONE HUNDRED AND TWENTY-FIFTH COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS

COUNCIL CHAMBERS 6:00 P.M. CLOSED SESSION
CITY HALL 7:00 P.M. REGULAR SESSION JUNE 6TH, 2005

ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY

OPENING PRAYER

DISCLOSURES OF INTEREST

MINUTES

DEPUTATIONS

COMMITTEE OF THE WHOLE

REPORTS OF COMMITTEES

PETITIONS AND COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

BY-LAWS

PUBLIC NOTICE

NOTICES OF MOTION

ADJOURNMENT

CLOSING PRAYER

THE LORD'S PRAYER

Alderman C. Barwick

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on May 16th, 2005.

DEPUTATIONS

Downtown Development Board 2005 Budget

Mr. Stan Beleutz will be in attendance to discuss the 2005 Downtown Development Board budget.

COMMITTEE OF THE WHOLE

Council will resolve itself into Committee of the Whole to deal with the following business.

PLANNING AND DEVELOPMENT COMMITTEE - Chairman H. Chapman

UNFINISHED BUSINESS

NEW BUSINESS

Request for Street Naming - Plan of Subdivision File #34T-04507

A letter has been received from Darryl Kantor, President, P. Kantor Construction Limited, requesting that the cul-de-sac in Plan of Subdivision File #34T-04507 be named, "Kantor Court" in memory of Paul Kantor. **Pages 7 & 8**

CIP Financial Incentive Applications - Timeframe Extensions to Complete CIP Projects

Report CC-21-05 of the Development Officer. **Pages 9 & 10**

Draft Plan of Subdivision File #34T-05502 - Doug Tarry Limited - Lake Margaret Development Area - Phase VII - 45 Lots for Single Detached Dwellings

Report PD-25-2005 of the Planning Director. **Pages 11 to 13**

Official Plan and Zoning By-Law Amendment - Residential Use as Additional Permitted Use - 825 Talbot Street - Karas Group Ltd.

Report PD-24-2005 of the Planner. **Pages 14 to 16**

Draft Plan of Subdivision File #34T-05504 - Inn Services Inc. - Dalewood Landing Development Area - Phase V - 56 Lots for Single Detached Dwellings

Report PD-26-2005 of the Planning Director. **Pages 17 to 19**

Municipality of Central Elgin - Proposed Zoning By-Law Amendment - 4683 Sunset Road

Notice of the passing of a zoning by-law has been received from the Municipality of Central Elgin to permit the proposed rural-residential use and to establish the limits of development on the lot at 4683 Sunset Road.

Municipality of Central Elgin - Proposed Zoning By-Law Amendment - 114 Cowan Line

Notice of the passing of a zoning by-law has been received from the Municipality of Central Elgin to permit the proposed new residential dwelling and to establish the limits of development on the lot at 114 Cowan Line.

BUSINESS CONCLUDED**ENVIRONMENTAL SERVICES COMMITTEE** - Chairman M. Turvey**UNFINISHED BUSINESS****NEW BUSINESS**West Nile Virus Agreement Execution

Report ES61-05 of the Manager of Operations and Compliance. **Pages 20 to 28**

BUSINESS CONCLUDED**PERSONNEL AND LABOUR RELATIONS COMMITTEE** - Chairman D. Warden**UNFINISHED BUSINESS****NEW BUSINESS**Compliance Coordinator - Environmental Services Department

Report ES57-05 of the Director, Environmental Services. **Pages 29 to 40**

BUSINESS CONCLUDED

FINANCE AND ADMINISTRATION COMMITTEE - Chairman C. Barwick**UNFINISHED BUSINESS****NEW BUSINESS**Downtown Development Board 2005 Budget

A letter has been received from Mark Cosens, Chairman, Downtown Development Board, regarding the Board's 2005 budget. Page 41

Provincial Offences Act - Revenue Sharing

Report TR-26-05 of the Director of Finance & City Treasurer. Page 42

2005 Property Tax Capping for Multi-residential, Commercial and Industrial Classes

Report TR 28-05 of the Director of Finance & City Treasurer. Page 43

Request for Proposal Award - Operation of Pro Shop - St. Thomas-Elgin Community Centre Complex/Twin Pad Arena

Report TR 27-05 of the Purchasing Agent/Licensing Officer and the Director of Finance & City Treasurer. Page 44

Development Charges - Annual Legislated Reporting

Report TR-30-05 of the Manager of Accounting. Pages 45 to 57

St. Thomas Seniors' Centre - Repairs and Maintenance to Operable Walls

Report TR 29-05 of the Director of Finance & City Treasurer. Pages 58 & 59

Forest Avenue Sidewalk

Report ES60-05 of the Director, Environmental Services. Pages 60 to 63

Transfer of Third Avenue Extension Property and St. Thomas-Elgin Community Centre Complex/Twin Pad Arena Property to the City of St. Thomas

Report ES59-05 of the Director, Environmental Services. Pages 64 to 73

Copy of the Record of Site Condition (RSC) is attached.

BUSINESS CONCLUDED**COMMUNITY AND SOCIAL SERVICES COMMITTEE** - Chairman B. Aarts**UNFINISHED BUSINESS**Request for Staff - Child Care SupervisorDouglas J. Tarry Sports Complex and Burwell Park**NEW BUSINESS**Municipal Housing Facilities By-law (Attachment 1)

Report CR-05-10 of the Housing Administrator. Page 74 to 80

BUSINESS CONCLUDED

PROTECTIVE SERVICES AND TRANSPORTATION COMMITTEE - Chairman T. Shackelton

UNFINISHED BUSINESS

Speed Limits - Sandymount Hill Areas - Speed Zone

Burwell Road - Request for Stop Signs

NEW BUSINESS

Police Services - Annual Report attached

Police Facility - Space Needs

A letter has been received from Carole A. Watson, Chair, St. Thomas Police Services Board, regarding the space needs of the St. Thomas Police Services. **Page 81**

Pit Bull Ban Legislation

Report CC-20-05 of the Deputy City Clerk. **Pages 82 to 91**

Smoking By-law 89-2004 and Elgin-St. Thomas Health Unit Agreement

Report CC-22-05 of the City Clerk. **Page 92 & 93**

BUSINESS CONCLUDED

REPORTS PENDING

AMENDMENT TO BY-LAW 44-2000(REGULATION OF WATER SUPPLY IN THE CITY OF ST. THOMAS) - MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ST. THOMAS AND ST. THOMAS ENERGY INC. (PROVISION OF WATER METER READING/BILLING AND COLLECTION SERVICES) - J. Dewancker

ESDA SERVICING MASTER PLAN AND CLASS ENVIRONMENTAL ASSESSMENT - J. Dewancker

ENVIRONMENTALLY SENSITIVE LAND USE - P. Keenan

SAFETY ISSUES AND INTERSECTION CONCERNS - Supervisor Roads & Transportation

DRIVEWAY RECONSTRUCTION – MAPLE STREET - J. Dewancker

REVIEW OF CITY BUS ROUTES - J. Dewancker

COUNCIL

Council will reconvene into regular session.

REPORT OF COMMITTEE OF THE WHOLE

Planning and Development Committee - Chairman H. Chapman

Environmental Services Committee - Chairman M. Turvey

Personnel and Labour Relations Committee - Chairman D. Warden

Finance and Administration Committee - Chairman C. Barwick

Community and Social Services Committee - Chairman B. Aarts

Protective Services and Transportation Committee - Chairman T. Shackelton

A resolution stating that the recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted will be presented.

REPORTS OF COMMITTEES

The Fourth Report of the Site Plan Control Committee Pages

94 895

PETITIONS AND COMMUNICATONS

UNFINISHED BUSINESS

NEW BUSINESS

BY-LAWS

First, Second and Third Reading

1. A by-law to confirm the proceedings of the Council meeting held on the 6th day of June, 2005.
2. A by-law to authorize maximum tax increases for certain commercial, industrial and multi-residential properties for the 2005 taxation year.
3. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas, the Corporation of the County of Elgin, the Corporation of the Municipality of West Elgin, the Corporation of the Municipality of Dutton/Dunwich, the Corporation of the Township of Southwold, the Corporation of the Municipality of Central Elgin, the Corporation of the Township of Malahide, the Corporation of the Township of Bayham, the Corporation of the Town of Aylmer. (Provincial Offences Act - Revenue Sharing)
4. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and Doug Tarry Limited. (Lake Margaret Station Condominiums - File #34CDM-04501 - 38 single detached dwelling units)
5. A by-law to provide for the adoption of the tax rates for the Business Improvement Area for 2005 and interest on payments of levies in default.
6. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Removal of holding zone provision - Block 38, Plan 11M-144 and Part Block 6, Plan 11M-105)
7. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and the Board of Health of the Elgin-St. Thomas Health Unit. (Enforcement of By-Law 89-2004 - extension of existing agreement)
8. A by-law to increase the size of the Council of the Corporation of the City of St. Thomas. (additional Alderman)

PUBLIC NOTICE

NOTICES OF MOTION

Councillor Title

Alderman Chapman put forward the following Notice of Motion.

Motion by Alderman Chapman:

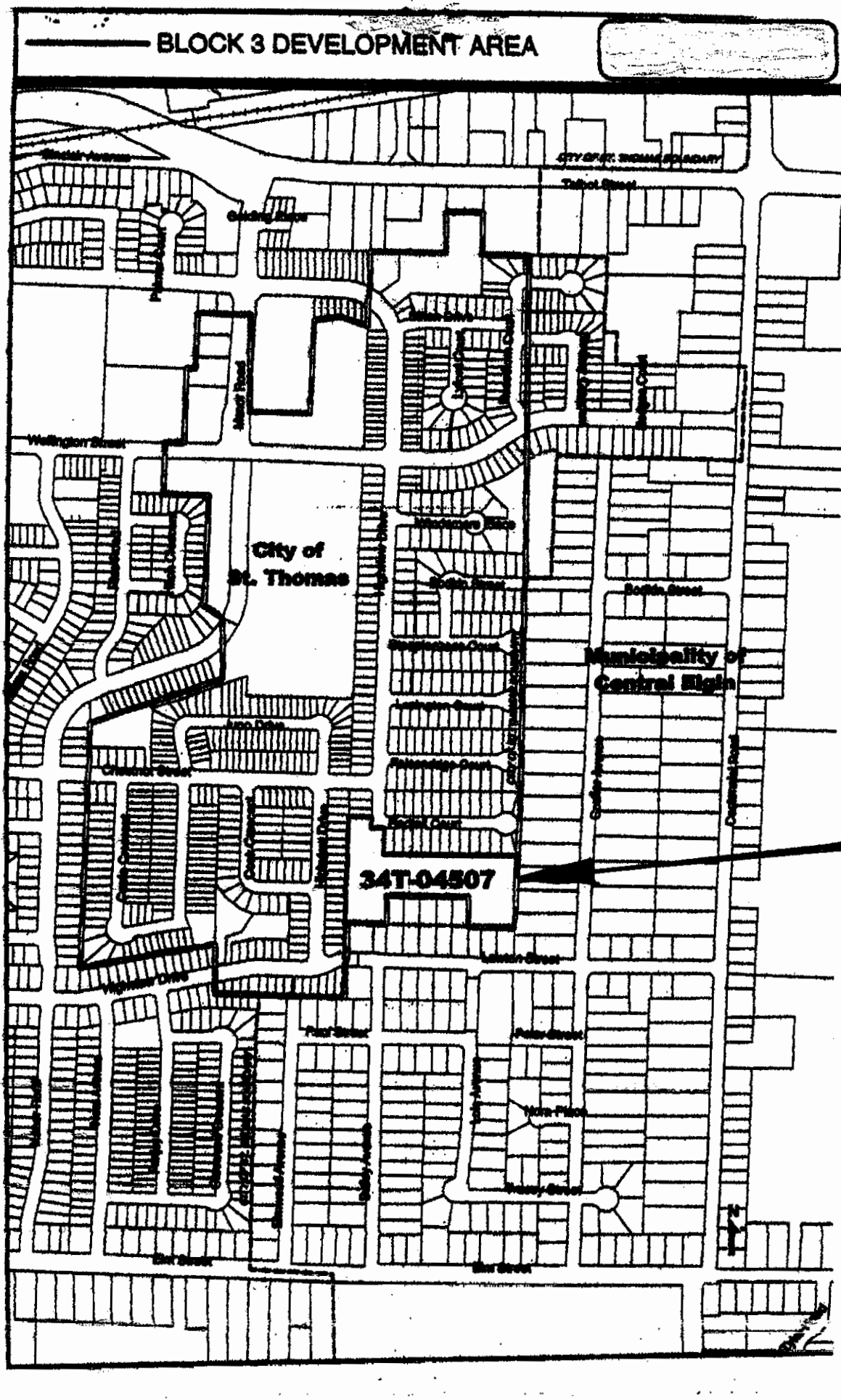
THAT: The title "Alderman" be changed to "Councillor" for the Corporation of the City of St. Thomas.

CLOSED SESSION

OPEN SESSION

ADJOURNMENT

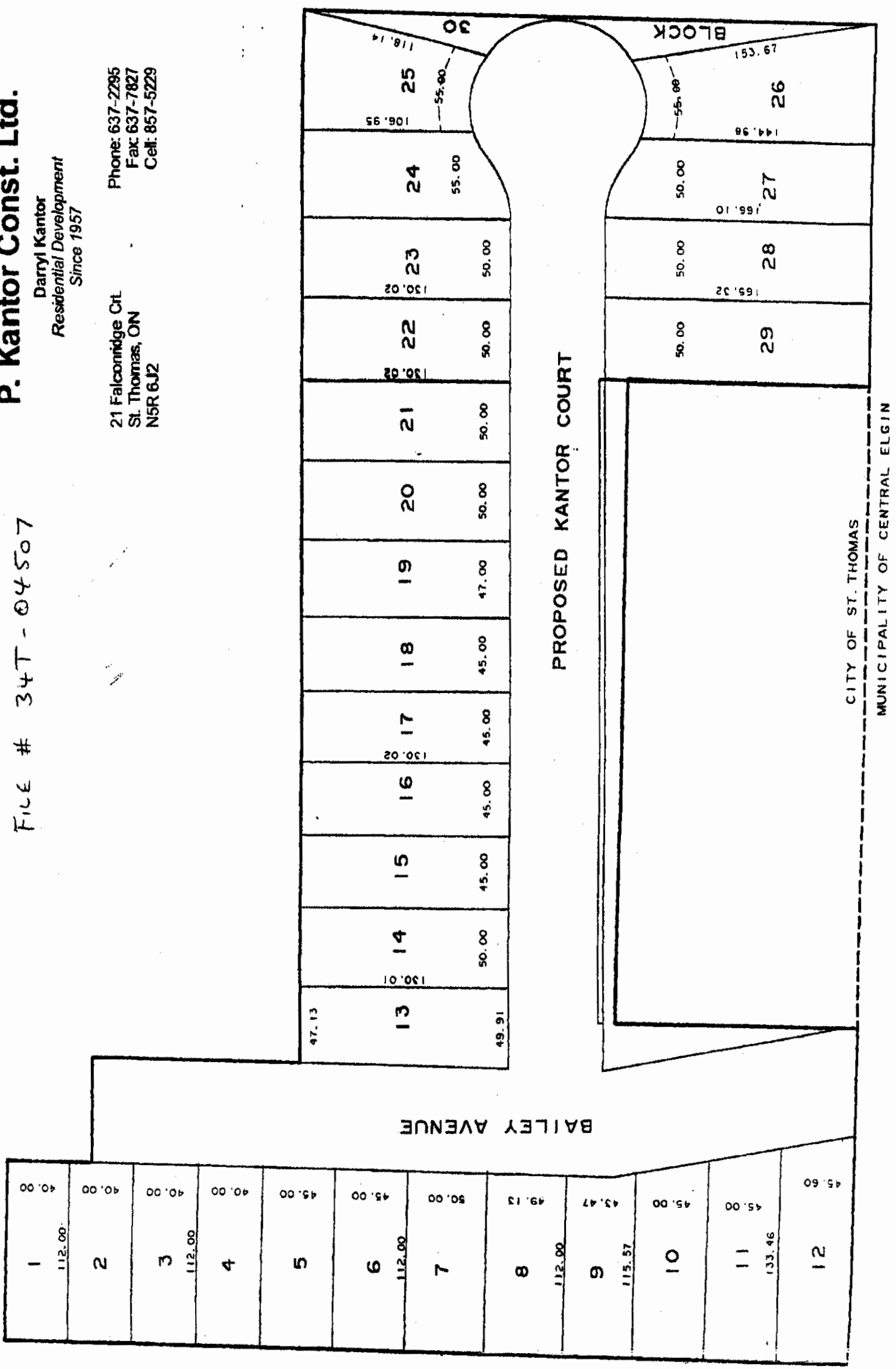
CLOSING PRAYER



FILE # 34T-04507

P. Kantor Const. Ltd.
Darryl Kantor
Residential Development
Since 1957

21 Falconridge Crt
St. Thomas, ON
N5R 6J2
Phone: 637-2295
Fax: 637-7827
Cell: 857-5229





Corporation of the
City of St. Thomas

Report No.

CC-21-05

File No.

N/A

Directed to:

Chairman Heather Chapman and Members of the
Planning Committee of Council

Date

May 17, 2005

Department:

City Clerk Department

Attachments

Prepared By:

Aleksandra Pajak, Development Officer

N/A

Subject:

CIP Financial Incentive Applications: Timeframe Extensions to Complete CIP Projects

RECOMMENDATION:

That Report No. CC-21-05 be received by Council and further that the following project completion timeframe extensions be approved:

- CIP Application 2003-004: 443 Talbot Street, residential project extended to December 31, 2005.
- CIP Application 2004-016: 767 Talbot Street, residential project extended to May 14, 2006.
- CIP Application 2004-016: 767 Talbot Street, facade project extended to July 26, 2006.
- CIP Application 2004-017: 763-765 Talbot Street, facade project extended to July 26, 2006.

REPORT

The following report provides information on CIP application No. **2003-004: 443 Talbot Street**, **2004-016: 767 Talbot Street** and **2004-017: 763-765 Talbot Street** requesting timeframe extensions to successfully complete CIP projects.

BACKGROUND (2003-004: 433 TALBOT STREET)

Application No. **2003-004: 443 Talbot Street** was submitted to the City on July 30th, 2003 for rehabilitation of three apartment units. The applicant has been continuously working towards completion. No City funds have been allocated to this application to date. Please refer to Key Map 1 for location.

FIRST EXTENSION

The applicant approached the City for an initial extension to complete his project one month prior to the January 31st, 2005 deadline. The applicant explained to staff that due to his unfamiliarity with the Building Permit application process, he ran into unforeseen building code issues that held up the projects progress. The applicant asked the City for a sixty-day extension in order to complete the project. After a recommendation by the Urban Design Committee, Council approved the extension and the new timeframe to complete was set for March 31, 2005 (Please refer to report No. PD-07-2005).

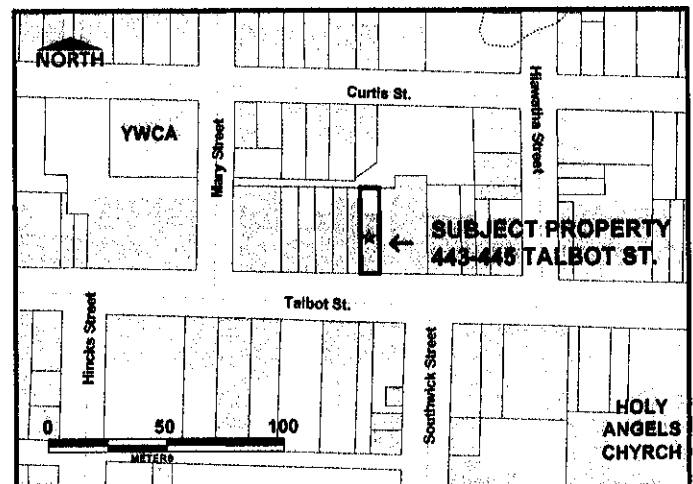
URBAN DESIGN COMMITTEE RECOMMENDATION

At this point in time the applicant has informed staff that due to the additional and unexpected work he has missed his March 31, 2005 deadline and is requesting a further extension.

The case was presented in front of the Urban Design Committee, which acts as a sounding board and provides recommendations to Council. The application was re-evaluated by the Committee and decided upon based on the case presented by the applicant.

The Committee concurred that it had no issues with providing extensions to applicants. It was stated by a Committee member and agreed by others, that as long as a project is progressing, there is no need to reject the application, especially if the applicant is working under a Building Permit. The Urban Design Committee reviewed Application No. 2003-004: 443 Talbot Street and concurred to recommended the application for approval of a new timeframe extension aimed at December 31, 2005.

Key Map 1

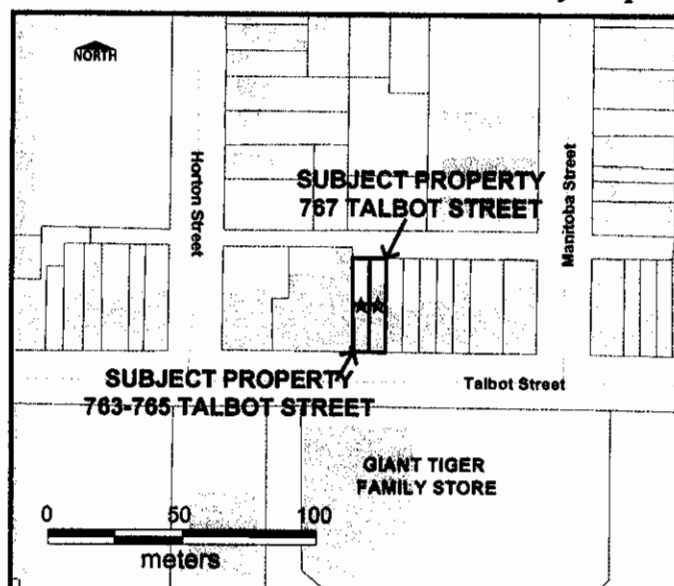


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BACKGROUND (2004-016: 767 TALBOT STREET AND 2004-017: 763-765 TALBOT STREET)

Key Map 2

Applications No. **2004-016: 767 Talbot Street** and **2004-017: 763-765 Talbot Street** were submitted to the City on January 28, 2004. Proposed work for both properties (owned by the same applicant) include complete rehabilitation of existing apartment units, exterior facade improvements and interior store improvements. The applicant has been working towards completion under Building Permits, which were issued on August 26, 2004 for application No. 016 and April 27, 2004 for application No. 017. In total \$90,000.00 has been advanced to the applicants in CIP loan funds for the above projects. The payments are due and payable one year from the executed Loan Agreements. Please refer to Key Map 2 for location.



URBAN DESIGN COMMITTEE RECOMMENDATION

The applicants approached staff in May 2005 to request a 12-month extension for the following residential and facade projects.

- ☐ CIP Application 2004-016: 767 Talbot Street (Residential and Facade Project).
- ☐ CIP Application 2004-017: 763-765 Talbot Street (Facade Project).

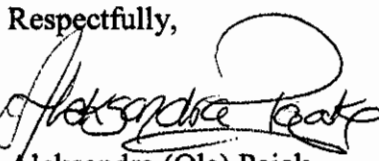
The applicants advised staff that once the projects commenced it became evident to them that more time and labour was required for the completion of the improvements than originally anticipated. The applicants also added that they have taken on a large project that cannot be completed to their satisfaction within the confines of the original completion dates. Therefore, due to the extensive nature of the improvements and unforeseen delays in attaining professional services, the applicant is requesting a 12-month extension on three CIP projects depicted in the chart below.

CIP Project	Original Timeframe	Requested Extension
016: Facade	July 26, 2005	July 26, 2006
016: Residential	May 14, 2005	May 14, 2006
017: Facade	July 26, 2005	July 26, 2006

The case was presented in front of the Urban Design Committee, which acts as a sounding board and provides recommendations to Council. The applications were re-evaluated by the Committee and decided upon based on the case presented by the applicant.

The Committee agreed that it had no issues with providing extensions for the above CIP projects, especially when work is progressing under a Building Permit. The Urban Design Committee reviewed applications No. **2004-016: 767 Talbot Street** and **2004-017: 763-765 Talbot Street** and concurred to recommend the above project extensions, noting that payments of the loans will not be affected by the new timeframes and payments must commence as per the original Loan Agreements.

Respectfully,

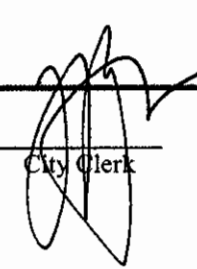

Aleksandra (Ola) Pajak
Development Officer

Reviewed By:

Treasury

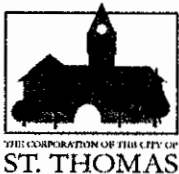
Env Services

Planning


City Clerk

HR

Other



**The Corporation of the
City of St. Thomas**

Report No.: PD-25-2005

File No.: 34T-05502

Directed to: Chairman H. Chapman and Members of the
Planning and Development Committee

Date: May 30th, 2005

Subject: Draft Plan of Subdivision, Application by Doug Tarry Limited, File 34T-05502 - Lake Margaret Development Area - Phase VII - 45 lots for single detached dwellings

Department: Planning Department
Prepared by: P J C Keenan - Planning Director

Attachments:
- draft plan (reduced)

RECOMMENDATION:

That Council approve the Draft Plan of Subdivision File # 34T-05502 (Residential Plan of Subdivision) of lands owned by **Doug Tarry Limited** which lands are legally described as part of Block 6 Registered Plan 11M-105, and part of Lot 2 east of Francis Street Registered Plan 27 and Part of Lot 5 Concession 7 Geographic Township of Yarmouth, City of St. Thomas, County of Elgin, subject to the standard draft plan conditions including the requirement for the developer to enter into a subdivision agreement with the Corporation of the City of St. Thomas with respect to the provision of municipal services, financial, administrative and other related matters.

ANALYSIS:

Approval in Principle:

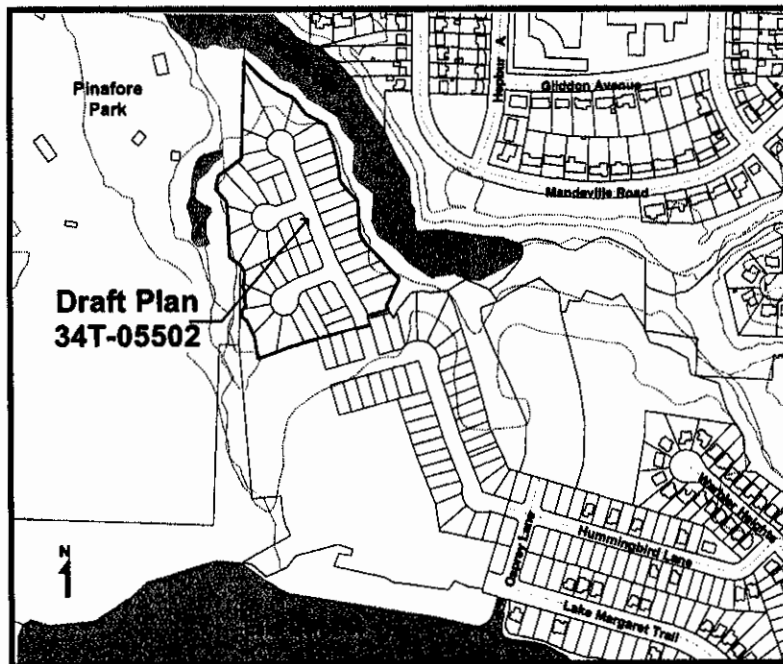
Council, on April 4, 2005, approved in principle the application by Inn Services Inc. for approval of a proposed draft Plan of Subdivision, File # 34T-05502, located north of Hummingbird Lane within the Lake Margaret Development Area. (Report PD-14-2005)

The draft plan of subdivision encompasses an area of approximately 4.34 hectares (10.72 acres). The proposed Plan provides for the development of 45 lots for single- detached dwelling units. New roads within the Plan include a new Cul de Sac (Street "A") running northerly from Hummingbird Lane and two smaller Cul de Sacs Streets "B" and "C" running westerly from Street "A". The location of the proposed subdivision and its relationship to the surrounding area is shown on the location plan.

Council's approval in principle was given subject to the following conditions:

- a final staff report following the review of comments/recommendations received from agencies and City departments upon completion of the circulation of the draft plan;
- confirmation by the Director of Environmental Services that there is sufficient uncommitted reserve treatment capacity in the sanitary sewerage system to service the proposed development;

Location Plan



- the developer entering a subdivision agreement satisfactory to the City of St. Thomas with respect to the provision of municipal services, financial, administrative and other related matters.

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Draft Plan Circulation and Review:

The external circulation of the draft plan of subdivision has now been completed and a public meeting on the proposed subdivision was held on May 2nd, 2005. Staff have completed their review of the proposed Subdivision and have reviewed the comments received from the public and other agencies. Municipal staff, outside agencies and utilities have indicated their approval of the draft plan application and have identified their conditions to final approval to ensure development proceeds in accordance with their standards and approved Municipal standards. The comments received, where required, will be incorporated into the draft plan conditions and will provide the basis for the development of the subdivision agreement.

The Department of Environmental Services has confirmed that the proposed Draft Plan of Subdivision, meets municipal servicing standards and advises that pursuant to recommendation #2 of Report TR-34-97, the estimated sewage flows to be generated from the development of the lands can be treated by the City's Water Pollution Control Plant.

The plan conforms to the Official Plan and the proposed lotting complies with Zoning By-law 50-88.

Conditional Approval:

All of the conditions of approval in principle imposed by Council and the policies of the Corporation have been satisfactorily addressed through the draft Plan of Subdivision submission and circulation process. I am recommending draft plan approval of File # 34T-05502 subject to the standard draft plan conditions and the requirement for a subdivision development agreement with the Corporation respecting the provision of municipal services, financial, administrative and other related matters.

Respectfully submitted,



P.J.C. Keenan
Director of Planning

Reviewed By:

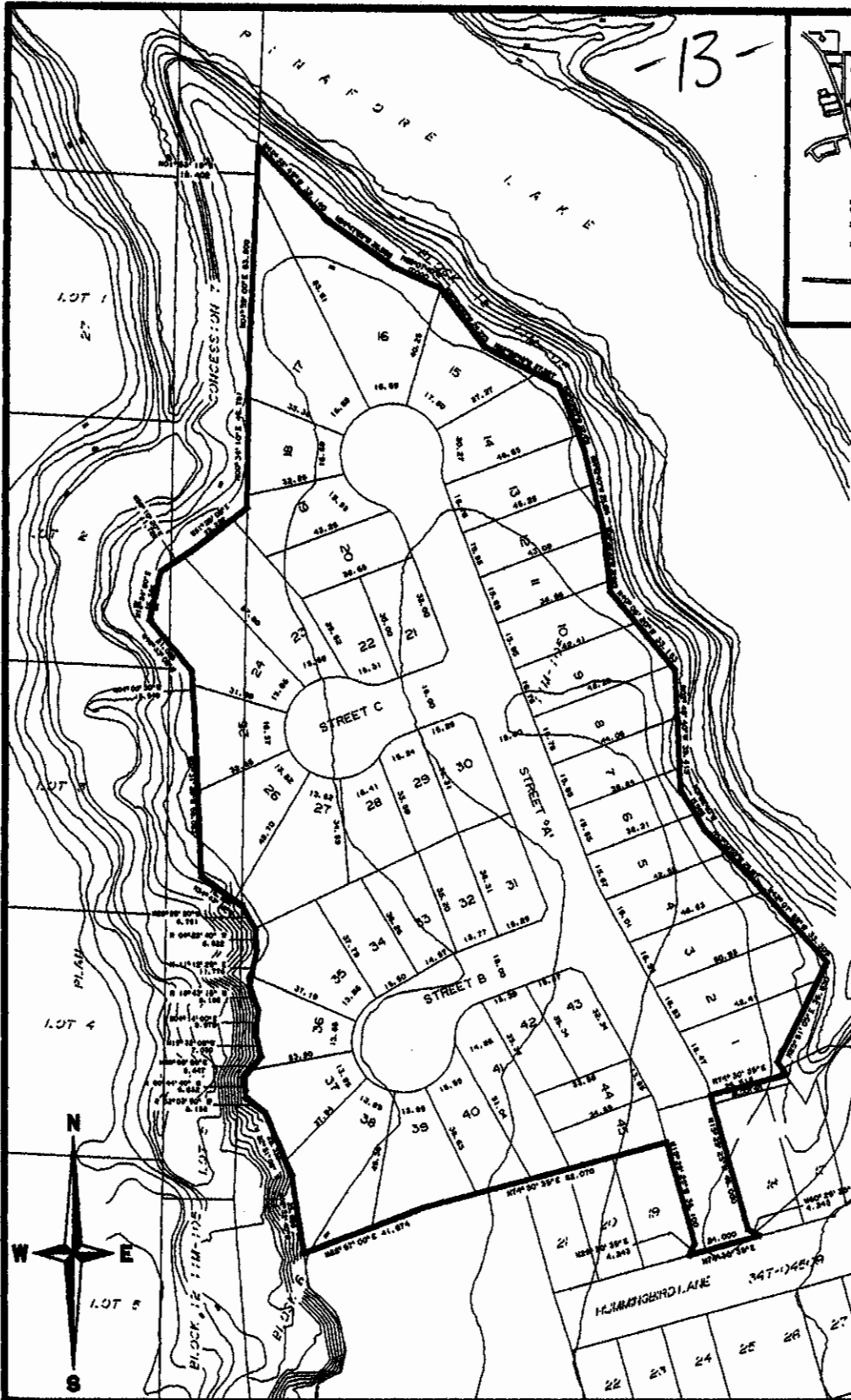
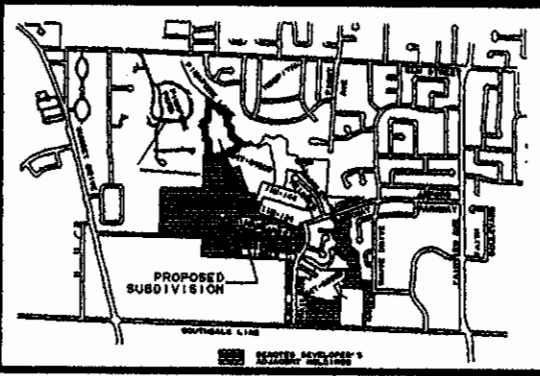
Env. Services

Treasury

City Clerk

Other

-13-



DRAFT PLAN OF SUBDIVISION
OF PART OF
BLOCK 6
REGISTERED PLAN 11M-105
AND PART OF
LOT 2 EAST ON FRANCES STREET
REGISTERED PLAN 27
AND PART OF
LOT 5 CONCESSION 7
GEOGRAPHIC TOWNSHIP OF YARMOUTH
CITY OF ST. THOMAS
COUNTY OF ELGIN
SCALE 1 : 750 METRIC



J. G. RUPERT LTD.
ONTARIO LAND SURVEYORS

INFORMATION REQUIRED UNDER SECTION 51(2)
OF THE PLANNING ACT RSO 1990
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) LOTS 1 TO 43 BOTH INCLUSIVE SINGLE DETACHED RESIDENTIAL
(E) NORTH CONSERVATION (BLOCK 15 11M-105) & PINAFORE LAKE
EAST CONSERVATION (BLOCK 15 11M-105) & PINAFORE LAKE
SOUTH FUTURE RESIDENTIAL
WEST CONSERVATION PINAFORE PARK
(F) ON PLAN
(G) ON PLAN
(H) CITY OF ST. THOMAS PUBLIC UTILITIES WATER AVAILABLE
(I) CLAY LOAM
(J) ON PLAN
(K) STORM SEWERS, SANITARY SEWERS, TELEPHONE, GAS, T.V. CABLE
(L) ST. THOMAS OFFICIAL PLAN AND ZONING BY-LAWS
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN
ON THIS PLAN.

DATED FEBRUARY 25, 2005.
REVISED APRIL 26, 2005.

J. G. RUPERT
ONTARIO LAND SURVEYOR

J. G. RUPERT LTD. ONTARIO LAND SURVEYORS
90 CURTIS STREET ST. THOMAS ONTARIO
PHONE 519-631-7371 FAX 519-633-8403
email jgrupert@rogers.com

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34T-05502



Directed to: Chairman H. Chapman and Members of the Planning and Development Committee

Date: May 30, 2005

Subject: Application for a Proposed Official Plan Amendment and Zoning By-law Amendment - Karas Group Inc. - to permit residential use as an additional permitted use on lands located at 825 Talbot Street

Department: Planning
Prepared by: Jim McCoomb - Planner

Attachments:
- reduction of survey

RECOMMENDATION:

1. That the application by Karas Group Inc. for amendments to the Official Plan of the City of St. Thomas and Zoning By-law 50-88 be received and that direction be given to prepare site specific draft amendments to the Official Plan and Zoning By-law to permit residential use as an additional permitted use on lands located at 825 Talbot Street.
2. That staff be authorized to set a date for a public meeting in accordance with Ontario Regulations 198/96 and 199/96, as amended. (*Recommended Date: July 18, 2005 @ 4:45 p.m.*)

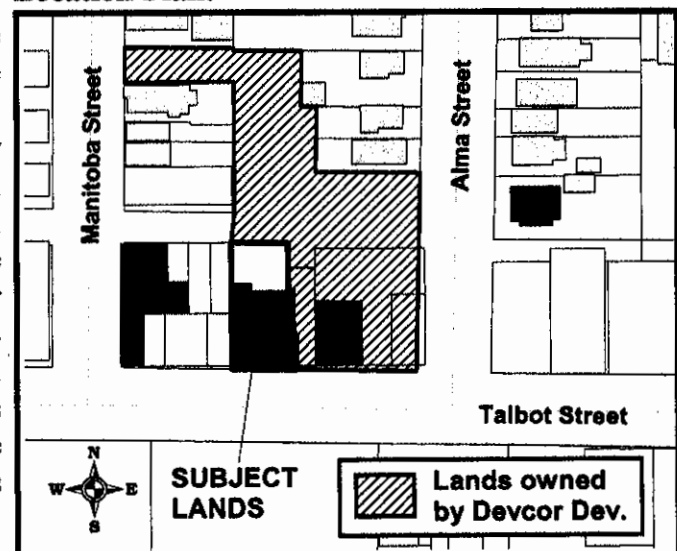
ANALYSIS:

Proposal:

Karas Group Inc. has made an application to amend the Official Plan of the St. Thomas Planning Area and Zoning By-law 50-88 to permit the property at 825 Talbot Street to be used for residential use. The applicant proposes to convert the existing 3 storey building into a residential apartment with approximately 16 rental units. The existing building was recently used as a hotel with a restaurant/bar on the main floor.

Attached is a reduction of a recent survey of the subject lands, which shows the location of the current building (the subject lands being Part 1 on the survey). Existing land uses immediately surrounding the subject property are commercial to the east, west and south, and commercial (parking lot) and residential to the north. The abutting parking lot is owned by Devcor Developments Inc., a company related to Karas Group Inc. through their mutual parent company, Obsidian Group Inc. Obsidian Group Inc. has indicated that parking for the apartments will be accommodated on the back of the subject lands and as required on the Devcor lands.

Location Plan:



The subject property has an area of approximately 584.06m² with frontage on Talbot Street of approximately 18.29m, and may be legally described as Part of Lot 1, Registered Plan 43, City of St. Thomas.

Official Plan Policies:

The subject property is located within the "Talbot East" designation of the City of St. Thomas Official Plan. Section 5.3 contains the goals and policies guiding development within the "Talbot East" designation. Subsection 5.3.4.3 policies permit predominantly automobile oriented, space extensive commercial uses, subject to the policies of the Plan. Examples include automobile dealerships, restaurants, fast food restaurants, new format retailers, theatres, banks and financial institutions and public recreation facilities, parkettes and walkways.

While residential use is not a permitted use in the "Talbot East" designation, the adaptive reuse of this particular building, which has been used for hotel use in the past, for residential purposes is not incompatible with the surrounding commercial and residential uses and represents an appropriate use of the building, given its size and design. This is a unique situation only possible given the configuration of the existing building and property, which do not easily lend themselves to the space-extensive uses anticipated by the Talbot East policies. Therefore, an amendment to the Official Plan for a site specific exception to the Talbot East policies to permit residential use as an additional use on this site may warrant consideration by Council.

Zoning By-law:

The subject property is located within the Talbot East Commercial Zone (C3) of By-law 50-88. The C3 zone permits a variety of commercial uses including, but not limited to, retail store, business office, restaurant, bakery, hotel and institution. A zoning amendment is required in order to permit residential use as an additional permitted use on the property, and to establish site specific controls for such use.

Public Meeting:

The recommended site specific amendment to the Official Plan Amendment is in my opinion a local plan amendment and therefore exempt from Ministerial approval under the Provincial Implementation Strategy for Delegation/Exemption under the Planning Act (see Planning Report PD-2-98 for additional information). Although exempt from Ministerial approval there is still an obligation under the exemption order/strategy to pre-consult with the Ministry of Municipal Affairs and Housing through their one window plan input and review service to ensure regard for Provincial Interest (Provincial Policy Statement). Pre-consultation requires the review of supporting documentation and Provincial Policy and the preparation of the draft amendment for circulation. The Planning Act and the regulations require a copy of the Official Plan Amendment to be circulated to the Ministry during pre-consultation pursuant to S17(15) of the Planning Act and a copy of the plan to be available to the public at least 20 days before the Public Meeting pursuant to S17(16) of the Act.

Comment:

The preliminary unit layout submitted by the applicant shows residential units up to the street frontage of Talbot Street on the first floor. Staff have advised the applicant that the City does not normally support residential units up to the street frontage on the lower floor, and it is expected that some measure of commercial space or other buffer along the street frontage will be incorporated as a requirement of the draft by-law amendment. Staff will continue to work with the applicants to resolve this matter prior to bringing any final amendments to Council for consideration.

Respectfully submitted,


Jim McCoomb
Planner

Reviewed By:
Administrator Env. Services Treasury City Clerk Other

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY

LOT 1
AND OF PART OF
LOTS 2 AND 3
AND
OF PART OF
LOTS 4 AND 5
WEST OF VALTROT STREET
AND OF
REGISTERED PLAN 43
LOT 67
REGISTERED PLAN 115
CITY OF ST. THOMAS
COUNTY OF ELGIN

2004
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

- LEGEND
- SURVEY MONUMENT FOUND
 - SURVEY MONUMENT PLANTED
 - STANDARD IRON BAR
 - SQUARE IRON BAR
 - ROUND IRON BAR
 - COT CROSS
 - IRON NAIL
 - IRON WIRE
 - F.A. BELL O.S.
 - D. L. HUGHES O.S.
 - J. G. BENTLEY O.S.
 - HOLSTEAD AND REDMOND, O.S.

BEARING REFERENCE
BEARINGS ARE GIVEN IN THE NORTH
LINE OF VALTROT STREET AS SHOWN ON PLAN 115-4074
AS HAVING A BEARING OF N 89° 18' 30" W

THIS REPORT WAS PREPARED FOR THE LANDOWNERS
AND THE INTERESTED PARTIES
FOR USE BY OTHER PARTIES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF
AND THE REGULATIONS MADE UNDER THEREOF
2. THE SURVEY WAS COMPLETED ON JULY 19, 2004

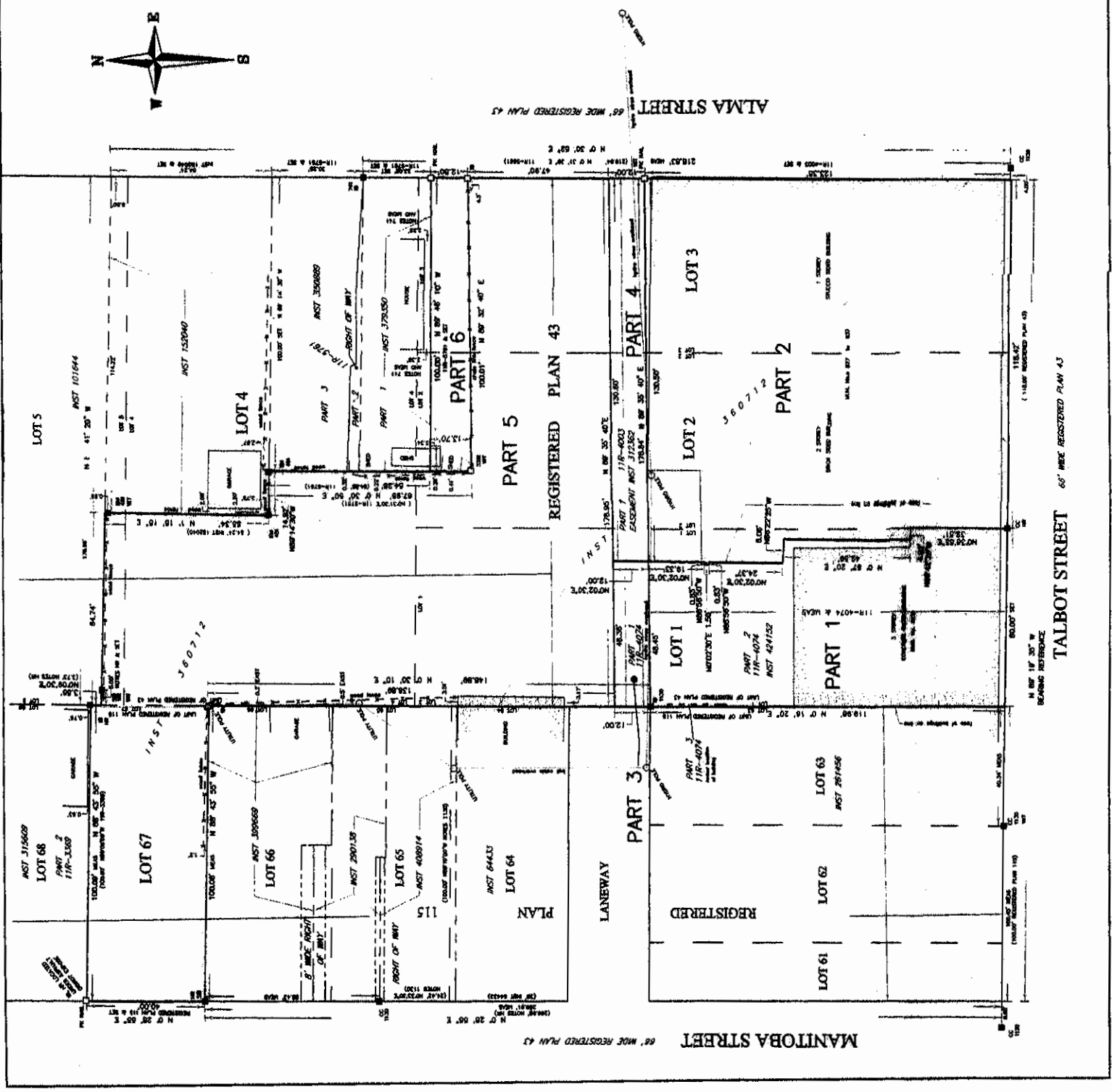
DATE: JULY 26, 2004
DAVID J. BENTLEY
ONTOARIO LAND SURVEYOR



PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED JULY 23, 2004

HOUGHTON & COMPANY
ONTOARIO LAND SURVEYORS LTD.
17 HICKS STREET, ST. THOMAS, ONT
N5R 3N5 TEL (519) 631-2212 FAX (519) 631-1343

NO.	DATE	BY	FOR	FILE
115	2004	DB	ST. THOMAS	115



**Directed to: Chairman H. Chapman and Members of the
Planning and Development Committee**

Date: May 30th, 2005

Subject: Draft Plan of Subdivision, Application by Inn Services Inc., File 34T-05504 -Dalewood Landing Development Area - Phase V - 56 lots for single detached dwellings

Department: Planning Department
Prepared by: P J C Keenan - Planning Director

Attachments:
- draft plan (reduced)

RECOMMENDATION:

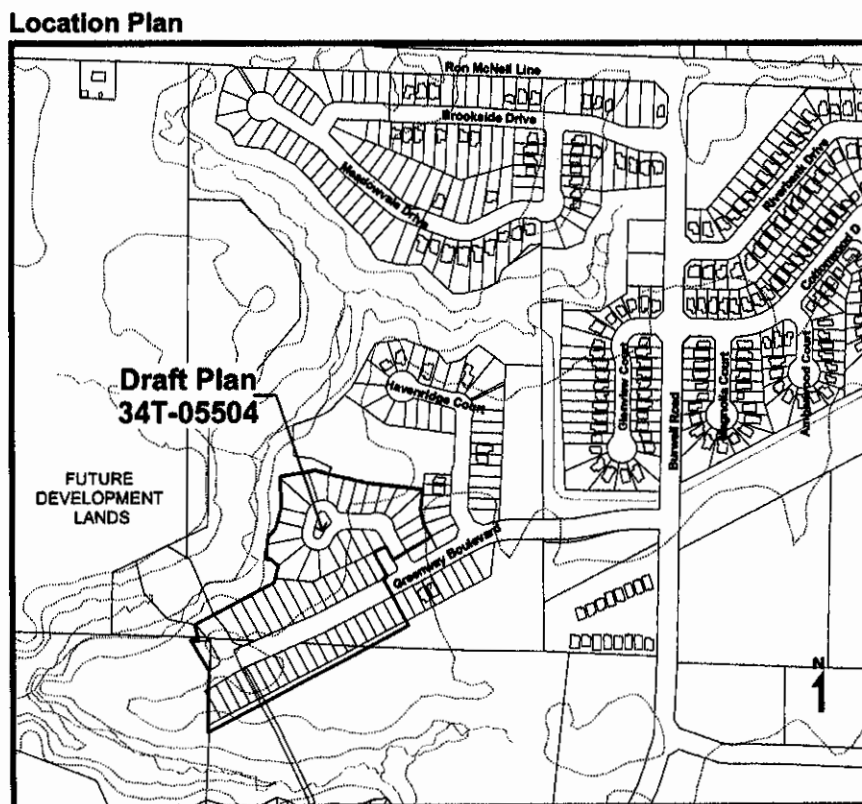
That Council approve the Draft Plan of Subdivision File # 34T-05504 (Residential Plan of Subdivision) of lands owned by **Inn Services Inc.** which lands are legally described as Blocks 15 and 18, Registered Plan 11M-130, Blocks 48 and 51 Registered Plan 11M-145 and part of Block 62 Registered Plan 11M-60, City of St. Thomas, County of Elgin, subject to the standard draft plan conditions including the requirement for the developer to enter into a subdivision agreement with the Corporation of the City of St. Thomas with respect to the provision of municipal services, financial, administrative and other related matters.

ANALYSIS:

Approval in Principle:

Council, on April 4, 2005, approved in principle the application by Inn Services Inc. for approval of a proposed draft Plan of Subdivision, File # 34T-05504, located east of Burwell Road and south of Ron McNeil Line within the Dalewood Landing Development Area. (Report PD-16-2005)

Legally described as Blocks 15 and 18, Registered Plan 11M-130, Blocks 48 and 51 Registered Plan 11M-145 and part of Block 62 Registered Plan 11M-60, City of St. Thomas, County of Elgin, the subject lands encompass an area of approximately 4.133 hectares (10.21 acres). The proposed Plan provides for the development of 56 lots for single- detached dwelling units, and one block (Block 57) for open space and conservation, 2 blocks (Blocks 58 and 59) for future residential development and one block (Block 60) for a 0.3 metre street reserve. New roads within the Plan include the westerly extension of Greenway Boulevard, a new cul-de-sac running north and then west from Greenway Boulevard and short street stub running north from Greenway Boulevard which will provide a future street extension across the ravine to new development lands. The location of the proposed subdivision and its relationship to the surrounding area is shown on the location plan.



Council's approval in principle was given subject to the following conditions:

- 18-
- a final staff report following the review of comments/recommendations received from agencies and City departments upon completion of the circulation of the draft plan;
 - confirmation by the Director of Environmental Services that there is sufficient uncommitted reserve treatment capacity in the sanitary sewerage system to service the proposed development;
 - a subdivision agreement satisfactory to the City of St. Thomas with respect to the provision of municipal services, financial, administrative and other related matters.

Draft Plan Circulation and Review:

The external circulation of the draft plan of subdivision has now been completed and a public meeting on the proposed subdivision was held on May 2nd, 2005. Staff have completed their review of the proposed Subdivision and have reviewed the comments received from the public and other agencies. Municipal staff, outside agencies and utilities have indicated their approval of the draft plan application and have identified their conditions to final approval to ensure development proceeds in accordance with their standards and approved Municipal standards. The comments received, where required, will be incorporated into the draft plan conditions and will provide the basis for the development of the subdivision agreement.

The Department of Environmental Services has confirmed that the proposed Draft Plan of Subdivision, meets municipal servicing standards and advises that pursuant to recommendation #2 of Report TR-34-97, the estimated sewage flows to be generated from the development of the lands can be treated by the City's Water Pollution Control Plant.

The plan conforms to the Official Plan and the proposed lotting complies with Zoning By-law 50-88.

Conditional Approval:

All of the conditions of approval in principle imposed by Council and the policies of the Corporation have been satisfactorily addressed through the draft Plan of Subdivision submission and circulation process. Staff are recommending draft plan approval of File # 34T-05504 subject to the standard draft plan conditions and the requirement for a subdivision development agreement with the Corporation respecting the provision of municipal services, financial, administrative and other related matters.

Respectfully submitted,



P.J.C. Keenan
Director of Planning

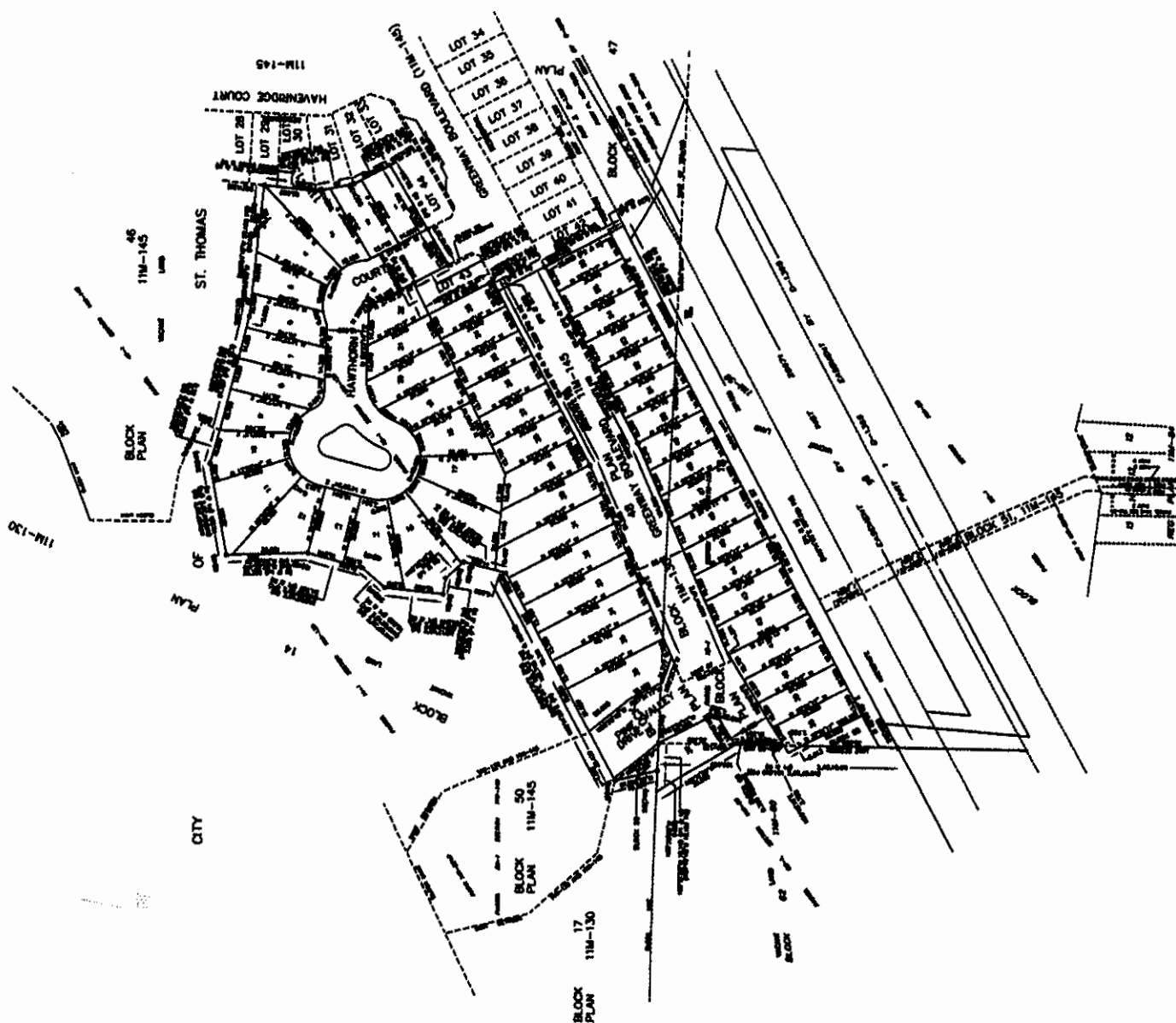
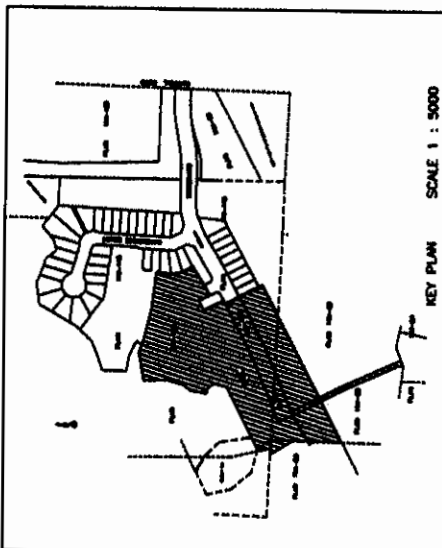
Reviewed By:

Env. Services

Treasury

City Clerk

Other



KEY PLAN SCALE 1 : 5000

REFERENCES AND NOTES

REGISTERED PLAN N° 11M-80
part of
BLOCKS 15 AND 18
REGISTERED PLAN N° 11M-130
part of
BLOCKS 48 AND 51
REGISTERED PLAN N° 11M-145

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Corporation of the

City of St. Thomas

Report No.

ES61-05

File No.

04-077-00

Directed to: Chairman Marie Turvey and Members of the Environmental Services Committee

Date

May 31, 2005

Department: Environmental Services

Attachments

Form of Agreement with Pestalto Report ES43-05

Prepared By: Ivar Andersen, Manager of Operations and Compliance

Subject: West Nile Virus – Agreement Execution

RECOMMENDATION

It is recommended that;

1. That Council approve the execution by the Mayor and City Clerk of the attached proposed agreement between Pestalto Environmental Products Inc. and the "Purchasers", the Elgin-St. Thomas Health Unit, the Town of Aylmer and the City of St. Thomas, for the purpose of providing a West Nile Virus mosquito lavaciding program in the City of St. Thomas.
2. That Council approve this unbudgeted expenditure and that it be included in the June 30 budget performance report.

ORIGIN:

Earlier this year, Council approved report ES43-05, attached, which endorsed the Elgin-St. Thomas Health Unit request to apply pesticides to control the West Nile Virus. As well, this report gave staff the authority to retain the services of a pest control contractor. Subsequently, the Elgin-St. Thomas Health Unit in consort with the Town of Aylmer and the City, issued a Request for Proposal to undertake a program of mosquito control and surveillance. On May 4, 2005, the Health Unit recommended that an agreement be entered into with Pestalto Environmental Products Inc., the contractor, and the other Purchasers, the Town of Aylmer and the City of St. Thomas.

ANALYSIS:

Staff from the Health Unit, the Town of Aylmer and the City of St. Thomas met in April 2005, to formulate a Request for Proposal to obtain the services of a contractor. Staff again met in May 2005, to open the proposals and consider qualifications of the bidders. Subsequently, on May 4, 2005, the Board of Health of the Elgin-St. Thomas Health Unit authorized the execution of an agreement, copy attached, with Pestalto, the Town of Aylmer and the City of St. Thomas.

FINANCIAL CONSIDERATIONS:

In addition to the larviciding program, the proposed agreement contains requirements for the contractor to undertake larval monitoring, mosquito identification, adult mosquito monitoring and weekly reporting. The Town and the City will only be directly funding the larviciding programs within their respective jurisdictions. The cost of the monitoring, identification and reporting aspects of the agreement will be borne by the Health Unit. The larviciding cost will be dependent on a number of factors including weather conditions and the number of pesticide applications. At this time, the gross cost to the City is estimated to be less than \$25,000. The province, through the Ministry of Health and Long Term Care, will subsidize the cost of the larvicide program by 55% leaving a net cost to the City of approximately \$12,000. It is recommended that this unbudgeted expenditure item be included in the June 30, 2005, budget performance report.

Respectfully submitted,

Ivar Andersen, P.Eng.,
Manager of Operations and Compliance

cc: Elgin St. Thomas Health Unit.

Reviewed By:

Treasurer

Env Services

Planning

City Clerk

HR

Other



Corporation of the

City of St. Thomas

Report No.

ES43-05

File No.

04-097-00

Directed to:

Chairman Marie Turvey and Members of the Environmental Services Committee

Date

April 4, 2005

Department:

Environmental Services

Attachments

Report PW81-05

Prepared By:

Ivar Andersen, Manager of Operations and Compliance

Health Unit Memorandum

Subject:

West Nile Virus

RECOMMENDATION

It is recommended that:

1. This report be approved and received as information by Council.
2. Council support and endorse the application for permits by the Elgin St. Thomas Health Unit for the application of pesticides within the West Nile Virus programs by sending a letter to the Health Unit, in this regard.
3. That staff, as requested by the Health Unit, be given the authority to retain the services of a pest control contractor for mosquito control, as required.

ORIGIN:

The Elgin St. Thomas Health Unit has submitted a package of information to the City regarding the local West Nile Virus situation. Attached is the covering memorandum that accompanied this package. In this correspondence, the Health Unit is requesting that the City of St. Thomas conduct a larvicide program for the extermination of mosquitoes. The City has been identified "as a population of concern," because of the "size of the risk population along with the population density, warrants measures be taken to reduce the risk of the residents being exposed to the West Nile Virus."

ANALYSIS:

Ontario Regulation 199/03 requires that the medical officer of health determine whether action is required by a municipality to decrease the risk of West Nile Virus based upon a risk assessment. Where the medical officer of health has determined that action is required, he or she may give notice to the municipality which must be complied with. The action required may include a number of things such as public awareness campaigns, larviciding and adulticiding.

As indicated in the information package submitted by the Health Unit, one human case of West Nile Virus was detected in Elgin County in 2004 as well, the virus was detected in birds in the area. Regulation 199/03 considers this information a "trigger" which requires that a larvicide program be conducted to exterminate mosquitoes. The Health Unit has requested that St. Thomas retain the services of a licensed pest control company to complete such a larvicide program.

FINANCIAL CONSIDERATIONS:

In 2003, at the request of the Health Unit and with the approval of Council, this department submitted a provisional budget for West Nile Virus control. This provisional budget is attached to report PW81-03. This provisional budget included \$26,000 for larviciding, which should still be sufficient funding for this purpose in 2005 if only one treatment were made. If two larvicide applications are required, then the cost would be approximately \$50,000. Unfortunately, the City's 2005 Operating Budget, as in previous years, did not anticipate any expenditure requirement for the control of West Nile Virus. The City only very recently became aware of this request by the Health Unit well after the Operating Budget had been approved. The source of this additional funding, if the work is approved by Council, would be the Working Fund Reserve. It should be noted that if further "triggers" are detected later in the year, the Health Unit may request that the City take further action to control mosquitoes resulting in additional expenditures.

The City may recover up to 55% of the cost of this mosquito control from the Ministry of Health and Long Term Care. The Health Unit will be making the necessary application required to obtain this funding and will transfer any funding to the City as it is received.

Respectfully submitted,

Ivar Andersen, P.Eng.,
Manager of Operations and Compliance

cc: Elgin St. Thomas Health Unit. *faxed apr 6*

Reviewed
By:

Treasury

Env Services

Planning

City Clerk

HR

Other

THIS AGREEMENT made as of the day of , 2005.

BETWEEN:

**THE BOARD OF HEALTH OF THE ELGIN-ST. THOMAS HEALTH UNIT
THE CORPORATION OF THE TOWN OF AYLMER
THE CORPORATION OF THE CITY OF ST. THOMAS**

(hereinafter referred to as the "**Purchasers**")

OF THE FIRST PART

- and -

PESTALTO ENVIRONMENTAL PRODUCTS INC.

(hereinafter referred to as "**Pestalto**")

OF THE SECOND PART

WHEREAS the Purchasers wish to introduce a program to minimize infections from the West Nile Virus within the City of St. Thomas, the Town of Aylmer and other locations in the County of Elgin;

AND WHEREAS Pestalto has expertise in the area of mosquito control and mosquitoes are the primary means of transmission of West Nile Virus;

AND WHEREAS the Purchasers have circulated a request for proposal for a larval and adult mosquito monitoring and larviciding program (the "Mosquito Monitoring and Larviciding Program") within the City of St. Thomas, the Town of Aylmer and other locations in the County of Elgin;

AND WHEREAS the Purchasers have decided to retain Pestalto for the purposes of the Mosquito Monitoring and Larviciding Program;

NOW THEREFORE WITNESSETH THAT in consideration of the terms, covenants and provisions herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **REQUEST FOR PROPOSAL BINDING**

The Request For Proposal that forms the basis of upon which the Pestalto proposal for the Mosquito Monitoring and Larviciding Program is annexed hereto as Schedule "A" (the "Request for Proposal"). Pestalto hereby agrees to comply with all the terms, covenants, provisions, representations and warranties of the Request for Proposal.

2. **PESTALTO PROPOSAL BINDING**

The Pestalto Proposal for the Mosquito Monitoring and Larviciding Program is annexed hereto as Schedule "B" (the "Pestalto Proposal"). Pestalto hereby agrees to comply with all terms, covenants, provisions representations and warranties in the Pestalto Proposal.

3. **TERM**

Subject to early termination in accordance with the terms herein, this Agreement shall commence as of May 15, 2005 and end on or about December 1, 2005.

4. **SERVICES**

During the Term, the Purchasers hereby retain Pestalto to complete the Services more particularly in the Request for Proposal and the Pestalto Proposal. For clarity, the Services shall not include Adult Mosquito Speciation, Larval Speciation and Viral Testing.

5. **PAYMENTS**

Subject to early termination of this Agreement in accordance with the terms herein, the Purchasers hereby agree to pay Pestalto the remuneration set out in the Pestalto Proposal. Pestalto will invoice the Elgin St Thomas Health Unit at the end of each month for all services provided during the previous month. Services will be itemized as per the Bid summary. Goods and Services Tax shall be payable by the Purchasers over and above the amounts payable under this Section and the Pestalto Proposal.

6. **INDEPENDENT CONTRACTOR**

The Purchasers and Pestalto hereby acknowledge that Pestalto is providing the Services under this Agreement as an Independent Contractor. Nothing in this Agreement shall deem Pestalto or the Purchasers, the agent, employee, partner or joint venturer of the other. As an Independent Contractor, Pestalto hereby acknowledges that it shall be solely responsible for determining the means and methods of performing the Services. Further, all employees of Pestalto shall be under the sole supervision and direction of the management of Pestalto. Pestalto shall be responsible for providing all application equipment, vehicles, communication equipment and any other equipment required by Pestalto to complete the Services. Pestalto shall also be responsible for the payment of all its employees and any payroll deductions, employee remittances and other similar expenses.

7. **REPRESENTATIONS AND WARRANTIES**

Without limiting the terms, covenants, provisions, representations and warranties in the Request for Proposal and the Pestalto Proposal, Pestalto hereby represents and warrants to the Purchasers and acknowledges that the Purchasers are relying on these warranties in entering into this Agreement:

- (a) Pestalto has obtained or will obtain all necessary permits, licenses, certifications or approvals necessary to complete the Services;
- (b) Pestalto has the requisite knowledge to complete and will complete the Services in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein;
- (c) All the details relating to Pestalto and its principals in Pestalto's Proposal are true and correct; and
- (d) Pestalto has the requisite knowledge, skill, and personnel to perform the Services with a standard of professional care, skill and diligence normally delivered in the performance of similar services.

8. **PERMITS, LICENSES, CERTIFICATION AND APPROVALS**

Without limiting the terms, covenants and provisions of the Request for Proposal and the Pestalto Proposal, Pestalto hereby covenants and agrees that all applications and documents relating to permits, licenses, certifications and approvals required to complete the Services shall be prepared by Pestalto and any costs, fees or other expenses relating to same shall be the sole responsibility of Pestalto under this Agreement.

9. **REPORTING**

Without in any way limiting the reporting obligations set out in the Pestalto Proposal and the Request for Proposal, Pestalto shall provide the following information to the Purchasers relating to the Services:

- (a) Pestalto shall prepare and submit weekly progress reports relating to the Services;
- (b) Pestalto shall provide to the Elgin St Thomas Health Unit all necessary information required to notify the public as to pesticide applications in a timely manner and in accordance with the requirements of the Ministry of the Environment;
- (c) Pestalto shall notify the Purchasers forthwith of any critical public inquiries or concerns that have arisen in connection with the completion of the Services; and
- (d) Pestalto shall prepare and submit a final report within thirty (30) days after substantially completing the Services.

For clarity, any reporting requirements set out in the Request for Proposal or the Pestalto Proposal shall be in addition to the Reporting Requirements set out in this Section 9.

10. **PURCHASERS RESPONSIBILITIES**

The Purchasers shall assume the following responsibilities in connection with the West Nile Virus Program:

- (a) Review and approval of any larviciding plan submitted by Pestalto;
- (b) Direct liaison with officials at the applicable municipal levels of government;
- (c) Delivery of information to Pestalto that may impact the delivery of the Services by Pestalto;
- (d) Notify the public as to pesticide applications in a timely manner and in accordance with the requirements of the Ministry of the Environment; and
- (e) any other terms, covenants and provisions of the Purchasers set out in the Request for Proposal.

11. **MATERIALS USED BY PESTALTO**

The materials to be applied by Pestalto shall be in compliance with those materials designated in the Pestalto Proposal. No other chemicals substances or other treatments or materials shall be used by Pestalto in connection with the provision of Services under this Agreement without the prior written consent of the Purchasers and without Pestalto obtaining all necessary licenses, permits, consents and certificates required under the laws of the Province of Ontario and the laws of Canada applicable therein.

12. **CONFIDENTIALITY**

Pestalto acknowledges that it will have access to and be entrusted with confidential information and that the disclosure of any such confidential information would be highly detrimental. Pestalto acknowledges and agrees that the right to maintain the confidentiality of such information and to preserve the goodwill of the Purchasers constitutes proprietary rights to which the Purchasers are entitled to protect. Accordingly, Pestalto covenants and agrees with the Purchasers that, during the currency of this Agreement and at any time thereafter neither it nor any of its officers, directors, employees, agents, advisors or other representatives will disclose any confidential information of the Purchasers to any other person, firm, body corporate or other entity, nor will it use the same for any purpose other than the purposes of rendering the Services.

13. **INSURANCE**

Upon the signing of this Agreement, Pestalto shall deliver to the Purchasers a Certificate of Insurance confirming that Pestalto has in place adequate and current insurance coverage required by the Purchasers, which shall include but not be limited to the following coverage:

\$2,000,000.00 automobile
\$5,000,000.00 general liability

The Purchasers shall each be named as an insured under such policy and The Certificate of Insurance shall confirm that the insurer may not cancel or amend the insurance without providing the Purchasers with sixty (60) days written notice.

14. **INDEMNITY**

Pestalto hereby agrees to indemnify and save harmless the Purchasers and its directors, officers, employees and successors and assigns from any claims, liabilities, damages, demands, actions, cause of action, losses, costs, legal costs or any other liability that the Purchasers may bear, sustain, suffer or incur by reason of any negligent actions by Pestalto or any breach of this Agreement by Pestalto.

15. **POSSIBLE EXTENSION OF SERVICES**

If additional services similar to the Services are required by the Purchasers during the Term, upon the Purchasers providing Pestalto with appropriate notice that further work is required, Pestalto will expand the program based on a mutually acceptable strategy and a mosquito control plan. The increased control measures may include additional services similar to the Services. The additional payments required for such additional work shall be negotiated by Pestalto and the Purchasers but shall be determined on a basis similar to the remuneration payable to Pestalto for the Services under this Agreement.

16. **NOTICE**

Any notice to be given pursuant to this Agreement shall be in writing and signed by the person giving such notice. Any notice, offer, payment, certificate or other communication required or desired to be given in connection with this Agreement may be delivered personally or may be sent by prepaid registered post or telegraph addressed to:

(a) if to the Purchasers, at: Elgin-St. Thomas Health Unit
99 Edward Street
St. Thomas ON N5P 1Y8
Attention: Ms. Cynthia St. John

(b) if to Pestalto, at: Barry Tyler, President
Pestalto Environmental Products Inc.
400 Elizabeth Street, Unit 1
Guelph ON N1E 2Y1

and, any notice so delivered personally or by facsimile shall be deemed to have been received at the time of delivery, and any notice so mailed shall be deemed to have been effectively given and received on the fourth business day following and exclusive of the postmarked date thereof. Any party hereto may change his or its address for the purpose of this paragraph by giving notice of such change of address to the other parties hereto in the manner provided in this section.

17. **EARLY TERMINATION**

In the event that Pestalto is in default of any term, covenant, provision, representation or warranty in this Agreement, the Purchasers, or any one of them, shall have the right but not the obligation to provide Pestalto with written notice of default specifying the nature of the default, the actions that Pestalto must take to cure such default and that the default must be

cured within a period of thirty (30) business days, provided that if such default or breach reasonably requires more time to remedy than thirty (30) business days, then such thirty (30) business day period shall be extended provided Pestalto promptly commences to remedy such default after the giving of such notice, and continues thereafter to expeditiously, diligently and continuously proceed to cure the default. In the event Pestalto chooses not to remedy such default and provides the Purchasers, or any one of them, with notice thereof (or fails to provide notice to the Purchasers within thirty (30) business days), the Purchasers, or any one of them, shall have the right but not the obligation to terminate this Agreement by providing Pestalto with written notice of termination. Such termination of this Agreement shall be effective on the date written notice of termination is received by Pestalto in accordance with Section 16 herein.

18. **REMUNERATION IN THE EVENT OF EARLY TERMINATION**

In the event this Agreement is terminated prior to the end of the Term in accordance with Section 17, the remuneration of Pestalto shall be adjusted based on the criteria upon which the remuneration was calculated in the Pestalto Proposal and will cover the cost of services provided to the date of termination.

19. **MISCELLANEOUS**

SCHEDULES

Any reference to this Agreement herein shall include the main agreement, the Pestalto Proposal and the Request for Proposal.

AMENDMENTS

This Agreement may not be amended or otherwise altered except upon the written agreement of both parties.

ENTIRE AGREEMENT

This Agreement supersedes and replaces all prior negotiations and/or agreements made between the parties hereto, whether oral or written, and contains the entire understanding between the parties with respect to the subject matter hereof.

JOINT AND SEVERAL

All covenants of the Purchasers herein shall be joint and several.

SEVERABILITY

If any covenant, term or provision hereof is determined to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant, term or provision of this Agreement, and all paragraphs and subparagraphs hereof are declared to be separate and distinct covenants, terms or provisions.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto.

SIGNED, SEALED AND DELIVERED
in the presence of

The Board of Health of the Elgin-St. Thomas Health Unit

Per: Chief Administrative Officer

Per: Chair, Board of Health
I have authority to bind the Board.

The Corporation of the Town of Aylmer

Per: Mayor

Per: Clerk
I have authority to bind the Corporation.

The Corporation of the City of St. Thomas

Per: Mayor

Per: Clerk
I have authority to bind the Corporation.

Pestalto Environmental Products Inc.

Per: Barry Tyler, President
I have authority to bind the Corporation.



Corporation of the
City of St. Thomas

Report No.

ES57-05

File No.

02-054

Directed to: Alderman David Warden and Members of
the Personnel and Labour Committee of
Council

Date
May 27, 2005

Department: Environmental Services

Prepared By: J. Dewancker, Director

Attachment

- Staff Justification Form
- Position Description of Compliance Coordinator
- ES Organizational Chart
- Water Licence/Accreditation Model and Concept of the Water Operational Plan
- Report ES70-03 and ES 05-05

Subject: Compliance Coordinator – Environmental Services Department

Recommendation:

- That the position of Compliance Coordinator in the Environmental Services Department as outlined in Report ES57-05 be approved.
- That the position of Compliance Coordinator be filled.

Origin:

As a result of existing and pending regulatory legislation under the Safe Drinking Water Act, a new licensing regime is being implemented for all municipalities that have responsibilities as water providers (owners of water systems) and as water operating authorities. The need to address this new regime was previously mentioned also in reports ES70-03 and ES05-05, copies of which are appended with this report. The additional workload that is associated with the establishment of a departmental environmental management system requires that an additional staff person be hired to coordinate all aspects of such initiative as outlined below.

Analysis:

Current and pending Provincial legislation to address various recommendations, made as a result of the Walkerton inquiry, has created a new licensing regime for each municipality that has responsibilities as a water provider and/or water operating authority. Such new licensing regime will entail the establishment and adoption of a new Drinking Water Quality Management System (DWQMS), which essentially is a quality assurance system similar to an ISO 14001 environmental management system. Also, under the Safe Drinking Water Act, each municipality that owns a municipal residential drinking water system, will be required to have a Municipal Drinking Water License and two mandatory components of the licence will be:

- a) To have an "Operational Plan" for each system.
- b) To ensure that each systems is being operated by an Accredited Operating Authority.

The City of St. Thomas is the administering municipality of the St. Thomas Area Secondary Water Supply System (St. Thomas ASWSS) as well as the owner of the St. Thomas Water Distribution System.

Accreditation of the operating authority will be based on a successful audit of the operating authority against the various requirements of the new licence and accreditation model, including the need to meet the DWQMS requirements noted above. Such DWQMS will need to satisfy the licensing of both the owner of each water system (City) and the operating authority (ES Operations Division) and as a result such joint implementation needs to be well planned, have a strong commitment by owner and operator, be useable and practical and be easily adopted by the system users.

Implementation of all the above tasks in the future will require that an additional staff resource be allocated and be approved to assist with the creation and implementation of this new quality assurance system.

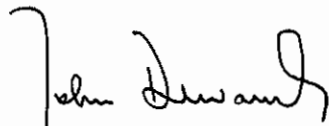
Also, the additional staff resource is needed to ensure a timely follow up in the implementation of capital works required to be undertaken for the St. Thomas ASWSS.

It is recommended that the position of Compliance Coordinator be created within the Environmental Services Department to address the above noted needs and to ensure continuous improvement of the initial model in the future.

Financial Considerations:

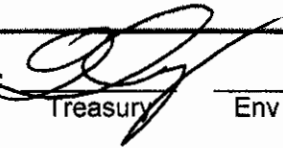
A budget allowance of \$25,000 has been included for this new position in the approved 2005 Water Operating Budget. A salary budget commensurate with level 10 of the non-union salary grid will likely be needed (\$53,800 to \$67,250), and be subject to a review by the Job Evaluation Committee. The cost of this salary is included in the water operations budget and would be shared in a 25-75% ratio between the St. Thomas Area Secondary Water Supply System and the City's Water Distribution System respectively.

Respectfully Submitted,



John Dewancker, P. Eng., Director
Environmental Services

Reviewed By:

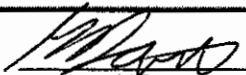


Treasury

Env Services

Planning

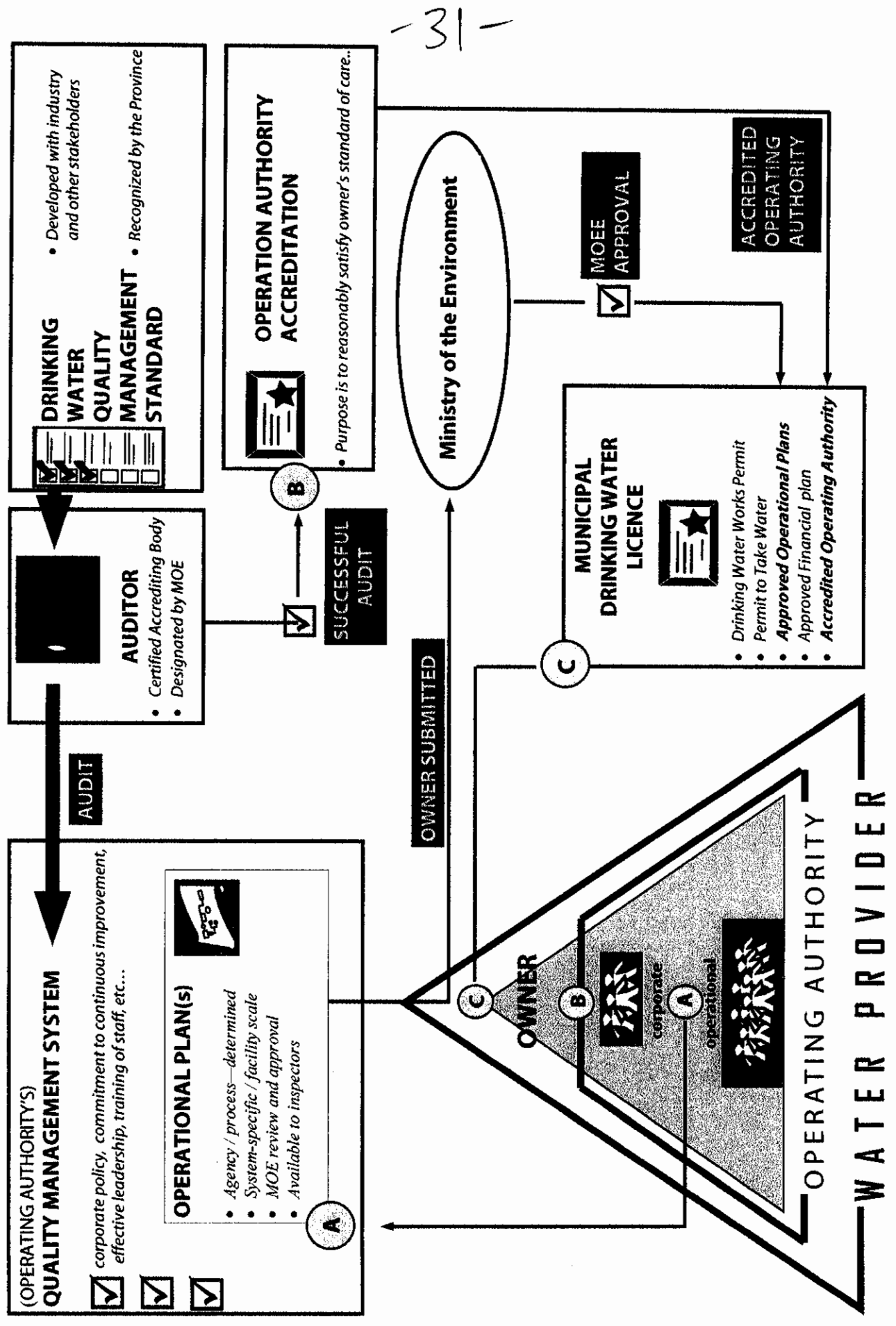
City Clerk



HR

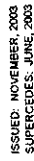
Other

LICENCE / ACCREDITATION MODEL





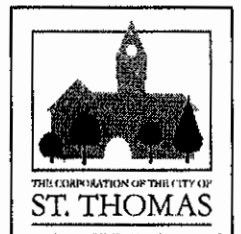
SCHEDULE 'B'
APPENDIX 'I'



DENOTES SUMMER OR PART TIME POSITIONS ONLY

DENOTES UNION POSITIONS

PENDING BUDGET APPROVAL



JOB TITLE: Compliance Coordinator

DEPARTMENT: Environmental Services SECTION: _____

☒ Full Time ☐ Part Time ☐ Casual

☐ Existing position ☒ New Position ☐ Alternate position

☒ Funding provided in budget cost centre: 56 3 01 1 0000 3029 and 56 03 01 2 0002 3029

☐ No funding budgeted ☐ Reappropriate form: _____

Annual cost (Wages & Benefits) \$ Level 10 of the non-union employee schedule JE Pending (\$53,800 to \$67,250)

Current year cost impact (Wages & Benefits) \$ 25,000

If more space is required for any response, please add additional sheet(s).

1. When was this position created? (Approximate if unknown)

Attached Report ES57-05 and appended position description of the Compliance Coordinator refers in respect to the creation of this position.

2. What were the reasons for creating this position?

The need for the City of St. Thomas, in its capacity of Water Provider and Operating Authority, to comply with the Safe Drinking Water Act and its current and future regulations requires that an additional staff person be hired to coordinate the implementation of an Environmental Management System (EMS) for the Environmental Services Department.

3. Are there Legislative or contractual obligations covering the staffing of this position?

Yes, Safe Drinking Water Act – Ontario Regulation 170/03, 128/04 and pending amendments to Regulation 170 in respect to new requirements that need to be complied with by the City of St. Thomas to obtain a Municipal Drinking Water Licence.

4. Was alternate assignment of duties examined?

☒ Yes ☐ No

If yes, where and why not appropriate?

Alternate assignment of duties within the ES operations staff or engineering staff is not possible as a result of workload limitations and also there is standards setting and an oversight/auditing function inherent to this position which requires that the coordination of compliance with adopted and to be adopted standards be fulfilled through an individual relationship between the owner and the operating authority of the water supply systems.

If no, why not?

5. Can position be covered by other existing staff or by use of temporary staff?

Yes ☐ No ☒

If yes, by which position and for how long?

If no, why not?

As mentioned above, new work load cannot be distributed amongst the existing staff and the need to implement the coordination of compliance issues as noted above.

6. What is the potential opportunity for re-organizing and/or re-assigning duties to declare this or a subsequent position redundant?

-34-

This opportunity was reviewed. The additional functional area will be accommodated most appropriately as shown on the attached amended organizational chart for the ES Department.

7. What are the consequences of not filling this vacancy?

- a. For a specified period of time?

Failure to initiate the preparation of a City Drinking Water Quality Management System in a timely fashion.

- b. Permanently?

Future non-compliance by the City of St. Thomas with current and pending regulatory legislation under the Safe Drinking Water Act.

8. Can this position be filled by a lower paid position?

[] Yes [X] No

If yes, please elaborate

If no, why not?

The oversight function with quality assurance functions that are inherent to this position require that a salary commensurate with the responsibilities and job duties, outlined in the position description be established. JE Pending.

9. Recommended action:

It is recommended that the creation of the position of Compliance Coordinator in the Environmental Services Department be approved and that the position be filled.

Originator of request

John Swaney

Department Head

Date

May 27, 2005

Date

HUMAN RESOURCES REVIEW

- ☒ Recommended for filling.
[] Not recommended for filling.
[] Further information/review required (see comments)

COMMENTS:

Robert Davis May 31/05

Director,
Human Resources

Date

CITY ADMINISTRATOR'S REVIEW

- [] Recommended for filling.
[] Not recommended for filling.
[] Referred back to Department for further review/information.

Scheduled to be forwarded to Personnel & Labour Relations Committee meeting

200

City Administrator

Date



- 35 -

POSITION DESCRIPTION
Human Resources Department

POSITION TITLE: Compliance Coordinator

UNION AFFILIATION: NON-UNION

DEPARTMENT: Environmental Services

SALARY GROUP:

DIVISION:

GENERAL SUPERVISOR: Director-Environmental Services & City Engineer

POSITION SUMMARY:

Under the general supervision of the Director, Environmental Services and City Engineer, reviews, monitors and audits the operation of the St. Thomas Area Secondary water supply system (St. Thomas ASWSS), and the City of St. Thomas water distribution system for compliance with regulatory and legal requirements, water quality control and quality assurance.

MAJOR TASKS:

- 1) Coordinates the development and implementation of an Environmental Management System (EMS) for the Operations Divisions of the Environmental Services Department.
- 2) Coordinates the development and implementation of a Drinking Water Quality Management System for the St. Thomas Area Secondary Water Supply System and the City of St. Thomas Water Distribution System.
- 3) Assists in the preparation of an Operational Plan for each of the above water supply systems
- 4) Assists in the preparation of all information required for the accreditation of the operating authority of both water supply systems.
- 5) Coordinates the application for approval and subsequent maintenance of the Municipal Drinking Water License.
- 6) Coordinates and conducts periodic internal audits of the operation of the St. Thomas ASWSS and the St. Thomas Water Distribution System to ensure compliance and conformance to the policies and procedures, as outlined by the Drinking Water Quality Management System for both water supply systems, conformance to best management practices and regulatory and legal requirements.

Cont. on Page 2

MAJOR TASKS (cont'd)

-36-

- 7) Assists in collection and submission of all supporting information required to obtain the MOE Drinking Water Works Permits, such permits to replace the consolidated MOE certificate(s) of approval for both water supply systems.
- 8) Assists in the preparation and review of the Engineers' reports for both water supply systems.
- 9) Assists in the preparation of other departmental Service Standards and associated quality assurance mechanisms including sewage service standards, roadway Maintenance standards, parks service standards, health and safety procedures etc.
- 10) Coordinates the retention of consulting services and contractors to be involved with special projects and capital works required for the upgrading and rehabilitation of the St. Thomas Area Secondary Water Supply System.
- 11) Assists in the preparation of Requests for Proposals to Consulting Engineers and professional consultants, contractors to be retained for the renewal and rehabilitation of waterworks.
- 12) Assists in the review, assesses for compliance and recommends acceptance of various technical studies, designs, drawings and reports or designs submitted by consultants and contractors.
- 13) Assists in the creation, maintenance and dissemination of information to the Public in respect to the departmental Environmental Management System, particularly the Drinking Water Quality Management System and the City's compliance to its standards through the preparation and maintenance of a departmental web site, media releases, brochures and documentation.
- 14) Performs such other duties as necessary to maintain continuity of functions under the incumbents' jurisdiction and departmental compliance needs with current provincial legislation and established municipal servicing standards.
- 15) Performs other duties as assigned.

QUALIFICATIONS: Three year Community College Environmental Technology or Bachelor of Applied Science and Engineering (environmental) or equivalent education and directly related work experience, which should include four years of experience in the coordination and establishment of an Environmental Management System or ISO 14001 systems and standards. Working knowledge of Provincial water and related environmental regulations and standards. Working knowledge of the Ontario Safe Drinking Water Act and regulations. Working knowledge of Management Systems to achieve quality assurance and standards. Working knowledge of the Ontario Health and Safety Regulations for construction and inspection projects and industrial establishments. Demonstrated proficiency in word processing, spreadsheets, databases, and various software. Valid Driver's License – Class G.

PREPARED BY: John Dewancker

APPROVED BY: Graham Dart

EFFECTIVE DATE: May 30, 2005

SUPERSEDES DATE: NEW



Corporation of the

City of St. Thomas

Report No.

ES 05-05

File No.

06-098

Directed to: Chairman Marie Turvey and Members of the Environmental Services Committee

Date
January 11, 2005

Department: Environmental Services

Attachment

Prepared By: John Dewancker, Director

OMWA Councillors
Handbook 20
PW 70-03

Subject: St. Thomas Drinking Water System – Statutory Standard of Care Councillors Handbook.

Recommendation:

That the OMWA handbook (2004) for Councillors, Municipal Officials and others with Statutory Standard of care responsibilities for public water supply under the Safe Drinking Act be received for the perusal by Council and Staff.

Origin:

Receipt on December 14, 2004, of the OMWA handbook for councillors and municipal officials with oversight responsibilities under the Safe Drinking Water Act.

A copy of the handbook and OMWA memorandum is attached with this report for the review by the Members and Staff.

Analysis:

The handbook provides a basic understanding of the technical aspects and administrative practices for Owners and Operators of public water supplies.

The handbook was prepared in compliance with Justice O'Connors' recommendations that led the Province to enact the Safe Drinking Water Act. In recommendation #45 of Part II of the Walkerton Inquiry, the Justice stated the following:

"Given that the safety of drinking water is essential for public health, those who discharge the oversight responsibilities of the municipality should be held to a statutory standard of care." Such standard of care is similar to the standard of care for directors of corporations under a number of corporations' statutes.

The attached handbook provides a basic understanding of the technical and legal requirements of public water supply.

The responsibilities of the City of St. Thomas, in its capacity of Owner and Operator of the municipal water supply system as well as the Adminstrating Municipality of the St. Thomas Area Secondary Water Supply System, essentially entail the operation, maintenance and management of the water distribution system(s). In this regard, Council and Staff may review in greater detail the handbooks' Forward and its Chapters 1, 5, 6 and 7.

Finally, at this time, it is important to note that a number of Regulatory changes continue to be enacted under the Safe Drinking Water Act, which will ensure that the municipal drinking water system meets all requirements of the Act and its Regulations. These changes involve the following:

1. Each owner of a water system will be required to obtain a municipal drinking water license. Pre-requisites will be:
 - a. Preparation of an operational plan
 - b. Operation of the system by an accredited operating authority.
 - c. A Financial Plan that addresses all system costs and revenue needs to meet all expenses (including life-cycle/depreciation costs).
 - d. Establishment of Management Procedures to oversee the Operating Authority.
2. Each Operating Authority will need to be accredited through an audit process of its quality assurance program. This will involved the creation and adoption of a Drinking Water Quality Management Standard (DWQMS), for each Operating Authority. Also it will need to provide to its customers and any Regulatory Agency proof that it adheres to the Standard at all times. Such quality assurance program is very similar to an ISO accreditation process, which is based on the following 4 principles.
 - establish what you do
 - do what you say
 - verify that you do what you say
 - continuous improvement of operation

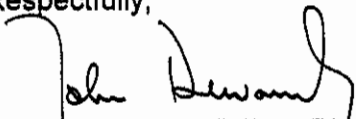
The above, when implemented, will satisfy the Owner's and Operator's due diligence responsibilities and standard of care, required in the new regulatory environment of drinking water supply.

This aspect of regulatory change, affecting the City in its capacity of water provider was noted earlier in report PW 70-03 (copy attached), and in view of the potentially significant additional administrative duties involved, the likelihood of the need for an additional staff person, such as a Compliance Coordinator, with shared duties between the City's distribution system and the St. Thomas Area Secondary Water Supply System, is high.

Staff intends to elaborate further on this in the future, through the preparation of an additional report to Council and the Board of Management of the St. Thomas Areas Secondary Water Supply System.

Staff will be pleased to answer any questions on the attached handbook at the Council meeting of January 17, 2005.

Respectfully,


John Dewancker P.Eng, Director
Environmental Services

Reviewed By: Treasury Env Services Planning City Clerk HR Other



Corporation of the

City of St. Thomas

Report No.

PW 70-03

File No.

- Directed to: Chairman Sharon Crosby and Members of the Board of Management of the St. Thomas Area Secondary Water Supply System

Department: Environmental Services

Prepared By: John Dewancker, Director, P.Eng.,

Date

June 25, 2003

Attachments

- CD of conference proceedings
- MOE Licences/ Accreditation Model
- Letter of April 25, 2003 water efficiency Honourable Mention

Subject: OWWA/OMWA 2003 Joint Annual Conference

RECOMMENDATION

That report PW 70-03 and summary of the concurrent sessions held at the 2003 joint annual conference of the Ontario Water Works Association and the Ontario Municipal Water Association be received for information.

ORIGIN

On May 6 & 7, Alderman Crosby, President of OMWA and Environmental Services staff attended the joint OWWA/OMWA conference in Hamilton. The topics of the opening and closing Plenaries and numerous concurrent sessions that were offered to the attendees of the conference covered the various aspects of the Safe Drinking Water Act, the Sustainable Water and Sewage Systems Act and Bill 81 on Source Water Protection.

ANALYSIS

The above mentioned new legislation has been created to address the 93 recommendations made by Justice O'Connor, in Part II of the Walkerton Inquiry and Ministries of the Environment, Finance, and Municipal Affairs and Housing have prepared a number of Regulations and continue to prepare various other Regulations to detail the legislative framework that has been created by the above Acts.

In this regard, a CD with a Summary of the topics that were covered by the various sessions at the conference is attached herewith for the Members information. In particular the following topics were of interest to the City of St. Thomas under the referred categories.

Safe Drinking Water Act

- Regulation 170 EBR Website posting on May 2, 2003-05-07
- Effective June 1, 2003-05-07
- Under this legislation owners of the Drinking Water System (ie: Water Authority) will have to prepare and adopt a Drinking Water Quality Management Standard, recognized by the Province. An Operational Plan and be accredited by a certified Accrediting Body designated by MOE. The above measures have been devised by the Province to ensure that each Water Authority maintain a Statutory Standard of Care.

Operation Training and Certification

- Definition of a "Trained Person"
- All operations to be licensed to a level that is in accordance with the classification of each water facility.
- Re-certification every 3 years.

OMWA

- New Governance Structure for Water Service Delivery (Toronto) Such structure essentially entails the establishment of a city business unit with interdepartmental service arrangement
- Statutory Standard of Care: Impact on Water Authorities and Councillors

Distribution

- How to Maintain Water Quality in a Distribution System
- Water Supply Risk Assessment and Contingency Planning

Management

- Update on the current Ministry of Environment Initiatives. Presentation on the role and

-40-

development of the Drinking Water Quality Management Standard and the future need to adopt a quality assurance model (QMS) or environmental management system (EMS) such as ISO 14001. These measures will be pre-requisite operating tools to be established by each authority to obtain a Municipal Drinking Water Licence and for the Operating Authority to receive MOE accreditation in accordance with the MOE Licence/Accreditation Model attached herewith.

- Developing a Quality Management System (QMS) through operational excellence.
- Integrated Risk Management System for Water Utilities and Exercising Due Diligence for Water Utility Owners.

Water Efficiency

- The City of St. Thomas was recognised by OWWA with an Honourable Mention in recognition of its comprehensive water efficiency program. Members will recall the issuance of six brochures in respect to various water efficiency enhancement topics that were distributed each month with the water and sewage bills to all water and sewage customers in the City.

In summary the conference was very informative and provided the attendees a synopsis of the very significant changes in the regulatory area of the water industry. These can be summarized as follows:

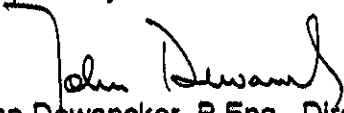
NEW RULE	NEW ROLE(S)
Source Water Protection	<ul style="list-style-type: none"> - Priorities related to drinking water - Reviewing planning & development approvals
Operating Authority Accreditation	<ul style="list-style-type: none"> - Develop Quality Management Standard - Assist with audits - Water system license is dependant on operator accreditation - Operator accreditation serves Owner's Statutory Standard of Care requirements - Emphasis on best practices - Emphasis on "formal" policies & procedures
Approved Operational Plan	<ul style="list-style-type: none"> - Operating authority's corporate and operational systems (management strategies)
Approved Financial Plans	<ul style="list-style-type: none"> - Asset inventory is key - Develop a capital infrastructure management plan - Progress reporting is required
Inspections (New Protocol)	<ul style="list-style-type: none"> - Unannounced inspections - Distinguish Compliance vs. recommendations - Know the difference between inspections and investigations
Compliance and Enforcement	<ul style="list-style-type: none"> - Zero -tolerance for compliance items - Contingency plan
Changes to Operator Training & Certification	<ul style="list-style-type: none"> - There is a shortage of operators - Training changes...moving to OEU's training assessment - Individual training needs - More health risk training - More regulatory training - MOE will be more active in training development and curriculum

Staff will be pleased to answer any questions the Members may have in regards to the above.

OTHER CONSIDERATIONS

The future establishment of a Quality Management Standard, Quality Management System, Operational Plans and Accreditation of the City as a Water Authority in Compliance with the current and Impending Provincial legislation and this for the City's water distribution system as well as the St. Thomas Area Secondary Water Supply System will require a review of the current staff complement and likely require an adjustment to the current organizational structure of the water and sewage section of the Departments' Operations Division.

Respectfully submitted


John Dewancker, P.Eng., Director
Environmental Services

Reviewed By:

Treasury

Env Services

Planning

City Clerk

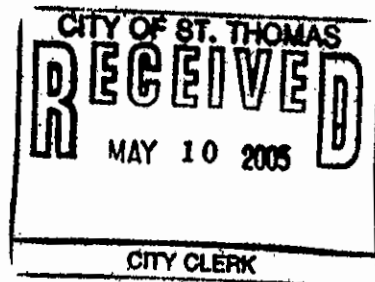
HR

Other

Mayor and Members of City Council
Corporation of the City of St. Thomas
545 Talbot Street, P.O. Box 520
St. Thomas, ON N5P 3V7

May 10, 2005

Mayor and Members of City Council;



This letter is in response to our last board meeting of April 21, 2005 in which we received feedback from number of our members regarding our legal ability to spend promotional money on a contribution to the community centre. Mark Cosens will be in attendance at the council meeting to take any questions from concerned members of council.

The directors for the Downtown Development Board have been debating the contribution to the Community Centre for years before coming to the unanimous decision to make the contribution of \$15,000 per annum for ten years. Now is the time that we all need to get on board and stand behind the promise that was made by the DDB back in 2001 in order to get the Community Centre located in proximity to the downtown.

A handful of dissenters have claimed that the Downtown Development Board cannot commit money beyond the current year. However, the Municipal Act clearly states that "A board of management shall not, incur any indebtedness extending beyond the current year **without the prior approval of the municipality**" 205(3)(b). The DDB expected disapproval from some of the members on this decision; unfortunately the time for this discussion was at the Annual General meeting.

St. Thomas City Council approved the DDB budget with the levy increase on March 14, 2005 along with our ten year commitment on our budget to the community centre. We ask that you entrust our decision and that we have followed the proper protocols. Now that the Community Centre construction is underway, it is time for us all to get onboard and make this a positive addition to our community and our downtown.

Sincerely,


Mark Cosens, Chairman



Corporation of the

City of St. Thomas

-42-

Report No.

TR 26-05

File No.

Directed to:

Chairman Cliff Barwick and Members of the Finance & Administration Committee

Date

May 19, 2005

Department:

Treasury

Attachments:

Prepared By:

William J. Day, City Treasurer

Subject:

Provincial Offences Act – Revenue Sharing

Recommendation:

It is recommended that Council adopt a by-law to authorize the Mayor and Clerk to execute an agreement with the County of Elgin regarding revenue sharing for outstanding Provincial Offences Act fines levied prior to March 1, 2001.

Background and Comments:

The Province transferred the responsibility for Provincial Offences to the County of Elgin in 2001.

From the point of transfer of the responsibility to the County, the City and the lower tier municipalities within the County had previously agreed to a revenue sharing formula based on the location of the infraction. There has never been a revenue sharing agreement in place pertaining to fines collected that were payable at the time of the transfer of the function from the Province. The proposed agreement between the City and the County would result in any net revenues collected on fines outstanding at the date of transfer being shared on the basis of relative population. As such the City would receive approximately 40 percent of the net revenues.

Respectfully submitted,

W. J. Day

Director of Finance and City Treasurer



Corporation of the

City of St. Thomas

Report No.

TR 28-05

File No.

Directed to:

Chairman Cliff Barwick and Members of the Finance & Administration Committee

Date

May 30, 2005

Department:

Treasury

Attachment:

none

Prepared By:

William J. Day, City Treasurer

Subject:

2005 Property Tax Capping for Multi-residential, Commercial and Industrial classes

Recommendation:

It is recommended that Council enact a by-law in accordance with Section 329.1 of the Municipal Act to increase the property tax cap on multi-residential, commercial and industrial classes from 5% to 10%; and further that the tax cap be removed on properties in such classes where the remaining tax cap is \$250 or less.

Background:

In 1998 the property tax system in Ontario was overhauled for the purpose of more closely relating property values to property tax responsibility. The changes were to result in a system that was more equitable, transparent and easier to understand. In theory, taxpayers could simply apply the current value assessment placed on the property and multiply it by the applicable tax rate to arrive at their property tax responsibility.

Upon implementation of property tax reform it was deemed by the Province that resultant tax shifts in the multi-residential, commercial and industrial (capped) tax classes were too dramatic. As a result the Province prescribed capping legislation which generally limited assessment related tax increases to 10% in 1998 and 5% per year thereafter.

Comments:

As a result of the tax capping legislation, some property owners in the multi-residential, commercial and industrial (capped) tax classes are not paying their "fair" share of property taxation each year. Due to tax class revenue neutrality requirements, other property taxpayers are effectively "overpaying" in order to make up for the revenue shortfall caused by the application of tax capping restrictions.

For 2005 new options are available to allow municipalities to move properties to full current value assessment tax responsibility more quickly. Commencing in 2005 municipalities are allowed to increase the tax cap limitation from 5% to 10%. Furthermore the new legislation allows for a municipality to bring any property to full current value responsibility where the capped amount is less than \$250.

The decision to increase the tax cap to 10% does not result in more money for the City. It will simply move the tax burden more quickly from those properties that are overpaying to those that are not paying enough.

Conclusion:

In the interest of moving properties to full current value assessment tax responsibility more quickly, we believe that Council should increase the tax cap limitation from 5% to 10%. Based on the same rationale, we believe that Council should opt to bring properties that fall less than \$250 short of full current value assessment tax responsibility to full tax responsibility immediately.

Respectfully submitted,

W. J. Day
Director of Finance and City Treasurer



Corporation of the

City of St. Thomas

Report No.

TR 27-05

File No.

Directed to:

Chairman Cliff Barwick and Members of the Finance & Administration Committee

Chairman Bill Aarts and Members of the Community and Social Services Committee

Date

May 30, 2005

Department:

Treasury

Attachments:

Prepared By:

Mike Hoogstra, Purchasing Agent

None

Subject:

Request for Proposal Award -
Operation of the Pro Shop at the St. Thomas Community Complex

Recommendation:

It is recommended that City Council:

1. Authorize the Mayor and Clerk to execute a three-year agreement with John Bustard c/o St. Thomas Sports Excellence and Exchange Inc. for the Operation of the Pro Shop at the St. Thomas Community Complex in the amount of \$14,836.32 plus GST,
2. Approve the sale of the City-owned skate-sharpening machine to John Bustard c/o St. Thomas Sports Excellence and Exchange Inc. in the amount of \$3,000 plus GST.

Background:

A notice of Request for Proposals (RFP) was advertised in the Saturday April 30 edition of the St. Thomas Times-Journal. An additional notice was placed in the London Free Press and St. Thomas Times-Journal on Saturday May 14. The RFP document was also posted on the City's web site.

Three individuals requested a bidders package from Purchasing. The Proposal closing deadline was Thursday, May 26 at 12:00 noon. At the RFP opening one Proposal was received and opened from John Bustard c/o St. Thomas Sports Excellence and Exchange Inc. for the operation of the Pro Shop for a three-year term.

Staff reviewed the Proposal submission and are satisfied with the qualifications, experience and the proposed services to be provided by the bidder to patrons and visitors at the St. Thomas Community Complex.

Prior to execution of the agreement Staff will request copies of valid WSIB and insurance coverage documents from the bidder to be incorporated into the agreement.

The proposed fees to be paid to the City by St. Thomas Sports Excellence and Exchange Inc. are as follows:

Year 1 (September 2005)	\$ 4,800.00
Year 2 (September 2006)	\$ 4,944.00
Year 3 (September 2007)	<u>\$ 5,092.32</u>
Total Fee Amount:	\$ 14,836.32 plus GST

For the Members' information, the City operated a Blade Shop in Northside Arena from 1997 to 1999. A Blademaster skate-sharpening machine was purchased to equip this venture. Since the closure of the Blade Shop operation, the skate-sharpening machine has not been in use and remains in storage. In the Pro Shop RFP, Staff included an offer to sell the machine. In the RFP response, St. Thomas Sports Excellence and Exchange Inc. indicated interest in purchasing the skate-sharpening machine and offered a bid of \$3,000 plus GST.

Staff are pleased to answer any questions Members may have.

Respectfully submitted,

Mike Hoogstra
Purchasing Agent/Licensing Officer

W. J. Day
Director of Finance and City Treasurer

Reviewed By:

Treasury

Env Services

Planning

City Clerk

HR

Other



Corporation of the

City of St. Thomas

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Report No.
TR-30-05

File No.

Directed to:

Chairman C. Barwick and Members of the
Finance & Administration Committee

Date

May 31, 2005

Department:

Treasury

Attachment

Prepared By:

Tracy Johnson, Manager of Accounting

Schedules A, B & C

Subject:

Development Charges – Annual Legislated Reporting

Recommendation:

THAT: Report TR-30-05 be received;

AND THAT: Schedules A, B & C be approved for submission to the Ministry of Municipal Affairs and Housing in accordance with Section 43(3) of Bill 98.

Report:

Section 43 (1) of Bill 98, being an Act (the "Act") to promote job creation and increased municipal accountability while providing for the recovery of development costs related to new growth, specifies that "the Treasurer shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under Section 33 of the "Act". Requirements for inclusion in the statement are found in Section 43(2) of the "act" and in Section 12 of Regulation 82/98.

For ease of understanding, development charge collections under by-law 59-2003 are at the individual building permit stage. These are listed on Schedule B. Those building permits listed with no development charge collection represent development that is exempt from such charges. Exemptions are found in the "Act" or are at the preference of the City, and include development for the purposes of Industrial usage, hospital, college, university and places of worship, development on lands owned by a municipality or board of education, and redevelopment of land and enlargement of existing dwelling units under certain conditions. Collections under the remaining by-laws are currently at the subdivision stage and are listed and reconciled on Schedule C.

Staff are pleased to address any questions Members may have on this matter.

Respectfully,

Tracy Johnson,
Manager of Accounting

Reviewed By:

Treasury

Env Services

Planning

City Clerk

Rec Services

Other

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PERMIT # 04	LOCATION	CONTRACTOR	TYPE	DATE ISSUED	APPLICA BLE BYLAW	APPLICABLE ENVELOPES						
						WASTE TOTAL	RECRE ATION	FIRE LIBRARY	PROTECT	STUDIES		
1	1063 Talbot Street #85	Prime Restaurants	Comm. Dev single	Feb. 18	59-03	5,803.73	\$2,716.39	\$2,575.19			\$189.82	\$122.63
2	507 Highview Drive Lt. 3	Crosby Homes	detached single	Jan. 13	59-03	4,888.00	\$2,041.72	\$1,931.26	\$823.71	\$55.72	\$141.75	\$93.85
3	35 Penhale Avenue Lot 53	Hayhoe Homes	detached single	Jan 9	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
4	65 Penhale Avenue Lot 38	Hayhoe Homes	detached single	Jan. 9	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
5	1063 Talbot Street Unit #8	Mrucc Contracting	exempt	Jan. 6	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	120 Wellington Street	Riverbend Prop.	exempt single	Jan. 8	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	93 Hagerman Cresc. Lt. 27	Cannon Homes	detached single	Jan. 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
8	1063 Talbot Street 374 Saan	Oakridge Constr.	exempt	Jan. 15	59-03	0.00						
9	101 Stanley Street	Don McCalg	exempt single	Jan 8	59-03	0.00						
10	61 Penhale Avenue Lt. 40	Hayhoe Homes	detached single	Jan. 9	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
11	34 Glenview Drive Lt. 17	Donwest Construction	detached single	Jan 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
12	38 Glenview Drive Lt. 19	Donwest Construction	detached single	Jan. 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
13	16 Oriole Lane Lt., 47	Doug Tarry Ltd	detached	Jan. 9	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
14	36 Wilson Avenue	Dean Atkins	exempt single	Jan 9	59-03	0.00						
15	19 Augusta Cresc. Unit # 26	Hayhoe Homes	detached single	Jan. 16	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
16	43 Augusta Cresc. Lot 20	Hayhoe Homes	detached single	Jan. 16	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
17	15 Oriole Lane Lot 27	Doug Tarry Ltd	detached single	Jan. 19	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
18	1 Cosma Court	McKay-Cocker	exempt single	Jan. 27	59-03	0.00						
19	75 Riverbank Drive Lt. 3	Hayhoe Homes	detached single	Jan. 19	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
20	15 Glenview Court Lt. 26	Donwest Construction	detached single	Jan. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
21	465 Highview Drive, Lot 38	Hayhoe Homes	detached single	Jan. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
22	15 Hickory Lane Lt. 1	Doug Tarry Ltd	detached single	Jan. 23	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
23	28 Glenview Court Lt. 14	Cannon Homes	detached single	Feb. 6	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
24	5 Hickory Lane Lot 35	Hayhoe Homes	detached	Feb. 4	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
25	4 Wellington Street	Elgin Constr.	exempt single	Jan. 29	59-03	0.00						
26	26 Glenview Court Lt. 13	Cannon Homes	detached	Feb. 6	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
27	4 Rosethorn Court	Fred Patterson	exempt	Jan. 28	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
28	83 Scott Street	Oscar Temple	exempt	Jan. 29	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29	66 Walnut Street	SJMA	exempt	Feb. 2	59-03	0.00						
30	30 St. Catharines Street	Norion Builders	exempt single	Feb. 6	59-03	0.00						
31	410 Burwell Road Unit #15	Donwest Construction	detached	Feb. 9	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
32	32 Jackson Street	Charles & L Stover	exempt single	Feb. 3	59-03	0.00						
33	71 Riverbank Drive Lt. 1	Hayhoe Homes	detached single	Feb. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
34	19 Augusta Cresc Unit # 33	Hayhoe Homes	detached single	Feb. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
35	459 Highview Drive Lt 35	Hayhoe Homes	detached	Feb. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
36	32 Devonshire Place	J. Hutchison	exempt	Feb.11	59-03	0.00						
37	23 Gladstone Avenue	Acom Renovations	exempt single	Feb. 23	59-03	0.00						
38	92 Sauve Avenue Lt. 3	Doug Tarry Ltd	detached single	Feb. 17	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
39	622 Highview Drive Lt. 5	Collier Homes	detached	Feb. 18	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
40	75 Churchill Cresc.	Mike Childs	exempt single	Feb. 12	59-03	0.00						
41	19 Augusta Cresc. Unit #27	Hayhoe Homes	detached single	Feb. 17	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
42	698 Highview Drive Lt. 23	Collier Homes	detached	Feb. 18	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
43	9 Princess Avenue Unit #3	Ray Evans	exempt single	Feb. 19	59-03	0.00						
44	43 Lake Margaret Trail Lot 34	Doug Tarry Ltd	detached single	Feb. 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
45	5 Glenview Court Lot 31	Cannon Homes	detached single	Feb. 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
46	19 Penhale Avenue Lot 61	Hayhoe Homes	detached single	Feb. 20	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
47	30 Glenview Court Lt. 15	Cannon Homes	detached single	Feb. 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
48	50 Penhale Avenue Lot 16	Hayhoe Homes	detached	Feb. 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
49	11 Bonnie Place	J&T Wilks	exempt	Mar. 15	59-03	0.00						
50	81 Wilson Avenue	Paul Hancock	exempt	Feb. 25	59-03	0.00						
51	763 Talbot Street	Grant Richard	exempt single	Feb. 25	59-03	0.00						
52	32 Glenview Drive Lot 18	Cannon Homes	detached	Mar. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
53	45 Victor Drive	Bruce Dinsmore	exempt	Mar. 3	59-03	0.00						
54	1010 Talbot Street (Pet Value)	Ontario & King	exempt single	Mar. 4	59-03	0.00						
55	36 Cranberry Court Lot 18	Donwest Construction	detached single	Mar 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
56	88 Riverbank Drive Lt. 20	Hayhoe Homes	detached single	Mar. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
57	13 Glenview Court Lt. 27	Cannon Homes	detached single	Mar. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
58	19 Glenview Court Lt. 24	MP General Contracting	detached single	Mar 10	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
59	17 Hickory Lane Lot 2	Doug Tarry Ltd	detached single	Mar. 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
60	4 Glenview Court Lt. 2	Donwest Construction	detached	Mar. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85

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PERMIT			DATE		APPLICA	WASTE		RECRE		FIRE		
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
61	70 Riverbank Drive Lt. 34	Hayhoe Homes	single detached	Mar. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
62	44 Faith Blvd. Lt. 29	Collier Homes	single detached	Mar. 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
63	14 Tecumseh Street	Terry Calder	exempt	Mar. 5	59-03	0.00						
64	120 Wellington Street	D. MacTavish	exempt	Mar. 9	59-03	0.00						
65	95 Woodworth Avenue	Blue Rhino Waste	exempt single	Apr. 16	59-03	0.00						
66	10 Augusta Cresc. Lot 40	Hayhoe Homes	single detached	Mar. 12	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
67	29 Faith Blvd. Lt. 14	Collier Homes	single detached	Mar. 16	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
68	12 Redtail Court Lt. 21	Jimsol House Co. Ltd.	single detached	Mar. 12	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
69	345 Fairview Avenue	Graceview	exempt	Apr. 8	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
70	3 Warbler Heights	S. Lachetta	exempt	Mar. 22	59-03	0.00						
71	37 Balacava Street	T&C Rand	exempt single	Mar. 15	59-03	0.00						
72	3 Glenview Court Lt. 32	Cannon Homes	single detached	Mar. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
73	21 Kains Street	Bruce Dinsmore	exempt single	Mar. 23	59-03	0.00						
74	21 Glenview Drive Lt. 23	Donwest Construction	single detached	Mar. 24	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
75	9 Beechwood Circle Lt. 30	Doug Tarry Ltd	single detached	Mar. 23	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
76	48 Lake Margaret Trail Lt. 13	Doug Tarry Ltd	single detached	Mar. 23	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
77	88 Hagerman Cresc. Lot 26	W. Ostojic & Sons	single detached	Mar. 19	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
78	8 Glenview Court Lt. 3	Donwest Construction	single detached	Mar. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
79	2 Redtail Court Lt. 28	Cannon Homes	single detached	Mar. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
80	1083 Talbot Street # 12	Agri Urban	exempt single	Apr. 20	59-03	0.00						
81	16 Redtail Court Lt. 19	Donwest Construction	single detached	May 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
82	481 Talbot Street	A&K Roofing	exempt single	May 22	59-03	0.00						
83	5 Kopic Court Lt. 9	Anne Kopic	single detached	Mar. 26	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
84	2 Kopic Court Lt. 4	Stev Kopic	single detached	Mar. 26	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
85	30 Faith Blvd. Lt. 23	W. Ostojic & Sons	single detached	Mar. 31	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
86	19 Elgin Street	Diana Beedle	exempt single	Mar. 26	59-03	0.00						
87	28 Penhale Avenue Lot 8	Hayhoe Homes	single detached	Mar. 30	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
88	5 Park Avenue	Nell Friesen	exempt single	Apr. 1	59-03	0.00						
89	46 Hagerman Cresc. Lt. 13	W. Ostojic & Sons	single detached	Mar. 31	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
90	25 Faith Blvd. Lt. 16	W. Ostojic & Sons	single detached	Mar. 31	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
91	23 Faith Blvd Lt. 17	W. Ostojic & Sons	single detached	Mar. 31	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
92	48 Shaw Valley Dr Lt. 50	MacPherson Bldrs.	single detached	Apr. 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
93	63 Lake Margaret Trail Lt. 28	Hayhoe Homes	single detached	Apr. 2	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
94	89 Riverbank Drive Lt. 10	MP General Contracting	single detached	Apr. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
95	7 Kopic Court Lt. 8	Hayhoe Homes	single detached	Apr. 5	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
96	14 Glenview Court Lt. 7	Donwest Construction	single detached	Apr. 8	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
97	53 Woodworth Avenue	Tim Hill	exempt single	Apr. 6	59-03	0.00						
98	63 Penhale Avenue Lot 39	Hayhoe Homes	single detached	Apr. 7	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
99	16 Glenview Court Lt. 8	Cannon Homes	single detached	Apr. 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
100	1 Windemere Place	Country Pools	exempt single	Apr. 20	59-03	0.00						
101	26 Oriole Lane Lt. 42	Collier Homes	single detached	Apr. 15	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
102	5 Bailey Avenue Lt. 27	Hayhoe Homes	single detached	Apr. 8	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
103	3 Redtail Court Lt. 2	DHP Homes	single detached	Apr. 8	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
104	4 Redtail Court Lt. 25	Hayhoe Homes	single detached	Apr. 13	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
105	25 Glenview Court Lt. 21	MP General Contracting	single detached	Apr. 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
106	91 Hagerman Cresc Lt. 28	W. Ostojic & Sons	single detached	Apr. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
107	5 Amelia Street	Paul Illic	exempt single	Apr. 15	59-03	0.00						
108	34 Penhale Avenue Lt. 11	Hayhoe Homes	single detached	Apr. 16	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
109	26 Lake Margaret Trail Lt. 2-house moved no DC	Doug Tarry Ltd	exempt single	Apr. 16	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
110	497 Highview Drive Lt. 7	Jean Kleistra	single detached	Apr. 16	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
111	43 Gaylord Road	Norfolk Elgin	exempt	07-Jun	59-03	0.00						
112	68 Vanbuskirk Drive	Len's Mason	exempt	Apr. 20	59-03	0.00						
113	76 Princess	P. Bouma	exempt	May 5	59-03	0.00						
114	7 Juno Drive	Hplerard	exempt	Apr. 23	59-03	0.00						
115	37 Stokes Road	D&M Whitesel	exempt	Apr. 21	59-03	0.00						
116	99 Stanley Street	D. McCalg	exempt single	Apr. 21	59-03	0.00						
117	6 Augusta Cresc. Lot 38	Hayhoe Homes	single detached	Apr. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
118	72 Penhale Avenue Lt. 27	Hayhoe Homes	single detached	Apr. 22	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
119	24 Glenview Court Lt. 12	K. Partington	single detached	Apr. 27	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
120	601 Burwell Road	Inn Services Inc.	exempt	Apr. 27	59-03	0.00						
121	877 Talbot Street	Elgin Hospitality	exempt	May 4	59-03	0.00						
122	430 Talbot Street	Youth Employment	exempt	May 3	59-03	0.00						

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PERMIT				DATE	APPLICA BLE		WASTE		RECRE		FIRE	
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
123	97 Stanley Street	Don McCalg	exempt	Apr. 27	59-03	0.00						
124	783 Talbot Street	Grant Richard	exempt	Apr. 27	59-03	0.00						
125	52 Penhale Avenue Lt. 17	Hayhoe Homes	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
126	27 Penhale Avenue Lt. 57	Hayhoe Homes	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
127	80 Riverbank Drive Lt. 19	Hayhoe Homes	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
128	11 Oriole Lane Lot 25	MP General Contracting	detached	May 3	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
129	23 Cranberry Court Lt. 11	Donwest Construction	detached	Apr. 27	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
130	21 Cranberry Court Lt. 12	MP General Contracting	detached	May 3	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
131	40 Oriole Lane Lot 35	Doug Tarry Ltd	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
132	1083 Talbot Street #7	Bodco Constr. Donwest	exempt	May 26	59-03	0.00						
133	36 Glenview court L t. 18	Construction	detached	May 3	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
134	24 Penhale Avenue Lot 6	Hayhoe Homes	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
135	26 Penhale Avenue Lot 7	Hayhoe Homes	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
136	37 White Street	Jennifer Baas Donwest	exempt		59-03	0.00						
137	93 Riverbank Drive Lot 12	Construction Donwest	detached	May 3	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
138	8 Glenview Court Lt. 4	Construction	detached	May 3	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
139	67 Penhale Avenue Lt. 37	Hayhoe Homes Donwest	detached	Apr. 29	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
140	17 Glenview Drive Lt. 25	Construction Vanzanten	detached	May 10	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
141	1055 Talbot Street	Bros.	exempt	May 4	59-03	0.00						
142	32 Riverbank Drive	Ray Stoddard	exempt	May 7	59-03	0.00						
143	32 Dyer Drive	Richard Holmes	exempt	May 11	59-03	0.00						
144	27 Rhonda Court	E. Paquette	exempt	May 6	59-03	0.00						
145	118 Myrtle Street	Jim Harrison	exempt	May 6	59-03	0.00						
146	87 Donker Drive Units 15-20	Dalewood Glen Ltd.	detached	May 4	59-03	29,328.00	\$12,250.31	\$11,587.49	\$3,742.25	\$334.34	\$850.51	\$563.10
147	545 Highview Drive	Cannon Homes	detached	May 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
148	4 Warbler Heights	P&D Rose	exempt	May 11	59-03	0.00						
149	104 Confederation Drive	Centruy Restoration	exempt	May 5	59-03	0.00						
150	152 Elm Street	Oscar Temple	exempt	May 5	59-03	0.00						
151	592 Highview Drive	751836 Ontario Inc.	exempt	May 5	59-03	0.00						
152	5 Erinlea Drive	Jumbo Reno	exempt	May 5	59-03	0.00						
153	547 Highview Drive Lt. 5	Cannon Homes	detached	May 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
154	1 Cosma Court	McKay Cocker	exempt	May 13	59-03	0.00						
155	31 Hickory Lane	R&P Gutoskie	exempt	May 5	59-03	0.00						
156	805 Highview Drive Lot 10	Collier Homes	detached	May 7	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
157	31 Lake Margaret Trail Lot 40	Collier Homes	detached	May 7	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
158	41 Penhale Avenue Lot 50	Hayhoe Homes	detached	May 6	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
159	94 Sauve Avenue Lt. 4	MP General Contracting	detached	May 13	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
160	101 Southgate Pkwy Unit #27	Hayhoe Homes	detached	May 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
161	48 Woodworth Avenue	Gord Long	exempt	May 10	59-03	0.00						
162	48 Woodworth Avenue	Gord Long	exempt	May 10	59-03	0.00						
163	64 Vanier Place	T&M Caudle	exempt	May 17	59-03	0.00						
164	27 Elmira Street	L. VanRaes	exempt	May 17	59-03	0.00						
165	43 Penhale Lot 49	Hayhoe Homes	detached	May 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
166	296 Wellington Street	J&A VanRijn	exempt	May 19	59-03	0.00						
167	29 Penhale Avenue Lot 56	Hayhoe Homes	detached	May 11	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
168	26 Faith Blvd. Lot 21	DeSutter Homes	detached	May 12	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
169	1073 Talbot Street	St. Williboard Crd. Union	Building	May 25	59-03	6,762.00	\$3,277.87	\$3,107.47	\$0.00	\$0.00	\$228.89	\$147.97
170	1063 Talbot Street #50 Zehrs	StuCor Construc	Building	May 12	59-03	174,674.00	\$84,716.89	\$80,350.04	\$0.00	\$0.00	\$5,764.24	\$3,842.83
171	278 Chestnut Street	Chestnut St. Apts.	exempt	07-Jun	59-03	0.00						
172	201 Chestnut Street	JMR Electric	exempt	May 12	59-03	0.00						
173	39 Burwell Road	WO Drywall Ltd.	exempt	May 13	59-03	0.00						
174	27 Faith Blvd. Lot. 15	W. Ostojic & Sons	detached	May 19	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
175	2 Glenview Court Lt. 1	Donwest Construction	detached	May 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
176	8 Hickory Lane Lt. 42	Collier Homes	detached	May 14	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
177	26 Locust Street	Thomas DynaBuild	exempt	May 17	59-03	0.00						
178	15 Highbury Avenue	McKay Cocker	exempt	May 20	59-03	0.00						
179	67 Hagerman Cresc.	Country Pools	exempt	May 17	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
180	20 Park Avenue	Country Pools	exempt	May 17	59-03	0.00						
181	166 Elm Street	R&S Pools	exempt	May 19	59-03	0.00						
182	20 Wood Street	Dave Pozzobon	exempt	May 17	59-03	0.00						
183	18 Beechwood Circle Lt. 14	Doug Tarry Ltd. DHP	detached	May 18	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85
184	14 Redtail Court Lt. 20	Contracting	detached	May 17	59-03	4,888.00	\$2,041.72	\$1,931.25	\$623.71	\$55.72	\$141.75	\$93.85

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PERMIT			DATE		APPLICA	WASTE			RECRE	FIRE		
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
185	56 Penhale Avenue Lot 119	Hayhoe Homes	single detached	May 18	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
186	545 Elm Street	Contracting	exempt	May 18	59-03	0.00						
187	39 Faith Blvd. Lt. 18	Maurizio Homes	single detached	May 18	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
188	12 Oriole Lane Lt. 49	Hayhoe Homes	single detached	May 21	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
189	9717 Sunset Road	J&L Lackey	exempt	May 18	59-03	0.00						
190	28 Faith Blvd. Lt. 22	W. Ostojic & Sons	single detached	May 25	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
191	32 Penhale Avenue Lt. 10	Hayhoe Homes	single detached	May 21	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
192	8 Antrim Street	Justin Axford	exempt	May 20	59-03	0.00						
193	22 Glenview Court Lt. 11	Gil Robitaille	single detached	May 21	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
194	1 Glenview Court Lt. 33	Cannon Homes	single detached	02-Jun	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
195	22 Oriole Lane Lot 44	MP General Contracting	single detached	May 28	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
196	47 Cavanaugh Cresc.	E-Zee Pool	exempt	May 20	59-03	0.00						
197	27 Hickory Lane Lot 7	Doug Tarry Ltd.	single detached	03-Jun	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
198	25 Penhale Avenue Lt. 58	Hayhoe Homes	single detached	May 21	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
199	6 Redtail Court Lt. 24	VanderMolen Homes	single detached	07-Jun	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
200	540 Highview Drive Lot 33	Collier Homes	single detached	May 31	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
201	476-478 Talbot Street	M.Marlenwald	exempt	18-Jun	59-03	0.00						
202	1010 Talbot Street #36	David Kammish	exempt	May 28	59-03	0.00						
203	15 Redtail Court Lt 8	Maurizio Homes	single detached	01-Jun	59-03	4,888.00	\$2,041.72	\$1,931.25	\$823.71	\$55.72	\$141.75	\$93.85
204	1010 Talbot Street #37	Jerry Vandergoot	exempt	May 31	59-03	0.00						
205	1063 Talbot Street Unit #70	David MacKinnon	exempt	15-Sep	59-03	0.00						
206	1055 Tabot Street	Rassaun Steel	exempt	08-Jun	59-03	0.00						
207	11 1/2 Fairview Avenue	Nick Matijevic	single detached	04-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
208	32 Yarwood Street	Charles Nichols	exempt	01-Jun	59-03	0.00						
209	101 Southgate Pkwy Unit #55	Hayhoe Homes	single detached	03-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
210	29 Woodland Road	Bruce Martin	exempt	02-Jun	59-03	0.00						
211	28 Woodland Road	Ray Arseneau	exempt	03-Jun	59-03	0.00						
212	11 Hammond Street	R&M Splers	exempt	24-Jun	59-03	0.00						
213	7 Hickory Lane Lt. 36	Hayhoe Homes	single detached	03-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
214	82 Carle Cresc.	Kyle Rolph	exempt	08-Jun	59-03	0.00						
215	18 Penhale Avenue	D&S Nesbitt	exempt	07-Jun	59-03	0.00						
216	50 Penhale Avenue Lt. 41	Hayhoe Homes	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
217	1 Silver Street	NS Shaw Constr.	commercial reno	09-Jun	59-03	35,453.00	\$17,159.25	\$16,308.38			\$1,205.40	\$779.97
218	51 Penhale Avenue Lot 45	Hayhoe Homes	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
219	8 Redtail Court Lt. 23	Collier Homes	single detached	08-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
220	30 McGregor Court Lt. 1	Cannon Homes	single detached	16-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
221	50 Penhale Avenue Lt. 20	Hayhoe Homes	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
222	89 Manitoba Street	Don Arnold	exempt	09-Jun	59-03	0.00						
223	87 Flora Street	Han Boek	exempt	11-Jun	59-03	0.00						
224	2 Warbler Heights	Ken Gladsdon	exempt	14-Jun	59-03	0.00						
225	83 Redan Street	Steve Tapsell	exempt	09-Jun	59-03	0.00						
226	12 Glenview Court Lt. 8	Donwest Construction	single detached	10-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
227	454 Elm Street	J. McKenty	exempt	14-Jun	59-03	0.00						
228	89 Penhale Avenue Lot 36	Hayhoe Homes	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
229	29 Gaibraith Court	Country Pool	exempt	15-Jun	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
230	44 Hageman Cresc. Lt. 12	W.Ostojic & Sons	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
231	4 Brookside Drive Lt. 10	Donwest Construction	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
232	5 Amelia Street	Paul Ilic	single detached	14-Jun	59-03	10,208.00	\$4,263.04	\$4,032.41	\$1,302.28	\$116.34	\$295.98	\$195.98
233	32 Hickory Lane Lot 13	Hayhoe Homes	single detached	14-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
234	170 Edward Street	Agri Urban	exempt	07-Jul	59-03	0.00						
235	2 Brookside Drive Lot 9	Hayhoe Homes	single detached	16-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
236	30 Penhale Avenue Lot 9	Hayhoe Homes	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
237	514 Highview Drive Lt. 50	Crosby Homes	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
238	131 Lake Margaret Trail Lot 32	Hayhoe Homes	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
239	804 Highview Drive Lot 20	Cannon Homes	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
240	125 Lake Margaret Lt. 35	Hayhoe Homes	single detached	22-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
241	133 Lake Margaret Trail Lot 31	Hayhoe Homes	single detached	17-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
242	25 Glenview Drive	Terry Tudel	exempt	18-Jun	59-03	0.00						
243	184 Myrtle Street	Barbosa Concrete	exempt	18-Jun	59-03	0.00						
244	18 Goldenrod Court	Atlantic Pool	exempt	18-Jun	59-03	0.00						
245	44 Penhale Avenue Lot 13	Hayhoe Homes	single detached	18-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
246	284 First Avenue (Elgin Court)	PK Construction	exempt	29-Jun	59-03	0.00						

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PERMIT				DATE	APPLICA		WASTE		RECRE		FIRE	
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
247	33 Hickory Lane	G&A Shana	exempt single	18-Jun	59-03	0.00						
248	26 Redtail Court Lt. 14	Crosby Homes	detached single	18-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
249	549 Highview Drive Lot 6	Cannon Homes	detached single	29-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
250	2-8 Wellington Street (courthouse)	Farhi Holdings	exempt	22-Jun	59-03	0.00						
251	337 Wellington Street	Larry O'Brien	exempt	24-Jun	59-03	0.00						
252	13 Magnolia Court	R&L Bennett	exempt single	14-Jul	59-03	0.00						
253	26 Augusta Cresc. Lot 45	Hayhoe Homes W. Ostojic & Sons	detached single	23-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
254	90 Hagerman Cresc. Lot 25	Sons	detached single	22-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
255	90 Sauve Avenue Lot 2	Doug Tarry Ltd.	detached	25-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
256	816 Highview Drive	W. McKibbin	exempt	23-Jun	59-03	0.00						
257	41 Flora Street (AVSS)	Reid & Deleaye DHP	exempt single	24-Jun	59-03	0.00						
258	5 Redtail Court Lt. 3	Contracting DHP	detached single	24-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
259	9 Redtail Court Lt. 5	Contracting	detached single	24-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
260	101 Southgate Pkwy #2	Hayhoe Homes	detached	23-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
261	111 Churchill Cresc.	D Lutting MacPherson	exempt single	24-Jun	59-03	0.00						
262	46 Shaw Valley Drive Lot 51	Bldfrs Box-n Lock	detached	05-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
263	155 South Edgeware Rd.	Storage Donwest	exempt single	18-Aug	59-03	0.00						
264	1 Brookside Drive Lot 8	Construction Maurizio	detached single	02-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
265	42 Hagerman Cresc. Lot 11	Homes MP General	detached single	02-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
266	8 Brookside Drive Lot 11	Construction MP General	detached single	05-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
267	551 Highview Drive Lot 7	Construction	detached single	06-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
268	20-101 Southgate Pkwy Unit 33	Hayhoe Homes	detached single	29-Jun	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
269	9 Oriole Lane Lot 24	Collier Homes Maurizio	detached single	05-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
270	25 Redtail Court Lot 13	Homes Donwest	detached single	07-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
271	53 Augusta Cresc. Lot 15	Construction	detached	02-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
272	10 Burrows Avenue	Douglas Orr	exempt	12-Jul	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	39 Dunwich Drive	Brian Styve	exempt single	29-Jun	59-03	0.00						
274	19 Hickory Lane Lot 3	Doug Tarry Ltd.	detached single	02-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
275	55 Penhale Avenue Lot 43	Hayhoe Homes	detached single	09-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
276	3-45 Lake Margaret Trail	Doug Tarry Ltd.	detached	02-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
277	66 First Avenue	C. Ferguson H. Bishop & Sons	exempt single	02-Jul	59-03	0.00						
278	80 Wilson Avenue	W. Ostojic & Sons	exempt single	06-Jul	59-03	0.00						
279	49 Hagerman Cresc. Lot 5	Sons Rayken Home	detached single	06-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
280	398 Elm St. Lt 1	Bldrs	detached single	25-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
281	18 Hickory Lane Lot 21	Hayhoe Homes Donwest	detached single	09-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
282	23 Glenview Court Lot 22	Construction Dan Higgs	detached	13-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
283	11 Park Avenue	Constr.	exempt	12-Jul	59-03	0.00						
284	17 Alexandria Ave	John Rice Donwest	exempt single	19-Jul	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
285	5 Brookside Drive Lot 6	Construction	detached	13-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
286	56 Dunkirk Drive	V. Bowman	exempt	08-Jul	59-03	0.00						
287	16 Airey	Suzanne Quinn	exempt	09-Jul	59-03	0.00						
288	21 Raven Avenue	D&L Taras W. Ostojic & Sons	exempt single	12-Jul	59-03	0.00						
289	53 Hagerman Lot 3	Sons	detached single	15-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
290	24 Hickory Lane Lot 17	Doug Tarry Ltd.	detached	14-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
291	144 Balaclava Street	Walter Hart	exempt single	13-Jul	59-03	0.00						
292	129 Lake Margaret Trail Lot 33	Doug Tarry Ltd.	detached single	14-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
293	10 Gooding Street Lots 9-12	Walker Homes Murray	detached single	15-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
294	94 Alma Street	Freeman Eckensuller	exempt	14-Jul	59-03	0.00						
295	1083 Talbot Street Unit 50	Plumbing W. Ostojic & Sons	exempt single	01-Sep	59-03	0.00						
296	130 Edward Street	Sons	exempt single	15-Jul	59-03	0.00						
297	541 Highview Drive Lot 2	Crosby	detached single	16-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
298	19 Redtail Court Lot 10	G&D Silva	detached single	15-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
299	621 Highview Drive Lot 33	Collier Homes D.S. Horton	detached	27-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
300	239 Erie Street	Ext. D. Grant & Sons	exempt	16-Jul	59-03	0.00						
301	350 Burwell Rd. Valleyview	Sons	exempt	20-Jul	59-03	0.00						
302	472 Talbot Street	Icorr Constr. Ryckman	exempt	20-Jul	59-03	0.00						
303	39 Burwell Road	Drainage	exempt	22-Jul	59-03	0.00						
304	116 Edward St.	Bremor Eng.	exempt	05-Aug	59-03	0.00						
305	21 Airey Avenue	James Travis	exempt	27-Jul	59-03	0.00						
306	25 Airey Avenue	David Wilkie	exempt commercial	30-Jul	59-03	0.00						
307	130 Woodworth Ave.	HIRA Constr Thames Valley	add.	05-Aug	59-03	638.00	\$308.43	\$292.84			\$21.69	\$14.04
308	112 Churchill Cresc Homedate	DSB	exempt	17-Sep	59-03	0.00						

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PERMIT		CONTRACTOR	TYPE	DATE	APPLICA BLE	TOTAL	WASTE		RECRE		FIRE	
# 04	LOCATION			ISSUED	BYLAW		WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
309	40 Brookside Drive Lot 17	Donwest Construction	single detached	29-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
310	3 Brookside Drive Lot 7	MP General Cosntruction	single detached	29-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
311	27 Caldwell Street	Carman Roesner	exempt	28-Jul	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
312	170 Ross Street	Labonte Excav.	exempt	28-Jul	59-03	0.00						
313	178-198 Talbot Street	Middlesex Concrete Donwest	exempt single detached	28-Jul	59-03	0.00						
314	9 Meadowvale Drive Lot 19	Construction	single detached	29-Jul	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
315	129 Ross Street	Charles Stover Donwest	exempt single detached	29-Jul	59-03	0.00						
316	17 Meadowvale Dr. Lt 23	Construction	single detached	03-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
317	23 Meadowvale Dr. Lt. 43	Hayhoe Homes	single detached	03-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
318	37 Meadowvale Dr. Lt 36	Hayhoe Homes 180 Design	single detached	03-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
319	995 Talbot St	Centre	exempt	03-Aug	59-03	0.00						
320	69 Gladstone Ave	Wm. Nurse J. Dennis	exempt	13-Aug	59-03	0.00						
321	9725 Sunset Dr.	Kilmer	exempt single detached	03-Aug	59-03	0.00						
322	3 Bailey Ave. Lot 28	Cannon Homes	single detached	17-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
323	144 Balclava Street	Denny Herbert	exempt	04-Aug	59-03	0.00						
324	10 Axford Pkwy	Johnn Greidanus	exempt single detached	09-Aug	59-03	0.00						
325	28 Meadowvale Dr. Lt. 33	Hayhoe Homes	single detached	05-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
326	31 Meadowvale Dr. Lt. 39	Hayhoe Homes	single detached	05-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
327	26 Meadowvale Dr. Lt. 32	Hayhoe Homes	single detached	05-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
328	43 Ross St.	Peter Malloy	exempt	05-Aug	59-03	0.00						
329	167 Fairview Ave.	Darryl Crossett	exempt single detached	06-Aug	59-03	0.00						
330	36 Penhale Ave. Lt. 12	Hayhoe Homes	single detached	09-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
331	136 Lake Margaret Lt. 3	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
332	38 Brookside Dr. Lt. 18	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
333	55 Hagerman Cres. Lt. 2	W. Ostojic & Sons	single detached	23-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
334	91Riverbank Drive	O. Temple & Sons	exempt single detached	20-Sep	59-03	0.00						
335	46 Brookside Dr. Lt. 14	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
336	12 Meadowvale Dr. Lt. 29	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
337	24 Meadowvale Dr. Lt. 31	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
338	79 Penhale Ave. Lt. 31	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
339	66 Penhale Ave. Lt. 24	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
340	47 Brookside Dr. Lt. 12	Hayhoe Homes	single detached	11-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
341	35 Meadowvale Dr. Lt. 37	Hayhoe Homes	single detached	13-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
342	30 Meadowvale Dr. Lt. 34	Hayhoe Homes	single detached	17-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
343	45 Alexandria Ave.	M. Hutchin	exempt single detached	18-Aug	59-03	0.00						
344	40 Hagerman Cres. Lt. 10	Keystone Estates	single detached	18-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
345	137 Lake Margaret Trail Lt. 29	Doug Tarry Ltd.	single detached commercial	17-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
346	204 First Avenue - Shoppers	Norion Builders Continental	add.	15-Sep	59-03	20,068.50	\$9,733.22	\$9,211.44			\$682.33	\$441.51
347	100 Bill Marlyn Pkway	Movers	exempt single detached	24-Aug	59-03	0.00						
348	44 Shaw Valley Drive Lt. 52	MacPherson Bldfrs	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
349	33 Meadowvale Dr. Lt. 38	Hayhoe Homes	single detached	23-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
350	58 Lake Margaret Tr. Lt. 18	Doug Tarry Ltd.	single detached	23-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
351	10 Hickory Lane Lt. 41	Collier Homes	single detached commercial	20-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
352	126 Edward St.	W. Ostojic & Sons PK	add.	24-Aug	59-03	10,330.00	\$5,010.05	\$4,741.47			\$351.22	\$227.26
353	189 Elm St.	Construction	exempt single detached	26-Aug	59-03	0.00						
354	20 Redtail Court Lt. 17	Jimsol House Co. Ltd.	single detached	25-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
355	10 Redtail Court Lt. 22	Jimsol House Co. Ltd.	single detached	25-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
356	11 Brookside Dr. Lt. 3	Donwest Construction	single detached	25-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
357	209 Talbot Street	Claybar STuCor	exempt	25-Aug	59-03	0.00						
358	1083 Talbot St. Unit #50	Construc	exempt	26-Aug	59-03	0.00						
359	767 Talbot St.	Grant Richard	exempt single detached	26-Aug	59-03	0.00						
360	19 Augusta Cres. #30	Hayhoe Homes MP General	single detached	26-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
361	30 Lake Margaret Trail Lot 4	Cosntruction	single detached	01-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
362	57 Penhale Ave. Lt. 42	Hayhoe Homes	single detached	28-Aug	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
363	154 Lake Margaret Trail Lt. 12	Doug Tarry Ltd.	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
364	47-101 Southgate	Hayhoe Homes	single detached	01-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
365	296 Ross St.	Loretta Gillam	exempt	27-Aug	59-03	0.00						
366	10 Gooding Street	Hollandia Pools	exempt	08-Sep	59-03	0.00						
367	111 Hughes Street	Robert Dentrey	exempt single detached	01-Sep	59-03	0.00						
368	14 Oriole Lane Lot 48	Collier Homes PK	single detached	01-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
369	135 Wellington Street	Construction DeSutter	exempt single detached	07-Sep	59-03	0.00						
370	24 Faith Blvd. Lt. 20	Homes	single detached	03-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98

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PERMIT				DATE	APPLICA BLE		WASTE		RECRE		FIRE	
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
371	11 Redtail Court Lot 6	DHP Contracting	single detached	01-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
372	19 Augusta Cresc. Unit #2	Hayhoe Homes	single detached	02-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
373	618 Highview Drive Lt. 3	Collier Homes	single detached	08-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
374	520 Highview Drive Lot 47	Crosby Homes	single detached	03-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
375	53 Penhale Avenue Lot 44	Hayhoe Homes CK	single detached	02-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
376	417 Wellington Str. # 30 & 31	Construction	single exempt	09-Sep	59-03	0.00						
377	20 Glenview Court Lot 10	Clare Mont Homes	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
378	7 Glenview Court Lot 30	Clare Mont Homes	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
379	27 Glenview Court Lot 20	Donwest Construction	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
380	68 Penhale Avenue Lot 25	Hayhoe Homes	single detached	09-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
381	10 Brookside Drive Lot 13	Jimsol House Co. Ltd.	single detached	27-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
382	12 Oriole Lane Lot 49	Hayhoe Homes	single exempt	09-Sep	59-03	0.00						
383	18 Balaclava Street	Verly Construction	single exempt	17-Sep	59-03	0.00						
384	403 Talbot Street	Elgin Contracting	single exempt	14-Sep	59-03	0.00						
385	38 Oriole Lane Lot 36	Doug Tarry Ltd.	single detached	14-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
386	2 Falconridge Court Lot 32	J. Reichstein	single detached	21-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
387	88 Locust Street	C&T Sargent	single exempt	16-Sep	59-03	0.00						
388	92 Hagerman Cresc. Lot 24	Cannon Homes	single detached	27-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
389	29 Augusta Cresc. Lot 27	Hayhoe Homes	single detached	16-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
390	135 Lake Margaret Trail Lt. 30	Hayhoe Homes	single detached	16-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
391	52 Moore Street	Donald Roughley	Comm. Addition	05-Oct	59-03	1,755.00	\$851.18	\$805.55			\$59.67	\$38.61
392	503-511 Talbot Street	J. Walker	single exempt	17-Sep	59-03	0.00						
393	8 Caldwell Street	J. Johnston	single exempt	20-Sep	59-03	0.00						
394	35 Warbler Heights	A1 Unique Install	single exempt	01-Oct	59-03	0.00						
395	157 Lake Margaret Trail Lot 19	Hayhoe Homes	single detached	20-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
396	43 Horton Street	Donald Ball	single exempt	21-Sep	59-03	0.00						
397	8 Riverbank Drive Lot 31	Joseph Sesar	single detached	22-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
398	147 Lake Margaret Trail Lot 24	Hayhoe Homes	single detached	21-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
399	140 Stanley Street #4	RM Walker	single detached	04-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
400	8 Brookside Drive Lot 12	MP General Construction	single detached	23-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
401	28 Lake Margaret Trail Lot 3	MP General Construction	single detached	26-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
402	3 Meadowvale Drive Lot 16	Maurizio Homes	single detached	01-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
403	27 Lake Margaret Trail Lot 42	Doug Tarry Ltd.	single detached	27-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
404	16 Morrison Dr. Lot 1	Doug Tarry Ltd.	single detached	27-Sep	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
405	2 Third Avenue	Norton Builders	Comm. exempt	28-Oct	59-03	0.00						
406	11 Park Avenue	Southwestern Land	Comm. Addition	01-Oct	59-03	14,859.00	\$7,208.62	\$6,820.28			\$505.21	\$326.90
407	10 Aldborough Avenue	Prespa Construction	single exempt	29-Sep	59-03	0.00						
408	773 Talbot Street	Grassmere K&L	single exempt	01-Oct	59-03	0.00						
409	114 Scott Street	Construction	single exempt	01-Oct	59-03	0.00						
410	184 Sunset Drive	C. Khzmirczak	single exempt	29-Sep	59-03	0.00						
411	189 Elm Street (STEGH)	Hayhoe Homes	single exempt	08-Oct	59-03	0.00						
412	33 McCully Drive	D&E Vandenbosch	single exempt	29-Sep	59-03	0.00						
413	70 Penhale Avenue Lot 26	Hayhoe Homes	single detached	01-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
414	59 Lake Margaret Trail Lot 30	Hayhoe Homes	single detached	01-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
415	560 Highview Drive Lot 28	Cannon Homes	single detached	07-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
416	45 Hagerman Cresc. Lot 7	W. Ostojic & Sons	single detached	06-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
417	9 Brookside Drive Lot 4	Donwest Construction	single detached	05-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
418	43 Gaylord Road	DIParis Construction	single exempt	08-Oct	59-03	0.00						
419	4 Augusta Cresc.	M. Madier	single exempt	06-Oct	59-03	0.00						
420	546 Highview Drive Lot 30	Collier Homes	single detached	08-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
421	61-101 Southgate Pkwy Unit 31	Hayhoe Homes	single detached	06-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
422	609 Highview Drive lot 12	Collier Homes	single detached	08-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
423	18 Glenview Drive Lot 9	Cannon Homes	single detached	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
424	21 Penhale Avenue Lot 60	Hayhoe Homes	single detached	06-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
425	32 Meadowvale Drive Lot 35	Hayhoe Homes	single detached	06-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
426	39 Burwell Road	Ryckman Drainage	industrial addition	26-Oct	59-03	0.00						
427	46 Penhale Avenue Lot 14	Hayhoe Homes	single detached	08-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
428	553 Highview Drive Lot 8	Cannon Homes	single detached	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
429	7 Meadowvale Drive Lot 18	Donwest Construction	single detached	13-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
430	28 Augusta Cresc. Lot 46	Hayhoe Homes	single detached	08-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
431	57 Lake Margaret Trail Lot 31	Hayhoe Homes	single detached	08-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
433	91 Curtis Street	K. Wiegelsworth	single exempt	14-Oct	59-03	0.00						

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PERMIT # 04	LOCATION	CONTRACTOR	TYPE	APPLICA BLE		TOTAL	WASTE		RECRE ATION	FIRE		STUDIES
				DATE ISSUED	BYLAW		WATER	ROADS		LIBRARY	PROTECT	
434	60 Penhale Avenue Lot 21	Hayhoe Homes	single detached	14-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
435	152 South Edgeware Road	Rodney Calder	exempt	14-Oct	59-03	0.00						
436	72 Metcalfe Street	Peter Lemon	exempt	15-Oct	59-03	0.00						
437	52 Princess Avenue	K & W Barry W. Ostojic & Sons	exempt single	15-Oct	59-03	0.00						
438	87 Hagerman Cresc. Lot 30		detached single	26-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
439	14 Morrison Drive Lot 2	Doug Tarry Ltd.	detached single	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
440	37 Augusta Cresc. Lot 23	Rob Adzija	detached single	15-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
441	47 Penhale Avenue Lot 47	Hayhoe Homes	detached single	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
442	18 Redtail Court Lot 18	Crosby Homes	detached single	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
443	59-101 Southgate Pkwy # 30	Hayhoe Homes Jimcol House Co. Ltd.	detached single	18-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
444	21 Redtail Court Lot 11		detached single	26-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
445	48 Penhale Avenue Lot 15	Hayhoe Homes 751836 Ontario Inc.	detached	20-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
446	65 Mitchell Street		exempt single	20-Oct	59-03	0.00						
447	12 Morrison Drive Lot 3	Doug Tarry Ltd.	detached single	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
448	49 Penhale Avenue Lt. 46	Hayhoe Homes Donwest Construction	detached single	20-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
449	5 Meadowvale Drive Lot 17	MacPherson Bldfrs	detached single	20-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
450	52 Shaw Valley Dr. Lot 48		detached single	02-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
451	24 Augusta Cresc. Lot 44	Hayhoe Homes MP General Construction	detached single	20-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
452	62 Lake Margaret Trail Lot 20		detached single	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
453	620 Highview Drive Lot 4	Collier Homes	detached	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
454	8 Sinclair Avenue	Jay Okkarse	exempt single	27-Oct	59-03	0.00						
455	3-101 Southgate Pkwy Unit 2	Hayhoe Homes	detached	22-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
457	33 Meadowvale Drive	Hayhoe Homes	exempt single	22-Oct	59-03	0.00						
458	22 Beechwood Circle Lot 16	Doug Tarry Ltd.	detached single	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
459	8 1/2 Morrison Drive Lot 5	Doug Tarry Ltd.	detached single	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
460	25-45 Lake Margaret Tr Unit 13	Doug Tarry Ltd.	detached	25-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
461	12 Beechwood Circle Lot 14	Clare Mont Homes	single detached dwelling	26-Oct	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
462	2 Opachee Street	James Hughes	exempt	25-Oct	59-03	0.00						
463	1 Vanier Place	Country Pool	exempt	01-Nov	59-03	0.00						
464	225 Wabler Heights	Joe LaForge	exempt	02-Nov	59-03	0.00						
465	462 Talbot Street	RG Crosby Construction	exempt	01-Nov	59-03	0.00						
466	125 Edward Street	Averno Construction	exempt single	29-Oct	59-03	0.00						
467	105 Hagerman Cresc. Lot 18	W. Ostojic & Sons	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
468	48 Brookside Drive Lot 13	Hayhoe Homes	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
469	2 Meadowvale Drive Lot 24	Hayhoe Homes	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
470	42 Brookside Drive Lot 16	Donwest Construction	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
471	102 Hagerman Cresc. Lot 8	W. Ostojic & Sons	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
472	10 Mary Bucke St Lot 12	Hayhoe Homes	detached dwelling single	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
473	78 Penhale Avenue Lot 12	Hayhoe Homes	detached dwelling	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
474	87 Sunset Drive	Imad Al-Shawi	exempt	01-Nov	59-03	0.00						
475	30 Caldwell Street	R. Bartlett	exempt single	09-Nov	59-03	0.00						
476	24 Oriole Lane Lot 43	MP General Construction	detached dwelling	01-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
477	552-554 Talbot Street	Giles	exempt	02-Nov	59-03	0.00						
479	170 Edward Street	Gatemeau HIRA Constr	exempt	02-Nov	59-03	0.00						
480	43593 Ron McNeil Line	MP General Construction	exempt	03-Nov	59-03	0.00						
481	101 Harper Road	Store N Save	exempt	22-Nov	59-03	0.00						
483	310 Wellington Street #2	Charlie Gould	exempt	19-Nov	59-03	0.00						
484	40 Yarwood Street	Jadgco Construction	exempt	18-Nov	59-03	0.00						
485	152 Elm Street	Paul Kempts EC	exempt	17-Nov	59-03	0.00						
486	46 Regent Street	Restorations	exempt	19-Nov	59-03	0.00						
487	170 Ross Street	Keystone Estates	exempt single	18-Nov	59-03	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
488	7 Redtail Court Lot 4	DHP Contracting	detached dwelling single	18-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
489	612 Highview Drive Lot 16	Cannon Homes	detached dwelling single	30-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
490	115 Hagerman Cresc. Lot 23	W. Ostojic & Sons	detached dwelling single	26-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
492	155 Lake Margaret Trail Lot 20	Hayhoe Homes	detached dwelling single	19-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
493	111 Hagerman Cresc. Lot 21	W. Ostojic & Sons	detached dwelling single	26-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
494	13 Brookside Drive Lot 2	Donwest Construction	detached dwelling	22-Nov	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98

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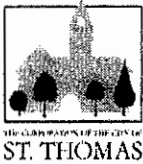
PERMIT				DATE	APPLICA BLE			WASTE	RECRE		FIRE	
# 04	LOCATION	CONTRACTOR	TYPE	ISSUED	BYLAW	TOTAL	WATER	ROADS	ATION	LIBRARY	PROTECT	STUDIES
495	24 Curtis Street	Dennis Broome	exempt	25-Nov	59-03	0.00						
496	496 Talbot Street	Deleemans	exempt	25-Nov	59-03	0.00						
497	61 Manor Road	Construction	exempt	26-Nov	59-03	0.00						
432	54 Mondamin Street	Grey & Mary	exempt	2-Dec	59-03	0.00						
456	113 Metcalfe Street	Ladd	exempt	2-Dec	59-03	0.00						
		David Welch	exempt	2-Dec	59-03	0.00						
456	113 Metcalfe Street	Hickman Mount	exempt	2-Dec	59-03	0.00						
			single									
478	4 1/2 Morrison Drive Lot 9	Doug Tarry Ltd.	detached	16-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
491	156 Edward Street	Prespa	dwelling	7-Dec	59-03	3,510.00	\$1,702.35	\$1,811.09			\$119.34	\$77.22
		Construction	Comm.									
498	86 Elgin Street	Baribeau	detached	16-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
		Constr	dwelling									
499	204 First Avenue	Alphaomega	exempt	1-Dec	59-03	0.00						
		Cont	single									
500	4 Southgate Pkwy Lot 25	Doug Tarry Ltd.	detached	1-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
501	8 Mary Bucke Street Lot 13	Hayhoe Homes	single	2-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			detached									
502	21 Hummingbird Lane Lot 11	Doug Tarry Ltd.	dwelling	1-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			single									
503	2 Hummingbird Lane Lot 37	Doug Tarry Ltd.	detached	1-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
504	101 Stanley Street	Donald McCalg	exempt	2-Dec	59-03	0.00						
505	730 Talbot Street	HIRA	exempt	6-Dec	59-03	0.00						
			single									
506	15 Hummingbird Lane Lot 8	Hayhoe Homes	detached	8-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
507	4 Hummingbird Lane Lot 36	Doug Tarry Ltd.	single	7-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
508	37 Stokes Road	D&M Whitesel	detached	7-Dec	59-03	0.00						
509	11 Onemee Street	Winmar	dwelling	13-Dec	59-03	0.00						
			exempt									
510	25 Oriole Lane Lot 32	MP General	detached	8-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
		Construction	dwelling									
511	39 Burwell Road - fire sep.	W. Ont.	single	22-Dec	59-03	0.00						
		Drywall	exempt									
512	1 Hummingbird Lane Lot 1	Doug Tarry Ltd.	detached	9-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
513	160 Lake Margaret Lot 15	Doug Tarry Ltd.	single	9-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			detached									
514	6 Hummingbird Lane Lot 35	Doug Tarry Ltd.	dwelling	8-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			single									
515	55 Shaw Valley Drive Lot 11	MacPherson	detached	21-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
		Bldrs	dwelling									
516	1 Meadowvale Dr Lot 15	MP General	single	13-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
		Contr.	detached									
517	613 Highview Drive Lot 14	Collier Homes	dwelling	20-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			single									
518	127 Lake Margaret Trail Lot 34	Doug Tarry Ltd.	detached	16-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
519	9649 Sunset Drive	Helena	exempt	10-Dec	59-03	0.00						
		Clement	single									
521	7 Hummingbird Lane Lot 4	Doug Tarry Ltd.	detached	22-Dec	59-03	5,103.00	\$2,131.52	\$2,016.20	\$651.14	\$58.17	\$147.99	\$97.98
			dwelling									
522	3-5 Southgate Pkwy Lot 21&22	Hayhoe Homes	single	23-Dec	59-03	10,206.00	\$4,263.04	\$4,032.40	\$1,302.28	\$116.34	\$295.98	\$195.96
			detached									
428	39 Burwell Road revised	Ryckman	dwelling	22-Dec	59-03	0.00						
	original permit	Drainage	exempt									
						1,834,026.23	784,461.03	742,327.15	199,103.58	17,788.24	54,378.13	35,978.11
						G/L Balance	2,647,961.70	783,097.33	566,419.26	15,898.18	273,565.23	-57,406.33
						2003 Bal Fwd	1,820,721.20	33,527.11	422,544.45	7,824.73	214,484.06	-91,894.72
						2004 Operating				-10,000.00		
						2004 Capital			-65,000.00			
							827,240.50	749,570.22	208,874.81	18,073.45	59,081.17	34,488.39
							-42,789.47	-7,243.07	-9,771.23	-285.21	-4,703.04	1,489.72
						DC Acct Int 01-1	42,789.47	7,243.06	9,771.22	285.23	4,703.03	-1,489.70
							0.00	-0.01	-0.01	0.02	-0.01	0.02

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CORPORATION OF THE CITY OF ST. THOMAS					SCHEDULE C				
DEVELOPMENT CHARGE - CHARGES AND COLLECTIONS AT SUBDIVISION STAGE									
TO DECEMBER 31 2004									
		#	Rate Per	Total	COLLECTED				
BY-LAW		Units	Unit	DC	To 2000	2001	2002	2003	2004
116-2000 (AREA B)									
	Plan 11M94 & 96, Axford & Millcreek	96	\$848.00	\$81,408.00	81,408.00				
	Plan 11M108 Lake Margaret Phase 1	90	\$848.00	\$76,320.00	25,440.00	50,880.00			
	Plan 11M103 Sauve Ave	28	\$848.00	\$22,048.00	5,512.00	11,024.00	5,512.00	0.00	
	Plan 11M--- Lake Margaret Phase 2 a	45	\$848.00	\$38,160.00			38,160.00	0.00	
	Plan 11M--- Lake Margaret Phase 2 b	43	\$848.00	\$36,464.00			12,155.00	24,309.00	
	Plan 11M--- Southgate Village	31	\$875.00	\$27,125.00			27,125.00	0.00	
	Plan 11M--- Lake Margaret Phase 3	51	\$848.00	\$43,248.00				43,248.00	
	Plan 11M125- Wyndfield Phase 1	61	\$903.02	\$55,084.22			0.00	55,084.22	
	Plan 11m 126- Sauve Ave	4	\$886.10	\$3,544.40			0.00	3,544.40	
	Plan 11M-Southgate Village Phase 2	30	\$903.02	\$27,090.60				27,090.60	
	Plan 11M-134 Lake Margaret Phase 4	35	\$903.02	\$31,605.70					31,605.70
	Plan 11M-141 Southgate Pkwy/Falth Blvd.	31	\$954.01	\$29,574.31					29,574.31
	Plan 11M-143 Southgate Village Ph. 3	23	\$954.01	\$21,942.23					21,942.23
	Plan 11M-144 Lake Margaret Phase 5	37	\$954.01	\$35,298.37					35,298.37
116-2000 (AREA D)									
	Plan 11M108 Shawslee	55	\$1,985.00	\$109,175.00		109,175.00			
		35	\$1,985.00	\$69,475.00		69,475.00			
60-2003 (AREA D)									
	Plan 11M--- Southgate Village	31	\$594.42	\$18,427.00			18,427.00	0.00	
	Wyndfield Phase 1	61	\$652.00	\$39,772.00				39,772.00	
	Plan 11M-Southgate Village Phase 2	30	\$652.00	\$19,560.00				19,560.00	
	Plan 11M-Southgate Village Phase 3	23	\$680.69	\$15,655.87					15,655.87
51-2000									
	Plan 11M98 Dalewood Blocks 2 & 3 - 51 & 34 lots - Total	85	\$1,624.00	\$138,040.00	15,895.00		122,145.00		
	Plan 11M98 Dalewood Blocks 5 & 6 - 86 & 34 lots -Total	100	\$1,624.00	\$162,400.00		18,700.00	143,700.00		
	Riverbank #3 -	22	\$1,717.21	\$37,778.62			37,778.62		
	Block 7 - to be prepaid	19	\$1,717.21	\$32,626.99			32,626.99		
	Block 12 - to be prepaid	16	\$1,717.21	\$27,475.36			27,475.36		
	Glenview Court	33	\$1,750.01	\$57,750.33				57,750.33	
	Plan 11M-132 Brookside Dr. Phase 1	23	\$1,750.01	\$40,250.23					40,250.23
	Plan 11M-135 Brookside Dr. Phase 2	44	\$1,750.01	\$77,000.44					77,000.44
	Plan 11M-145 Dalewood Landing Ph. 4	44	\$1,827.01	\$0.00					
	Evergreen Terrace	22	\$1,827.01	\$40,194.22					40,194.22
				\$1,414,493.89	\$128,255.00	\$259,254.00	\$465,104.97	\$270,358.55	291,521.37
Less not received at December 31, 2004				\$0.00					
Received to December 31, 2004				\$1,414,493.89					

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		Collections per Report TR-17-02							
		1999 - By-law 116-2000		\$23,208.00					
		2000 - By-law 116-2000		\$89,152.00					
		2001 - By-law 116-2000		\$204,090.00					
		2000 - By-law 51-2000		\$15,885.00					
		2001 - By-law 51-2000		\$18,700.00					
		Collections per Report TR-10-03							
		2002 - By-law 116-2000		\$119,416.00					
		2002 - By-law 82-98		\$18,427.00					
		2002 - By-law 51-2000		\$363,725.97					
		Collections per Report TR-10-04							
		2003 - By-law 116-2000		\$153,276.22					
		2003 - By-law 80-03		\$59,332.00					
		2003 - By-law 51-2000		\$57,750.33					
		Collections per Report TR-30-05							
		2004 - By-law 116-2000		\$118,420.61					
		2004 - By-law 80-03		\$15,655.87					
		2004 - By-law 51-2000		\$157,444.89					
				\$1,414,493.89					



Corporation of the

City of St. Thomas

Report No.

TR 29-05

File No.

Directed to:

Chairman Cliff Barwick and Members of the Finance & Administration Committee

Date

May 30, 2005

Department:

Treasury

Attachment:

none

Prepared By:

William J. Day, City Treasurer

Subject:

St. Thomas Senior Centre – Repairs and Maintenance to Operable Walls

Recommendation:

For Councils direction.

Background:

The operable walls in the auditorium at the St. Thomas Senior Centre are in need of repair and maintenance. The rollers on one of the three doors require replacement and maintenance operations on the other two doors is needed at this time. Staff have obtained two quotations from qualified service contractors as follows:

Service Contractor	Price Quoted
Glass Canada Limited	\$7,813 plus GST
Forest City Commercial Door Services Inc.	\$8,400 plus GST

Comments:

The agreement between the City and the Centre states the following with respect to the funding of capital expenditures in relation to the Centre:

"The City agrees to be responsible for all capital costs associated with the Facility, which shall include, without limiting the generality of the foregoing:

- All major repairs to the Facility as approved by Council, including such matters as heating and ventilation systems, plumbing and electrical works, concrete and block/brick materials, and exterior walls and roofs,
- All major alterations or improvements to the Facility as may be approved by the Council,
- All additions and/or modifications to the exterior of the Facility as approved by Council

It is acknowledged by both parties that no expenditure less than \$5,000 will be considered a capital expenditure for the purpose of establishing payment responsibility."

Although the cost to repair and maintain the operable walls at the Centre exceeds the established \$5,000 threshold we are not certain whether such repairs meet the definition of capital expenditures per the agreement.

With respect to the City's financial relationship with the Centre it is timely to update Council on the status of the outstanding pledge by the Centre to the City in relation to the original funding of the facility. We note that on May 6, 1996 Council adopted the following resolution with respect to the St. Thomas Seniors' Centre:

"That Council accept the pledge from the St. Thomas Seniors' Centre Board of \$870,000 in total, towards the capital cost of the construction of the St. Thomas Seniors' Centre, and

- 59 -

That the City acknowledge the contribution as beyond the original funding commitment agreed to in 1994, and

That the Seniors' Board's request for an additional year for repayment until December 31st, 1999 be approved, and

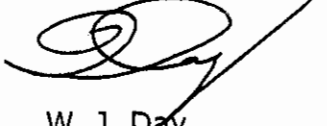
Further, that the City assume full responsibility for all interest accumulated on the capital cost of the Centre."

As at December 31, 2004 the outstanding pledge balance was \$499,975. We note that the no payment to the City by the Centre was made in 2004.

Conclusion:

We seek Council direction on this matter.

Respectfully submitted,



W. J. Day
Director of Finance and City Treasurer



Corporation of the

City of St. Thomas

Report No.

ES60-05

File No.

01-014-05

Directed to: Chairman Cliff Barwick and Members of the Finance and Administration Committee of Council

Date
May 31, 2005

Department: Environmental Services

Prepared By: J. Dewancker, Director

Attachment
• Area sidewalk locations and ratings.
• Sidewalk survey rating system

Subject: Forest Avenue – Highview Drive to Fairview Avenue Request for New Sidewalk Construction

Recommendation:

- That the request for the installation of a new sidewalk on Forest Ave between Highview drive and Fairview Ave be considered in the City's 2006 capital budget

Origin:

At the May 16, 2005, meeting, Council requested that a staff report be prepared in respect to a service request for the installation of a new sidewalk along Forest Avenue between Highview Drive and Fairview Avenue.

ANALYSIS

There is currently no sidewalk available to pedestrians within this roadblock, as shown on the attached excerpt of the City's Sidewalk map and associated sidewalk rating system.

Upon review with the Clerk's department, Environmental Services staff could not find a prior resolution by Council (period 2002 to 2004) to consider the installation of new sidewalk on Forest Avenue in a forthcoming capital budget.

It must be noted that there continues to be a significant backlog of existing deficient sidewalks in the City, which need to be reconstructed, and which are considered to be of a higher priority than new sidewalk construction, as a result of liability concerns. Consequently, when provided with a limited sidewalk construction budget, ES staff has, in the past, recommended that these capital dollars be dedicated mainly to the replacement/repair of existing deficient sidewalks.

Also, recent capital budget submissions have included new sidewalk locations such as Avon Road, Elmina Street, Simcoe Street etc., however the capital funding line and the associated project prioritization have not allowed any such projects to proceed in the recent past.

At this time, the following options can be pursued by City Council:

1. Consider the construction of the new Forest Avenue sidewalk in the 2006 capital budget, or
2. Proceed with the installation of the new sidewalk during 2005.

DISCUSSION

Option 1 is recommended by staff as it allows for the prioritization of all requests for new sidewalks within the City's existing framework of capital planning. Also, the budgetary cost estimate of these works can be prepared taking into account any ancillary cost such as any needed relocation of existing street lights or hydro poles, tree removal etc.

Finally, the planning of new sidewalk construction must be done with the input of abutting property owners, the selection of the side of the road where the sidewalk will be built and the type of sidewalk (boulevard area, curb faced, width "4" or "5").

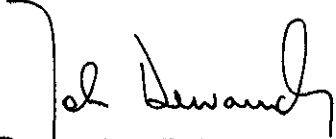
Under Option 2, a budget would need to be established at this time. This budget need would be in the range of \$27,000 to \$30,000. The allocation of this budget may be as follows:

- Reduce the scope of the recently awarded replacement/road resurfacing contract by an amount of \$30,000. (This creates problems for the contract administration of this existing contract.)
- Allocate additional budget, to be generated by any projects that have additional funds available as a result of early tendering. (Should be undertaken comprehensively for all current capital projects with an open account)
- Allocate new budget from a (capital) reserve.

- 61 -

Upon review by the City Treasurer and to achieve a corporate consistency in regard to the City's way in which additional capital projects requests are handled, option 1 continues to be recommended by staff.

Respectfully Submitted,



John Dewancker, P. Eng., Director
Environmental Services

Reviewed By:

 Treasury

Env Services

Planning

City Clerk

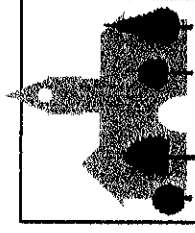
HR

Other

CITY OF ST. THOMAS Sidewalk Ratings

Forest Ave. - Park Ave.
to Highveiw Dr.

- LEGEND**
Sidewalk Rating
- Not Yet Rated
 - 1 - Excellent
 - 2 - Fair
 - 3 - Poor
 - 4 - Deficient

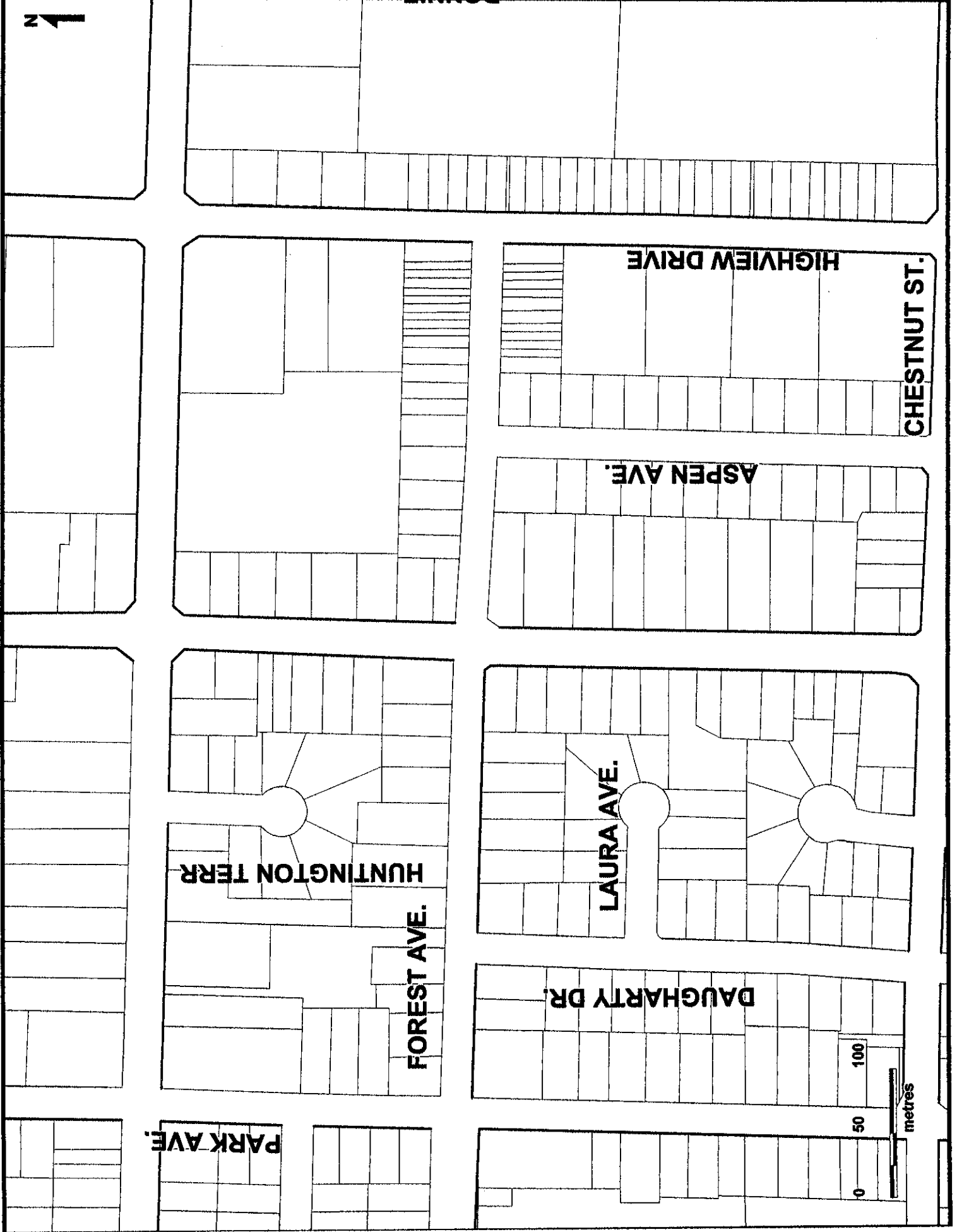


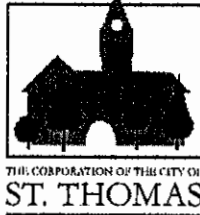
THE CORPORATION OF THE CITY OF
ST. THOMAS

Prepared and produced by the City of St. Thomas
Environmental Services Department, May 31, 2005.
Base map provided by the Central Elgin Planning
Office. Reproduction in whole or in part of this map
is strictly prohibited unless express written
permission is granted by the City of St. Thomas
Environmental Services Department. (CJSH)

s:\lms\workspaces\maps for council, or presentation\maps for john\
sidewalk for forest ave.wor

- 62 -





**SIDEWALK SURVEY
RATING SYSTEM
August 22, 2002**

A sidewalk survey will be carried out every spring by the Public Works division of the Environmental Services Department to update the listing of structurally deficient sidewalks and further to identify any potential risks to which the Municipal Corporation may be exposed.

The sidewalk sections will be rated block by block using the following guidelines.

<i>RATING #</i>	<i>RATING</i>	<i>EXPLANATION OF DEFICIENCY</i>
1	Very Good/New	<10% Cracked, spalled, damaged
2	Good	>10% and <40% cracked, spalled, damaged
3	Poor	>40% and <70% cracked, spalled, damaged
4	Deficient	>70% Cracked, spalled, damaged

Asphalt covered sidewalk sections are to be classified as being deficient.

Sidewalks rated deficient (4) are in very poor condition, and do not meet the MMS Quality Standard for sidewalks. The deficient sections are beyond short term/spot patching, and require replacement or resurfacing with asphalt in order to provide a safe sidewalk condition for pedestrian traffic. A sidewalk is hazardous when it has heaves or depressions ≥ 3 cm.



Corporation of the

City of St. Thomas

Report No.

ES59-05

File No.

2 Third Avenue

Directed to:	Chairman Cliff Barwick and Members of the Finance and Administration Committee of Council	Date	May 31, 2005
Department:	Environmental Services	Attachment	
Prepared By:	J. Dewancker, Director		• RSC of May 11, 2005 • Correspondence by City Solicitor
Subject:	Transfer of Third Avenue extension property and Community Complex property to the City of St. Thomas		

Recommendation:

- That, upon review of the information contained in report ES59-05 and with the concurrence by City Council, the City of St. Thomas confirm with 1106006 Ontario Limited and with 110603 Ontario Limited its satisfaction with the fulfilment of certain conditions and requirements of the City's February 11, 2004, Land Transfer agreement, the fulfilment of which is a prerequisite to the transfer of the Community Complex lands to the City.

Origin:

Receipt on May 13, 2005, by the City of St. Thomas of a copy of the MOE correspondence of May 12, 2005, to 1106006 Ontario Limited and 1106030 Ontario Limited, in respect to the MOE issuance of the Record of Site Condition for the Community Complex property and the Third Avenue extension property (copy attached). As part of the Land Transfer Agreement of February 11, 2004, between the above noted companies and the City of St. Thomas, a number of pre-requisite conditions relative to the transfer of the subject properties need to be satisfied in order that the transfer of these properties may be concluded. These conditions are summarized in this report and also the attached report confirm the ways in which these conditions have been met.

Receipt of the correspondence of April 25 and May 24, 2005, of Sanders Cline, Barristers and Solicitors to the City of St. Thomas and copies of correspondence of May 24, 2005, to Gunn and Associates (copies are attached herewith also).

ANALYSIS

The following provides a summary of the conditions of land transfer that need to be satisfied in order that the transfer of the community complex lands may be concluded.

1. Soil and Geo Physical Conditions Satisfactory for the City's Intended Use of Property

A geo technical report was prepared by the consulting engineering firm of Trow Consulting and responsibility for the on-site compliance with these recommendations rests with Norlon Builders who has entered into a construction contract with the City of St. Thomas and under which the associated performance specifications must be implemented.

2. Title Search and Release of Past Easements

The title search and the associated establishment of the property ownership under the Provincial Land Titles legislation was completed by the firm of Gunn and Associates in order to proceed with the registration of the Plan of Subdivision for all of the Iron Horse lands owned by the above noted companies.

A quit-claim was filed for any past easements that are not longer needed in the future (Gunn and Associates).

3. City satisfaction with the Risk Management Plan including the Soil Management Plan, the Health and Safety Plan and the Operations and Monitoring Plan

The City acknowledged receipt of these plans at the Council meeting July 19, 2004. Report ES93-04, approved by Council refers in this regard.

4. Estimate of total soil quantity to be removed from site and landfilled.

The land transfer agreement of February 11, 2004, establishes a preliminary estimate of impacted soil quantity for removal from the Community Complex and roadway lands in the amount of 50,000 m³ (approximately 100,000T). This quantity was adjusted as the actual quantities became known as part of the completion of the soil removal and placement of structural fill within the footprint of the Community Complex building (by Elgin Construction), and as part of the completion of the roadway and site servicing work. (by Norlon Builders)

- 65 -

5. Location and size of services required the retained lands west of Third Avenue

The location of the services, including the duct-work for hydro services required by future development on block 1 Plan 11M-148, were confirmed by the Grantor and installed under the City's contract with Norlon Builders.

6. Removal of the Grantor's former building and concrete foundation

All foundation concrete of the former Ricwill Building within the City's site limits of the Community Complex project was removed as well as any remnant concrete found within the balance of the site and interfering with the installation of underground services where such concrete was found and needed to be removed under the City Contract with Norlon builders. The City's understanding with the Grantor is that the associated cost of such removal will be borne by the Grantor.

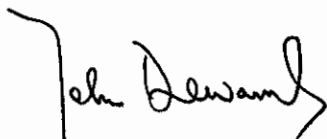
7. Soil Removal from Site

At this time, most of the impacted soils that needed to be removed from the site, either for reasons included in the site Specific Risk Assessment and Risk Management Plan or for geotechnical/ structural reasons have been removed from the site.

In this regard, it must be noted that the Affidavit of the Principal Consultant in Part 5 of the attached Record of site condition does not include "restoration of the site" or "restoration activities at the site." Therefore, upon full completion of all soil removal activities on the site and prior to the substantial performance of the contract with Norlon Builders, the City of St. Thomas will be seeking confirmation from Conestoga Rovers and Associates that all requirements of the Risk Management Plan have been satisfied on site up to the level of back filling of the building foundation and up to the stage of granular 'A' application for the Third Avenue roadway extension and site parking areas. Such confirmation will need to be issued by CRA, as this firm was retained by the Grantor to provide on site inspection (full time and part time) for compliance with the provisions of the RMP.

In the balance of the letter of April 25, 2005, from Mr. John Sanders, Solicitor, reference is made to the need to also address the donation receipt by the City of St. Thomas. This aspect would need to be addressed by the City Treasurer, upon receipt of any required documentation in this regard.

Respectfully Submitted,



John Dewancker, P. Eng., Director
Environmental Services

Reviewed By:
 Treasury Env Services Planning City Clerk HR Other

cc: John Sanders, Sanders, Cline, Barristers and Solicitors
 D. Gunn, Gunn & Associates, Barristers and Solicitors
 J. Rothfisher, Conestoga Rovers and Associates

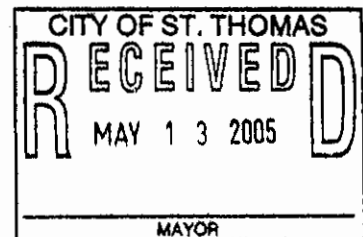
- 66 -

Ministry
of the
Environment

733 Exeter Road
London ON N6E 1L3
Tel (519) 873-5000
1-800-265-7672
Fax (519) 873-5020

Ministère
de
l'Environnement

733, chemin Exeter
London ON N6E 1L3
Tél (519) 873-5000
1-800-265-7672
Télé (519) 873-5020



May 12, 2005

1106006 Ontario Limited and 1106030 Ontario Limited
P.O. Box 790
Lambeth Station
London, ON
N6P 1R7

Attention: Mr.R. A. McCaig

Dear Mr. McCaig:

RE: 263 Wellington St. in the City of St. Thomas

Further to your submission of a Record of Site Condition dated September 29, 2004 regarding the above-noted site, we acknowledge receipt of the registered Certificate of Requirement for the above noted property and please find the acknowledged Record of Site Condition which is attached.

As noted in the Guideline, in order to monitor and maintain the integrity of the Guideline process selected sites submitting a Record of Site Condition will be audited by a MOE audit team. Your site has not been chosen to be audited.

By acknowledging this Record of Site Condition the Ministry of Environment (MOE) is not making any comments, positive or negative on the suitability of the site for the intended land use. The MOE has not supervised the preparation of the report(s) cited in Part 2 of the Record of Site Condition and does not assume any liability for the assessment, restoration or environmental condition of the site. It is your responsibility and the responsibility of future owners to ensure that the report(s) and Record of Site Condition accurately represent conditions at the site.

Yours truly,

A handwritten signature in black ink, appearing to read "Todd Fleet".

Todd Fleet, P.Eng.
District Engineer

Attachment

- c. City of St. Thomas
Gunn & Associates
CRA, Joe Rothfischer
CAT, MOE
D. Thompson, MOE

-67-

File: 2 Third Ave

Sanders, Cline

Barriers and Solicitors

ROBERT F. CLINE, B.A., LL.B.
A. JOHN SANDERS, LL.B.
DAVID R. S. PENTZ, B.A., LL.B.
KATHERINE E. ORKIN, B.A.(HONS.) LL.B.
KAREN M. WILLIAMS, B.A., LL.B.

EDGAR C. SANDERS, K.C. (1872-1957)
E. FRANK S. SANDERS, Q.C. (1913-2002)

POSTAL BOX 70
14 SOUTHWICK STREET
ST. THOMAS, ONTARIO
CANADA N5P 3T5

TELEPHONE (519) 633-0800
FACSIMILE (519) 633-9259
E-MAIL: JOHNSANDERS@SANDLAWYERS.CA

April 25, 2005

SENT BY FAX: 633-9019

Corporation of the City of St. Thomas
Office of the Clerk
P.O. Box 520, City Hall
St. Thomas, On N5P 3V7

ATTENTION: Patrick Keenan, Director of Planning

Dear Mr. Keenan:

**RE: The Corporation of the City of St. Thomas transfer from
1106006 Ontario Limited and 1106030 Ontario Inc.
Our File No: 220282**

Pursuant to our recent telephone conversations in this regard, please find enclosed a list of the remaining steps to be completed under the Land Transfer Agreement dated 11 February 2004, as amended. Items two and three on this agenda can, of course, proceed concurrently.

In addition to the steps noted on the closing agenda, there are a number of other conditions and requirements mentioned in the agreement, all of which I believe have been satisfactorily fulfilled, or in some cases have become redundant and could be waived due to the fact that excavation and construction have proceeded in advance of the land acquisition.

According to my analysis of the agreement, such conditions and requirements include:

1. Confirmation that soil and geophysical conditions are satisfactory for the City's intended use of the property (Norlon, and Director of Environmental Services John Dewancker).
2. Title search and requisitions including removal of past easements (City's solicitor, Sanders and Vendor's solicitor, Gunn).
3. Confirmation that City is satisfied with the Risk Management Plan, Soil Management Plan, Health and Safety Plan, Operation and Monitoring Plan (Norlon and John Dewancker).
4. City to estimate for Grantor total soil to be removed from the site to

- 2 -

Green Lane Landfill (largely completed).

5. Grantor to provide particulars of the size and positioning of utility outlets desired for future servicing of grantor's retained lands to the west (service outlets have been installed, or, construction underway).

6. Removal of Grantor's former building and concrete foundation (completed by Grantor).

7. Removal of soil identified under the Risk Management Plan and during subsequent excavations (occurred prior to and during initial stages of construction on building footprint and street).

Subject to your further comments or additional instructions (and any that the Director of Environmental Services may have) I would like to exchange correspondence with the Grantor's solicitor at this time for the purpose of confirming that any of the above conditions which required the City's confirmation or waiver have been waived or fulfilled and are therefore no longer outstanding. I would seek confirmation from the Grantor's solicitor that neither party has any outstanding requirements regarding the above.


With respect to the Grantor's responsibility to remove and replace soil to rectify environmental risks, paragraph twelve of the agreement provides that the Grantor's undertakings in this regard were limited to such environmental or site clean up matters as are discovered up to the following stages of construction:

- a) with respect to the paved street and parking areas, up to the stage when the City commences application of granular "A" materials and;
- b) With respect to the building site upon the backfilling of the foundation and interior footprint ready for refrigerant piping.

In regard to the donation receipt amount referred to in agenda item number two, paragraph twelve of the agreement contemplated that if the clean up obligations of the Grantor are still ongoing at the time of the land transfer, or if further Grantor clean up requirements arise after the land has been transferred, then additional charitable donation receipts could be subsequently issued to the Grantor, upon the Grantor furnishing acceptable confirmation of his cost to substantiate the further donation value. However, under present circumstances, the construction is probably past the stage where the Grantor has any remaining obligations for removal of undiscovered concrete or other future soil removal. Therefore, it would certainly be desirable to finalize, before or as of the closing date, the entire amount of the donation for which the charitable receipt is requested. We would then document mutual confirmation that this is a final figure.

I look forward to your further thoughts and instructions for me in this regard. Please do not hesitate to contact me if there are any questions in connection with the above or with the enclosed list of remaining steps.

Yours faithfully,
SANDERS, CLINE

Per: 
A. John Sanders

AJS:hl

Encl.

cc: Mr. J. Dewancker

cc: Mr. Wm. Day

-69-

TOTAL P.04

April 25, 2005

RE: Closing Agenda for Arena Site, Land Transfer

Grantor: 1106006 Ontario Limited and 1106030 Ontario Inc. (B + B McCaig, Principals)

Grantee: The Corporation of the City of St. Thomas

- *1. City receives Ministry of Environment record of site condition.
2. Within fifteen days (after *1) the City must have received sufficient information from the Grantor to satisfy the City (Treasurer, William Day) that the City can reasonably issue a donation receipt in the amount requested by the Grantor (for donation of land and value of site cleanup), to be substantiated by land appraisals, receipts, etc. (clean up costs include removal of old building and its foundation, removal of concrete or other foreign materials, removal of contaminated soil and replacement of these "hot spots" with clean fill or the cash equivalent of clean fill replacement) (paragraphs 4, 5, 12 and 13).
3. Within twenty five days (after *1) both the Grantor and the City (Director of Environmental Services, John Dewancker) must confirm in writing that they are respectively satisfied with the record of site condition. (Alternatively the City may provide a written waiver of this condition within the forty-five day period.) (paragraph 10.2).
4. Confirmation that all conditions have been met for final approval of the Plan of Subdivision, approval of the final Plans (Director of Planning, Patrick Keenan) and registration of the Plan of Subdivision, Development Agreement and related documents. (This will provide a legal description for the lands to be transferred by the Grantor to the City, and will also dedicate the public street which is to provide access to the arena site.)
5. Set earliest feasible date for closing the transaction (City solicitor, Sanders, and Grantor's solicitor, Gunn).
6. Final searches on day of closing to confirm no encumbrances, etc. (City solicitor, Sanders).
7. On the closing date, title (Deed) will be received by the City in exchange for a donation receipt acknowledging the Grantor's charitable donation (and other documentation will be exchanged between the solicitors).

Sanders, Cline April 25, 2005

Sanders, Cline

Barristers and Solicitors

ROBERT F. CLINE, B.A., LL.B.
A. JOHN SANDERS, LL.B.
DAVID R. S. PENTZ, B.A., LL.B.
KATHERINE E. ORKIN, B.A.(HONS.) LL.B.
KAREN M. WILLIAMS, B.A., LL.B.

EDGAR C. SANDERS, K.C. (1872-1957)
E. FRANK S. SANDERS, Q.C. (1913-2002)

ENVIRONMENTAL SERVICES

JD		
IA		
PH		
CF		
MS		
RT		
JF		
FILE	2 Talbot Ave	

POSTAL BOX 70
14 SOUTHWICK STREET
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CANADA N5P 3T5

TELEPHONE (519) 633-0800
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E-MAIL: JOHNSANDERS@SANDLAWYERS.CA

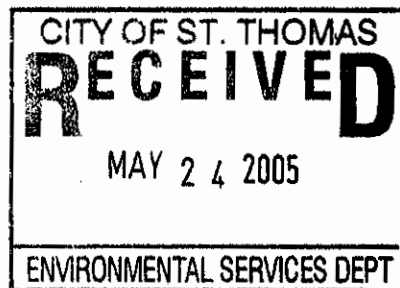
May 24, 2005

Corporation of the City of St. Thomas
545 Talbot Street
P. O. Box 520, City Hall
ST. THOMAS, Ontario
N5P 3V7

ATTENTION: John Dewancker,
Director of Environmental Services

Dear Mr. Dewancker:

**RE: City Transfer from McCaig
Arena Site**



On 20 May, 2005, we received a copy of the Ministry of Environment Acknowledgment of Receipt of the Record of Site Condition (see copy enclosed). The transfer of the property is now to be completed within 30 days and the Transferors, through their Solicitors, are proposing a closing in the week of 6 June, 2005.

One of the conditions to be satisfied or waived before closing relates to the City's satisfaction with the Record of Site Condition, and the other reports included therewith. The Record of Site Condition was not forwarded to our office but we understand that you have same in your possession.

According to the Land Transfer Agreement between the City and the McCaig Companies, there is a period of up to 60 days for the City to indicate that the Record of Site Condition is satisfactory to yourself, on behalf of the City. If you can confirm the Record of Site Condition is satisfactory, we should notify the Transferors' Solicitors promptly that this condition is waived by the City. However, if you require further information or there are any

-71-

-2-

questions in this regard, you should discuss such matters with the Transferors' Solicitors as soon as possible.

Yours faithfully,

SANDERS, CLINE

Per:


A. John Sanders

AJS:mk
Encls.

cc: Mayor Jeff Kohler
cc: Pat Keenan
cc: William Day

-72-

MAY-24-2005 14:27

SANDERS & CLINE

519 633 9259 P.01

Sanders, Cline

Barristers and Solicitors

ROBERT F. CLINE, B.A., LL.B.
A. JOHN SANDERS, LL.B.
DAVID R. S. PENTZ, B.A., LL.B.
KATHERINE E. ORKIN, B.A.(HONS.) LL.B.
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CANADA N5P 3T5

TELEPHONE (519) 633-0800
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E-MAIL JOHN.SANDERS@SANDLAWYERS.CA

May 24, 2005

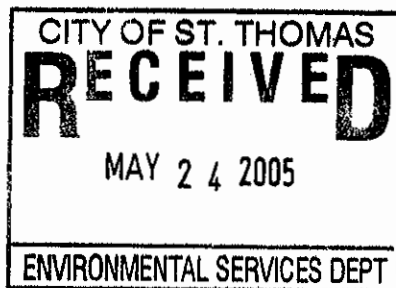
FAX: 631-1468

Gunn & Associates
Barristers & Solicitors
108 Centre Street
St. Thomas, Ontario
N5R 2Z7

ATTENTION: D. G. Gunn, Q.C.

Dear Mr. Gunn:

RE: City Transfer from McCaig Companies
Arena Property



ENVIRONMENTAL SERVICES		
JD		
IA		
PH		
CF		
MS		
RT		
JF		
FILE	2 Thud	Ave

Thank you for your letter dated 20 May, 2005. We are seeking confirmation from our client regarding the City's satisfaction with the Record of Site Condition and the three proposed charitable donation amounts.

We are also seeking instructions regarding the handling of the G.S.T. and the Undertaking by the City pursuant to your suggestion in that regard.

We note that paragraph 10.2 of the Land Transfer Agreement also makes the Agreement conditional on the Grantors' confirming their satisfaction with the Record of Site Condition. Kindly confirm your clients' satisfaction or waiver of this condition.

We wish to confirm (as can be inferred from the progress and construction on the site), that an earlier date:

- i) The City determined that it was satisfied that the soil and physical conditions were suitable for the City's intended use of the property (paragraph 8 of the Land Transfer Agreement);
- ii) The City's requisition regarding the removal of past easements has been satisfactorily answered (paragraphs 17, 18 and 19);
- iii) The Risk Management Plan, Health and Safety Plan and the Operation and Management Plan are satisfactory to the City and its building contractor (paragraph 9b);

-73-

MAY-24-2000 14:41

SANDERS & CLINE

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-2-

iv) The City is satisfied that prior to and during construction of the Street and arena site, the Grantors have removed the former building and concrete foundation, certain soil identified under the Risk Management Plan together with subsequently discovered foreign materials (paragraphs 9, 12 and 13). These removals were at your clients' expense.

With respect to paragraph 16 of the Agreement, we confirm that your clients had satisfactory input regarding the number and positioning of utility outlets that they desired for future servicing of the Grantors' retained lands to the west.

We look forward to working with you toward the completion of this transaction. We confirm that we are looking toward a closing in the week of June 6th (suggesting June 8th or 9th) but we do not yet have firm instructions from the City regarding the proposed closing date.

Yours faithfully,

SANDERS, CLINE

COPY

Per:

A. John Sanders

AJS:mk

cc: William Day

✓cc: John Dewancker

cc: Pat Keenan

FAX: 631-2130



**The Corporation of the
City of St. Thomas** -74-

Report No.: CR-05-10

File No.: OW -05-10

Directed to: Chairman Bill Aarts and Members of
the Committee of the Whole
(Community & Social Services)

Date: May 13, 2005

Subject: Municipal Housing Facilities By-Law (Attachment 1)

Department: St. Thomas – Elgin Ontario Works

Prepared By: Elizabeth Sebestyen, Housing Administrator

Recommendation:

That Council approve the passage of a Municipal Housing Facilities By-law (Attachment 1):

- (i) to enable the St. Thomas/Elgin Service Manager Area to participate in the Canada/Ontario Affordable Housing Program; and
- (ii) to enable municipalities within the St. Thomas/Elgin Service Manager Area to offer incentives for the development of new affordable housing.

Background:

In 2001, the Province of Ontario passed Ontario Regulation 189/01, which makes housing an eligible municipal capital facility under the *Municipal Act*. This allows Service Managers, including the City of St. Thomas, to offer financial assistance to private and non-profit developers of affordable housing, both rental and ownership. The ability for municipalities to participate in investments in housing initiatives having public benefits must come through the enactment of a capital facilities by-law.

As recommended in the "St. Thomas and Elgin County Housing Strategy" presented by consultants Linda Lapointe and Christine Pacini at a joint meeting of City and County councils on November 22, 2004, and in accordance with the first item of the "Affordable Housing Priorities and Action Plan" approved by City Council, a Municipal Housing Facilities By-Law is presented here for Council's endorsement.

Reasons for this By-law:

A Municipal Housing Facilities By-law permits the City of St. Thomas to offer financial incentives to private or non-profit proponents of new affordable housing development.

There is no immediate financial obligation required by the City as a result of passage of this By-law. Rather, the By-law is seen as "enabling" legislation to permit the granting of incentives, if deemed appropriate by Council, when opportunities for new affordable housing developments arise. Future housing initiatives will be evaluated individually, incentives determined, and agreements or project-specific by-laws entered into between the City and each Proponent.

As Service Manager, the City is also enacting this By-law as enabling legislation on behalf of Elgin County and the seven lower-tier municipalities within Elgin County. This By-law will facilitate the provision of new affordable housing by enabling those municipalities to offer local municipal incentives to private or non-profit proponents as well, through project-specific by-laws.

Municipal incentives could include grants to cover development charges, making municipal lands available for affordable housing development, providing grants to offset property taxes, or any other financial concession the municipality deems appropriate.

Furthermore, the passage of a Municipal Housing Facilities By-law by the City of St. Thomas, as Service Manager, is a prerequisite for St. Thomas and Elgin County's participation in the Canada-Ontario Affordable Housing Program under which federal and provincial grants are available for new affordable housing development.

On April 29, 2005, the Provincial and Federal Governments signed a revised Canada/Ontario Affordable Housing Program to commit \$602 million over the next four years to increase the

supply of affordable and supportive housing. Details of the new program will be announced this fall.

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In accordance with the Strategy recommendations, it is expected the City will submit an Expression of Interest to the Province of Ontario for an allocation of 150 new units of affordable housing for St. Thomas and Elgin County under this Program.

Definition of Affordable Housing:

Reg. 46/94, as amended, requires the Service Manager to define "affordable housing" within the body of the Municipal Housing Facilities By-law.

As recommended in the Housing Strategy, the definition of affordable housing used in section 4 of this By-law conforms to the definition in the new Provincial Policy Statement (PPS) which sets overall policy directions on matters of provincial interest related to land-use planning and development. The new PPS came into effect on March 1, 2005.

This Municipal Housing Facilities By-law includes a provision to automatically update the definition of affordable housing in accordance with any future amendments to the Provincial Policy Statement definition.

The Housing Strategy further recommends the City of St. Thomas and municipalities in Elgin County adopt this definition of affordable housing in their Official Plans. The *Planning Act* currently requires municipalities to "have regard" to the Provincial Policy Statement when making decisions on land-use planning matters.

As reported in section 5.4 of the Housing Strategy, the PPS definition of affordable housing combines the average rent concept with the income distribution approach, whichever is lower. Presently in St. Thomas - Elgin, for rental housing, the lower of the two approaches is the average market rent of a unit in the regional market area. For ownership housing, the lower approach is "housing for which the purchase price of a resale unit is at least 10% below the average purchase price of a resale unit in the regional market area". Current market information will be used to establish affordability levels for individual Municipal Housing Project Facility Agreements as required.

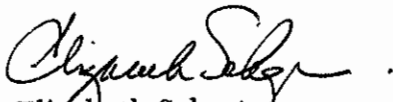
It is expected that the PPS definition of affordable housing will conform to the affordability requirements under the Canada-Ontario Affordable Housing Program. The By-law specifies that, for the purposes of the Affordable Housing Program, the City's definition of affordable housing will be in accordance with program guidelines "as amended", which allows for any program revisions.

Conclusions:

The Needs Assessment clearly identifies gaps in the current supply of affordable housing in St. Thomas and Elgin County. Fortunately, there is considerable interest among non-profit organizations in the development of new affordable housing, both in the City and within Elgin County. The enactment of this Municipal Housing Facilities By-law would enable the City, as Service Manager, to apply for federal and provincial funding under the Canada/Ontario Affordable Housing Program on behalf of these organizations, and at the same time, enable local municipalities to offer incentives for the development of new affordable housing in their areas.

Therefore, we respectfully request Council's endorsement of this Municipal Housing Facilities By-law.

Submitted by


Elizabeth Sebestyen
Housing Administrator



Reviewed By:

Treasury

Env. Serv

Planning

City Clerk

HR

Other

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THE CORPORATION OF THE CITY OF ST. THOMAS

MUNICIPAL HOUSING FACILITIES BY-LAW

BY-LAW NUMBER _____

**BEING A BY-LAW OF THE CORPORATION OF THE
CITY OF ST. THOMAS TO PROVIDE FOR MUNICIPAL
HOUSING FACILITIES.**

WHEREAS the Corporation of the City of St. Thomas (the "City") is the Service Manager and is authorized to operate and manage housing as well as establish, fund and administer programs for the provision of residential accommodation in the City of St. Thomas and the County of Elgin under the *Social Housing Reform Act*, S. O. 2000, c.27;

AND WHEREAS section 6 of the *Social Housing Reform Act* provides that the provision of residential accommodation by a Service Manager is deemed to be a municipal purpose of that Service Manager, and a Service Manager may exercise, for the purposes of the *Social Housing Reform Act*, the powers that it has as a municipality;

AND WHEREAS section 110 of the *Municipal Act 2001*, (the "Act"), S.O. 2001, c.25, as amended, allows municipalities to enter into agreements for the provision of municipal capital facilities by any Proponent;

AND WHEREAS Ontario Regulation No. 189/01 was filed on May 31, 2001 to amend Ontario Regulation 46/94 made under the *Municipal Act* to add "municipal housing facilities" to the class of municipal capital facilities for which municipal councils may enter into agreements pursuant to section 110 of the Act;

AND WHEREAS the said Ontario Regulation 46/94, as amended, requires that before a by-law authorizing an agreement under section 110 of the Act respecting municipal housing facilities is entered into, a municipal housing facility by-law must be enacted which must comply with requirements set out in that Regulation;

AND WHEREAS Council is of the opinion that making use of section 110 of the Act is a desirable means of increasing the supply of affordable housing by providing financial or other assistance at less than fair market value to private and non-profit housing Proponents based on the criteria set out in this by-law;

THEREFORE the Council of the Corporation of the City of St. Thomas enacts as follows:

1. In this by-law,

"Act" means the *Municipal Act 2001*, S.O. 2001, c. 25, as amended, and its regulations;

"Affordable housing" means affordable housing as set out in Section 4 of this By-law;

"Average market rent" means the average monthly unit rent by unit type, located within the City of St. Thomas or County of Elgin as determined and amended from time to time by CMHC. If CMHC does not publish an annual survey of rents for the City of St. Thomas and/or the County of Elgin or if CMHC average rents are not available for any municipality in the County of Elgin, then 'average market rent' for that period shall be the average rents as determined by the Service Manager;

"Clerk" means the Clerk of the Corporation of the City of St. Thomas;

"CMHC" means the Canada Mortgage and Housing Corporation;

“Council” means the Council of the Corporation of the City of St. Thomas;

“Geared-to-income” means financial assistance provided in respect of a household under a social housing program to reduce the amount the household must otherwise pay to occupy a unit in a social housing project;

“Household” means an individual who lives alone or two or more individuals who live together;

“Municipal housing facility” means the class of municipal capital facilities, as prescribed by paragraph 6.1(1) of section 2 of Ontario Regulation 46/94, as amended;

“Municipal housing facility agreement” means an agreement as set out in Section 2 of Ontario Regulation 46/94, as amended;

“Municipal housing facility by-law” means a by-law enacted by Council pursuant to paragraph 6.1(1)(a) of Ontario Regulation 46/94, as amended;

“Proponent” means a person or corporation (private or non-profit) or individual with whom the Service Manager has entered into or will enter into a municipal housing facility agreement under section 2 of this by-law;

“Provincial Policy Statement” means the Ministry of Municipal Affairs and Housing’s Provincial Policy Statement, as issued and amended from time to time under the authority of Section 3 of the *Planning Act*;

“Rent” means the amount charged for accommodation in a housing unit and is used in this By-law to mean the same thing as a housing charge under the *Co-operative Corporations Act*;

“Rent supplement agreement” means rent supplement agreement as defined in the *Social Housing Reform Act, 2000, c.27*, as amended, and any policies adopted by the Service Manager in accordance with that Act;

“Service Manager” means the Consolidated Municipal Service Manager for the City of St. Thomas and the County of Elgin under the *Ontario Works Act, 1997, S.O. 1997, c.25, Sch. A* authorized to operate and manage housing under the *Social Housing Reform Act, S.O. 2000, c.27*, as the context requires.

2. Council may pass by-laws permitting the Service Manager to enter into municipal housing facility agreements with Proponents, pursuant to subsection 110(1) of the Act, for the provision of the municipal housing project facilities.
3. Upon passing of a by-law referred to in Section 2, the Clerk shall give written notice of the by-law to the Minister of Education and Training or successor, as set out in the Act.
4. The definition of “affordable housing” for the purpose of a municipal housing project facilities agreement shall be the definition used in the Ministry of Municipal Affairs and Housing’s Provincial Policy Statement, as issued and amended from time to time. The current Provincial Policy Statement, effective March 1, 2005, uses the following definition of affordable housing:

(a) in the case of ownership housing, the least expensive of:

- i. Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
- ii. Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area;

(b) in the case of rental housing, the least expensive of:

- i. A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
- ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Where "low and moderate income households" means:

- (a) in the case of ownership housing, household with incomes in the lowest 60% of the income distribution for the regional market area; or
- (b) in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.

And where "regional market area" refers to an area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper or single-tier boundaries, it may include a combination of upper, single and/or lower-tier municipalities.

5. In addition to paragraph 4, above, for the purposes of participating in the Canada/Ontario Affordable Housing Program, the definition of affordable housing shall be in accordance with program guidelines, and as amended from time to time. The current definition is "housing which is modest in terms of floor area and amenities, based on household needs and community norms, and is priced at or below average market housing rents or selling prices for comparable housing in a community or area".

Average market rents shall be set in accordance with program guidelines, as amended. Current program guidelines define average market rents as the average rent for each unit size, exclusive of utilities, parking, telephone, cable and other related fees which is less than or equal to the most recently released average CMHC rent for the Service Manager Area; for rural or small urban areas where average market rents are not reported in the CMHC survey, initial rent levels will be set at or below the Ministry of Municipal Affairs and Housing's Unit Rent Factor for the area and bedroom type.

6. The City shall not enter into an agreement mentioned in Section 2 unless it has determined that all the housing units to be provided as part of the municipal housing facility fall within the definition of affordable housing.
7. Eligibility for affordable housing to be provided as part of a municipal housing facility agreement will be determined in accordance with the following:
 - (a) For geared-to-income units, tenants will be selected in accordance with the *Social Housing Reform Act*, regulations under that Act and any policies adopted by the Service Manager in accordance with that Act, or in accordance with the terms of the Strong Communities Rent Supplement Agreement, guidelines, and any local policies adopted by the Service Manager in accordance with that Agreement and guidelines.
 - (b) For average market rent affordable housing units, tenants will be selected by the landlord through a non-discriminatory process and in accordance with all applicable legislation applying to landlords.
8. Under no circumstances shall a housing unit be made available,
 - (a) at rent that is not within the definition of affordable housing; or

- (b) to households which, at the time the housing unit is initially rented to them, already own a residential property, as determined by the landlord after making all reasonable inquiries. The Service Manager may waive this requirement at its discretion.
9. A municipal housing facility agreement shall contain, but not be limited to, the following provisions:
- (a) a clause stating that each housing unit in the municipal housing facility shall meet the definition of affordable housing;
 - (b) the term of the agreement;
 - (c) the number of housing units being provided;
 - (d) provisions regarding increases to rent;
 - (e) subject to section 10 of the By-law, units subject to the agreement shall not be rented to the housing Proponent or shareholders or directors of the Proponent, or any individual not at arm's length to the Proponent or shareholders or directors of the Proponent;
 - (f) the Service Manager may register the agreement on title;
 - (g) a list of the benefits being conveyed to the Proponent under this by-law, including their estimated present-day value;
 - (h) the conditions attached to the financial or other assistance given to the housing Proponent;
 - (i) if the Proponent does not comply with the terms and conditions of the agreement, the Proponent shall, if demanded, pay to the Service Manager the entire amount of benefits conveyed under the agreement, together with any applicable costs and interest, and any other penalties or consequences as determined by the Service Manager;
 - (j) such other contractual provisions respecting the sale, transfer, mortgage or assignment of the municipal housing facility;
 - (k) that the Proponent shall be required to submit required supporting documentation and report annually to the satisfaction of the Service Manager;
 - (l) other terms and conditions satisfactory to the Service Manager which may include, but which are not limited to, any and all forms of property transactions together with any and all general and specific security as the Service Manager considers necessary or desirable;
 - (m) such other contractual provisions which are required to be inserted, based on fundamental contractual drafting principles satisfactory to the Service Manager;
 - (n) the municipal housing facility agreement shall be binding on the Proponent's heirs, successors and assigns;
 - (o) during the time period in which the municipal housing facility agreement is in force, the Proponent shall, as a condition precedent to a sale of a municipal housing facility to a subsequent purchaser, require the subsequent purchaser to enter into an agreement with the City, and that agreement shall impose the terms of the municipal housing facility agreement on that subsequent purchaser;

- (p) in addition to a general indemnity, the Proponent shall specifically indemnify the City if the provision set out in clause (o) is breached.
10. Despite section 9(e), units subject to a municipal housing facility agreement may be rented to directors of the Proponent or individuals not at arm's length to directors of the Proponent if:
- (a) the Proponent is a non-profit housing co-operative as defined in the *Co-operative Corporations Act, R.S.O. 1990, c.C.35*, as amended, or a not-for-profit corporation;
 - (b) the Proponent is at arm's length to any individual or private for-profit corporation with which the director or individual not at arm's length to the director, as the case may be, has a non-arm's length relationship.
11. (1) As a means of increasing the affordability of housing within the housing facility, the municipal housing facility agreement may require that the Proponent enter into a rent supplement agreement with the Service Manager.
- (2) If the municipal housing facility agreement requires the Proponent to enter into a rent supplement agreement with the City as set out in subsection 11(1), the rent supplement agreement shall be entered into concurrently with the municipal housing facility agreement and shall be a condition of the City entering into the municipal housing facility agreement.
12. A municipal housing project facilities agreement may, with respect to the provision, lease, operation or maintenance of the municipal housing project facilities that are subject to the agreement, provide for financial or other assistance at less than market value or at no cost to the Proponent with respect of the provision, lease, operation or maintenance of the municipal housing project facilities that are subject of the agreement, and such assistance may include:
- (a) giving or lending money and charging interest;
 - (b) giving, lending, leasing or selling property;
 - (c) guaranteeing borrowing, and
 - (d) providing the services of employees of the Service Manager.
13. This by-law may be cited as the Municipal Housing Facilities By-law.

READ A FIRST TIME:

READ A SECOND TIME:

PASSED:

Mayor

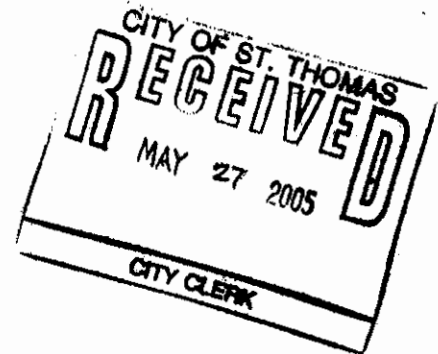
Clerk



Address all correspondence to:

WILLIAM S. LYNCH
Chief of Police

Justice Building
30 St. Catharine Street
St. Thomas, Ontario N5P 2V8
Telephone (519) 631-1224
Fax (519) 633-9028
www.stps.on.ca



May 26, 2005

TO: Mayor Jeff Kohler
Members of St. Thomas City Council

FROM: Carole Watson
Chair, St. Thomas Police Services Board

SUBJECT: Police Facility – Space Needs

As you are aware, the St. Thomas Police Service has outgrown its existing space in the Colin McGregor Justice Building and a recent proposal by St. Thomas Energy to relocate to their facilities was declined by the City Council.

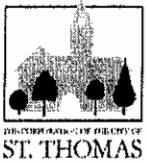
On behalf of the St. Thomas Police Services Board, I wish to invite all members of City Council to a meeting at the Justice Building to tour our facility and to discuss possible solutions to our space needs. This has been a longtime, outstanding issue for the Police Service and the City and it requires immediate attention to formulate a plan for the future. Together, I am confident that a solution and action plan can be realized in the near future.

Please contact Lynn Coates, Secretary to the Board, at 631-1224 extension 121 or via email at lcoates@stps.on.ca with a preferred date for this meeting. I would suggest that with the already full agendas in June and the summer soon upon us, a date in September would be most viable for all members of Council and the Police Services Board.

We await your response and we look forward to working with all members of City Council to finally resolve the space needs for our Police Service.

Yours truly,

Carole A. Watson
Chair, St. Thomas Police Services Board



Corporation of the
City of St. Thomas

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Report No.

CC-20-05

File No.

Directed to: Chairman T. Shackleton and Members of the Protective Services and Transportation Committee

Date

May 24, 2005

Department: City Clerks Office

Attachment

Prepared By: Richard Beachey, Deputy City Clerk

- Information from the Ministry of the Attorney General related to Dogs Statute Law Amendment Act
- Brief from the Municipal Law Enforcement Officers Association

Subject: Pit Bull ban legislation

Recommendation:

That Report CC-20-05 be received for information.

Origin:

On March 9, 2005, Bill 132, the "Public Safety Related to Dogs Statute Law Amendment Act" received Royal Assent. This legislation is more popularly known as the pit bull ban legislation and goes into effect on August 29, 2005. This legislation amended the Dog Owners Liability Act (DOLA) and there are related amendments to the Animals for Research Act (ARA).

Analysis:

This new legislation has a great impact on the provision of animal control services in the City of St. Thomas. Under the law, City By-law Officers are considered "Peace Officers" (Sec. 12) for the purposes of enforcement of this Provincial legislation. Because City By-law Officers will be enforcing this provincial legislation it is expected that there will be increased costs for this enforcement. These expected increased costs have been accounted for in the municipal budget.

It is to be noted that the powers under the new legislation provide that officers are able to enter a premise with a warrant (Sec. 13) and use as much force as is necessary (Sec. 16) in the execution of a warrant. In "exigent circumstances" (Sec. 14), an officer may enter a premise without a warrant and similarly use as much force as is necessary. A dog may be seized in a public place (Sec. 15) and as much force as is necessary is also authorized.

Aside from the powers change, the legislation allows the specified pit bull or pit bull like dogs that were in existence on August 29, or born within 90 days of August 29, 2005 to legally continue under a grand fathering provision which will require that the dogs be sterilized, leashed (max 1.8 m.), and muzzled in public (Sec. 7 and O. Reg. 157/05).

The by-law enforcement staff has expressed concern about the new legislation and have requested additional tools of enforcement and staffing. There will be a meeting scheduled with the Police to discuss this new legislation shortly.

Financial Considerations

\$10,000 has been added to the municipal budget to cover expected overtime costs.

Respectfully submitted,

Richard Beachey
Deputy City Clerk

Reviewed By: _____
Treasury Env Services Planning City Clerk HR Other



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Location: [Home](#) → [What We Do](#) → [Publications](#) → Information on The Dog Owners' Liability Act and Public Safety Related to Dogs Statute Law Amendment Act, 2005

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Information on The Dog Owners' Liability Act and Public Safety Related to Dogs Statute Law Amendment Act, 2005

- [Public Safety Related to Dogs Statute Law Amendment Act, 2005 — Highlights](#)
- [Transition Period](#)
- [Pit Bulls](#)
- ["Grandfathered" or Restricted Pit Bulls](#)
- [Grandfathered/Restricted Pit Bulls — Owners' Responsibilities](#)
- [Dog Owners' Liability Act \(DOLA\) Proceedings](#)
- [Part IX Proceedings and Pit Bulls](#)
- [Pit Bull Ban — Dog Show Exceptions](#)
- [Importing Pit Bulls](#)
- [Acquiring Restricted Pit Bulls after the Ban Comes into Effect](#)
- [All Dangerous Dogs](#)
- [New Powers for Animal Control Personnel](#)
- [Municipal Pounds](#)
- [Frequently Asked Questions](#)
- [Further Information](#)

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Public Safety Related to Dogs Statute Law Amendment Act, 2005 — Highlights

- On October 26, 2004 the McGuinty government introduced Bill 132 to amend the Dog Owners' Liability Act (DOLA), with related amendments to the [Animals for Research Act \(ARA\)](#).
- Bill 132 was passed by the Legislative Assembly as the [Public Safety Related to Dogs Statute Law Amendment Act, 2005](#) on March 1, 2005. It received Royal Assent on March 9, 2005.
- The legislation bans pit bulls in Ontario, places restrictions on existing pit bulls, and toughens the penalties for the owners of any dog that poses a danger to the public.
- Ontario's pit bull ban takes effect on August 29, 2005.
- All dog owners must comply with the current requirements of DOLA and other provisions of law.
- After the pit bull ban takes effect, pit bull owners may keep their existing dogs, as long as they comply with certain requirements.
- The recent amendments to DOLA also contain tough new penalties for the owners of all potentially dangerous dogs, regardless of breed or type.

- Regulations made under the DOLA, as amended, will also come into effect on August 29, 2005. These regulations set out pit bull controls in detail. The regulations can be found at <http://www.e-laws.gov.on.ca>
- The information below is provided to aid understanding of the legislation and does not constitute legal advice.

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Transition Period

- The act received Royal Assent on March 9, 2005. However, the effective date of August 29, 2005, allows municipalities time to ensure that the legislation is applied effectively.
- This transition period will also allow pit bull owners time to determine what they have to do to comply with the new requirements (see below: "[Grandfathered](#)" or [Restricted Pit Bulls](#)).
- It will also allow all dog owners to familiarize themselves with the existing and new requirements of DOLA that apply to **ALL** dogs.

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Pit Bulls

- The amendments to DOLA will prohibit individuals from owning, breeding, transferring, importing or abandoning pit bulls. Training a pit bull to fight or allowing a pit bull to stray will also be prohibited.
- There are exceptions to the restrictions on ownership, transfer and importing in the case of "grandfathered" pit bulls (see below: "[Grandfathered](#)" or [Restricted Pit Bulls](#)).

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"Grandfathered" or Restricted Pit Bulls

- Individuals who already own pit bulls will be able to keep them, provided they comply with requirements set out in the amendments and the regulations.
- Pit bulls kept legally after the ban will be known as "grandfathered" or restricted pit bulls.
- In order for a pit bull to qualify as a "grandfathered" or restricted pit bull, it must be:
 - Owned by an Ontario resident on August 29, 2005., or
 - Born in Ontario within 90 days after August 29, 2005.

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Grandfathered/Restricted Pit Bulls — Owners' Responsibilities

- Pit bull owners will be required to ensure their pit bulls are in compliance with the amendments and regulations.
- The full text of the regulations can be found on the [e-laws](#) website. The text below summarizes certain key elements of the regulations and is not authoritative.
- Within 60 days of August 29, 2005 (by October 28, 2005) pit bull owners will have to have their dogs leashed and muzzled in public and comply with sterilization requirements.
- The regulations stipulate that restricted pit bulls be muzzled and leashed unless the dogs are on their owners' enclosed property or on enclosed property occupied by another person who consents to the pit bull being without a muzzle or leash.
- Among other specific requirements, a leash may be a maximum of 1.8 metres

long.

- Muzzles should be humane, but strong enough and well-fitted enough to prevent the pit bull from biting, without interfering with the breathing, panting, or vision of the pit bull or with the pit bull's ability to drink.
- All pit bulls must be sterilized within 60 days of August 29, 2005 (by October 28, 2005).
- If this would require a pit bull to be sterilized before it reaches 36-weeks of age, the owner may wait until the dog reaches that age to have it sterilized.
- There are limited exemptions to the sterilization requirement if, in the written opinion of a veterinarian, a pit bull is physically unfit to be anaesthetized because of old age or infirmity. See the regulations for further details.

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Dog Owners' Liability Act (DOLA) Proceedings

- This section describes DOLA proceedings as they exist before amendments to the legislation become effective on August 29, 2005.
- The amendments to the legislation make some changes to the Part IX proceedings and the offence proceedings. Those changes are discussed in subsequent sections.
- **Civil Proceedings**
 - If a dog bites you, you may bring a civil action against the dog's owner for damages.
 - The Act states that the owner of a dog is liable for damages resulting from a bite or attack and that liability does not depend on the owner's fault, negligence or knowledge of the propensity of the dog to bite or attack.
- **Proceedings under Part IX of the Provincial Offences Act (Part IX Orders or Part IX Proceedings)**
 - DOLA provides that any individual can start a court proceeding under Part IX of the Provincial Offences Act (POA).
 - In these proceedings, an individual can seek a court order related to a dog.
 - These orders can provide for destruction of the dog or require that the dog's owner take certain measures in relation to the dog such as requiring that the dog be muzzled or leashed.
- **Offence Proceedings under Part III of the Provincial Offences Act (Offence Proceedings)**
 - Violations of various Ontario statutes, including DOLA, constitute provincial offences and may be prosecuted under the Provincial Offences Act.
 - After charges are laid, a Crown attorney presents the case in court.

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Part IX Proceedings and Pit Bulls

- In Part IX proceedings, an individual may seek a court order in relation to a dog (see above: Dog Owners' Liability Act (DOLA) Proceedings).
- Where a court is convinced that a pit bull has bitten or attacked or posed a menace in a Part IX proceeding, a mandatory destruction order must be issued.
- Where a pit bull owner is found to have contravened a provision of the DOLA, the regulations, or a court order in relation to the pit bull, a mandatory destruction order must be issued in a Part IX proceeding.

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Pit Bull Ban — Dog Show Exceptions

- There are limited exceptions to certain requirements of the pit bull ban to allow the participation of pit bulls in dog shows.
- "Dog show" is defined in the regulations. See e-laws for more information.

- Dog shows must be sanctioned, in writing, by one or more of the following dog registries: Canadian Kennel Club, United Kennel Club, American Kennel Club or American Dog Breeders Association.
- There are different exceptions for restricted Ontario pit bulls and pit bulls not owned by Ontario residents.
- Details of these limited exceptions are set out in the regulations.
- None of these exceptions permit breeding of pit bulls, under any circumstances.

[TOP](#)

Importing Pit Bulls

- When the amendments to the Act come into effect, no one will be allowed to import pit bulls into Ontario.
- An individual who leaves Ontario with a restricted pit bull and returns to Ontario with that pit bull within three months will not be considered to be importing that pit bull into Ontario.
- An individual who owns a pit bull on August 29, 2005, and is legally resident in Ontario on that day, but is not present in Ontario on that day will not be importing a pit bull into Ontario if he or she returns to Ontario with that pit bull within three months of August 29, 2005.
- The regulations will allow some pit bulls to come into Ontario for recognized dog shows in certain limited circumstances (see above: [Pit Bull Ban — Dog Show Exceptions](#)).

[TOP](#)

Acquiring Restricted Pit Bulls after the Ban Comes into Effect

- Pit bulls kept legally after the ban will be known as "grandfathered" or restricted pit bulls.
- After the ban comes into effect, a person who did not own any pit bulls on August 29, 2005, will be able to acquire one restricted pit bull.
- A person who owned one or more pit bulls on August 29, 2005 will be able to acquire more restricted pit bulls so long as the effect would not be to leave the person with more pit bulls than he or she owned on August 29, 2005.
- Pounds and humane societies will be able to adopt out restricted pit bulls after August 29, 2005, provided that the transfer of the pit bull to a new owner would not lead to a violation of the restrictions on acquisition.

[TOP](#)

All Dangerous Dogs

- The amendments to DOLA contained in the Public Safety Related to Dogs Statute Law Amendment Act, 2005 will come into effect on August 29, 2005.
- If court proceedings take place after August 29, 2005, but the events that the proceedings are based on took place before that date, the law will apply as it existed before August 29, 2005.
- **Expanded Part IX Proceedings:** After August 29, 2005, it will be possible to commence Part IX proceedings where it is alleged that:
 - A dog has bitten or attacked
 - The dog has behaved in a manner that poses a menace to the safety of persons or domestic animals
 - An owner did not exercise reasonable precautions to prevent a dog from biting or attacking or posing a menace to the safety of persons or domestic animals
 - An existing order has been breached.
- **Part IX Orders:** In Part IX proceedings arising after August 29, 2005, the existing legislation and amendments will provide that if a court finds that a dog

has bitten or attacked a person or domestic animal or that the dog's behaviour constitutes a menace to the safety of persons or domestic animals, the court may make the following orders if satisfied that they are necessary for protection of the public:

- Destruction order
- Order that dog owner take specified control measures
- Order prohibiting further dog ownership for a specified period of time.
- **Control Measures:** The existing legislation and amendments provide some examples of the sort of Part IX orders that the courts may make in cases arising after August 29, 2005. Examples include:
 - Confinement of dog to owner's property
 - Restraint of dog by leash and/or muzzle
 - Posting of warning signs.
- **Mandatory Sterilization:** After August 29, 2005, any dog subject to a Part IX Order (other than a destruction order) must be spayed or neutered within 30 days of the order or within a different period of time, if the court specifies one.
- **Expanded Offence Proceedings:** After August 29, 2005 it will be an offence to contravene any provision of the DOLA or the regulations or any order made under the DOLA or regulations. Specific offences will include:
 - Failing to exercise reasonable precautions to prevent a dog from biting or attacking a person or domestic animal.
 - Failing to exercise reasonable precautions to prevent a dog from behaving in a manner that poses a menace to the safety of persons or domestic animals.
- **Penalties for Offences:** After August 29, 2005, penalties in DOLA offence proceedings will be as follows:
 - \$10,000 fine (\$60,000 for corporations); and/or
 - Six months imprisonment; and/or
 - In addition to any other penalties, the court will be able to make restitution orders requiring convicted persons to make compensation or restitution to victims.

[TOP](#)

New Powers for Animal Control Personnel

- The amendments to DOLA provide that police officers, special constables, First Nations Constables, auxiliary police, municipal law enforcement officers, OSPCA inspectors and OSPCA agents are all designated as peace officers for the purposes of DOLA.
- Designated peace officers will be able to obtain warrants to seize a dog from a particular location where it is not desirable in the interests of public safety that the dog be so located.
- In exigent circumstances, designated peace officers will have a right of entry without warrant. Exigent circumstances include circumstances where there are reasonable grounds to believe that entry without warrant is necessary to prevent imminent bodily harm or death to any person or domestic animal.
- There are also provisions for seizure in public places.

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Municipal Pounds

- As of August 29, 2005, the definition of pound for the purposes of DOLA and the Animals for Research Act (ARA), will be "premises that are used for the detention, maintenance or disposal of dogs or cats that have been impounded pursuant to a by-law of a municipality or the Dog Owners' Liability Act, but does not include any premises, or part thereof, that are not used by any person or body of persons, including the Ontario Society for the Prevention of Cruelty to Animals or any society affiliated therewith, for the detention, maintenance or disposal of dogs or cats so impounded."

- Pounds will be able to keep and adopt any number of restricted pit bulls so long as they are kept in accordance with the DOLA and any regulations.
- Animal shelters and facilities that are not pounds will have the same status as any other pit bull owners. They will be able to own, acquire and, transfer restricted pit bulls in accordance with the requirements.
- After the ban comes into force, only pounds and ARA registered research facilities will be legally able to own or acquire prohibited pit bulls.
- Amendments to the ARA provide a system for dealing with such pit bulls including sending prohibited pit bulls (i.e., pit bulls that are not "restricted" or grandfathered) out of Ontario.

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Frequently Asked Questions

1. Now that the amendments are law, do I have to send my pit bull out of Ontario or have it euthanized?

No. Owners of pit bulls may keep their pit bulls, provided they keep them in compliance with the requirements of the new legislation and any regulations made under it. The new legislation will take effect on August 29, 2005.

2. Is my dog a pit bull?

Under the amendments to DOLA, pit bull is defined as:

- A pit bull terrier
- A Staffordshire bull terrier
- An American Staffordshire terrier
- An American pit bull terrier
- A dog that has an appearance and physical characteristics substantially similar to any of those dogs.

3. Who decides whether or not a dog is a pit bull?

The amendments provide that in a Part IX proceeding the onus of proving that the dog is not a pit bull will lie with the owner of the dog. In offence proceedings, the amendments provide that the prosecution must prove its case beyond a reasonable doubt and that, in the absence of evidence to the contrary, a veterinarian's certificate attesting that a dog is a pit bull is evidence of that fact. Part IX proceedings and offence proceedings are heard before the Ontario Court of Justice.

4. What sort of documentation do I need to travel with my pit bull?

The amendments do not deal with customs documentation regarding shipping of dogs to Canada from foreign jurisdictions and dogs that are in transit destined for other countries. The legislation bans pit bulls and their importation into Ontario. After the ban comes into effect on August 29, 2005, it will be the responsibility of an owner to show that a pit bull is not being imported into Ontario in contravention of the ban.

5. What if I am just passing through Ontario with my pit bull?

You will be in contravention of the law if you are found to have imported a pit bull into the province following the amendments coming into force. Your pit bull may be subject to seizure and you may be subject to a fine and/or jail time. Please note that

exceptions exist for Ontario residents who are out of the province with their pit bulls for less than three months. Limited exceptions also exist for individuals coming to Ontario for purposes of participating in recognized dog shows.

6. Do I have to have my pit bull muzzled and leashed?

Prior to August 29, 2005: While DOLA does not require you to muzzle and leash your pit bull at this time, municipal by-laws may have such requirements. Check with your local municipality for further information. After October 28, 2005: Regulations provide that pit bull owners must comply with leash and muzzle requirements within 60 days of August 29, 2005 (by October 28, 2005).

7. What if I want to complain about a dog? Who do I contact?

Municipalities are responsible for animal control and you should generally contact your local animal control or by-law enforcement office in relation to animal control issues. In emergency situations, the police should be contacted. Please note that after October 28, 2005, owners of existing pit bulls must ensure that their dogs are sterilized and that they are muzzled and leashed while walking them in public.

8. Do I have to register my pit bull?

There is no provincial plan for dog registration as animal control is a municipal responsibility. You should license and register your dog in compliance with requirements set by your local municipality.

9. I am being harassed when walking in public with my pit bull. What should I do?

The Ontario government's amendments to DOLA are designed to make all Ontarians safer. The fact that the government has chosen to ban pit bulls is no justification for harassment of pit bulls owners or cruelty to animals. Pit bull owners are allowed to keep their dogs and walk them in public, as long as they obey the law as it applies to all dog owners. However, pit bull owners walking their dogs in public after October 28, 2005, must comply with certain requirements, such as keeping the dog muzzled and on leash.

Pit bull owners who are subject to harassment that may constitute criminal activity and/or fear for their safety should contact the police.

10. Our municipality already has a pit bull ban in place (or is thinking of implementing one) with no grandfather clause. Do the new amendments mean that pit bull owners can bring their dogs into our community regardless of our by-law?

No. The new section 11 of DOLA will provide that if there is a conflict between the provincial requirements and a municipal by-law, the more restrictive provisions in relation to pit bulls will prevail.

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Further Information

- Public Safety Related to Dogs Statute Law Amendment Act, 2005
- Dog Owners' Liability Act (DOLA)

- [DOLA Regulations](#) may be found on: [e-laws](#)
- [Animals for Research Act \(ARA\)](#)
- [Provincial Offences Act \(POA\)](#)

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Last Updated: 3/31/2005 11:08:52 AM

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BILL 132 - DOG OWNERS' LIABILITY ACT...By: John Wade, Animal Behaviourist

Being asked to enforce the new legislation pertaining to dangerous dogs and breed specific bans seems somewhat like being asked to capture and control a worst-case scenario aggressive dog. Having a leash and collar is one thing, getting it around the dog's neck and into the truck without being bitten, quite another.

It has been my experience through both observation and conversation with officers that I have trained throughout the province, that even prior to the conception of this act most municipalities had not entirely grasped and/or could not afford the degree of training, equipment and support that an animal control division requires to operate successfully. With the additional financial burden that this new legislation adds there are sure to be concerns in municipal corporations throughout the province where the money for implementation is going to come from.

Fiscal issues aside there are practical obstacles ahead. The definition of a municipal law enforcement officer has been dramatically altered and the responsibilities animal control officers are being asked to shoulder are daunting. For the purposes of this Act, municipal law enforcement officers have become peace officers. Issued a warrant, a peace officer may now *"enter any building, receptacle or place, including a dwelling house, to search for and seize the dog and any muzzle, collar or other equipment for the dog."* Amongst other powers to wield, they may now also use as much force as is necessary to execute a warrant. For the average animal control officer, this is a significant change in job description and may be a burden many will not want to bear. For liability reasons municipalities will at significant expense have little choice but to implement more thorough and ongoing training for those hired or contracted to enforce municipal animal control.

When this legislation first reared its head, opponents and animal controls alike expressed concern as to how the banned breeds would be accurately identified.

To a certain extent this has been addressed in the Act by embracing a somewhat loose definition of the banned dogs, *"A member of a class of dogs that have an appearance and physical characteristics that are substantially similar to dogs referred to in any of clauses (a) to (d); ("pit-bull")."*

Additionally, the onus of proof in court as to the identification of the dog's breed lies on the owner's shoulders should they wish to contest.



That bullet may have been dodged but another may not be so straightforward. Municipalities where animal control and care exist together may find they have unwittingly compromised themselves. In many shelters, at any one time anywhere from 25% to 60% of the dog population may be pit bull or dogs that will qualify under the new legislation as banned. Over the years the pressure to increase adoptions and reduce euthanasia has resulted in many if not most shelters misidentifying pit bull and pit bull like dogs as "lab crosses", "boxer crosses" etc. Ethics and people vs. animal priorities aside, many adopters found themselves with much more dog than they could handle and found themselves shouldering the responsibility of euthanizing; for the most part unaware of exactly what sort of dog they had adopted. Recently I was asked to assess and assist in the training of an 8-month-old dog by a person about to adopt from a no-kill shelter. Before I saw the dog and within twenty-four hours of adoption, the dog, a "Shepherd/Collie cross", attacked a visiting family member. Based on my twenty years of experience assessing dog, in my opinion the dog was actually a pit bull/shepherd cross. This is not an unusual practice, in New York the head of the city's Animal Care and Control (NYCACC), started a campaign to alter the public perception of pit bull terriers by changing their name to "New Yorkies." This sort of prevarication may now result in circumstances where one such dog becomes involved in an incident, or is inadvertently at large . . . and the same organization that classified it otherwise may find themselves facing a dog owner with grounds for litigation.

We'll have to wait and see if *"Ontarians will indeed be better protected from all dangerous dogs following passage of a law that bans pit bulls and toughens penalties for the owners of any dog that poses a danger to the public"* as is claimed by Attorney General Michael Bryant. Perhaps the 20% of the population that animal control officers must deal with 80% of the time will find Michael Bryant's efforts intimidating enough to go out and adopt hamsters instead of pit bulls. Then again, maybe not.

John may be contacted at www.johnwade.ca;
6-113 Elmwood Avenue East
London, Ontario N6C 1J4
CANADA 519-457-9559 johnwade@johnwade.ca

The comments and opinions expressed in this Newsletter are not necessarily the views or opinions of the Board of Directors or that of the Association.



Corporation of the
City of St. Thomas

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Report No.
CC-22-05

File No.

Directed to: Chairman T. Shackelton and Members of the Protective Services and Transportation Committee

Date
May 30, 2005

Department: City Clerks Department

Prepared By: W. Graves, City Clerk

Attachment
May 30th Letter from Health Unit

Subject: **Smoking By-law 89-2004 and St. Thomas – Elgin Health Unit Agreement**

Recommendation:

That Council extend the agreement with the St. Thomas – Elgin Health Unit relating to By-Law 89-2004, being a By-law to prohibit smoking in workplaces and public places, until December 31, 2005 or until the funds are exhausted, and:

Background:

In February Council entered into an Agreement with the St. Thomas – Elgin Health Unit to provide funding and services relating to the enforcement of the City's Smoking By-law. The Agreement identified May 31st as an expiration date with the potential for renewal based on funding availability.

Additionally it was contemplated that staff would update Council at the end of May, highlighting the implementation of the By-law and the coordinated work with the Health Unit.

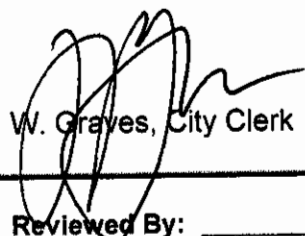
As of this date, approximately \$5000 of the \$15,000 budget allotment from the Health Unit has been expended.

As an overview the following tasks have been and continue to be undertaken:

1. Approximately 250 compliance checks have been carried out at businesses across the City and for the most part there has been overwhelming compliance of the by-law.
2. There have been charges laid under the by-law and they await processing through the court system.
3. Staff and Health Unit Officials meet on a regular basis to review the ongoing compliance of the by-law and to address any issues which may arise.

Should Council concur with the recommendation to extend the Agreement, staff will provide Council with another update in September.

Respectfully,


W. Graves, City Clerk

Reviewed By: Treasury Env Services Planning City Clerk Comm Services Other



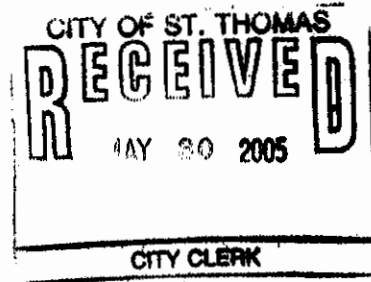
**elgin
st.thomas
health unit**

93 -
99 Edward Street
St. Thomas, Ontario
N5P 1Y8

Telephone: (519) 631-9900
Toll Free Telephone: 1-800-922-0096
Fax: (519) 633-0468
www.elginhealth.on.ca

May 30, 2005

Wendell Graves, City Clerk
City of St. Thomas,
545 Talbot Street,
St. Thomas, Ontario N5P 3V7



Re: Health Unit continued support for enforcement of the Smoking Control
Bylaw #90-2004

Dear Mr. Graves:

In keeping with the Health Unit's philosophy of partnering with agencies where possible, we are pleased to continue to support the City of St. Thomas in its smoking control bylaw implementation efforts. We are pleased with the enforcement and compliance efforts that have been made thus far.

The Health Unit agrees to renew the Memorandum of Agreement with the City, regarding By-law #89-2004, such that we will:

- Continue to commit the remainder of the \$15,000.00 from the provincial Ontario Tobacco Strategy funding towards enforcement of the bylaw, and
- Continue to contract the services of Iron Rail Security Corporation, with the above stated funds, to assist with both enforcement and compliance inspections. We believe this arrangement is necessary to meet the requirements stated in the agreement between the Elgin St. Thomas Health Unit and the Corporation of the City of St. Thomas and to allow adequate compliance inspections.

If you have any questions or concerns, please contact me at 631-9900, ext 202.

Kind regards,

Cynthia St. John,
Chief Administrative Officer

THE FOURTH REPORT OF THE SITE PLAN CONTROL COMMITTEE

May 30th, 2005

Mayor Jeff Kohler
and Members of City Council
St. Thomas, Ontario

Your Site Plan Control Committee recommends as follows:

1. That we approve the application of Elgin Construction for a plan for a commercial development (Enterprise Rent a Car) to be located on lands described as Pt Lot 7, Concession 9, Former Township of Yarmouth, known municipally as 1103-1105 Talbot Street in the City of St. Thomas, subject to the following conditions:

1. Compliance shall be made with all applicable regulations,
2. That an agreement shall be entered into by the owner with the municipality in respect of the provision of all municipal requirements as shown on approved plans,
3. Development of the site shall be in accordance with the approved site plan / landscaping plan, and site-servicing plan,
4. The comprehensive site plan / landscaping plan, and site-servicing plan (amended as directed by the said Site Plan Committee) to be filed with the Committee and to be appended to the agreement required to be made with the municipality,
5. The following requirements shall be shown or noted on the approved plan(s) and/or incorporated into the development agreement referred to above:
 - a) off-street parking spaces shall be provided in accordance with Zoning By-Law 50-88,
 - b) the installation of portable signs shall not be permitted on this site,
 - c) final servicing plans be subject to approval of the Director, Environmental Services, and,
 - d) the site plan / landscaping plan be amended to remove one of the proposed front entrances and to show the attached wash bay facility and the reconfigured parking spaces.

2. That we approve the application of Loblaw Properties Limited for a plan of development of a gas bar to be located on the lands described as Concession 9, Part of Lots 6 and 7, known municipally as 1063 Talbot Street in the City of St. Thomas, subject to the following conditions:

1. Compliance shall be made with all applicable regulations,
2. That an agreement shall be entered into by the owner with the municipality in respect of the provision of all municipal requirements as shown on approved plans,
3. Development of the site shall be in accordance with the approved site plan, landscaping plan, and site-servicing plan,
4. The comprehensive site plan, landscaping plan and site-servicing plan (amended as directed by the said Site Plan Committee) to be filed with the Committee and to be appended to the agreement required to be made with the municipality,
5. The following requirements shall be shown or noted on the approved plan(s) and/or incorporated into the development agreement referred to above:
 - a) off-street parking spaces shall be provided in accordance with Zoning By-Law 50-88,

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- b) an enclosed storage area for enclosed containers shall be provided for the storage pending collection of all waste, garbage and recyclable materials,
- c) the installation of portable signs shall not be permitted on this site,
- d) subject to the successful completion of consent application 23/04, and,
- e) final servicing plans and lighting plans and details subject to approval of the Director, Environmental Services.

3. That the recommendations, directions and actions of the Site Plan Control Committee as set out in the minutes dated May 30th, 2005 be confirmed, ratified, and adopted.

All of which is respectfully submitted,

Mayor Jeff Kohler,
Chairman
Site Plan Control Committee
/jek