



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

September 6, 2019

Information Reports

- [2019-INFO-63](#) Commissioner of Finance – re: Annual Reporting of Commodity Price Hedging Agreements for the Region of Durham for the 2018 Fiscal Year
- [2019-INFO-64](#) Commissioner of Finance – re: The Consolidated Budget Status Report to June 30, 2019 and Full Year Forecast
- [2019-INFO-65](#) Commissioner of Planning and Economic Development – re: Monitoring of Land Division Committee Decisions of the August 12, 2019 Meeting

Early Release Reports

- [2019-P-**](#) Commissioner of Planning and Economic Development - re: Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling and associated accessory buildings rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006

Early release reports will be considered at the October 1, 2019 Planning and Economic Development meeting.

Staff Correspondence

1. [Memorandum from Vannitha Chanthavong, Planner](#) – re: New Application for a Regional Official Plan Amendment – OPA 2019-004
2. [Memorandum from Lori Riviere-Doersam, Principal Planner](#) – re: New Application for a Regional Official Plan Amendment – OPA 2019-005
3. [Memorandum from Ashley Yearwood, Project Planner](#) – re: New Application for a Regional Official Plan Amendment – OPA 2019-006

Durham Municipalities Correspondence

There are no Durham Municipalities Correspondence

Other Municipalities Correspondence/Resolutions

1. [Municipality of Mississippi Mills](#) – re: Resolution passed at their Council meeting held on August 27, 2019, in support of the Township of Warwick resolution regarding Enforcement for Safety on Family Farms
2. [Township of Wasaga Beach](#) – re: Resolution passed at their Council meeting held on August 27, 2019, in support of the Township of McKellar resolution regarding Municipal Amalgamation

Miscellaneous Correspondence

There is no Miscellaneous Correspondence

Advisory Committee Minutes

There are no Advisory Committee Minutes

Members of Council – Please advise the Regional Clerk at clerks@durham.ca, if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk is advised by Wednesday noon the week prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

Notice regarding collection, use and disclosure of personal information:

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The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: [#2019-INFO-63](#)
Date: September 6, 2019

Subject:

Annual Reporting of Commodity Price Hedging Agreements for the Region of Durham for the 2018 Fiscal Year

Recommendation:

Receive for Information.

Report:

1. Background

1.1 On June 20, 2007, Regional Council approved the Commodity Price Hedging Agreements: Statement of Policies and Goals for the Region of Durham, as outlined in Report #2007-F-53. The primary purpose for the development of the Statement of Policies and Goals was to provide the Region with the appropriate framework and guidelines when considering commodity price hedging agreements which can assist in providing greater price stability and certainty during periods of price volatility.

2. Reporting Requirements

2.1 As noted in the Statement of Policies and Goals, the Commissioner of Finance and Treasurer shall report to Council annually with respect to any and all commodity price hedging agreements that are in place. The report shall contain, as a minimum, all requirements as set out in Ontario Regulation 653/05 and will consist of:

- A summary of any contingent payment obligations under the commodity price hedging agreement that, in the opinion of the Commissioner of Finance and Treasurer, would result in a material impact for the municipality, including agreement termination provisions, equipment loss, equipment replacement options and guarantee indemnities; and

- A summary of the assumptions applicable to any possible variations in the commodity price hedge agreement payment and contingent payment obligations.

3. The Region's Current Natural Gas Consulting Agreement

- 3.1 Through Request for Proposals RFP #348-2014, Blackstone Energy Services Inc. was awarded the contract for the provision of consulting and related services for the supply of natural gas for the Region. As the Region is in the last year of its contract which expires October 31, 2019, an RFP has been issued for to allow for continuation of related services effective November 1, 2019.

The Region's Current Natural Gas Price Hedging Strategy

- 3.2 The Region currently has almost 23,900 m³/day of natural gas volumes committed to the distribution system through its Direct Purchase Agreement. The Region was billed for almost 10 million m³ in total natural gas volumes for the 2018 calendar year at a cost of over \$3 million, including applicable taxes (not including DRLHC accounts¹) across over 60 end-use accounts.
- 3.3 As natural gas prices generally experience seasonal volatility, fixed price blocks are considered and in the 2018 fiscal year, the Region entered into a number of fixed price transactions. In accordance with the Region's Commodity Hedging Policy, the following transactions were in place for the Region for portions of 2018:
- Union Dawn - (landed, not including tolls) – located in southwestern Ontario and represents one of North America's most liquid natural gas trading hubs. Dawn hedge transactions ranged between \$3.35/GJ (\$0.126/m³) to \$4.29/GJ (\$0.162/m³) with total daily coverage of between 453 GJ/day to 662 GJ/day; and
 - Empress - Empress (no transportation): The Empress delivery point is situated near the Alberta/Saskatchewan border interconnecting between the TransCanada Pipeline (TCPL) and the Nova Transmission Systems in Alberta. While most transactions are sourced initially at AECO hub in Alberta, delivery for Eastern Canadian buyers usually takes place at Empress. While the Region had transitioned all its supply to be priced at Union Dawn for 2018, an Empress hedge transaction of \$3.205/GJ (\$0.121/m³) with a daily coverage of 63 GJ/day was initially secured in late-2016. Additional transactions were secured for transportation to bring the Empress supplies to a Union Dawn-equivalent at a rate of \$0.80/GJ to \$0.85/GJ (for period ending October 31, 2018) to bring the all-in cost to approximately \$0.151/m³.
- 3.4 Overall, through the execution of the hedges for 2018, it is estimated that the

¹ DRLHC accounts receive natural gas through either the Housing Services Corporation (HSC) natural gas bulk purchase program or through OEB-approved system gas rates (approved and updated on a quarterly basis).

Region's hedging activity resulted in costs that were approximately \$7,300 less than otherwise would have been incurred securing supply at prevailing index/spot market pricing. In addition, year-end 2018 balancing strategies avoided costs of approximately \$18,000.

- 3.5 For the 2018 fiscal year overall, it is estimated that the Region's natural gas acquisition costs were approximately \$0.154/m³ (weighted average), inclusive of transportation costs and tolls for its Ontario landed natural gas including all index and balancing transactions as well as fixed-block purchases. The Region's weighted average cost of gas measured favourably versus comparable pricing such as:
- Default Enbridge system gas rate as approved by the Ontario Energy Board (2018 estimated weighted average of \$0.152/m³);
 - Local Authority Services (LAS) Natural Gas Program (2017-18 program price of \$0.119/m³ not including transportation rate (priced at Empress). With transportation to Union Dawn at approximately \$0.05/m³ total all-in cost was estimated to be in the range of \$0.169/m³ (not including tolls from Union Dawn); and
 - Housing Services Corporation (HSC) Bulk Purchase Program (2018 program commodity price of \$0.139/m³ plus transportation rate of just under \$0.05/m³ for total landed price of \$0.187/m³).
- 3.6 With supporting market intelligence and analysis as provided by Blackstone Energy Services, Regional staff are kept up-to-date regarding market conditions and proactively secure natural gas supply for Regional accounts where deemed financially beneficial to do so. Any price hedge is incurred primarily to ensure a secure source of supply and cost certainty given supply constraints are more often experienced over the winter heating season.

4. The Region's Current Electricity Consulting Agreement

- 4.1 On January 27, 2016, based on Request for Proposal RFP 529-2015, Regional Council approved the recommendation that WattsWorth Analysis Inc. ('WattsWorth') be authorized to act for the Regional Municipality of Durham to procure electricity supply as a member in WattsWorth Buying Group, and provide related consulting services. The Region's facilities, including Duffin Creek WPCP and DRLHC properties, consumed over 184 million kWh of electricity in 2018 (metered and not adjusted for losses), at a total cost of almost \$24 million across over 600 individual end-use accounts (including applicable taxes).²
- 4.2 Among the services provided by WattsWorth under the existing agreement is the development of procurement strategies and obtaining of competitive bids for supply

² Duffin Creek WPCP consumption and cost values are total for the plant. Duffin Creek WPCP is jointly owned by the Regional Municipality of Durham and the Regional Municipality of York.

of electricity to the Region's facilities using commodity price hedging agreements, where deemed appropriate.

The Region's Current Electricity Price Hedging Strategy

- 4.3 There are currently no fixed price hedging arrangements in place for any of the Region's electricity accounts as spot market electricity pricing has not reached a consistent level that would pose a significant risk to the Region. In addition to facilitating hedges (where required), Wattsworth also provides services such as strategic advice in account structures, pricing and exiting the Regulated Price Plan (RPP, either tiered or Time-of-Use) and shifts to spot market pricing. While the Region has used such retail billing agent services in prior years, no Regional accounts were enrolled in such services in 2018.

5. Potential Variations in Commodity Price Hedge Agreement Payment and Contingent Payment Obligations

- 5.1 Hedging arrangements provide for fixed commodity pricing and the Region only contracts with credit-worthy counterparties which adhere to the requirements of the Region's Commodity Hedging Policy. Given this, there are no reasonably expected variations in the price payment of related contingent payment obligations related to commodity hedge transactions(s).
- 5.2 With respect to contingent payment obligations, the Region's supplier documentation (base agreements) include provisions which allow for either the Region or supplier to terminate the agreement if there are reasonable grounds regarding either party's inability to meet its' financial obligations under the agreement, and the other party is unable to provide appropriate financial security.
- 5.3 The contract documentation also details early termination provisions in the event that a party has failed to pay an amount due, and the failure to pay has not been remedied following notice within a defined period. For early termination of a natural gas transaction, the difference between the value of the transaction over the remaining term and the natural gas market value of the same period is calculated. In the event that the market value is greater than the transaction value, then the supplier would remit the difference to the Region. Otherwise the Region would be responsible for remitting the difference to the supplier.
- 5.4 Given the Region transacts with natural gas suppliers on a regular basis, it has in place base supply agreements with four natural gas suppliers (Direct Energy, BP Corporation North America, EDF Trading and RBC) which ensures a competitive process for all supply transactions. Based on recent review, all of the Region's suppliers continue to meet the minimum creditworthiness thresholds set by the Region as laid out in the Council-endorsed Statement of Policies and Goals. For electricity-related transactions, while options are frequently reviewed, the Region does not currently have any active base agreements with any electricity suppliers.

6. Conclusion

- 6.1 For the 2018 fiscal year, while there were no hedges in place for the Region's electricity accounts, the Region did enter into several fixed price transactions for its natural gas accounts (not including DRLHC accounts) for the purposes of providing enhanced price stability and overall cost certainty.
- 6.2 Regional staff continue to work collaboratively with the Region's respective energy advisors and, with evaluation of market conditions and supporting price and account analysis, will consider opportunities for additional commodity price hedging arrangements, where appropriate and where considered financially-beneficial to do so.

Respectfully submitted,

Original Signed by Nancy Taylor

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance



The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: [#2019-INFO-64](#)
Date: September 6, 2019

Subject:

The Consolidated Budget Status Report to June 30, 2019 and Full Year Forecast

Recommendation:

Receive for information

Report:

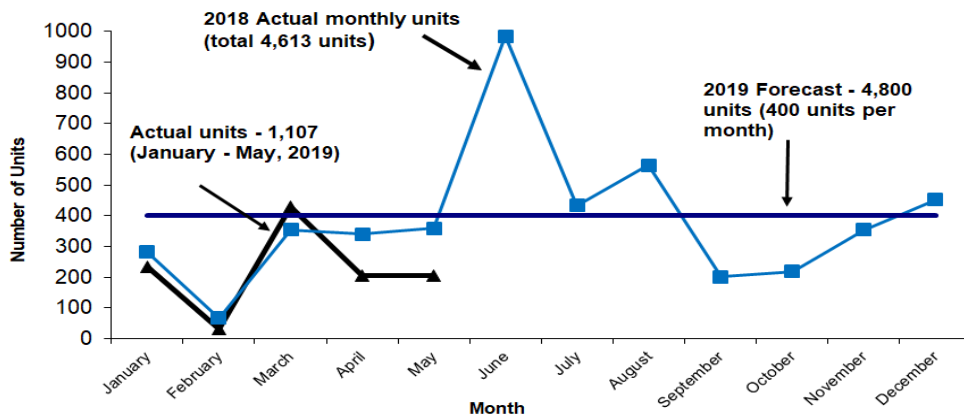
1. Purpose

- 1.1 The following summary on the status of the 2019 Consolidated Budget and Full Year Forecast for the General Tax, Durham Region Transit (DRT), Water Supply, and Sanitary Sewer Operations is based upon information supplied by the Regional Departments, a review of the financial statements to June 30, 2019, and preliminary information forecast to the end of the year.

2. Development Charge Receipts Status

As shown in the following graph, the residential development charge receipts for 2019 (for January to May) total 1,107 units, which equates to 23 per cent of the total 2019 forecast of 4,800 units. The low level of receipts so far presents a significant risk for financing of future years' capital program. Staff will continue to monitor the status of receipts against the 2019 forecast of 4,800 units.

Actual and Forecasted Development Charge Receipts (2019)



3. Budget Status Summary - General Tax Operations

3.1 A deficit position is forecast for the General Tax Operations for 2019, as indicated in the following table.

	<u>Surplus/(Deficit)</u>
	\$
General Tax Operations	
Social Services Department:	
Long-Term Care & Services for Seniors	(625,000)
Family Services	150,000
Income and Employment Support	(450,000)
Emergency Management and Program Support	(300,000)
Housing Services	<u>100,000</u>
Total Social Services Department	<u>(1,125,000)</u>
Health Department:	
Public Health Programs	1,700,000
Region of Durham Paramedic Services	<u>(100,000)</u>
Total Health Department	<u>1,600,000</u>
Works Department:	
General Tax Operations	(1,500,000)
Solid Waste Management	<u>910,000</u>
Total Works Department	<u>(590,000)</u>
Planning and Economic Development Department	600,000
Corporate Services	200,000

Finance Department	750,000
Durham Region Transit	(250,000)
Provincial Download	(1,400,000)
Other Initiatives	<u>(150,000)</u>
Overall Property Tax Deficit	<u>(1,125,000)</u>

4. General Tax Operations

4.1 Social Services Department

- The Long-Term Care and Services for Seniors Division advises that as of the end of June overall revenue and expenditures are in a deficit position of approximately \$625,000. Factors contributing to this position are:
 - The Province has changed its methodology for the calculation of per diem subsidies. Instead of calculating various per diem amounts, the Province will issue a global adjustment amount and will not adjust the existing per diem rates for envelopes of expenditures. The global adjustment amount for 2019 results in an unfavourable revenue variance of \$235,000. However, preferred accommodation revenue for the homes is expected to exceed budget by approximately \$145,000, reducing the revenue shortfall to \$90,000.
 - Three of the four Homes have experienced increased staffing costs totaling \$1,050,000, specifically for temporary staff and overtime to ensure requirements for resident care and strict service levels are maintained when full time staff are absent due to staff vacancies, training, illness or injury. The callout situations pertaining to illness and injury continue to be trending higher than anticipated for 2019.
 - Due to higher than expected rebates and efforts to manage usage, utility costs are expected to be lower than budget, resulting in a surplus position of approximately \$375,000 across all four homes.
 - Various expenses are trending lower than budget due to efforts to create efficiencies, resulting in favourable variances of approximately \$200,000. These areas include cleaning and laundry, building and equipment maintenance, and communication costs.
 - A deficit of \$60,000 is anticipated pertaining to the Adult Day Program, due primarily to client fees being lower than anticipated and higher than expected costs related to staff injuries.
 - The Long-Term Care and Services for Seniors Division continues to review all discretionary expenditures, as well as prioritization of capital expenditures, to mitigate the anticipated deficit position as much as possible without impacting client service.

- The Family Services Division reports that due to the continuing timing gap in filling staff vacancies in the Core Community Services program, savings of approximately \$150,000 are anticipated for the year.
- In the Income and Employment Support Division, a net deficit of approximately \$450,000 is currently being projected for the year.
 - The client benefits of the Ontario Works (OW) Discretionary Benefits program is expected to exceed the cap on the maximum cost shareable expenditure amount. Discretionary benefits that exceed the total cap are not eligible for subsidy and are Regional costs. Based on the expenditures to date and recent caseload trends, a deficit of approximately \$650,000 in the discretionary program is currently projected for the year. Caseloads and costs will continue to be monitored closely over the remainder of the year.
 - While client-related expenditures in the OW Employment Support accounts continue to trend well above budget, personnel savings in the administration section of the program and minor positive variances in non-staffing related categories are expected to partially offset this over expenditure, with an expected net deficit of \$700,000 forecast for the year.
 - The Province's 2019 subsidy Planning Allocation for Durham's administration of the OW program has been recently received and will result in additional funding of \$900,000 for the program.
- The operations of the Emergency Management and Program Support Services sections are expected to be in a deficit position of approximately \$300,000 at year end. This is due mainly to the use of two additional staff in Program Support Services to provide policy advisory resources in support of the Department's Strategic Partnerships and Initiatives and Innovation and Research endeavours for the Region.
- The Children's Services Division is reporting an overall break-even position for the year. The Provincial funding changes announced on April 18th that were due to be effective April 1, 2019 have been deferred until 2020, so will have no impact on fiscal year 2019. However, in anticipation of the reduced subsidies available in 2020, the Department will be looking at where cost reductions may be required later in the year. This is not expected to have any material impact on the Regional costs of the programs for 2019.
- The Housing Services Division reports that expenditures continue to track slightly below budgeted expectations due to the time gap in filling staff vacancies. Expenditures on the Consolidated Homelessness Prevention Initiative are currently proceeding as planned; however, it is anticipated that reductions in allocations to external service partners may be required later in the year to offset the Region's reduced annual allocation because of the Province's 2019 budget. Overall, a surplus of \$100,000 is projected for the year.

- Overall, a deficit of approximately \$1,125,000 is projected for the Social Services Department for the year.

4.2 Health Department

- The Health Department is reporting a projected surplus of approximately \$1,700,000, primarily due to savings resulting from staff leaves and the time lag associated with hiring of replacement staff. Confirmation of funding from the Ministry of Health is expected to be in line with the submission, given the retraction of the funding changes previously announced.
- The Region of Durham Paramedic Services division (RDPS) is projecting a provincial funding short fall of approximately \$400,000 for 2019. The division is also projecting that discretionary cost savings of approximately \$300,000 can be achieved. Overall, a deficit position of \$100,000 is forecast for RDPS at this time.

4.3 Works Department

- A deficit position of \$1,500,000 is forecast for the Roads and General Operations programs.
 - The Works Department has indicated that expenditures in the winter maintenance program is likely to exceed budget in the range of \$1 - \$2 million. This is largely driven by a harsher than usual winter season in the early part of this year leading to a significantly higher than anticipated usage of salt and brine. While the final status of the winter maintenance budget will be dependent upon storm events in the latter part of the year, a deficit of \$1,500,000 is forecast for this reporting period.
- In the Solid Waste Management Operations, expenditures are trending to budgeted levels as of the end of June. However, program funding is expected to exceed budget due to the following factors.
 - The Resource Productivity and Recovery Authority (RPRA) has indicated that their funding for 2019 blue box operations will increase by approximately \$160,000.
 - Although it is difficult to predict if the current prices will be maintained, to date the market prices for OCC and PETE are above what was budgeted for 2019. As a result, a surplus from these blue box revenues of approximately \$750,000 is being forecast at this time.
 - Overall, a surplus position of \$910,000 is forecast for Solid Waste Management Operations for the year.

4.4 Planning and Economic Development Department

- The Planning division has realized savings of \$300,000 from vacancies to the end of June. It is anticipated that program and administrative savings being

realized in non-personnel related areas of the Planning division will be offset by a shortfall in program revenues, which are currently trending below budget.

- The Economic Development and Tourism division has realized staff savings from vacancies of \$200,000 to June 30, 2019. In addition, one-time program savings of approximately \$100,000 are anticipated for the year.
- At this time a surplus of approximately \$600,000 is projected for the Planning and Economic Development Department.

4.5 Corporate Services Department

- Currently, program spending in the Corporate Services Department, Information Technology division, continues to track at or near budgeted expectations, and thus a break-even position at year end is currently anticipated.
- The Human Resources division reports while there are minor variances in their accounts, they are also anticipating an overall break-even position for 2019.
- Legislative Services reports there will be savings of approximately \$200,000 due to the time required to fill vacant positions in the Privacy Office.
- Based on a review of financial results to the end of June, Provincial Offences Administration has savings of about \$300,000. The surplus comes from savings in Administration due to reduced adjudication charges from the Ministry of the Attorney General. However, at the end of June fine revenue is trending below budget. Consequently, a break-even position is forecast at this time for Provincial Offences Administration, as well as for the balance of the Legal Services section.
- Overall, a surplus of \$200,000 is projected for the Corporate Services Department.

4.6 Finance Department

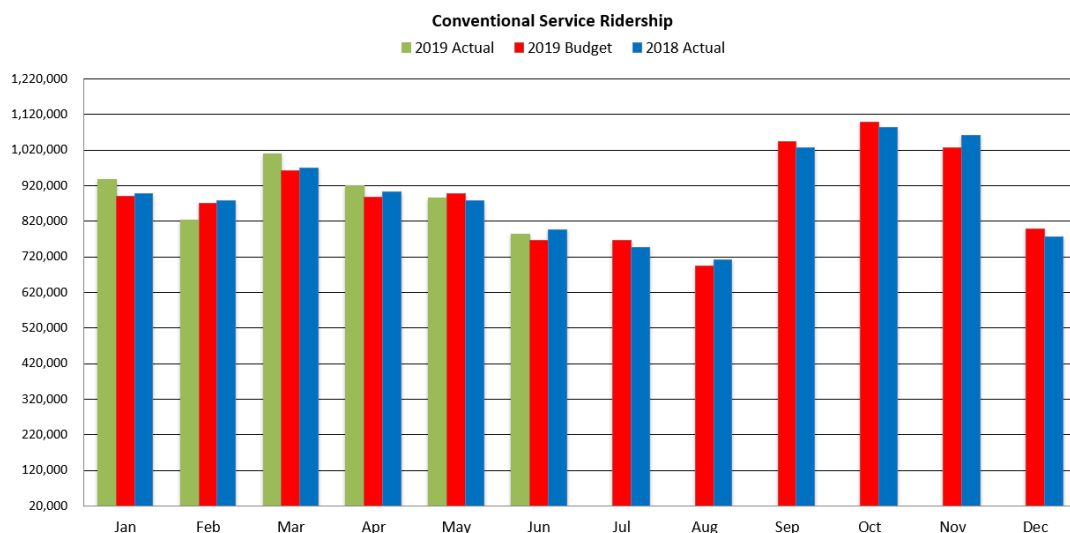
- The Finance Department is projecting a surplus of approximately \$750,000 for the year primarily attributable to staff turnover and the time required to fill vacant positions, but partially offset by the higher usage of agency personnel and overtime to continue service delivery.

4.7 Police Services Board

- As of June 30, 2019, the Police Service is forecasting year end results to be close to budgeted levels. For the six months ending June 30th, net spending of \$95.25 million represents about 46 per cent of the annual operating budget of \$206.61 million. Savings from salary expenses due to position vacancies are expected to be offset by higher legal and consulting services, as well as the effects of reduced provincial funding.

4.8 Durham Region Transit

- As of June 30, it is projected that Durham Region Transit will experience an operating deficit of approximately \$250,000 for 2019. However, there are certain financial risks being monitored that will not be known until later in the year.
- Ridership statistics available to the end of June indicate that overall conventional ridership is approximately 1.6 per cent, or around 84,000 riders, higher than the budgeted ridership expectations, and approximately 1 per cent higher than the same period in 2018. The graph below depicts total conventional ridership by month compared to budgeted and prior year.



- Statistics available to June indicate that specialized services ridership is down approximately 2.6 per cent when compared to the 2019 budget and is about 2.2 per cent lower than prior year levels.
- A \$80,000 deficit for fare revenue is anticipated in 2019. Cash fare revenue is expected to be in a \$200,000 deficit position as cash paying ridership is approximately 11 per cent lower than budget to June. Paper pass and ticket sales revenue are trending approximately \$70,000 higher than budgeted expectations. PRESTO revenue is trending to a \$150,000 deficit, while U-Pass revenue for the Winter term is approximately \$200,000 greater than budgeted levels due to higher than expected enrolment levels.
- In the Operations program, route maintenance services, including snow and ice removal to keep bus stops and shelters safe for DRT passengers, is expected to be in a deficit position of about \$100,000.
- The Maintenance program is expected to be in a deficit position of \$20,000. Fuel prices are lower than budgeted expectations through 2019 so far, resulting in a \$200,000 surplus position. The average price per litre paid this year is approximately \$0.97, which is eleven cents lower than the budgeted price of

\$1.08. The fuel surplus is partially offset by an increase in bus repairs expense, which is tracking approximately \$220,000 greater than the approved budget.

- The Specialized Services program is expected to be in a \$50,000 deficit position in 2019 when compared to the approved budget mainly due to taxi service trending higher than budget at this time.

4.9 Provincial Download Programs

- Payments to external social housing providers, a portion of the Provincial Download budget, are presently tracking approximately \$1,100,000 under budget due to lower than anticipated Rent Geared to Income subsidies, benchmarked operating costs, and property taxes.
- However, the Durham Regional Local Housing Corporation (DRLHC), the Region's own housing provider, is projecting approximately \$2,500,000 overages for the year, primarily from the costs of winter grounds maintenance and building maintenance and repair. These year to date operating costs are trending higher than budget and are close to the prior year actuals, which also resulted in a deficit.
- Overall, it is anticipated that the surplus in payments to external social housing providers and projected deficit in the DRLHC budget will result in a \$1,400,000 deficit position in the Provincial Download Program for 2019.

4.10 Other Initiatives

- The following initiative has been approved in 2019 subsequent to the budget approval and will require funding from property tax sources:

Development of a Transit Oriented Development Evaluations for the GO East Extension	\$150,000
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5. Water Supply and Sanitary Sewer Operations

5.1 Water Supply System

- The Works Department reports that while there are budget variances within various program expenditures and revenues to this date in the year, there are overall savings, primarily related to personnel expenditures in the Engineering and Staff Support and Facilities Management programs, that are expected to result in a surplus by year end. At this point, a surplus of \$1,500,000 is projected for the Water Supply operations.
- To the end of June, water supply user revenues are tracking above budget and a surplus of approximately \$1,000,000 is projected at this time.
- Emergency work being undertaken to construct a new municipal well in the community of Sunderland, in the Township of Brock, requires funding in the

amount of \$2.1 million. The cost of this unplanned work will reduce the surplus position of the water supply operation.

- Overall, a surplus position of \$400,000 in the water supply system is anticipated at this time.

5.2 Sanitary Sewer System

- The Works Department projects that the current operational expenditures of the Sanitary Sewer System are anticipated to produce a surplus position of approximately \$1,100,000 by year end, largely as a result of continued improvements in energy efficiency measures in plant operations, as well as savings in personnel expenditures in Engineering and Staff Support.
- Similar to water supply, sewer user revenues are tracking above budget and a surplus of approximately \$2,100,000 is projected at this time.
- Additional consulting services are required related to the construction of the Port Darlington Water Pollution Control Plant Phase 2 expansion, and in providing assistance in evaluation of claims submitted by the contractor. The additional funding required is estimated to be in excess of \$500,000.
- Overall a net surplus position of approximately \$2,700,000 is anticipated for the sanitary sewer system operations.

6. Summary

- 6.1 Based on the available information to the end of June, a deficit position is forecast for the General Tax Operations. The Water Supply System and the Sanitary Sewer Operations are forecasting surplus positions for the year.
- 6.2 Regional staff will continue to monitor costs and provide budget status updates in the coming months.

Respectfully submitted,

Original Signed by Nancy Taylor

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: [#2019-INFO-65](#)
Date: September 6, 2019

Subject:

Monitoring of Land Division Committee Decisions of the August 12, 2019 Meeting

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report summarizes decisions made by the Land Division Committee¹ at its meeting of August 12, 2019 (see Attachment 1). The approved applications conform to the Durham Regional Official Plan. No appeals are recommended.

2. Background

2.1 A copy of this report will be forwarded to the Land Division Committee for its information.

3. Attachments

Attachment #1: Monitoring Chart for the August 12, 2019 Meeting

¹ The Regional Land Division Committee (LDC) was created by Regional Council on December 19, 1973 to make independent decisions on the disposition of consent applications (e.g. severance, right-of-way, lot line adjustment) that have been submitted to the Region for approval under the Planning Act. The Committee consists of eight lay-citizen members (one representing each area municipality), that are appointed by council for a four year term. The current Chair is Gerri Lynn O'Connor, the Township of Uxbridge's representative. The LDC meets monthly and considers approximately 150 consent applications per year.

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development



Monitoring of Land Division Committee Decisions for the Meeting Date of Monday, August 12, 2019

Appeal Deadline: Tuesday, September 10, 2019

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 046/2019	Pottruff, Keri Smith, Kevin	Part lot 32, Conc. 6 Twp. of Uxbridge	Consent to sever a vacant 1,087 m ² residential parcel of land, retaining a 988 m ² residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 084/2019	Subramaniam, Manoharan Abiramithevi, Asokkanth	Part lot 19, Conc. 1 City of Pickering	Consent to sever an 876.58 m ² residential parcel of land, retaining an 876.58 m ² residential parcel of land with an existing dwelling to be demolished.	Conforms	Approved unanimously
LD 085/2019	Grewal, Navdeep Grewal, Navtaj	Part lot 14, Conc. 6 Twp. of Brock	Consent to add a vacant 383.2 m ² residential parcel to the east, retaining a vacant 860.3 m ² residential parcel of land for future development.	Conforms	Approved unanimously
LD 086/2019	Sekhon, Karandeep	Part lot 14, Conc. 6 Twp. of Brock	Consent to add a vacant 383.2 m ² residential parcel to the east, retaining a vacant 1,300.6 m ² residential parcel of land for future development.	Conforms	Approved unanimously
LD 087/2019	Grewal, Navdeep Grewal, Navtaj Sekhon, Karandeep	Part lot 14, Conc. 6 Twp. of Brock	Consent to add a vacant 383.2 m ² residential parcel to the east, retaining a vacant 1,300.6 m ² residential parcel of land for future development.	Conforms	Approved unanimously

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 088/2019	Grewal, Navdeep Grewal, Navtaj	Part lot 14, Conc. 6 Twp. of Brock	Consent to add a vacant 383.2 m2 residential parcel to the east, retaining a vacant 1,300.6 m2 residential parcel of land for future development.	Conforms	Approved unanimously
LD 089/2019	Sekhon, Karandeep	Part lot 14, Conc. 6 Twp. of Brock	Consent to sever a vacant 650.3 m2 residential parcel, retaining a vacant 650.3 m2 residential parcel of land for future development.	Conforms	Approved unanimously
LD 090/2019	Grewal, Navdeep Grewal, Navtaj Sekhon, Karandeep	Part lot 14, Conc. 6 Twp. of Brock	Consent to sever a vacant 650.3 m2 residential parcel, retaining a vacant 650.3 m2 residential parcel of land for future development.	Conforms	Approved unanimously
LD 091/2019	Grewal, Navdeep Grewal, Navtaj	Part lot 14, Conc. 6 Twp. of Brock	Consent to sever a vacant 650.3 m2 residential parcel, retaining a vacant 650.3 m2 residential parcel of land for future development.	Conforms	Approved unanimously
LD 092/2019	Sekhon, Karandeep	Part lot 14, Conc. 6 Twp. of Brock	Consent to sever a vacant 650.3 m2 residential parcel, retaining a vacant 893.6 m2 residential parcel of land for future development.	Conforms	Approved unanimously
LD 093/2019	Sibbald, David	Part lot Pt Lot 8, Conc. 2 Town of Ajax	Consent to sever a 696.25 m2 residential lot with an existing dwelling to be demolished, retaining a 696.3 m2 residential lot with an existing dwelling to be demolished.	Conforms	Approved unanimously
LD 094/2019	Taylor, A. Duayne Taylor, Elizebeth	Part lot 17, Conc. 5 Twp. of Scugog	Consent to sever a vacant 348.5 m2 residential parcel of land, retaining a 664 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 095/2019	Graham, Jennifer Garret Graham, Mark Harvey	Part lot 4 & 5, Conc. 3 Twp. of Scugog (former Cartwright)	Consent to add a 59.163 ha agricultural parcel of land to the east, retaining a vacant 0.897 ha parcel of land.	Conforms	Approved unanimously
LD 096/2019	Jensen, Richard Brian Jensen, Judith Anne	Part lot 25 & 26, Conc. 9 Municipality of Clarington (former Darlington)	Consent to add a 38.57 ha agricultural parcel of land to the west, retaining a 14.48 ha agricultural parcel of land.	Conforms	Approved unanimously
LD 097/2019	Mo, Ellen	Part lot 16, Conc. 2 Town of Ajax	Consent to sever a vacant 365.60 m2 residential parcel of land, retaining a 392.8 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved unanimously
LD 098/2019	Campus Development Whitby Corp.	Part lot 20, Conc. 1 Town of Whitby	Consent to grant a lease over 21 years over a vacant 5,013.1 m2 institutional parcel of land, retaining a institutional parcel of land.	Conforms	Approved unanimously



Interoffice Memorandum

To: Ralph Walton, Regional Clerk/Director
Legislative Services

From: Vannitha Chanthavong, MCIP, RPP
Planner

Date: August 30, 2019

Re: **New Application for a Regional Official Plan Amendment**
File Number: **OPA 2019-004**
Applicant: Jerrann Farms
Location: Part of Lot 1, Concession 1
Municipality: Township of Brock

The Regional
Municipality
of Durham

Planning and Economic
Development Department

Planning Division

This is to advise that we have received the above noted application.

The application was deemed complete today.

The purpose of the application is to permit severance of a non-abutting surplus farm dwelling.

Please call me if you have any questions.


Vannitha Chanthavong

:ps

Encl.: Application Package

C.S. - LEGISLATIVE SERVICES

Original
To: CIP-memo [Signature]
Copy T.F
To:
C.C. S.C.C. File
Take Appr. Action

"Service Excellence
for our Communities"

If this information is required in an accessible format, please contact the
Planning Department Reception at 1-800-372-1102, Extension 2551

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2019-P-**
Date: October 1, 2019

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling and associated accessory buildings rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006.

Recommendation:

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Commissioner's Report #2019-P-** be received for information; and
 - B) That all submissions received be referred to the Planning Division for consideration.
-

Report:

1. Purpose

- 1.1 On August 14, 2019, Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., submitted an application to amend the Durham Regional Official Plan (ROP) to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington.

2. Site Description

2.1 The subject site is approximately 77 hectares (191 acres) and is located on the east side of Vannest Road, between Concession Roads 6 and 7, approximately 800 metres west of the Hamlet of Solina (refer to Attachment 1). The parcel is legally described as Part of Lot 28, Concession 6, in the Municipality of Clarington and contains three addresses:

- 1785 Concession Road 7;
- 6115 Vannest Road; and
- 6171 Vannest Road.

2.2 The subject agricultural parcel is irregular in topography and shape and contains three detached dwellings, one of which is a two-unit home at 6171 Vannest Road. Two streams within the Farewell Creek Subwatershed meander through the site.

2.3 Werrcroft Farms Ltd. is a private corporation owned by Diane and Kevin Werry. The subject agricultural parcel was purchased in 2016 as part of an expansion to the farming operation. Werrcroft Farms Ltd. owns seven parcels throughout the Region, totalling 207 hectares, or 511 acres of agricultural land.

2.4 The surrounding uses located adjacent to the subject site include:

- a. North – Concession Road 7, and agricultural lands;
- b. East – Agricultural lands, woodlands and wetlands;
- c. South – Concession Road 6, agricultural lands, and a cemetery; and
- d. West – Vannest Road, agricultural lands, woodlands and wetlands.

2.5 The proposed amendment to the ROP would permit the severance of a 0.43 ha (1.07 ac) parcel of land containing a farm dwelling, and related accessory buildings, retaining a 76.8 ha (190 ac) agricultural parcel supporting two detached dwellings, one of which contains two units. The surplus dwelling is not utilized by a farm employee and is currently being rented to a tenant. The retained farm will continue to be primarily used for feed crops (e.g. corn, wheat, beans and/or hay) that support the owner's off-site dairy operation.

3. Reports Submitted in Support of the Application

3.1 Clark Consulting Services Ltd. prepared a Planning Justification Report, dated August 13, 2019. The report concluded that the proposed amendment meets the

objectives and requirements of the Provincial Policy Statement, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the ROP.

- 3.2 Clark Consulting Services Ltd. also prepared a Farm Holdings Inventory Report (which included a Minimum Distance Separation Analysis), dated August 13, 2019. The report indicated that Werrcroft Farms Ltd. presently owns a total of seven farm parcels throughout Durham Region, six in the Municipality of Clarington and one in the City of Oshawa (refer to Attachment 2). Of the seven properties, three contain six dwellings. The owners live in a detached dwelling on the proposed retained parcel. A family member and an unrelated tenant both live in the two-unit dwelling. Both the owners and the family member are active in the farming operation. The owners currently rent out the existing dwelling on the proposed severed parcel to a tenant who does not have an interest in the farming operation.
- 3.3 A Phase One Environmental Site Assessment completed by GHD indicated that there are no significant environmental site contamination concerns on the subject site.

4. Provincial Plans and Policies

- 4.1 The majority of the subject site is designated “Protected Countryside” under the Greenbelt Plan. The northern portion is within the limits of the ORMCP and is designated “Countryside Areas”. The proposed severed parcel is entirely situated within the ORMCP and is subject to the ORMCP land-use designation.
- 4.2 The Provincial Policy Statement, as well as the Greenbelt Plan and the ORMCP may permit the severance of a residence surplus to a farming operation as a result of farm consultation. Severances of surplus farm dwellings are allowed provided the planning authority ensures that a new residential dwelling is not permitted in the future on the proposed retained farm lot created by the severance.

5. Durham Regional Official Plan Context

- 5.1 The Durham Regional Official Plan designates most of the subject site as “Prime Agricultural Areas” within its “Rural System”, whereas most of the remaining portion at its north end is within the limits of the Oak Ridges Moraine and is designated as “Countryside Area” with a “Prime Agriculture” overlay on Schedule ‘B’ – Map ‘B3’ of the Regional Official Plan. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.

- 5.2 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
- a. The dwelling is not needed for a farm employee;
 - b. The farm parcel is a size which is viable for farm operations;
 - c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
 - d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling.

6. Consultation

- 6.1 The ROP Amendment has been circulated to a variety of agencies, including the Ministry of Municipal Affairs and Housing; the Municipality of Clarington; the Regional Health Department; the Central Lake Ontario Conservation Authority; and the Durham Agricultural Advisory Committee.

7. Public Consultation

- 7.1 Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.
- 7.2 If a person or public body does not make oral submissions at a public meeting, or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:
- a. Is not entitled to appeal the decision of the Region of Durham to the Local Planning Appeal Tribunal (LPAT) (formerly the Ontario Municipal Board); and
 - b. May not be added as a party to the hearing of an appeal before the LPAT, as appropriate, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- 7.3 Anyone who wants to be notified of Regional Council's decision on the proposed ROP Amendment must submit a written request to:
- Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Planning and Economic Development Department

Regional Municipality of Durham
Durham Regional Headquarters
605 Rossland Road East
Whitby, ON L1N 6A3

8. Future Regional Council Decision

- 8.1 The Planning and Economic Development Committee will consider the proposed ROP Amendment at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 8.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

9. Attachments

Attachment #1: Location Sketch

Attachment #2: Werrcroft Farms Ltd. Agricultural Land Holdings

Respectfully submitted,

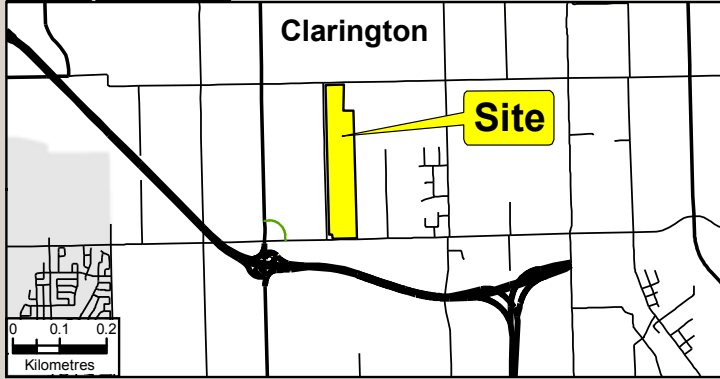
Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

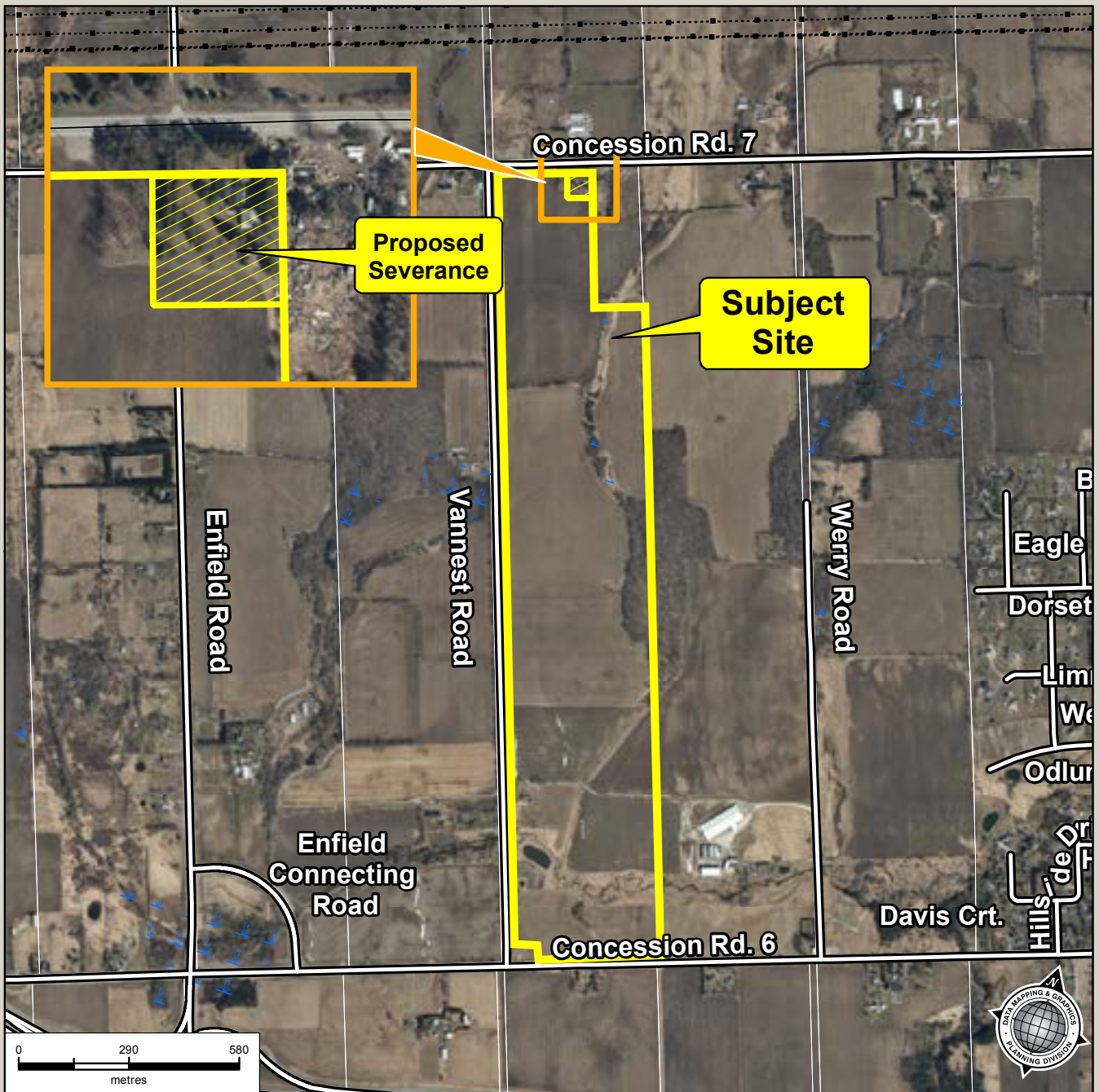
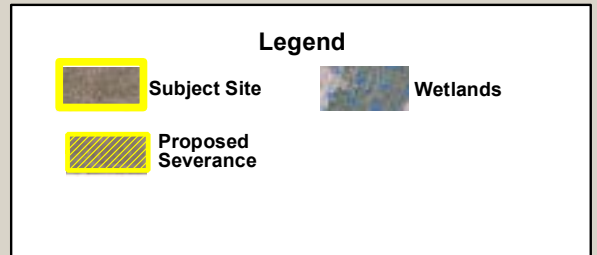
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



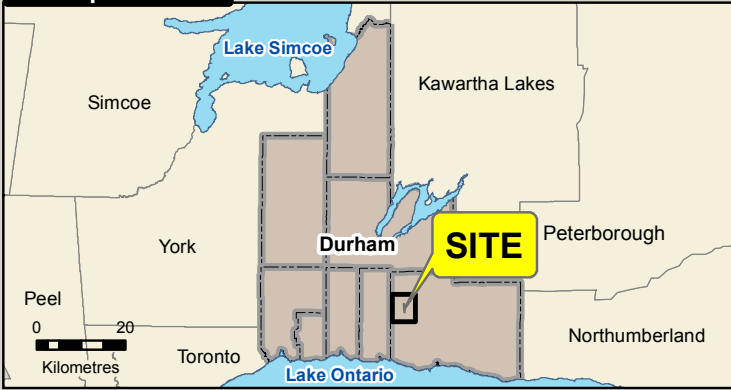
Attachment #1
Commissioner's Report: 2019-P-**
File: OPA 2019-006
Municipality: Clarington



Data Sources:
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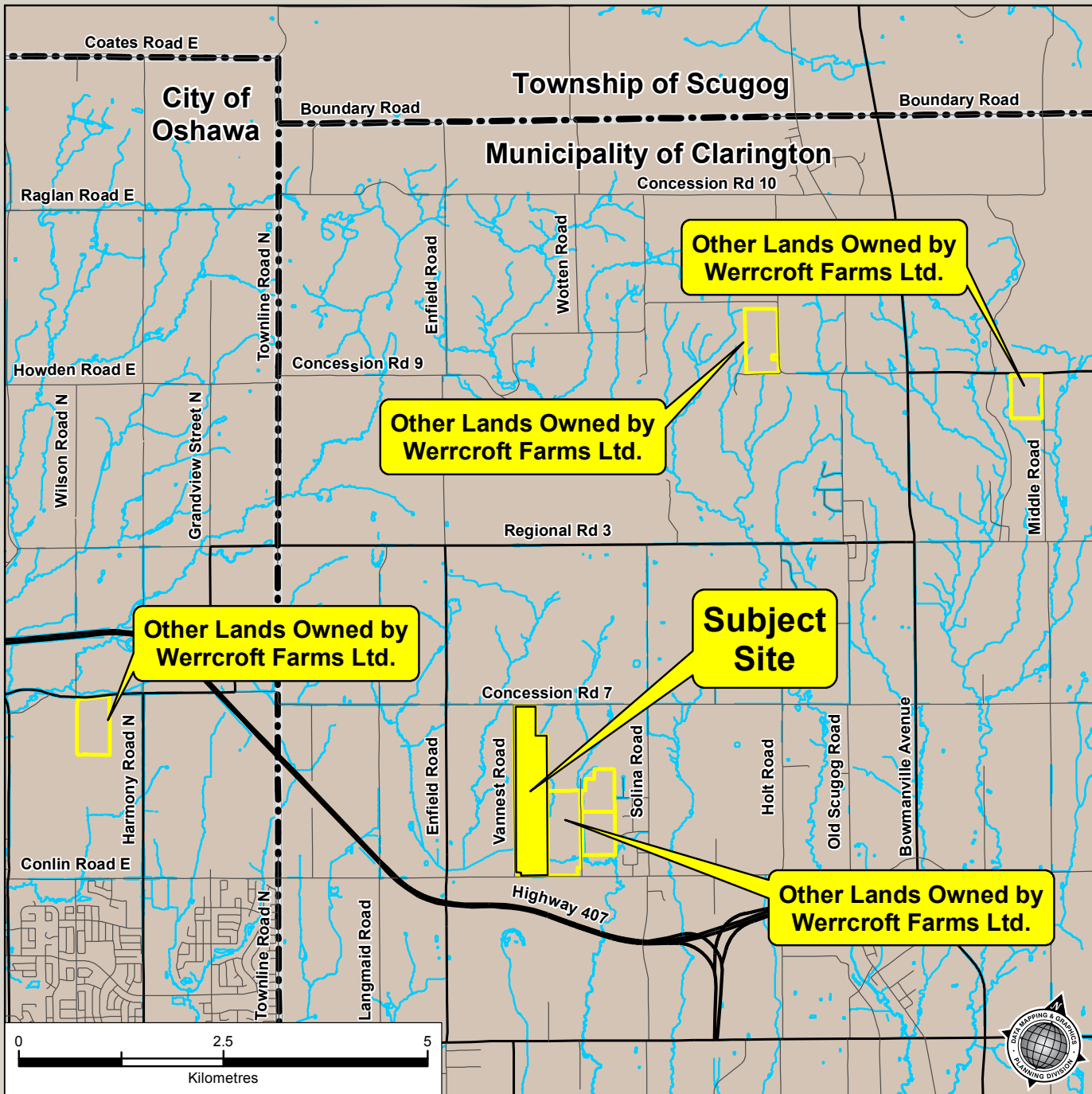
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The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.
The Region hereby disclaims all representations and warranties.

Municipal Context



Legend

-  Subject Site
-  Municipal Boundary
-  Other Lands Owned by Werrcroft Farms Ltd.



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30 LEWIS STREET
WASAGA BEACH, ONTARIO
CANADA L9Z 1A1
www.wasagabeach.com

C.S. - LEGISLATIVE SE

August 28, 2019

Hon Doug Ford
Premier of Ontario
Premier's Office
Room 281
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

BY EMAIL ONLY

Dear Premier:

Re: Resolution from the Township of McKellar – Municipal Amalgamation

Please be advised that the Council of the Town of Wasaga Beach, during their August 27, 2019 Council meeting and at the request of the Township of McKellar, adopted the following resolution:

"Whereas there are 444 municipalities in Ontario that are very efficient and well-governed, and who respond quickly to ratepayer's needs;

And whereas in the 1990's the Conservative Government forced many municipalities to amalgamate on the guise they would become more efficient, effective, save money, lower taxes and ultimately reduce the provincial deficit;

And whereas there has never been a valid evidence-based study that supported these outcomes;

And whereas forced amalgamation actually accomplished just the opposite: ill feelings, increased animosity and mistrust, job losses, rise in local taxes and an increase in the provincial deficit;

And whereas there are many positive examples of small rural and northern municipalities working together in a collaborate and cooperative manner via shared agreements that responds to local needs without amalgamation and provincial interference;

And Whereas the Provincial Government has a large deficit due to their own decision-making;

Original
To: <i>cip</i>
Copy <i>DAO Elaine Baxter-Trotter</i>
To:
C.C. S.C.C. File
<u>Take Appr. Action</u>

Administration: (705) 429-3844
Fax: 429-6732
Planning: 429-3847

Building: 429-1120
By-Law: 429-2511
Parks & Rec: 429-3321

Arena: 429-0412
Public Works: 429-2540
Fire Department: 429-5281

And whereas recently the same Conservative Government recently reduced one large regional municipal government by 50%, without "consultation";

And whereas this same Conservative Government is presently reviewing other provincial regional governments through a purported "consultative" approach with a view to reduce or eliminate them;

And whereas the Provincial Government should investigate all other internal ways of reducing their deficit and becoming more fiscally responsible over time rather than downloading to the one level of government that is the most efficient, has the lowest cost and is closest to the electorate which will not put a dent in the provincial deficit;

And whereas the Province could look at what other provinces have done to reduce the debt with one singular education system, organizing unorganized municipalities, controlling OPP costs, substantially increase fines, and find a way to collect millions and millions of dollars in unpaid fines and instead, invest in the north to create jobs and stimulate and enhance economic development;

Now therefore be it resolved that before the Provincial Government forces amalgamation in any of the 444 municipalities in Ontario, our AMO organization go beyond requesting "consultation" and "demand" that the Provincial Government do the following:

- 1) Hold a local referendum letting the citizens decide to amalgamate or not
- 2) Conduct an evidence-based study to show that amalgamation actually saves costs, jobs, lowers taxes and reduce the provincial deficit
- 3) Allow those municipalities to work out their own local collaborative agreement that best suit their local needs and to be permitted to do so on their own time line and volition
- 4) To ensure that there is absolutely no conflict of interest in this consultative process
- 5) To emphasize the political reality of forcing amalgamation on the many rural and northern municipalities across Ontario

And further that a copy of this resolution be sent to Doug Ford, Premier of Ontario; Christine Elliott, Deputy Premier; Steve Clark, Minister of Municipal Affairs; Andrea Horwath, Leader of the New Democratic Party; and all MPPs in the Province of Ontario;

And further that a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Northwestern Ontario Municipal Association (NOMA), Rural Ontario Municipalities Association (ROMA), Federation of Northern Ontario Municipalities (FONOM), the District of Parry Sound Municipal Association (DPSMA), the County of Simcoe and all Ontario municipalities for their consideration."

Your favourable consideration of this matter is appreciated.

Should you have any questions, please contact me at cao@wasagabecah.com or (705) 429-3844 Ext. 2222.

Sincerely



George Vadeboncoeur
Chief Administrative Officer

Enclosure.

- c. Hon Christine Elliott, Deputy Premier
Hon. Steve Clark, Minister of Municipal Affairs
MPP's in the Province of Ontario
Association of Municipalities of Ontario (AMO)
Northwestern Ontario Municipal Association (NOMA)
Rural Ontario Municipalities Association (ROMA)
Federation of Northern Ontario Municipalities (FONOM)
District of Parry Sound Municipal Association (DPSMA)
All Ontario Municipalities



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

July 16, 2019

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

Dear Premier Ford,

Re: MUNICIPAL AMALGAMATION

Please be advised that at its regular meeting held, Monday July 15, 2019 the Council of the Township of McKellar passed the following resolution:

19-355 **WHEREAS** there are 444 municipalities in Ontario that are very efficient and well-governed, and who respond quickly to ratepayer's needs;

AND WHEREAS in the 1990's the Conservative Government forced many municipalities to amalgamate on the guise they would become more efficient, effective, save money, lower taxes and ultimately reduce the provincial deficit;

AND WHEREAS there has never been a valid evidence-based study that supported these outcomes;

AND WHEREAS forced amalgamation actually accomplished just the opposite: ill feelings, increased animosity and mistrust, job losses, rise in local taxes and an increase in the provincial deficit;

AND WHEREAS there are many positive examples of small rural and northern municipalities working together in a collaborate and cooperative manner via shared agreements that responds to local needs without amalgamation and provincial interference;

AND WHEREAS the Provincial Government has a large deficit due to their own decision-making;

AND WHEREAS recently the same Conservative Government recently reduced one large regional municipal government by 50%, without "consultation";

AND WHEREAS this same Conservative Government is presently reviewing other provincial regional governments through a purported "consultative" approach with a view to reduce or eliminate them;

AND WHEREAS the Provincial Government should investigate all other internal ways of reducing their deficit and becoming more fiscally responsible over time rather than downloading to the one level of government that is the most efficient, has the lowest cost and is closest to the electorate which will not put a dent in the provincial deficit;

AND WHEREAS the Province could look at what other provinces have done to reduce the debt with one singular education system, organizing unorganized municipalities, controlling OPP costs, substantially increase fines, and find a way to collect millions and millions of dollars in unpaid fines and instead, invest in the north to create jobs and stimulate and enhance economic development;

NOW THEREFORE BE IT RESOLVED that before the Provincial Government forces amalgamation in any of the 444 municipalities in Ontario, our AMO organization go beyond requesting "consultation" and "demand" that the Provincial Government do the following:

- 1) Hold a local referendum letting the citizens decide to amalgamate or not
- 2) Conduct an evidence-based study to show that amalgamation actually saves costs, jobs, lowers taxes and reduce the provincial deficit
- 3) Allow those municipalities to work out their own local collaborative agreement that best suit their local needs and to be permitted to do so on their own time line and volition
- 4) To ensure that there is absolutely no conflict of interest in this consultative process
- 5) To emphasize the political reality of forcing amalgamation on the many rural and northern municipalities across Ontario

AND FURTHER that a copy of this resolution be sent to Doug Ford, Premier of Ontario; Christine Elliott, Deputy Premier; Steve Clark, Minister of Municipal Affairs; Andrea Horwath, Leader of the New Democratic Party; and all MPPs in the Province of Ontario;

AND FURTHER that a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), the Northwestern Ontario Municipal Association (NOMA), Rural Ontario Municipalities Association (ROMA), Federation of Northern Ontario Municipalities (FONOM), the District of Parry Sound Municipal Association (DPSMA) and all Ontario municipalities for their consideration.

Carried

Sincerely,



Tammy Wylfe, AMCT
Clerk Administrator

Cc:

Deputy Premier of Ontario;

Minister of Municipal Affairs and Housing;

Leader of the New Democratic Party;

All Ontario MPP's;

Association of Municipalities of Ontario (AMO);

Northwestern Ontario Municipal Association (NOMA);

Rural Ontario Municipalities Association (ROMA);

Federation of Northern Ontario Municipalities (FONOM);

District of Parry Sound Municipal Association (DPSMA);

all Ontario municipalities

O:\Council mtg letters\July 15 2019\Municipal Amalgamation