



# The Regional Municipality of Durham

## COUNCIL INFORMATION PACKAGE

### March 26, 2021

#### Information Reports

- 2021-INFO-33** Commissioner of Planning and Economic Development – re: Annual Subdivision/Condominium Activity Report for 2020
- 2021-INFO-34** Commissioner of Planning and Economic Development – re: Ontario Municipal Commuter Cycling Program – Status Update
- 2021-INFO-35** Commissioner of Works – re: Durham York Energy Centre Source Test Update

#### Early Release Reports

There are no Early Release Reports

#### Staff Correspondence

There is no Staff Correspondence

#### Durham Municipalities Correspondence

1. **Municipality of Clarington** – re: Notice of Passing of a Municipal Wide Development Charges By-law, By-law 2021-010
2. **Municipality of Clarington** – re: Notice of Passing of a Municipal Wide Development Charges By-law, By-law 2021-011
3. **Municipality of Clarington** – re: Resolution passed at their Council meeting held on March 22, 2021, endorsing a resolution contained in correspondence from Brian Bridgeman, Commissioner of Planning and Economic Development regarding C.P. Railway Traffic Information and Data

### **Other Municipalities Correspondence/Resolutions**

1. **Municipality of Muskoka** – re: Resolution passed at their Council meeting held on March 15, 2021, regarding the closure of the Ontario Fire College Campus in the Town of Gravenhurst
2. **Town of Plympton-Wyoming** – re: Resolution passed at their Council meeting held on March 10, 2021, in support of the Town of Gravenhurst resolution regarding the closure of the Ontario Fire College Campus
3. **Niagara Region** – re: Resolution passed at their Council meeting held on February 25, 2021, regarding Homelessness, Mental Health and Addiction in Niagara
4. **Municipality of Grey Highlands** – re: Resolution passed at their Council meeting held on March 17, 2021, regarding the closure of the Gravenhurst campus of the Ontario Fire College
5. **Town of Fort Erie** – re: Resolution passed at their Council meeting held on March 22, 2021, in support of the City of Sarnia’s resolution requesting the Province of Ontario to adjust the Capacity Limits as part of the COVID-19 Colour Coded System
6. **Town of Fort Erie** – re: Resolution passed at their Council meeting held on March 22, 2021, in support of the Township of Brock’s resolution regarding cannabis licencing and enforcement
7. **Town of Fort Erie** – re: Resolution passed at their Council meeting held on March 22, 2021, in support of the Town of Lincoln’s resolution requesting the Province of Ontario and the Niagara Region to support McNally House Hospice’s Life in Every Moment Campaign

### **Miscellaneous Correspondence**

1. **Ontario Recreation Facilities Association** – re: An Open Letter to ORFA Members and Industry Employers recognizing recreation facility professionals and their commitment and resilience to ensuring safe and enjoyable recreational activities and spaces

### **Advisory / Other Committee Minutes**

There are no Advisory / Other Committee Minutes

Members of Council – Please advise the Regional Clerk at [clerks@durham.ca](mailto: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.

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



# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2021-INFO-33  
Date: March 26, 2021

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**Subject:**

Annual Subdivision/Condominium Activity Report for 2020

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 This report provides an overview of subdivision and condominium activity in the Region from January 1 to December 31, 2020. This report focuses on applications which achieved major milestones in 2020 in terms of:

- a. New applications received;
- b. Applications draft approved;
- c. Plans registered; and
- d. Active applications.

1.2 This report also compares the 2020 results with 2019.

**2. Previous Reports and Decisions**

2.1 Reports on planning activity and how the Commissioner's delegated planning approval authority is used, are prepared quarterly.



### 3. Highlights

3.1 Highlights from 2020 are as follows:

- a. **Applications Received: 31** (15 subdivision and 16 condominium) representing 4,108 units (see Attachment #1);
- b. **Draft Approved Plans: 23** (13 subdivision and 10 condominium) representing 3,326 units (see Attachment #2);
- c. **Plans Registered: 40** (27 subdivision and 13 condominium) representing 4,235 units (see Attachment #3);
- d. **Total number of Active Subdivision and Condominium applications in Durham Region at the end of 2020: 345** applications (258 plans of subdivision, 87 plans of condominium) representing 33,257 draft approved residential units and 25,714 residential units in-process (i.e. not yet draft approved) (see Attachment #4).

### 4. Applications Received

- 4.1 In 2020, 31 subdivision and condominium applications were received Region-wide, compared to 23 in 2019. Of these 31 applications, there were 15 residential plans of subdivision, 11 standard residential plans of condominium and 5 common elements plans of condominium.
- 4.2 In 2020, a total of 4,108 residential units were proposed within subdivisions and standard condominium plans, compared to 1,435 in 2019. About 64% of the units were located in the Town of Whitby, with just under half of these within one development proposed near Ashburn Road and Columbus Road West. The City of Pickering, the Municipality of Clarington and the City of Oshawa accounted for about 12%, 11% and 10% of units respectively.
- 4.3 During 2020 the three largest plans of subdivision were all located in the Brooklin Urban Area.

### 5. Draft Approved Plans

- 5.1 A total of 23 plans were draft approved in 2020, compared to 30 draft approvals in 2019. Of the 23 draft approved plans, 7 were in common elements plans of condominium which have no units, only common elements such as roads and shared amenities.

- 5.2 The number of units within draft approved plans decreased from 4,697 units in 2019 to 3,326 units in 2020. More than one quarter (26 percent) of the draft approved units were located within one plan of subdivision in the Kedron Secondary Plan Area of north Oshawa.
- 5.3 In 2020, approximately 51 percent (1,712) of the residential units within draft approved plans were in the Town of Whitby, 30 percent (1,004) in the City of Oshawa, 10 percent (328) in the Town of Ajax, 5 percent (158) in the Municipality of Clarington and 4 percent (124) in the City of Pickering.

## 6. Registered Plans

- 6.1 The number of plans of subdivision and condominium registered in 2020 increased from 28 in 2019 to 40 in 2020. Similarly, more new lots and units were registered in 2020, i.e. 4,235 in 2020 compared to 3,018 in 2019.
- 6.2 The City of Pickering, the City of Oshawa and the Town of Whitby combined for approximately 88 per cent of total units registered, with 1,324 units, 1,255 units and 1,163 units respectively. The Municipality of Clarington (156 units) had approximately 4 per cent of registered units. The Town of Ajax and the Township of Uxbridge each had approximately 3 per cent (122 units), with the remainder of units registered in the Township of Scugog.

## 7. Residential Units by Type

- 7.1 The proportion of single and semi-detached units within new subdivision and condominium **applications received** increased from 18 percent in 2019 to 35 percent in 2020 and the proportion of townhouses increased from 36 percent in 2019 to 46 percent in 2020. However, the proportion of apartments within these application types decreased from 46 percent in 2019 to 19 percent in 2020.
- 7.2 In 2020, single detached units accounted for 18 percent (595) of the total 3,326 residential units within **draft approved plans**, which was half of the 36 percent proportion of the total 4,697 units within draft approved plans in 2019. The proportion of multiples or townhouse units in draft approved plans increased from about 30 percent (1,425) in 2019 to 44 percent (1,466) in 2020. The proportion of apartment units in draft approved plans increased from 34 percent (1,596) in 2019 to 38 percent (1,265) in 2020.
- 7.3 The proportion of single detached units in **registered plans** decreased substantially from 43 percent (1,303) of the total 3,018 units in 2019 to 17 percent (731) of the

total 4,235 units in 2020. There was an increase in the proportion of townhouse units in registered plans from 35 per cent (1,071) in 2019 to 47 per cent (2,003) in 2020 and the proportion of apartment units in registered plans increased from 21 per cent (644) in 2019 to 28 per cent (1,188) in 2020.

## 8. Active Applications

- 8.1 Active applications are comprised of “**In Process**” applications (i.e. not yet draft approved) and “**Draft Approved**” plans, which includes plans where Regional conditions have been cleared but registration has not yet occurred, and where the registration extends over more than one phase. At the end of 2020, there were 345 active applications in the Region (134 In Process, 211 Draft Approved), compared to 369 at the end of 2019.
- 8.2 **In Process** applications represent a total of 25,714 residential units compared to 25,863 at the end of 2019. Approximately 84 percent (21,494) of the In Process units were in the City of Oshawa (7,840), the Town of Whitby (7,651) and the City of Pickering (6,003). There were 211 **Draft Approved** plans in the Region by the end of 2020, comprising 33,257 residential units, compared to 234 draft approved plans and 34,788 units at the end of 2019. Approximately 39 percent (12,855) of the draft approved units were in the City of Pickering.
- 8.3 The majority of the In Process and Draft Approved units represent Greenfield development (i.e. within the designated Urban Area but outside the delineated built-up area). These units were predominantly ground-related housing types and represent a healthy supply for Durham Region based on recent building activity. There continues to be opportunities for intensification within the built-up areas including Regional Centres and along Corridors which has the potential to provide significant additional housing supply in the Region.
- 8.4 Active applications also include industrial plans of subdivision/condominium. There are currently 31 applications (28 subdivision, 3 condominium) comprised of either wholly or partially industrial sites totaling 508.1 hectares (1,255 acres).

## 9. Current Activity

- 9.1 During the first two months of 2021, 5 new subdivision and 2 new condominium applications were received, representing 952 additional “In Process” residential units. In addition, 1 plan of subdivision and one plan of condominium, representing 56 units, were draft approved in the first two months of 2021. There was one

common elements condominium plan registered during the first two months of 2021.

## **10. Relationship to Strategic Plan**

10.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- a. Service Excellence – To provide exceptional value to Durham taxpayers through responsive, effective, and fiscally sustainable service delivery.

## **11. Conclusion**

11.1 2020 saw an increase in the number of subdivision and condominium applications received and registered, but a decrease in the number of draft approvals compared to 2019.

11.2 The number of potential residential units that are “In Process” and “Draft Approved” generally remained consistent between 2019 and 2020.

11.3 The Region’s supply of units through intensification and redevelopment, and land in draft approved and registered plans of subdivision and condominium is more than sufficient to accommodate the Provincially required (minimum) 3-year supply for residential growth, as per Provincial Policy Statement policy 1.4.1 (b) and Regional Official Plan policy 4.2.6. Based on average absorption rates since 2012, there is a ten-year supply of draft approved lots in Durham Region.

## **12. Attachments**

Attachment #1: Subdivision and Condominium applications received in 2020

Attachment #2: Subdivision and Condominium plans draft approved in 2020

Attachment #3: Subdivision and Condominium plans registered in 2020

Attachment #4: Active subdivision and condominium applications by municipality in 2020

Attachment #5: Maps of 2020 Subdivision / Condominium development activity

Respectfully submitted,

Original signed by

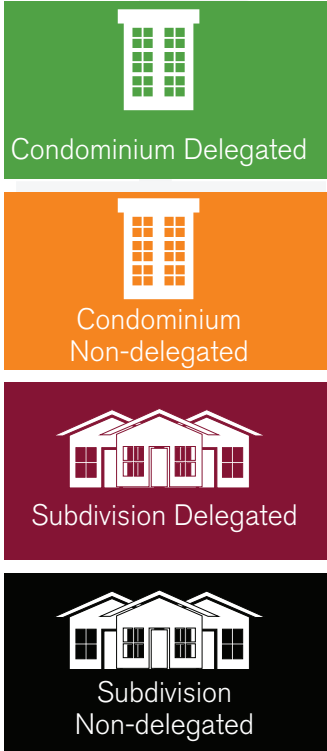
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Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development

# Subdivision and Condominium applications received in 2020

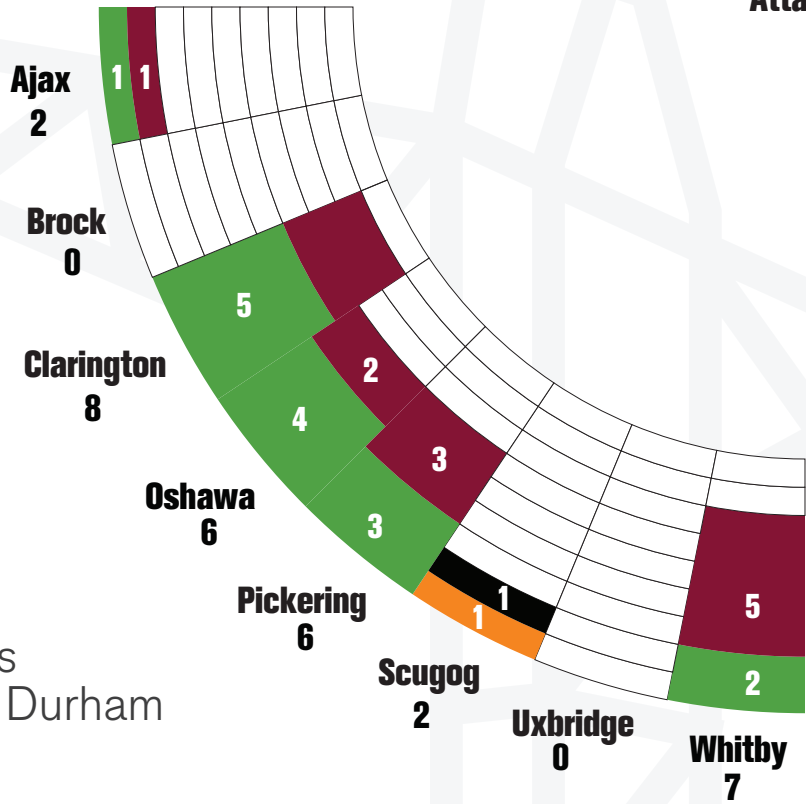
Attachment #1

## Application Types

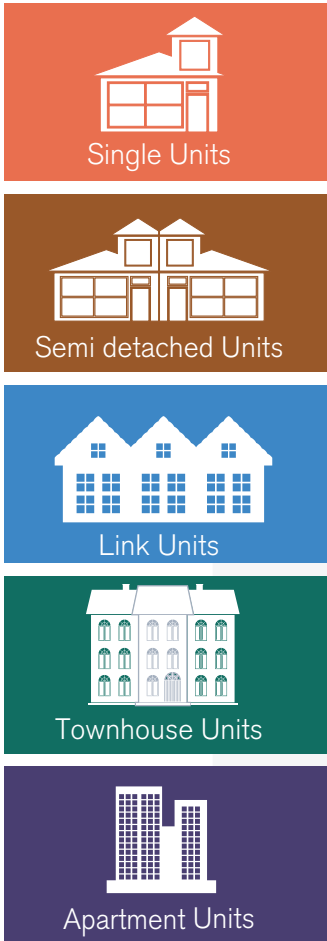


# 31

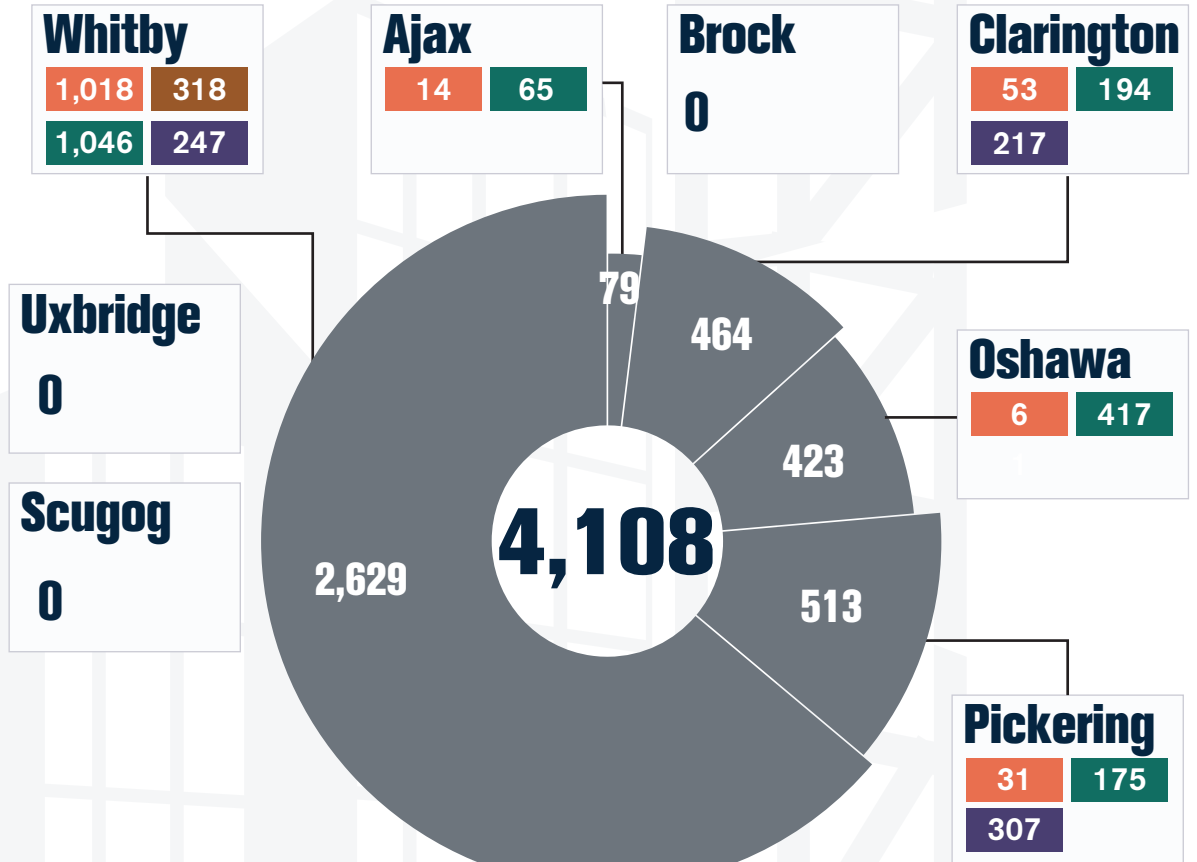
Applications **received** in Durham in 2020



## Unit Categories



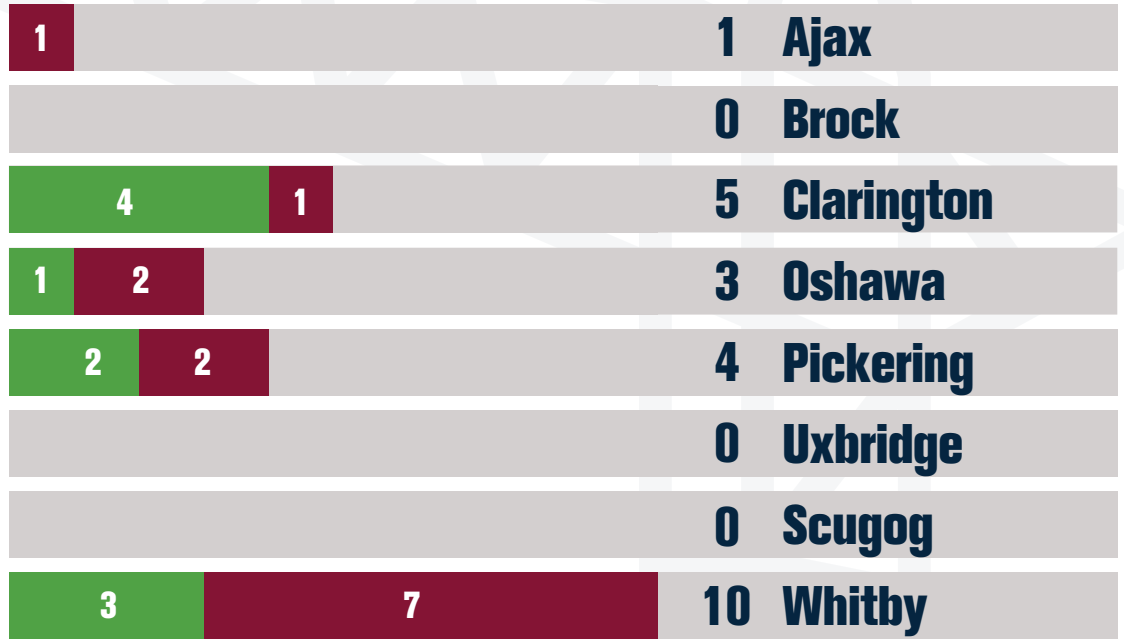
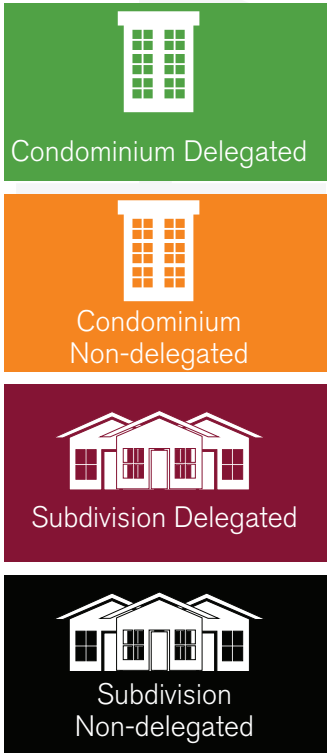
Breakdown of number of **units received** In 2020



# Subdivision and Condominium plans draft approved in 2020

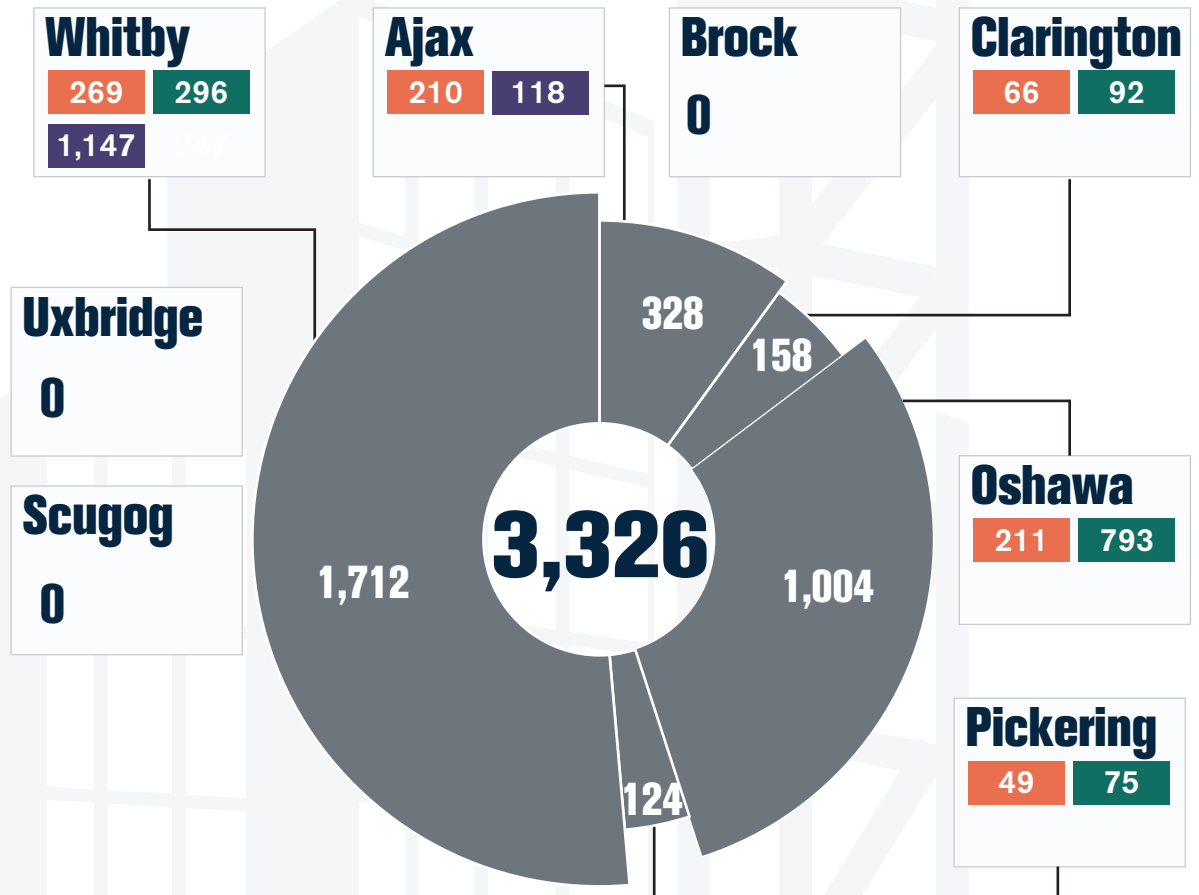
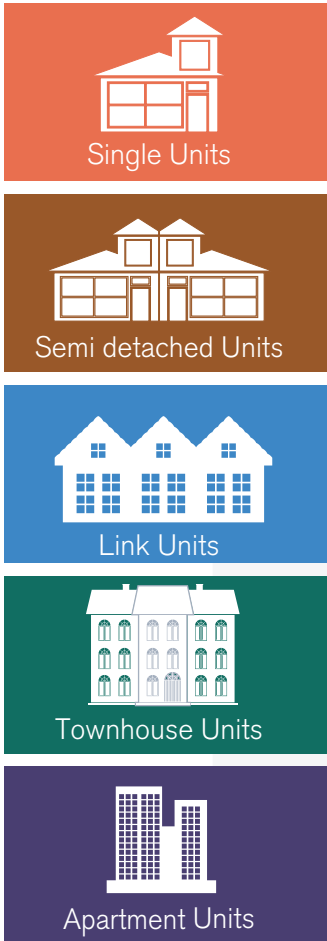
## Application Types

**23** Plans **draft approved** in Durham in 2020



## Unit Categories

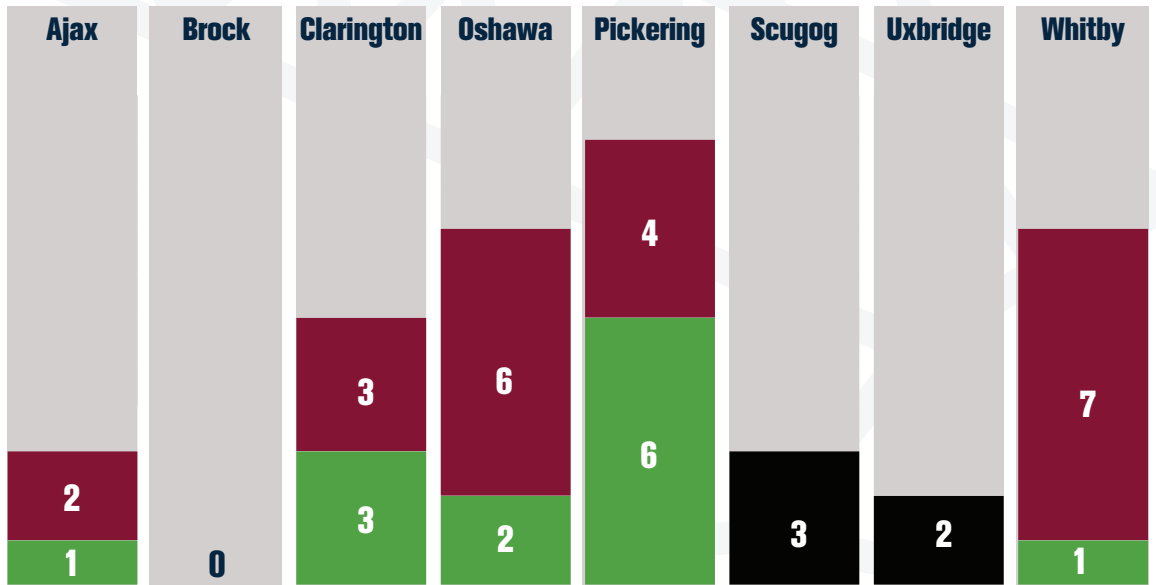
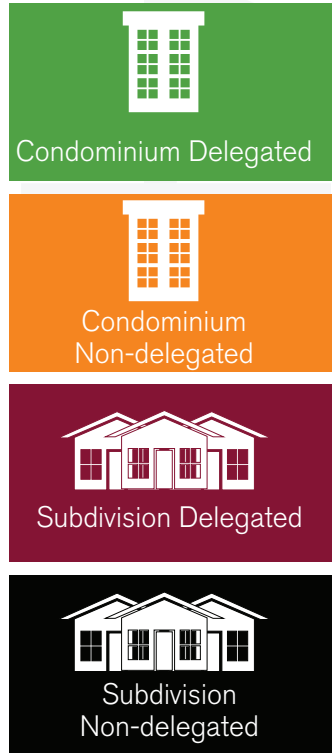
Breakdown of number of **draft approved** units in 2020



# Subdivision and Condominium plans registered in 2020

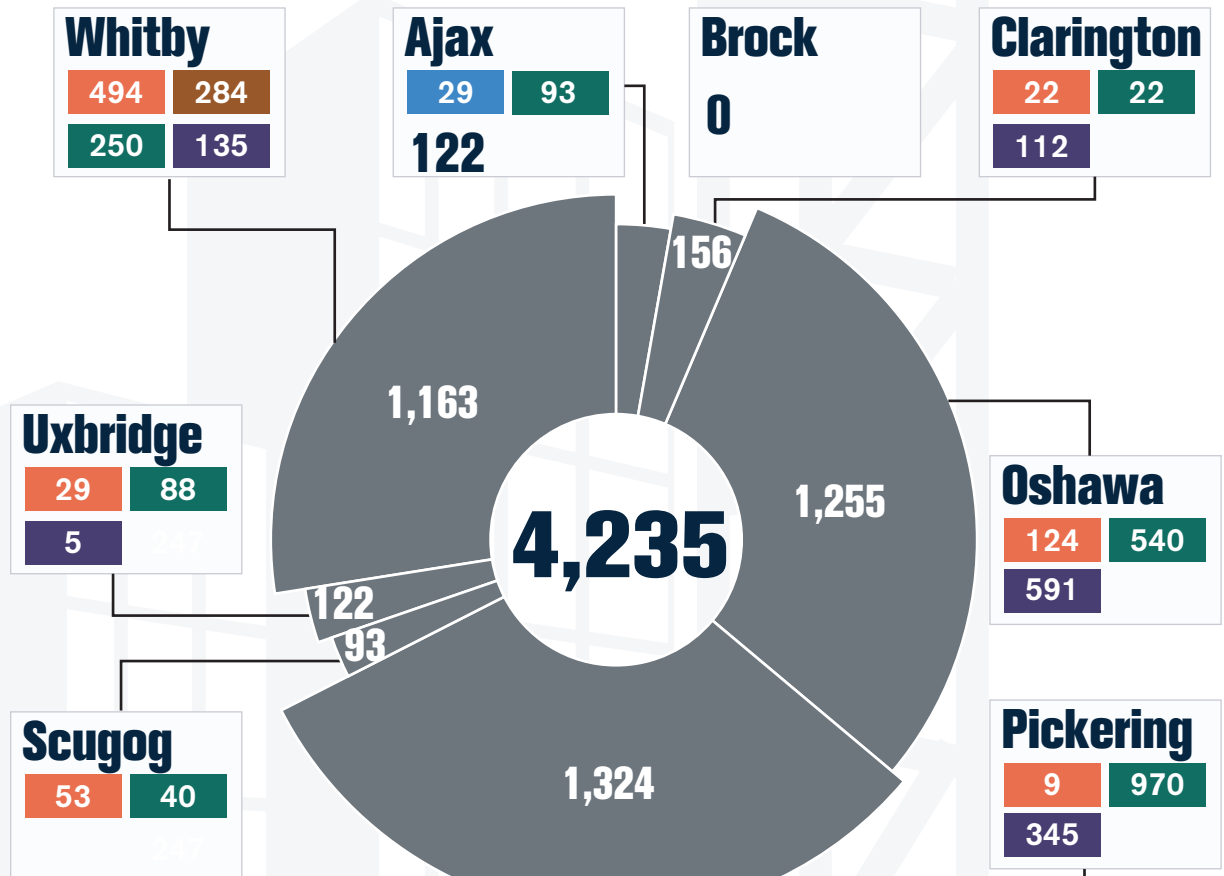
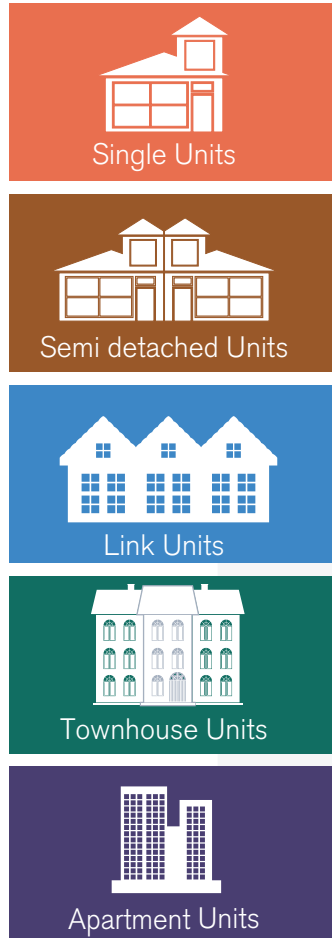
## Application Types

**40** Plans registered in **Durham** last year



## Unit Categories

Breakdown of number of **registered units** in 2020



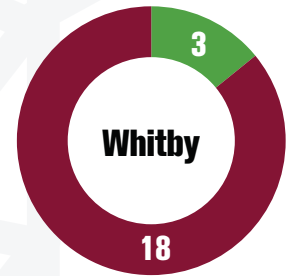
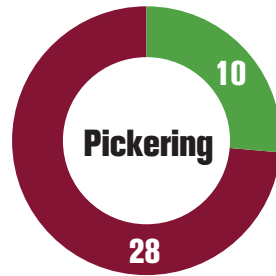
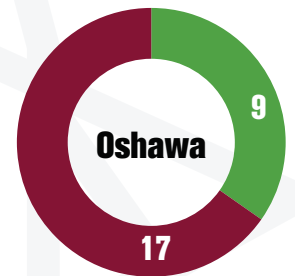
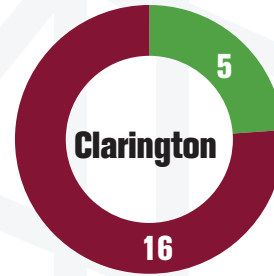
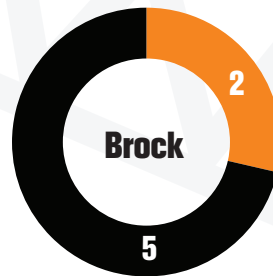
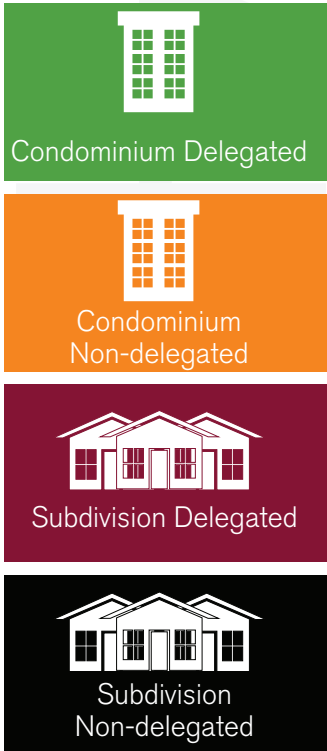


# Active subdivision and condominium applications (in process) by municipality in 2020

Attachment #4

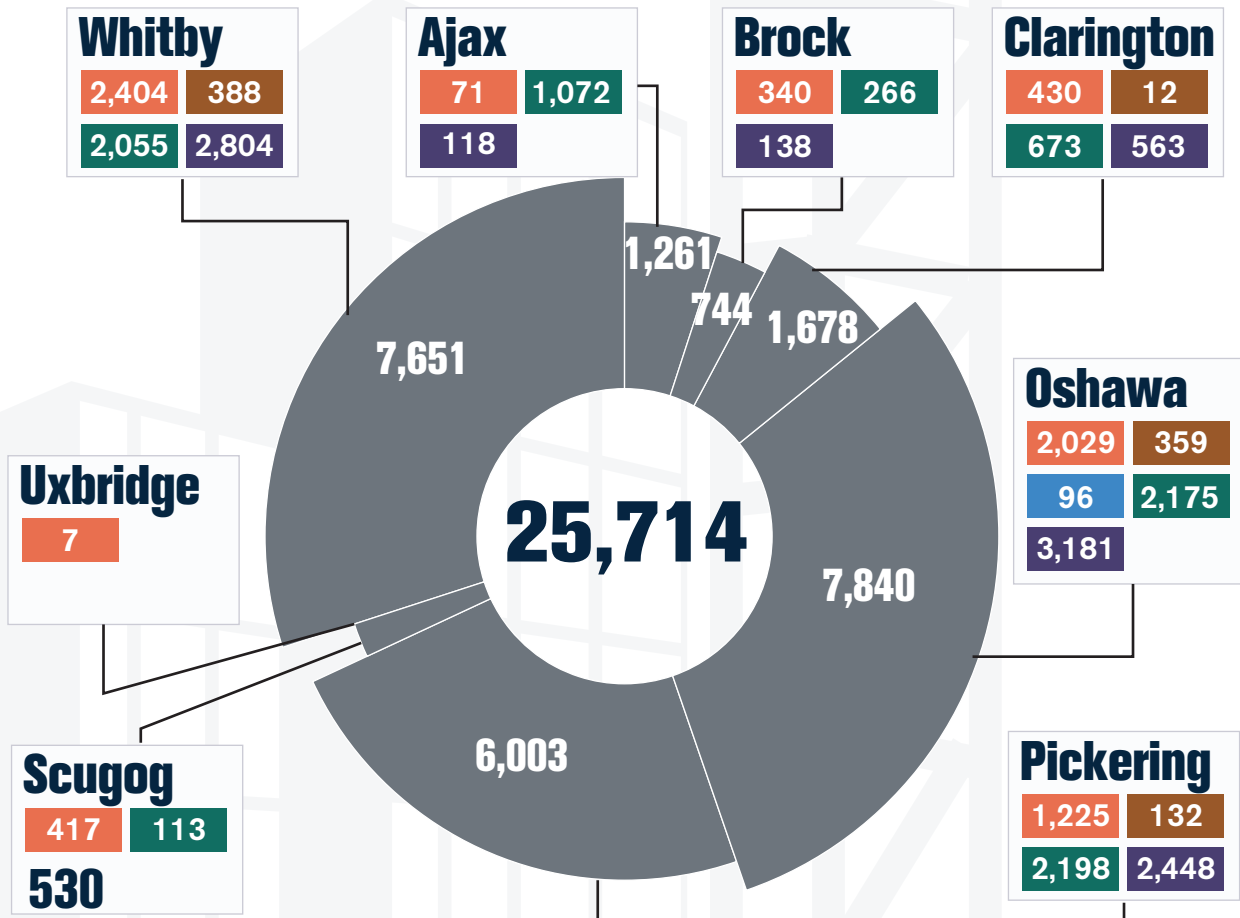
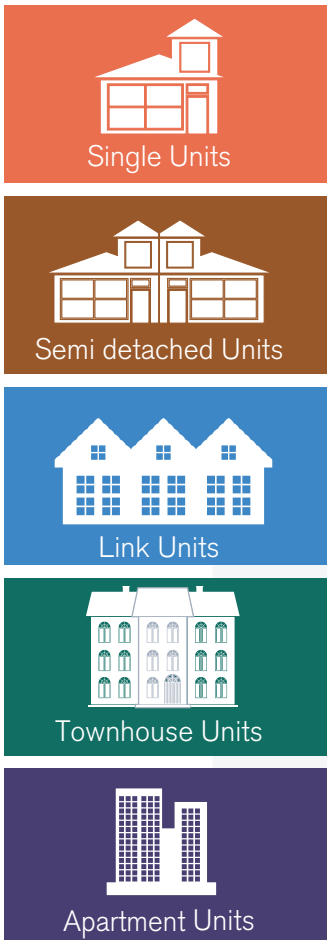
## Application Types

**134** In process applications in **Durham** last year



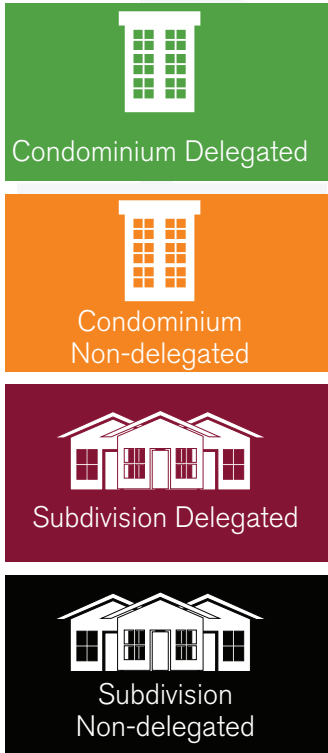
## Unit Categories

Breakdown of number of units within **in process** applications

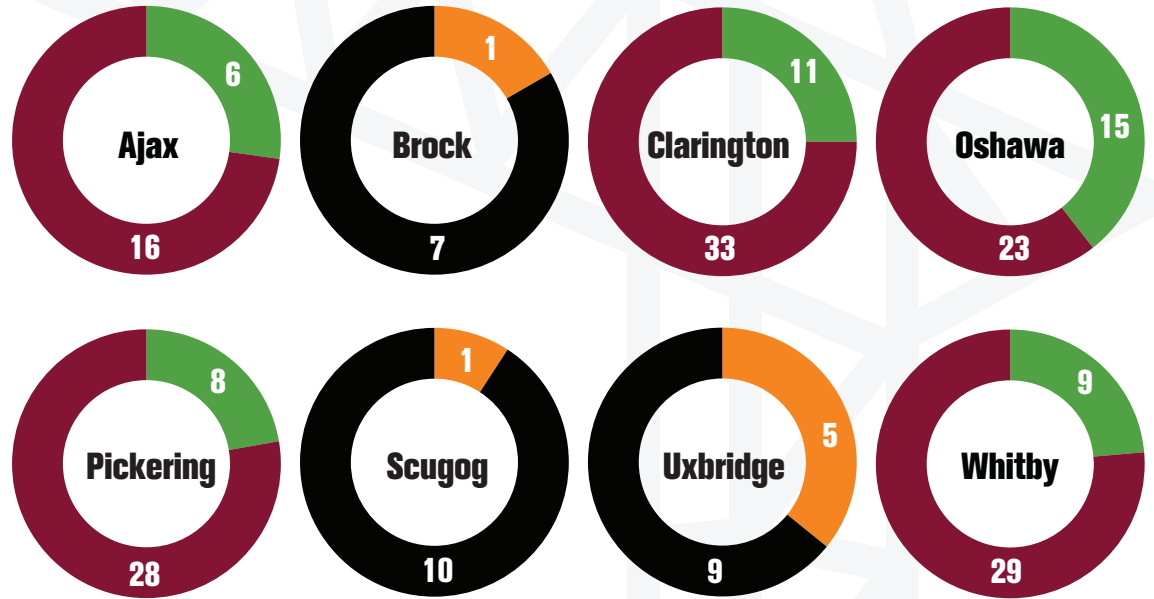


# Active subdivision and condominium applications (draft approved) by municipality in 2020

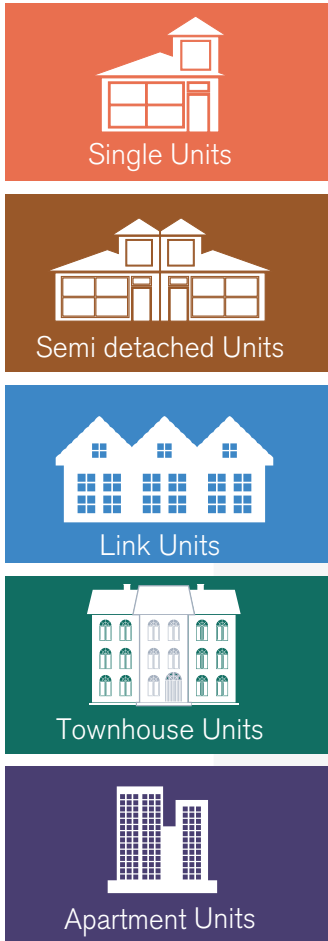
## Application Types



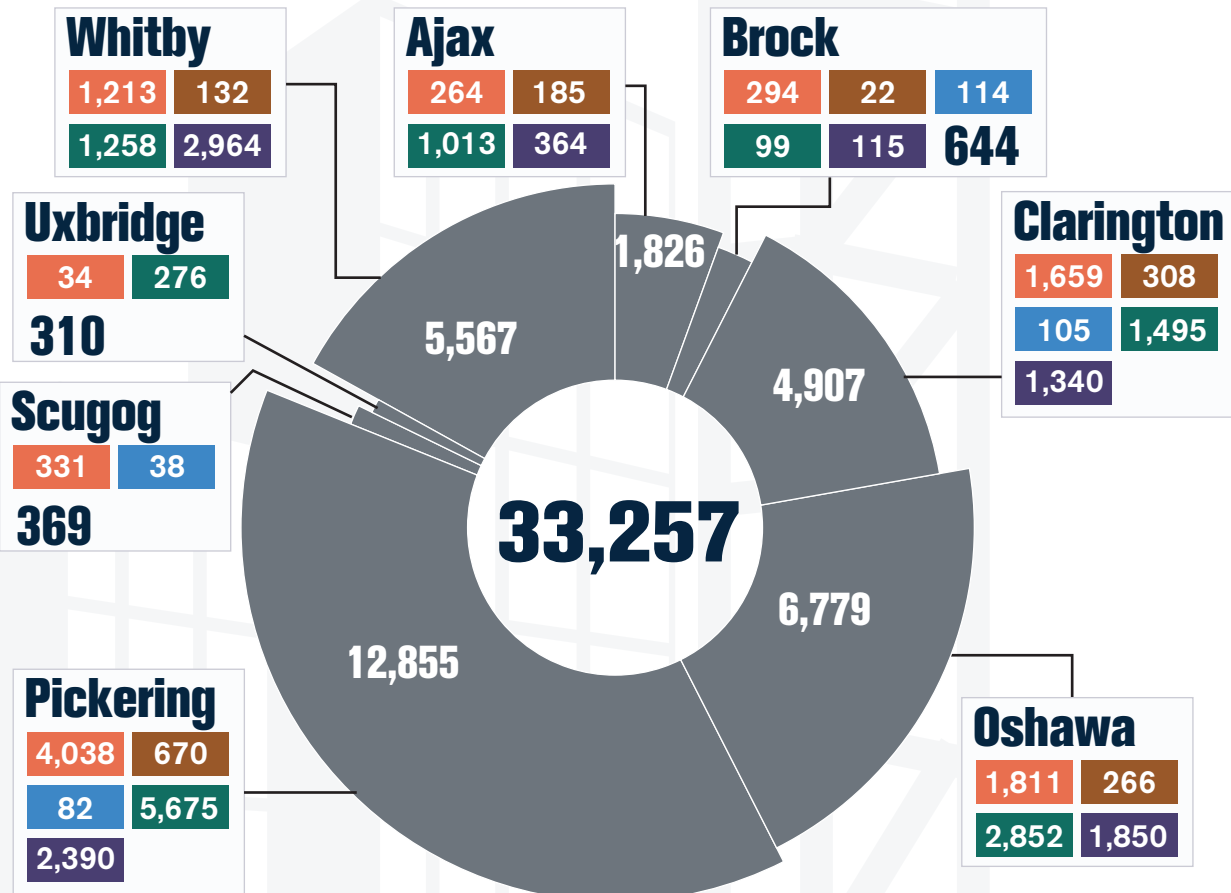
**211** Active **draft approved** applications in **Durham** last year



## Unit Categories

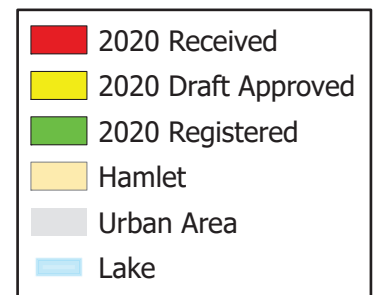
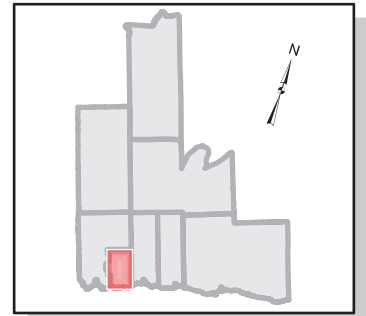
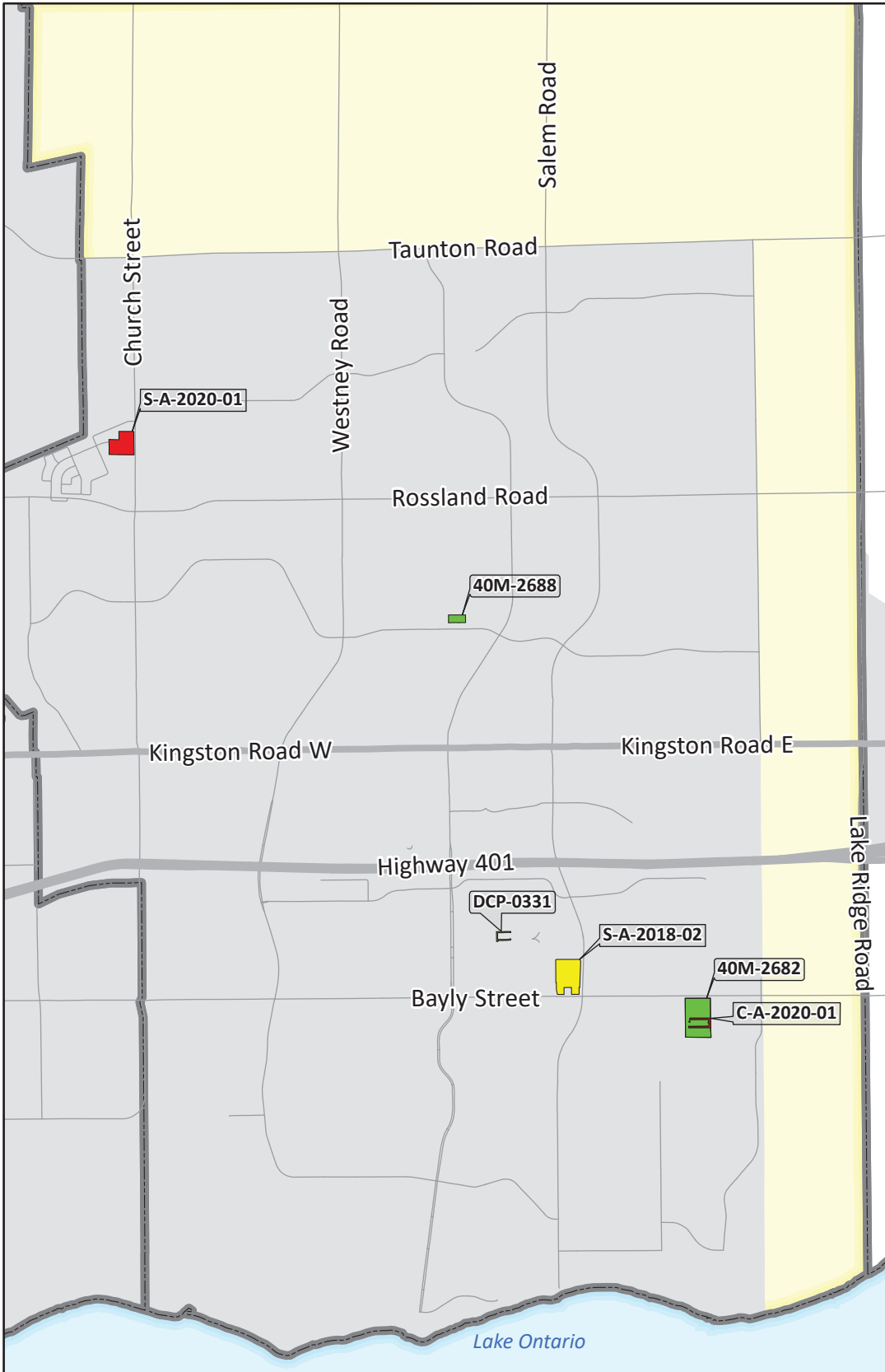


Breakdown of number of units within **active draft approved** applications





# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY AJAX URBAN AREA



**Received:**

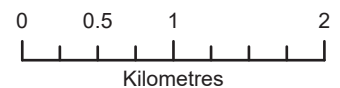
C-A-2020-01 Brookfield Properties  
S-A-2020-01 2649368 Ontario Inc.

**Draft Approved:**

S-A-2018-02 Bayley Salem Developments Limited

**Registered:**

DCP-0331 King's Crescent Developments Inc.  
40M-2682 Daste Inv. (Bayly) Ltd.  
40M-2688 Your Home Developments (Grayson) Inc.



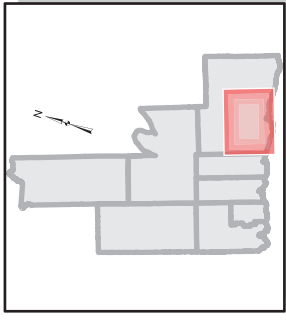
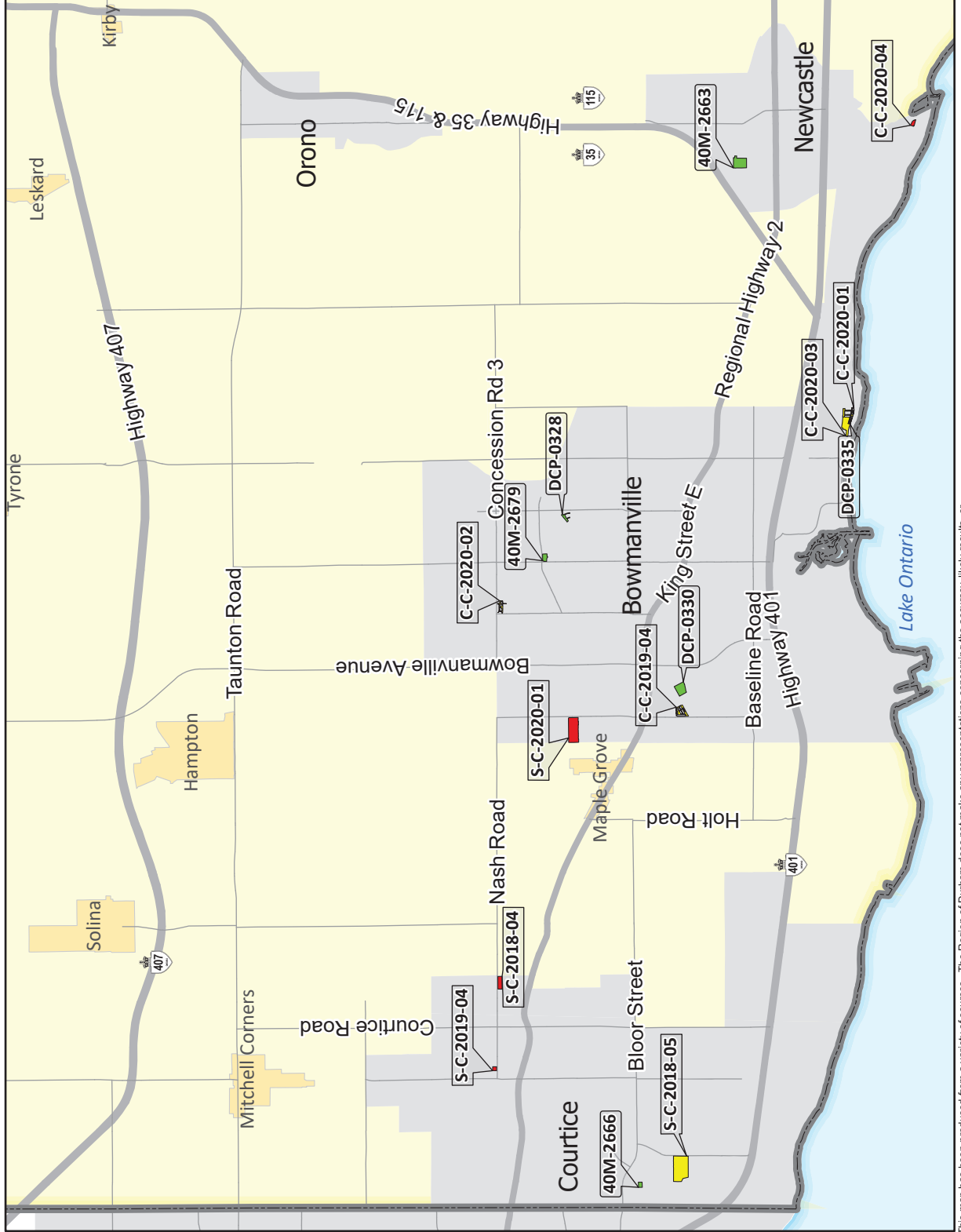
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# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY CLARINGTON URBAN AREAS



**Received:**

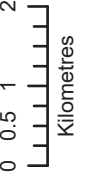
- C-C-2019-04 Pentaco Holdings Inc.
- C-C-2020-01 Bowmanville Lakebreeze Towns Ltd. (Enzo Bertucci)
- C-C-2020-02 Ace Developments (Scugog Village Ltd.)
- C-C-2020-03 Bowmanville Lakebreeze Towns Ltd.
- C-C-2020-04 Newcastle Marina Villa Ltd.
- S-C-2018-04 Trolleybus Urban Development Inc.
- S-C-2019-04 Nathan Thomas/LCJ Thomas Estates Inc. (Sakmet Developments)
- S-C-2020-01 DG Group (Players Business Park Ltd.)

**Draft Approved:**

- C-C-2019-04 Pentaco Holdings Inc.
- C-C-2020-01 Bowmanville Lakebreeze Towns Ltd. (Enzo Bertucci)
- C-C-2020-02 Ace Developments (Scugog Village Ltd.)
- C-C-2020-03 Bowmanville Lakebreeze Towns Ltd.
- S-C-2018-05 Delpark Homes (Prestonvale) Inc.

**Registered:**

- DCP-0328 Averton Homes (Bowmanville) Inc.
- DCP-0330 Aspen Gardens Ltd.
- DCP-0335 Bowmanville Lakebreeze Towns Ltd.
- 40M-2663 Lindvest Properties (Clairington) Limited
- 40M-2666 2399263 Ontario Limited
- 40M-2679 2510267 Ontario Ltd. c/o Rosella Canonaco



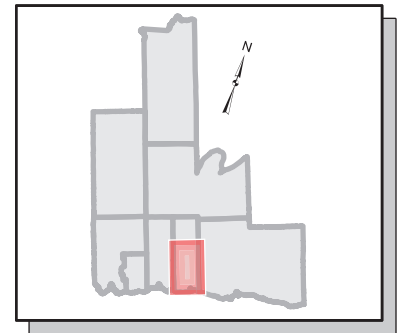
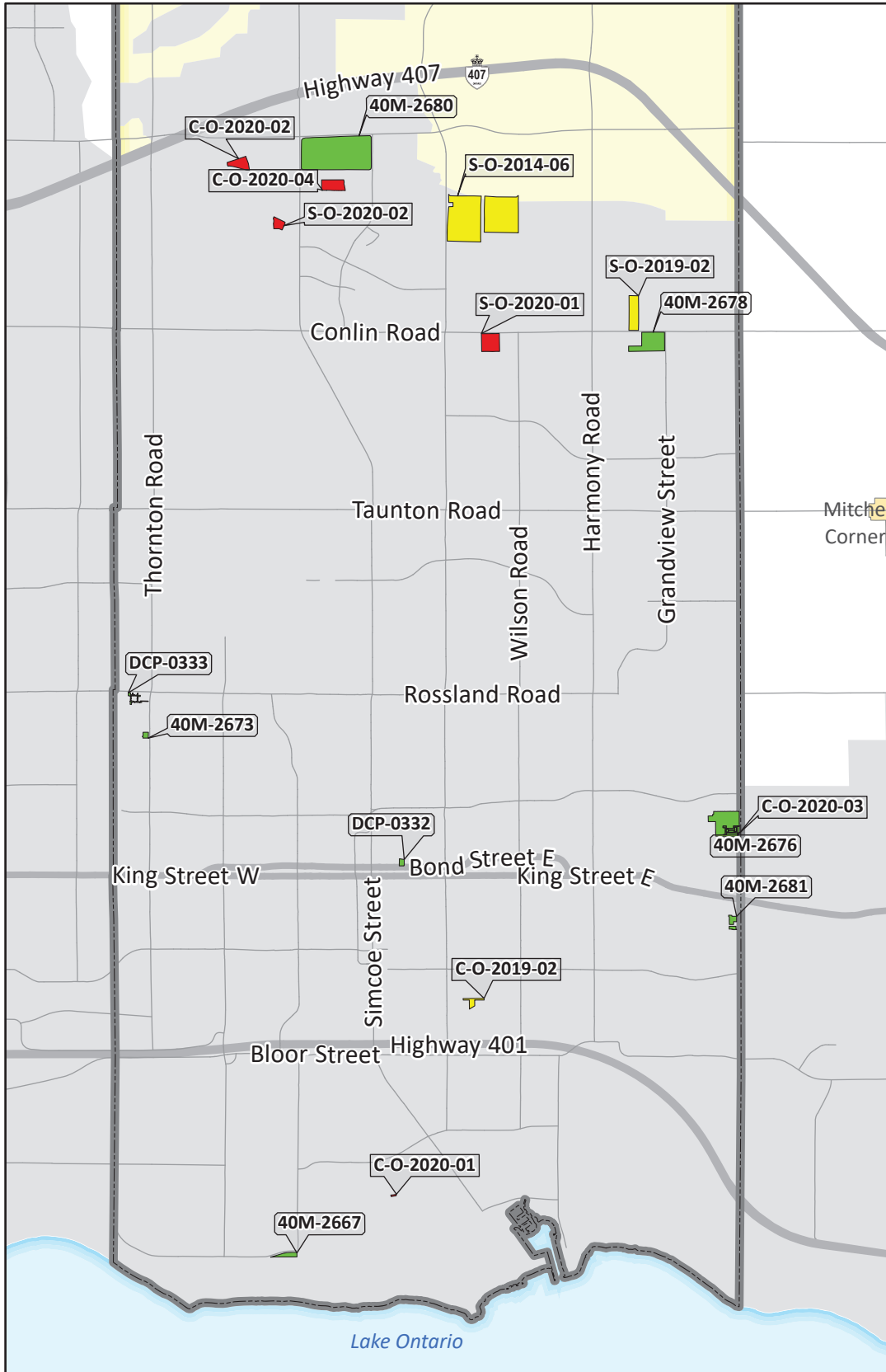
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# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY OSHAWA URBAN AREA



<span style="color: red;">■</span>	2020 Received
<span style="color: yellow;">■</span>	2020 Draft Approved
<span style="color: green;">■</span>	2020 Registered
<span style="color: orange;">■</span>	Hamlet
<span style="color: grey;">■</span>	Urban Area

**Received:**

- C-O-2020-01 Wiltshire Homes Canada Inc.
- C-O-2020-02 2157236 Ontario Limited (Dantonbury Developments Inc.)
- C-O-2020-03 Leland Land Corp.
- C-O-2020-04 2157236 Ontario Limited
- S-O-2020-01 Greycrest Homes (Oshawa) Inc.
- S-O-2020-02 2157236 Ontario Limited

**Draft Approved:**

- C-O-2019-02 Crowncove Investments Inc.
- S-O-2014-06 Menkes Oshawa Holdings Ltd.
- S-O-2019-02 City Homes (2486210 Ontario Ltd.)

**Registered:**

- DCP-0332 BOND AND MARY DEVELOPMENT INC.
- DCP-0333 Delpark Homes (Rossland) Inc.
- 40M-2667 SO Developments Inc./Graywood Developments
- 40M-2673 10184110 Canada Inc.
- 40M-2676 Kingsway College c/o Jeremy O'Dell
- 40M-2678 Upperview Homes (Oshawa) Inc.
- 40M-2680 RioCan Property Services Trust
- 40M-2681 1494339 Ontario Limited



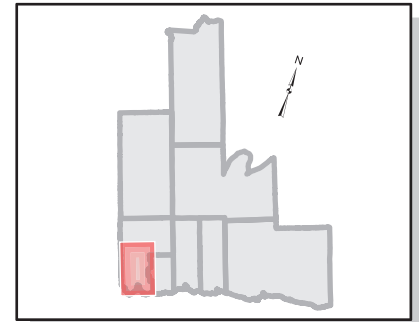
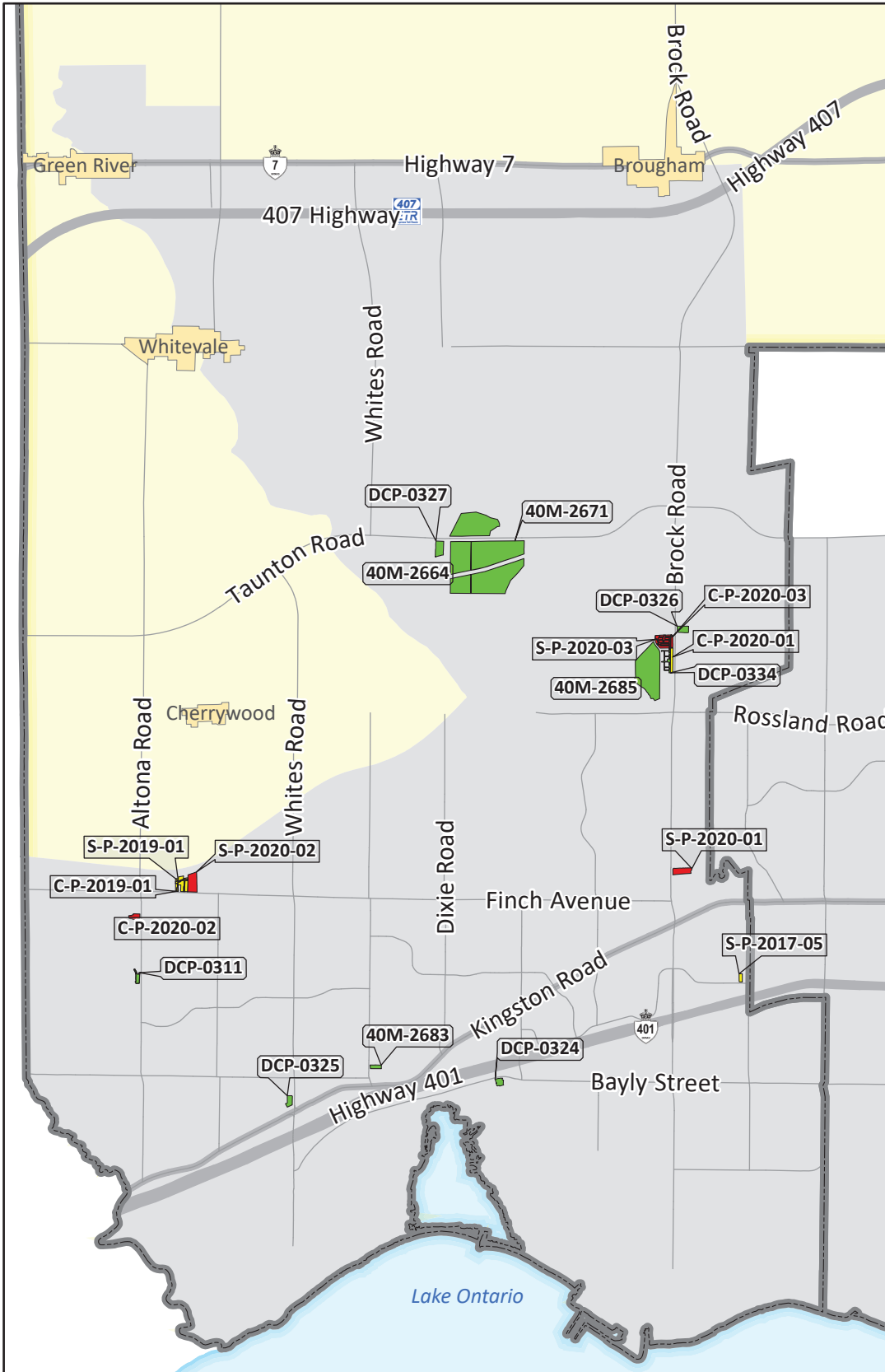
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# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY PICKERING URBAN AREA



<span style="color: red;">■</span>	2020 Received
<span style="color: yellow;">■</span>	2020 Draft Approved
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<span style="color: lightyellow;">■</span>	Hamlet
<span style="color: lightgrey;">■</span>	Urban Area

**Received:**

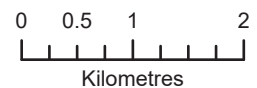
- C-P-2020-01 Madison Brock Limited
- C-P-2020-02 Marshall Homes (Altona) Inc.
- C-P-2020-03 Brock Dersan Developments Inc.
- S-P-2020-01 Brock Road Duffins Forest Inc.
- S-P-2020-02 Medallion Developments (Pickering Finch) Ltd.
- S-P-2020-03 Brock Dersan Developments Inc.

**Draft Approved:**

- C-P-2019-01 Marshall Homes (Finch) Ltd.
- C-P-2020-01 Madison Brock Limited
- S-P-2017-05 CPC II Management Inc.
- S-P-2019-01 Marshall Homes (Finch) Ltd.

**Registered:**

- DCP-0311 Altona Road Subdivision Ltd.
- DCP-0324 SR & R Bay Ridges (Two) Ltd.
- DCP-0325 Icon Dunfair Limited
- DCP-0326 Gironde Community Development Inc.
- DCP-0327 Mattamy (Seaton) Limited
- DCP-0334 Madison Brock Limited
- 40M-2664 Lebovic Enterprises Limited
- 40M-2671 1133373 Ontario Inc.
- 40M-2683 1144317 Ontario Limited
- 40M-2685 9004807 Canada Inc. (Stonepay)



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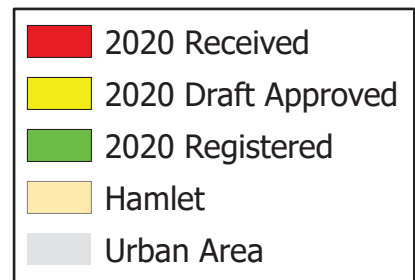
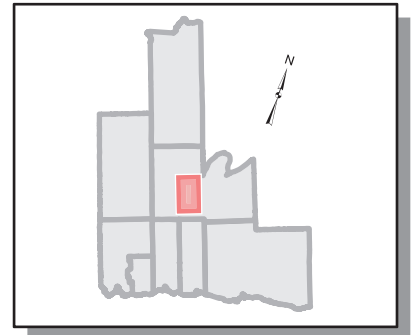
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# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY PORT PERRY URBAN AREA, TOWNSHIP OF SCUGOG

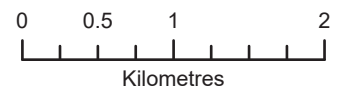


**Received:**

C-S-2020-01 2659163 Ontario Ltd.  
S-S-2020-01 Magnum General Contracting Inc.

**Registered:**

40M-2675 Cawkers Creek Corporation  
40M-2677 Ribcor Holdings Inc.-Martin Stein  
40M-2684 Oxnard Port Perry Inc.



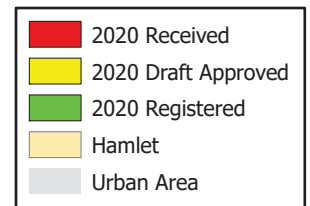
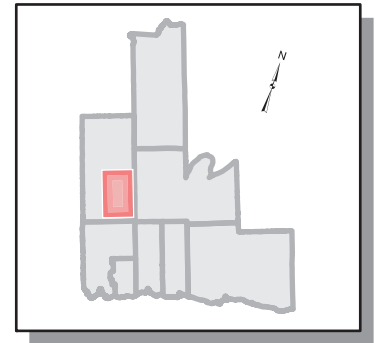
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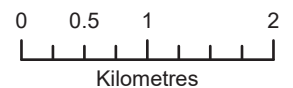


# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY UXBRIDGE URBAN AREA



### Registered:

40M-2669 Evendale Developments Limited  
 40M-2670 Oxford Developments/711371 Ontario Corp.



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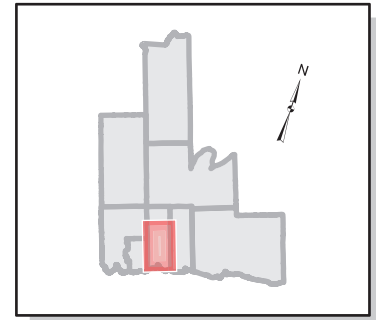
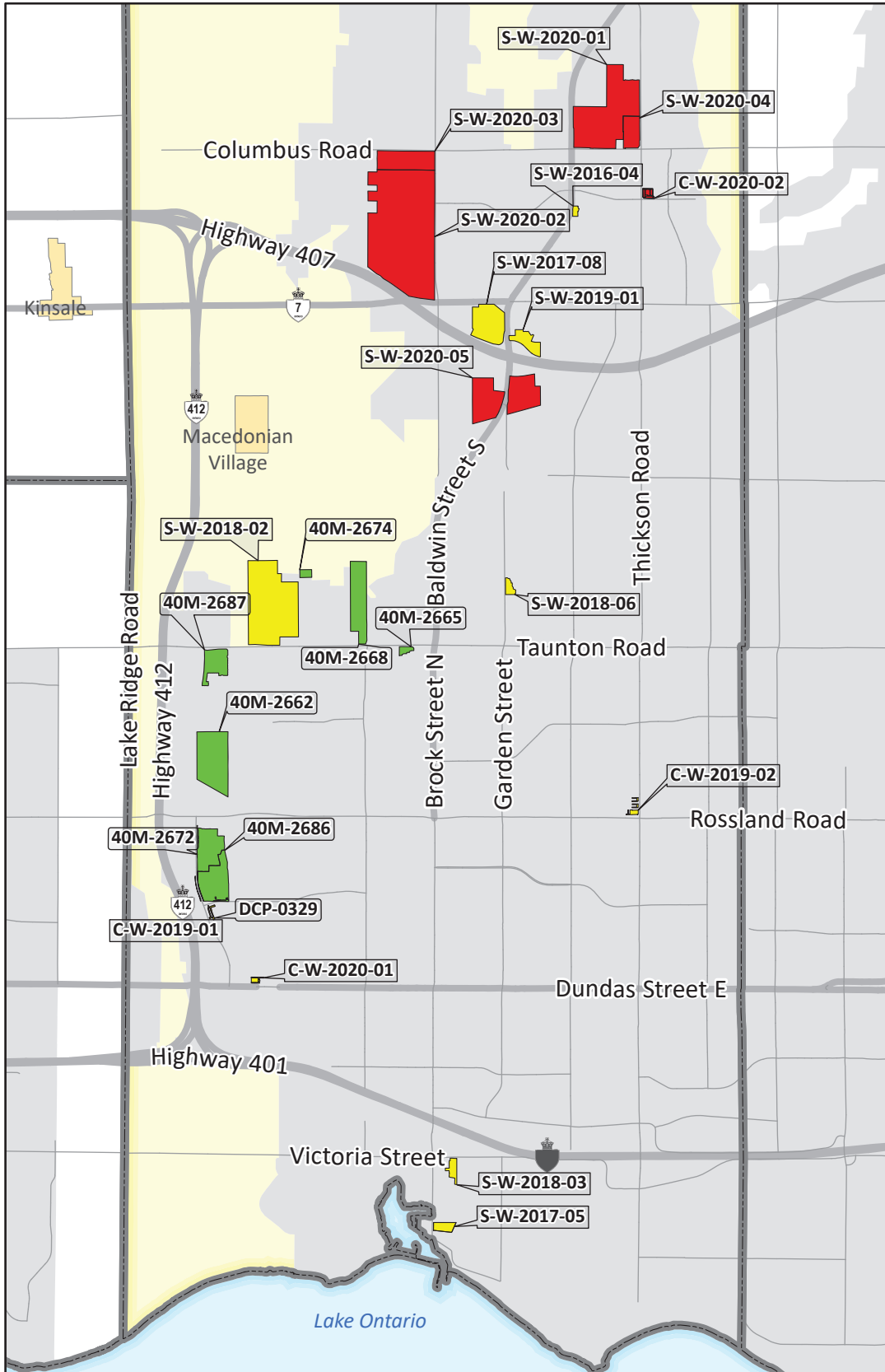
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**Citation:** Digital cartography by The Regional Municipality of Durham, Planning & Economic Development Department, Planning Division, March, 2021.





# 2020 SUBDIVISION/CONDOMINIUM ACTIVITY WHITBY URBAN AREA



<span style="color: red;">■</span>	2020 Received
<span style="color: yellow;">■</span>	2020 Draft Approved
<span style="color: green;">■</span>	2020 Registered
<span style="color: orange;">■</span>	Hamlet
<span style="color: grey;">■</span>	Urban Area

**Received:**

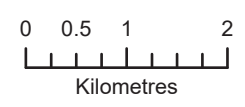
- C-W-2020-01 Hiddenbrook Developments Ltd.
- C-W-2020-02 Zancor Homes (Parkview) Ltd.
- S-W-2020-01 Abacus Equity Infusion Limited
- S-W-2020-02 East Valley and Brooklin Dev. General Partner Ltd.
- S-W-2020-03 625 Columbus Developments Ltd.
- S-W-2020-04 7150 Thickskon Developments Limited
- S-W-2020-05 Winash Developments Limited

**Draft Approved:**

- C-W-2019-01 Mattamy Homes (Mattamy (Whitby) Limited
- C-W-2019-02 Minto (Rossland) Inc.
- C-W-2020-01 Hiddenbrook Developments Ltd.
- S-W-2016-04 Yucca Whitby Land Ltd.-Rick Allen
- S-W-2017-05 Brookfield Homes (Ontario) Whitby Limited
- S-W-2017-08 Winash Developments Limited
- S-W-2018-02 HAW Limited Partnership/Heathwood Homes
- S-W-2018-03 Block Andrin (Whitby) Developments Limited
- S-W-2018-06 Signature 4335 Garden Inc.
- S-W-2019-01 Madison Brooklin Developments Ltd.

**Registered:**

- DCP-0329 Mattamy Homes (Mattamy (Whitby) Limited
- 40M-2662 Chelseahill Developments Inc.
- 40M-2665 Greyrock Commercial Construction Limited
- 40M-2668 Cedar City TFP Whitby Developments Inc.
- 40M-2672 West Whitby Holdings Inc.
- 40M-2674 Phil Lack (Lack Realty Appraisers & Consultants Inc.)
- 40M-2686 West Whitby Holdings Inc.
- 40M-2687 Lazy Dolphin Development Inc.



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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2021-INFO-34  
Date: March 26, 2021

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**Subject:**

Ontario Municipal Commuter Cycling Program – Status Update

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 This report provides an update on the status of the Ontario Municipal Commuter Cycling (OMCC) Program, and its implementation.

**2. Background**

2.1 The OMCC Program was announced in the Spring of 2017 as a four-year (2017-2020) provincial funding program to invest in commuter-based cycling infrastructure across Ontario. The program was supported by proceeds from Ontario's former cap and trade program.

2.2 In September 2017, the Region submitted an application to the province for OMCC Program, which included a list of potential cycling projects on Regional road rights-of-way developed in consultation with the area municipalities. Under the OMCC Program, cycling projects must be part of an approved cycling or active transportation plan (e.g., the Regional Cycling Plan, 2012).

2.3 In December 2017, the province approved the Region's OMCC Program application, and was eligible to receive \$2,216,952 from the Ministry of

Transportation (MTO). This funding could be used to cover up to 80 per cent of the eligible costs for approved cycling projects. The Region's required 20 per cent contribution of \$554,238 was approved as part of the Region's 2018 Business Plans and Budget, resulting in \$2,771,190 of funds towards the OMCC Program.

- 2.4 In February 2018, Council authorized the execution of the Transfer Payment Agreement (TPA) for the OMCC Program "year one" funding, and an enabling by-law was approved ([Report #2018-COW-36](#)). Funds were received by March 31, 2018 representing the end of the province's 2017-2018 fiscal year.
- 2.5 In July 2018, following the provincial election, the cap and trade program was cancelled. Consequently, funds that were already received as part of the TPA under the OMCC Program for year one funding could still be used, but subsequent applications for the remaining years of the four-year program were no longer being considered.
- 2.6 In April 2020, the Region requested an extension to the timeline for cycling projects to be "substantially complete" under the OMCC Program, from year-end 2020 to year-end 2021 (refer to Attachment #1). The rationale for the extension was delays on utility relocations from third parties, provincial hold on property expropriation proceedings and adjustments in workload during the early days of the COVID-19 pandemic.
- 2.7 In June 2020, MTO responded to the Region's request, and extended the program to year-end 2021 for all municipal partners. Consequently, an amending agreement to the TPA (Amending Agreement #4) was issued by MTO and signed by the Region.

### **3. Updates to the Eligible Project List**

- 3.1 The Eligible Project List in the TPA includes approved cycling projects under the program, and funding can be used towards some or all of these projects. Funding that the Region received as part of the TPA is not tied to specific projects; rather, it is based on an allocation formula applied across the province (refer to Report #2018-COW-36).
- 3.2 Under the OMCC Program, a municipality is permitted to update the Eligible Project List to MTO up to a semi-annual basis, recognizing that the timing or feasibility of certain projects may change. After each of the Region's updated lists were submitted, MTO issued an amending agreement to the TPA.

3.3 Since the original TPA was executed, the Region submitted the following updates to its Eligible Project List:

- May 2018 (Amending Agreement #1);
- May 2019 (Amending Agreement #2); and
- March 2020 (Amending Agreement #3).

#### **4. Implementation Status**

4.1 Attachment #2 summarizes projects from the March 2020 updated Eligible Project List that are already constructed, under construction, or are planned to be substantially completed by December 31, 2021. Attachment #3 illustrates the project locations from this Eligible Project List.

4.2 All cycling projects on the list are comprised of boulevard Multi-Use Paths (MUPs) on Regional road rights-of-way,<sup>1</sup> except for Project #17 (Bike and Ride Bike Racks at Bus Stops) and Project #18 (Cyclist Priority Treatments at Select Traffic Signal Locations). It also identifies projects that are part of a road widening, reconstruction or bridge modification project led by the Region; and “standalone” projects not tied to road construction, led by an area municipality.

4.3 To date, of the 14.5 km of cycling facilities included on the Eligible Project List, 3 km (or 21%) has been constructed. The remainder are targeted for completion by year-end 2021, except for the Bloor Street project in Clarington (Project #3). Funding from the area municipality may no longer be available for the Bloor Street project for it to proceed by year-end 2021. As noted in Section 5, however, the Region’s OMCC Program funding is targeted to be spent by year-end 2021.

#### **5. Financial Implications**

5.1 The OMCC Program requires that municipalities submit an annual funding certificate to identify funds used towards construction of projects on the Eligible Project List for each year. The Region has submitted these certificates in January 2019, 2020 and 2021 for funds expended in 2018, 2019 and 2020, respectively.

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<sup>1</sup> The Regional Cycling Plan funding arrangement for boulevard Multi-Use Paths (MUPs) includes the cost of utility relocation, grading, and platform and customized bridge structures as Regional expenses. The cost of the granular base, asphalt, signage, markings, other amenities, and path maintenance and repair, is the responsibility of the area municipality. Consultant design costs are also covered by the OMCC Program and split between the Region and the area municipality based on each municipality’s respective share of the above-noted construction costs for the project.

- 5.2 Of the Region's \$2,771,190 that can be applied to OMCC Program projects, \$623,446 has been declared as part of the annual funding certificate process up to year-end 2020 for projects substantially completed or under construction. As such, the Region can incur up to \$2,147,744 in program-eligible expenses before December 31, 2021 or will be required to return a portion of its provincial funding allocation back to the province (refer to Table 1 below).

**Table 1: OMCC Program Eligible Expenses**

<b>Eligible Expenses</b>	<b>Total (\$)</b>	<b>Provincial Share (80% of \$)</b>	<b>Regional Share (20% of \$)</b>
Incurred to date (year-end 2020)*	623,446	498,757	124,689
To be incurred in 2021	2,147,744	1,718,195	429,549
<b>Total OMCC Program funds</b>	<b>2,771,190</b>	<b>2,216,952</b>	<b>554,238</b>
*Refer to Attachment #2 showing current status of OMCC Program projects.			

- 5.3 Based on project cost estimates and expected project completion timelines, the remaining unspent OMCC Program funds are expected to be spent in advance of the funding program deadline.

## **6. Relationship to Strategic Plan**

- 6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Under the goal of Environmental Sustainability, 1.5, Expand sustainable and active transportation;
  - b. Under the goal of Economic Prosperity, 3.3, Enhance communication and transportation networks to better connect people and move goods more effectively; and
  - c. Under the goal of Service Excellence, 5.1, Optimize resources and partnerships to deliver exceptional quality services and value.

## **7. Conclusion and Next Steps**

- 7.1 For projects being led by the Region, staff are working diligently to complete as many projects as possible by December 30, 2021. For projects being led by the area municipalities, the Region is working closely with area municipal staff to review and provide timely comments on the design drawings and road occupancy permits for construction.
- 7.2 Regional staff is monitoring use of new facilities in terms of bicycle count data, consistent with the OMCC Program guidelines.
- 7.3 This report has been prepared with input from the Regional Works and Finance departments, and Durham Region Transit (DRT).

## **8. Attachments**

- Attachment #1: Letter to MTO dated April 24, 2020 requesting OMCC Program extension
- Attachment #2: Region of Durham OMCC Program Eligible Project List
- Attachment #3: Map of OMCC Program: Eligible Projects, Existing and Future Cycling Network

Respectfully submitted,

Original signed by

---

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



April 24, 2020

Gary Jamieson, Manager (Acting)  
Transportation Programs Office  
Strategic Investments and Programs Branch  
Ministry of Transportation  
777 Bay Street, 30<sup>th</sup> Floor, Suite 3000  
Toronto, ON M7A 2J8

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Municipality  
of Durham**

Planning and Economic  
Development Department

Planning Division

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[durham.ca](http://durham.ca)

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

Dear Mr. Jamieson:

Re: Ontario Municipal Commuter Cycling (OMCC) Program  
Request for Extension to Completion of Eligible Project Timeline

Over the last couple of years, Regional staff have been working diligently, in collaboration with our area municipal counterparts, on implementing cycling projects identified on the Region's OMCC Program Eligible Project List. As you are aware, the deadline for all projects to achieve substantial completion under the OMCC Program is on or before December 30, 2020.

In light of the current COVID-19 pandemic situation, we are requesting an extension to the current December 30, 2020 substantial completion deadline for OMCC Program Eligible Projects (as currently set in Section A4.10 of the Transfer Payment Agreement (TPA) between the Region and MTO). Specifically, we request that substantial completion for OMCC Program Eligible Projects be extended to December 30, 2021.

Regional staff, and consultants and contractors retained on behalf of the Region, have been continuing to work on design and construction projects during the pandemic. However, we are experiencing delays due to adjustments in workload, obtaining utility relocations from third parties, and the provincial hold on property expropriation proceedings at this time. These delays not only impact the timing to construct boulevard Multi-Use Path (MUP) facilities as part of new Regional road re-construction or widening projects, but also "standalone" MUP facilities on Regional rights-of-way led by the area municipalities. These latter projects are where no road reconstruction or widening is occurring, but the designs are reviewed by and costs are shared with the Region.

Thank you for your consideration of our request, and we look forward to a response from the Ministry on this issue.



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

Please contact the undersigned (ext. 2575 or 2183, respectively) if you wish to further discuss the request or require additional information.

Yours truly,

*Gary Muller*

Gary Muller, MCIP, RPP  
Director of Planning  
Planning Division

*Ramesh Jagannathan*

Ramesh Jagannathan, MBA, P.Eng.  
Director, Transportation and Field  
Services  
Works Department

cc Greg Pereira, Manager, Transportation Planning  
Janet Mosher, Project Manager, Transportation Infrastructure  
Mary Simpson, Director, Financial Planning & Purchasing  
Andrew Wismer, Senior Economist, Financial Planning  
Ranil Fernando, Town of Ajax  
Joshua Schembri, Town of Whitby  
Ranjit Gill, City of Oshawa  
Robert Brezina, Municipality of Clarington  
Muhammad Aashir, Transportation Programs Office, MTO

N:\Strategic PB\Transportation\CYCLING\Funding Applications\OMCC\Application documents\2020-04-24  
OMCC Program Extension Request to MTO ltr.doc



Region of Durham OMCC Program Eligible Project List<sup>1</sup>

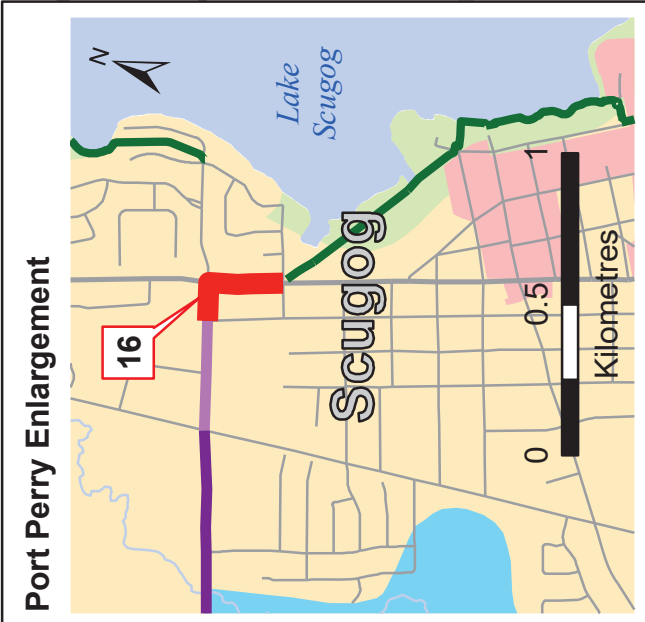
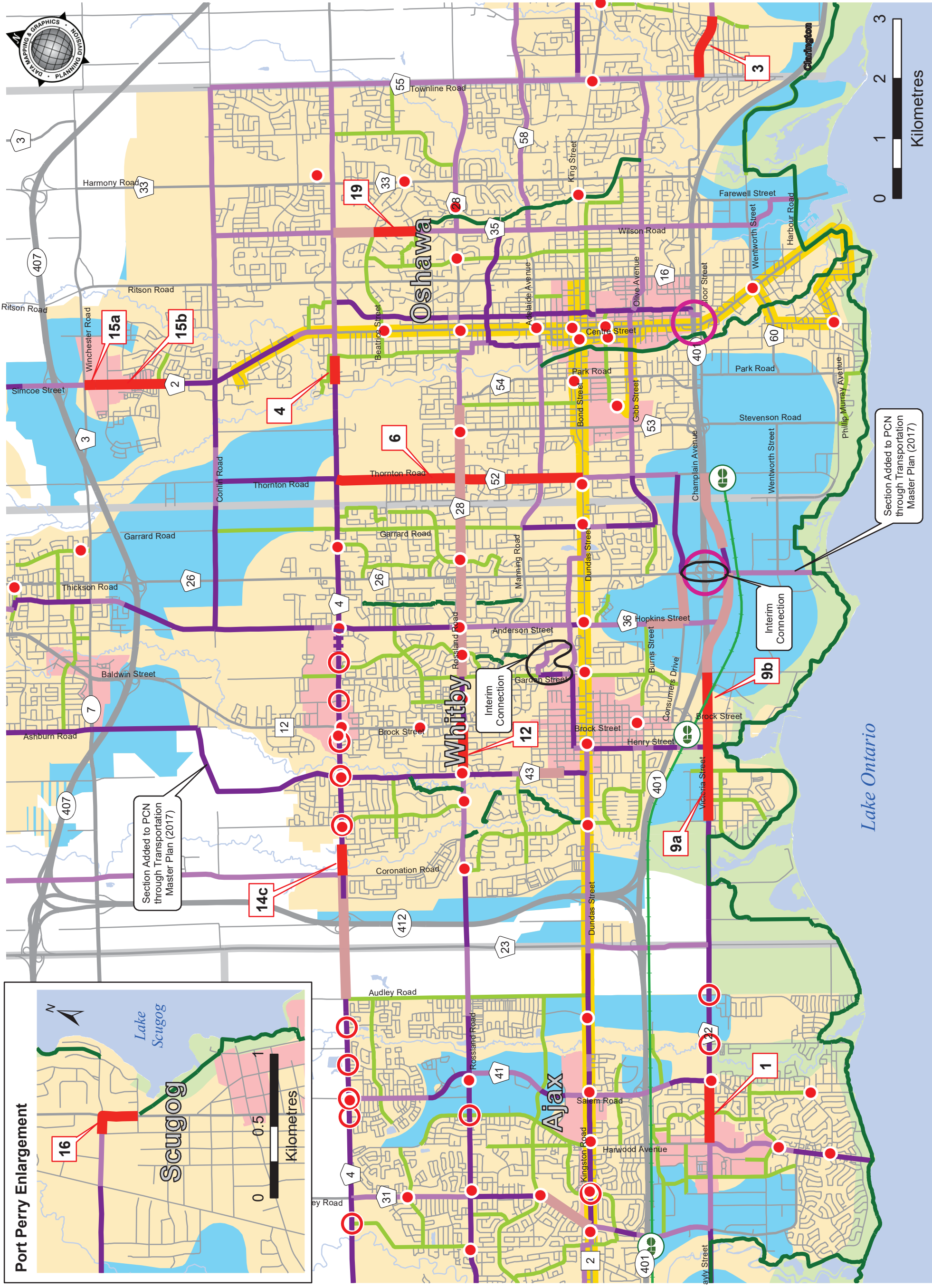
ID # <sup>2</sup>	Area Municipality	Reg. Rd. #	Project Name	Project Extents	Length (km)	"Stand-alone" MUP Project?	Design & Construction Lead	Status Update
1	Ajax	22	Bayly St. Multi-Use Path (MUP)	Harwood Ave. to Salem Rd.	1.0	Yes	Ajax	Construction targeted to start in July 2021 for completion in October/November.
3	Clarington	22	Bloor St. MUP	Townline Rd. to Prestonvale Rd.	1.1	Yes	Clarington	Design completed, but project may not proceed due to reallocation of area municipal funding.
4	Oshawa	4	Taunton Rd. MUP	Northbrook St. to Somerville St.	0.4	Yes	Oshawa	Detailed design work nearing completion, with construction targeted to start in April 2021 for completion in September.
6	Oshawa	52	Thornton Rd. MUP	Taunton Rd. to King St.	4.1	Yes	Oshawa	Tree removals conducted in fall 2020. Remaining construction targeted to start in April 2021 for completion in September.
9a	Whitby	22	Victoria St. MUP	Seaboard Gt. to Brock St.	1.6	Yes	Whitby	<b>Completed in December 2018.</b>
9b	Whitby	22	Victoria St. MUP	Brock St. to South Blair St.	0.8	Yes	Whitby	Construction targeted to start in July 2021 for completion in August.
12	Whitby	28	Rossland Rd. MUP	Cochrane St. to Brock St.	0.8	No	Whitby/ Region	Construction targeted to start in June 2021 for completion in fall.
14c	Whitby	4	Taunton Rd. MUP	Coronation Rd. to Baycliffe Dr. including bridge modifications	0.5	Yes	Whitby	Design completed. Construction targeted to start in May 2021 for completion in fall.
15a	Oshawa	2	Simcoe St. MUP	At Winchester Rd. Intersection	0.4	No	Region	<b>Completed in May 2020.</b>
15b	Oshawa	2	Simcoe St. MUP	South of Winchester Rd. to Northern Dancer Dr.	2.8	No	Region	Under construction. MUP on west side opened in November 2020; MUP on east side in progress. Targeted for completion in fall.

<sup>1</sup> Eligible Project List is the most recent MTO submission (March 2020), as per Amending Agreement #3 to the original Transfer Payment Agreement (TPA).

<sup>2</sup> ID # are not consecutive, as projects on previous Eligible Project Lists that are no longer considered maintained their project number.

ID # <sup>2</sup>	Area Municipality	Reg. Rd. #	Project Name	Project Extents	Length (km)	“Stand-alone” MUP Project?	Design & Construction Lead	Status Update
16	Scugog	2 & 8	Simcoe St. and Reach St. MUP	Simcoe St. and Reach St. intersection	0.3	No	Region	<b>Completed in June 2020.</b>
17	Region-wide	n/a	Bike & Ride Bike Racks at Bus Stops	80 Locations Proposed	n/a	n/a	Region (DRT)	Under construction; 23 bike racks installed and 26 bus pads poured in 2019, remainder to be installed in 2021.
18	Region	n/a	Cycling Priority Treatments at Signalized Intersections	17 Locations Proposed	n/a	n/a	Region	To be tendered for construction in spring/summer 2021.
19	Oshawa	35	Wilson Rd. MUP	Beatrice St. to Attersley Dr. including bridge modifications	0.7	Yes	Oshawa	<b>Completed in June 2020.</b>
<b>Total</b>					<b>14.5</b>			

# Ontario Municipal Commuter Cycling (OMCC) Program: Eligible Projects, Existing and Future Cycling Network



## Legend

- OMCC Eligible Project List**
- █ 6 Cycling Facility (and Project #)
  - █ Cycling Facility Removed
  - Bike and Ride Bike Racks at Bus Stops (Project #17)
  - Cycling Priority Treatment Intersection (Project #18)

## Regional Cycling Plan's Primary Cycling Network (PCN)

- █ Existing PCN (as of Dec. 2020)
- █ Planned PCN
- Provision for Cycling Facilities to be Considered with Future MTO Interchange/Bridge Projects

## Other Existing Facilities

- █ Municipal Cycling Network (2016)
- █ Regional Trail Network (2018)

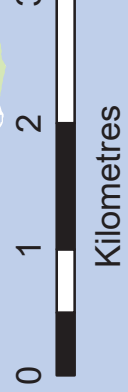
## Key Commuter Cyclist Destinations

- █ Regional Centre
- █ Employment Area
- █ Waterfront Area
- █ Other Urban Area
- █ GO Rail
- GO Station
- █ Durham Region Transit PULSE 900 & 901 Bus Routes



The Regional Municipality of Durham Planning and Economic Development Dept. March 2021

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Section Added to PCN through Transportation Master Plan (2017)

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# The Regional Municipality of Durham Information Report

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From: Commissioner of Works  
Report: #2021-INFO-35  
Date: March 26, 2021

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**Subject:**

Durham York Energy Centre Source Test Update

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 The purpose of this report is to provide and update on the 2020 compliance Source Test results at the Durham York Energy Centre (DYEC).

**2. Background**

2.1 As required by the DYEC Environmental Notice of Approval (EA) and the Environmental Compliance Approval (ECA), the Owners are to perform annual compliance Source testing in accordance with the procedures and schedules outlined in Schedule "E" of the (ECA). The Source Test measures the rate of emission of the test contaminants from the stack.

**3. ECA Compliance Source Test**

3.1 The Compliance Source Test was conducted between November 9 and 12, 2020 for all test contaminants on both Boiler #1 and Boiler #2.

3.2 The results summary of the compliance Source Test demonstrated that all emissions were within the limits detailed in the ECA (Attachment #1).

- 3.3 The full compliance Source Test Report was sent to the Ministry of Environment, Conservation and Parks (MECP).
- 3.4 The DYEC emissions dispersion was modeled utilizing the Source Test data and the MECP approved CALPUFF model. The results of the contaminant concentrations at the maximum point of impingement were then compared to the limits within the Ontario Regulation 419/05 Air Pollution – Local Air Quality. Ontario Regulation 419/05 Air Pollution-Local Air Quality limits are set to be protective of human health and the environment.
- 3.5 All of the calculated impingement concentrations were well below the regulatory limits.

#### **4. Owners' Consultant Reviews**

- 4.1 Airzone One Ltd., the Source Test peer reviewer, provided a memo on their preliminary findings on the Source Test sampling (Attachment #2), which concludes that:

“Based on the observations made during collection of samples, we are satisfied that Ortech collected all dioxin and furan samples according to standard operating procedures and approved methods, with the deviations from the methods/protocols already noted. Final comments concerning the results of all of the testing and compliance of the facility will be made upon review of the final stack testing report to be issued by Ortech.”

- 4.2 HDR personnel were also present during the Source Tests. In Attachment #3, HDR reported that:

“HDR has completed our review of the preliminary results of the air emissions testing performed during the DYEC Fall 2020 Compliance Test. Representatives from HDR were present at the DYEC to observe the sampling procedures and facility operations on November 11 and November 12, 2020. Overall, HDR's observations concluded that ORTECH appeared to follow the approved stack sampling procedures and test methods in accordance with accepted industry practice and the requirements of the ECA. HDR also observed that Covanta's plant personnel operated the DYEC under typical operating conditions and in accordance with acceptable industry operating standards, unless otherwise noted. Based on the

results summarized in ORTECH's final test report (dated January 19, 2021), the air emission results of the Fall 2020 Compliance Test demonstrated that the DYEC operated below the ECA's Schedule "C" limits."

## **5. Continued Demonstrated Performance**

- 5.1 Attachment #4 presents the results of testing completed for the last three years. The data presented indicates that the DYEC has demonstrated it can safely and effectively operate within the ECA Schedule "C" limits. This consistent performance demonstrates the controls and monitoring in place provide a level of safety and protection to human health and the environment.

## **6. Monitoring Program**

- 6.1 DYEC ECA limits continue to be among the most stringent limits when compared to Ontario A-7 Guideline (A-7) and the European Union (EU) and are consistent with the current EU Best available techniques reference documents (BREF)<sup>1</sup> emission limit range for existing facilities. Attachment #5 is a table which shows the latest stack testing results compared to each of the ECA, A-7, EU limits, BREF emissions range.
- 6.2 The BREFs are a series of reference documents covering the industrial activities listed in Annex 1 to the EU's Integrated Pollution Prevention and Control Directive (IPPC). They provide descriptions of a range of industrial processes including their respective operating conditions and emission rates. The European Union produces best available technique reference documents or BREF notes. They contain 'best available techniques' (BAT) for industrial processes which are the best for preventing or minimizing emissions and impacts on the environment. The update to Best Available Techniques (BAT) Reference Document for Waste Incineration: Industrial Emissions Directive 2010/75/EU, was released in December 2019, and identifies current techniques and anticipated emission levels for facilities adopting the techniques.

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<sup>1</sup> Neuwahl, F., Cusano, G., Gómez Benavides, J., Holbrook, S. and Roudier, S., Best Available Techniques (BAT) Reference Document for Waste Incineration: Industrial Emissions Directive 2010/75/EU (Integrated Pollution Prevention and Control), EUR 29971 EN, Publications Office of the European Union, Luxembourg, 2019, ISBN 978-92-76-12993-6 (online), doi:10.2760/761437 (online), JRC118637.

- 6.3 There are 27 member countries that comprise the EU. These countries are required to take BREF documents into account when determining best available techniques generally or in specific cases under the EU Directive.
- 6.4 In order to prevent or reduce emissions from the incineration process emission levels associated with the best available techniques for emissions to air (BAT-AELs) have been established through the use of one or a combination of techniques. Attachment # 6 lists the measured air parameters, the BAT recommended monitoring frequency and emissions range, and the techniques and monitoring frequency used at DYEC.
- 6.5 Attachment #6 demonstrates that over the last three years of monitoring, DYEC emissions fall at the lower end of the BAT range for all parameters with the exception of nitrogen dioxide, whereby emissions fall in the mid-high range.
- 6.6 DYEC operates in alignment with the BAT recommended monitoring frequency for all listed parameters.
- 6.7 Where BAT recommends a minimum of one technique in most instances, the DYEC uses a combination of the available techniques recommended. The use of Best Available Techniques within the facility, helps to ensure overall facility performance. The DYEC is able to achieve emissions to air consistent with other world class facilities employing similarly advanced techniques as presented within the BREF document.
- 6.8 The DYEC continues to demonstrate performance well below ECA limits, and in keeping with BREF air emission ranges applicable to existing facilities.

## **7. Conclusion**

- 7.1 The Owners' technical consultants and peer reviewers have confirmed that the compliance Source Test was conducted in accordance with the Ministry of the Environment, Conservation and Parks guidelines.
- 7.2 All results of the Source Test were in compliance with the Environmental Compliance Approval limits.
- 7.3 DYEC ECA limits continue to be among the most stringent limits when compared to Ontario A-7 Guideline (A-7) and the European Union (EU) limits at the time of construction and are consistent with the current EU Best available techniques reference documents (BREF) emission limit ranges for existing facilities.



**8. Attachments**

Attachment #1: Compliance Source Test Results Summary

Attachment #2: AirZone One Ltd. Source Test: Preliminary Findings Memo

Attachment #3: HDR Inc. Source Test Assessment Memo

Attachment #4: Source Test Results 2018-2020

Attachment #5: The latest stack testing results compared to each of the ECA, A-7, EU and BREF range.

Attachment #6: BAT monitoring conclusions as compared to DYEC monitoring

Respectfully submitted,

**Original signed by:**

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Susan Siopis, P.Eng.  
Commissioner of Works



## EXECUTIVE SUMMARY

ORTECH Consulting Inc. (ORTECH) completed the annual compliance emission testing program at the Durham York Energy Centre (DYEC) located in Courtice, Ontario between November 9 and November 12, 2020. The emission testing program was performed to satisfy the requirements of the Ontario Ministry of the Environment, Conservation and Parks (MECP) Amended Environmental Compliance Approval (ECA) No. 7306-8FDKNX. Section 7(1) of the ECA states that “the owner shall perform annual source testing, in accordance with the procedures and schedule outlined in the attached Schedule E, to determine the rates of emissions of the test contaminants from the stack. The program shall be conducted not later than six months after the commencement date of operation of the facility/equipment and subsequent source testing programs shall be conducted once every calendar year thereafter”. This program is the eleventh comprehensive Schedule E source testing program conducted at the facility. A list of the test programs conducted by ORTECH to date is provided below:

Test Program	Test Date	ORTECH Report No.
2015 Compliance	September/October 2015	21546
2016 Voluntary	May 2016	21656
2016 Compliance	October/November 2016	21698
2017 Voluntary	May 2017	21754
2017 Compliance	October 2017	21800
2018 Voluntary	May/June 2018	21840
2018 Compliance	September 2018	21880
2019 Voluntary	June 2019	21936
2019 Compliance	September 2019	21960
2020 Voluntary	June 2020	22001
2020 Compliance	November 2020	22050

Source testing was performed on the Baghouse (BH) Outlet of Boiler No. 1 and BH Outlet of Boiler No. 2 for the test contaminants listed in Schedule D of the ECA.

Triplicate emission tests were completed for particulate matter, metals, semi-volatile organic compounds, acid gases, volatile organic compounds, aldehydes and combustion gases at the BH Outlet of each Boiler. Triplicate emission tests were also completed for total hydrocarbons at the Quench Inlet of each Boiler. The contaminant groups included in the emission test program and the reference test methods used are summarized below:

Test Groups	Reference Method
Particulate and Metals	US EPA Method 29
PM <sub>2.5</sub> /PM <sub>10</sub> and Condensable Particulate	US EPA Methods 201A and 202
Semi-Volatile Organic Compounds	Environment Canada Method EPS 1/RM/2
Volatile Organic Compounds	US EPA SW-846 Method 0030 (SLO VOST modification)
Aldehydes	NCASI Method ISS/FP-A105.01
Halides and Ammonia	US EPA Method 26A
Combustion Gases:	
Oxygen and Carbon Dioxide	Facility CEM
Carbon Monoxide	Facility CEM
Sulphur Dioxide	Facility CEM
Nitrogen Oxides	Facility CEM
Total Hydrocarbons	ORTECH per US EPA Method 25A

Schedule C of ECA No. 7306-8FDKNX lists in-stack limits for the emissions of various compounds. In-stack emissions limits are given for particulate matter, mercury, cadmium, lead, dioxins and furans and organic matter for comparison with the results from compliance source testing. In-stack emission limits are also given for hydrochloric acid, sulphur dioxide, nitrogen oxides and carbon monoxide calculated as the rolling arithmetic average of data measured by a continuous emission monitoring system (CEMS).

Since relative accuracy and system bias testing was conducted in July 2020, the data recorded by the DYEC CEMS was used to assess against the in-stack emissions limits detailed in Schedule C of the ECA for hydrochloric acid, sulphur dioxide, nitrogen oxides and carbon monoxide. Note the DYEC CEMS data for the days when isokinetic testing was performed at each unit (November 9 to November 12, 2020) was used to determine the minimum, average and maximum concentrations of the combustion gases listed in the ECA. Concentration data measured by ORTECH on November 9, 2020 was used to assess against the total hydrocarbons (organic matter) in-stack emissions limit detailed in Schedule C of the ECA.

Consistent with the approach commonly required by the MECP for compliance emission testing programs, the following results are conservative in the sense that when the analytical result is reported to be below the detection limit, the full detection limit is used to calculate emission data and is shown by a “<” symbol. Also, when one or both Boiler results are reported to be below the detection limit, the detection limit was used to conservatively estimate the total emission rate for the Main Stack.

The MECP “Summary of Standards and Guidelines to Support Ontario Regulation 419/05 – Air Pollution – Local Air Quality”, dated April 2012, provides an updated framework for calculating dioxin and furan toxicity equivalent concentrations which includes emission data for 12 dioxin-like PCBs. This document was replaced by “Air Contaminants Benchmarks List: standards, guidelines and screening levels for assessing point of impingement concentrations of air contaminants”, with the most recent version published on April 27, 2018, however the dioxin and furan toxicity equivalent calculation methodology remains the same. The dioxins, furans and dioxin-like PCBs toxicity equivalent emission data was also calculated using half the detection limit for those compounds not detected. The half detection limit data was used to assess against the dispersion modelling Point of Impingement limit. The toxicity equivalent concentrations calculated using the full detection limit, for those compounds less than the reportable detection limit, were used to assess against the in-stack limit detailed in Schedule C of the ECA.

The average results for the tests conducted at Boiler No. 1, along with the respective in-stack emission limits, are summarized in the following table:

Parameter	Test No. 1	Test No. 2	Test No. 3	Average	In-Stack Limit
Total Power Output (MWh/day)*	-	-	-	391	-
Average Combustion Zone Temp. (°C)*	-	-	-	1230	-
Steam (tonnes/day)*	-	-	-	806	-
MSW Combusted (tonnes/day)*	-	-	-	199	-
NO <sub>x</sub> Reagent Injection Rate (liters/day)*	-	-	-	507	-
Carbon Injection (kg/day)*	-	-	-	133	-
Lime Injection (kg/day)*	-	-	-	4237	-
Filterable Particulate (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	3.35	4.07	0.36	2.60	9
PM <sub>10</sub> with Condensable (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<4.77	<5.15	<4.08	<4.67	-
PM <sub>2.5</sub> with Condensable (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<3.90	<4.95	<3.94	<4.26	-
Hydrogen Fluoride (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.097	<0.10	<0.11	<0.10	-
Ammonia (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.55	0.67	0.61	0.61	-
Cadmium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.093	0.075	0.058	0.075	7
Lead (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.48	0.34	0.29	0.37	50
Mercury (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.55	0.35	0.13	0.34	15
Antimony (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.092	0.046	<0.040	<0.059	-
Arsenic (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.046	<0.045	<0.040	<0.044	-
Barium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	1.55	1.38	1.81	1.58	-
Beryllium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.046	<0.045	<0.040	<0.044	-
Chromium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	1.41	1.00	0.65	1.02	-
Cobalt (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.046	<0.045	0.069	<0.053	-
Copper (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	5.25	5.22	5.16	5.21	-
Molybdenum (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	5.60	5.34	4.79	5.24	-
Nickel (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	1.31	2.34	0.97	1.54	-
Selenium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	1.33	1.84	<0.20	<1.12	-
Silver (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.046	<0.045	<0.040	<0.044	-
Thallium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.22	0.091	<0.040	<0.12	-
Vanadium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.023	<0.023	<0.020	<0.022	-
Zinc (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	8.23	5.17	4.52	5.97	-
Dioxins and Furans (pg TEQ/Rm <sup>3</sup> ) <sup>(3)</sup>	<31.2	<31.0	<23.8	<28.7	60
Total Chlorobenzenes (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<761	<942	<848	<850	-
Total Chlorophenols (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<178	<185	<175	<180	-
Total PAHs (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<200	<515	<219	<311	-
VOCs (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<308	<267	<305	<293	-
Aldehydes (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.080	<0.061	<0.079	<0.073	-
Total VOCs (µg/Rm <sup>3</sup> ) <sup>(1)(4)</sup>	<308	<267	<305	<293	-
Quench Inlet Organic Matter (THC) (ppm, dry) <sup>(2)</sup>	0.9	0.2	0.3	0.5	50

\* based on process data provided by Covanta

(1) dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume

(2) dry basis as equivalent methane (average of each 60 minute test with data recorded in 1-minute intervals)

(3) calculated using the NATO/CCMS (1989) toxicity equivalence factors and the full detection limit for those isomers below the analytical detection limit, dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume

(4) Includes all components from the volatile organic compounds test list in the ECA (i.e. Volatile Organic Sampling Train and Aldehyde Sampling train components).

The average results for the tests conducted at Boiler No. 2, along with the respective in-stack emission limits, are summarized in the following table:

Parameter	Test No. 1	Test No. 2	Test No. 3	Average	In-Stack Limit
Total Power Output (MWh/day)*	-	-	-	391	-
Average Combustion Zone Temp. (°C)*	-	-	-	1311	-
Steam (tonnes/day)*	-	-	-	805	-
MSW Combusted (tonnes/day)*	-	-	-	202	-
NO <sub>x</sub> Reagent Injection Rate (liters/day)*	-	-	-	816	-
Carbon Injection (kg/day)*	-	-	-	126	-
Lime Injection (kg/day)*	-	-	-	4233	-
Filterable Particulate (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	2.72	0.76	2.52	2.00	9
PM <sub>10</sub> with Condensable (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<4.96	<5.40	<4.68	<5.01	-
PM <sub>2.5</sub> with Condensable (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<4.89	<5.27	<4.54	<4.90	-
Hydrogen Fluoride (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.10	<0.10	<0.10	<0.10	-
Ammonia (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.73	0.65	0.60	0.66	-
Cadmium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.054	0.034	0.078	0.056	7
Lead (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.34	0.32	0.36	0.34	50
Mercury (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.058	<0.033	<0.045	<0.045	15
Antimony (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	0.051	<0.045	<0.044	-
Arsenic (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	<0.045	<0.045	<0.042	-
Barium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.22	1.93	2.18	1.44	-
Beryllium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	<0.045	<0.045	<0.042	-
Chromium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.75	0.85	0.74	0.78	-
Cobalt (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	<0.045	0.066	<0.050	-
Copper (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	5.00	5.11	5.14	5.09	-
Molybdenum (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	4.55	5.33	5.20	5.03	-
Nickel (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	0.66	0.83	1.11	0.87	-
Selenium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.19	0.68	<0.22	<0.37	-
Silver (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	<0.045	<0.045	<0.042	-
Thallium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.038	0.058	0.16	<0.084	-
Vanadium (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.019	<0.022	0.061	<0.034	-
Zinc (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	3.75	5.36	5.67	4.93	-
Dioxins and Furans (pg TEQ/Rm <sup>3</sup> ) <sup>(3)</sup>	<6.90	<8.31	<6.59	<7.26	60
Total Chlorobenzenes (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<440	<436	<337	<404	-
Total Chlorophenols (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<206	<173	<215	<198	-
Total PAHs (ng/Rm <sup>3</sup> ) <sup>(1)</sup>	<229	<311	<227	<256	-
VOCs (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<317	<400	<345	<354	-
Aldehydes (µg/Rm <sup>3</sup> ) <sup>(1)</sup>	<0.11	<0.081	<0.10	<0.098	-
Total VOCs (µg/Rm <sup>3</sup> ) <sup>(1)(4)</sup>	<317	<400	<345	<354	-
Quench Inlet Organic Matter (THC) (ppm, dry) <sup>(2)</sup>	1.6	1.0	0.6	1.1	50

\* based on process data provided by Covanta

(1) dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume

(2) dry basis as equivalent methane (average of each 60 minute test with data recorded in 1-minute intervals)

(3) calculated using the NATO/CCMS (1989) toxicity equivalence factors and the full detection limit for those isomers below the analytical detection limit, dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume

(4) Includes all components from the volatile organic compounds test list in the ECA (i.e. Volatile Organic Sampling Train and Aldehyde Sampling train components).

A summary of the minimum, average and maximum concentrations for the combustion gases measured by the DYEC CEMS with in-stack limits listed in the ECA is provided below for the two units.

Boiler No.	Parameter	Minimum	Average	Maximum	In-Stack Limit
Boiler No. 1	Carbon Monoxide (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	7.8	11.4	16.8	40
	Hydrogen Chloride (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	3.4	3.8	4.4	9
	Nitrogen Oxides (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	109	110	110	121
	Sulphur Dioxide (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	0	0.1	0.5	35
Boiler No. 2	Carbon Monoxide (mg/Rm <sup>3</sup> ) <sup>(1)</sup>	10.8	14.1	20.8	40
	Hydrogen Chloride (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	2.8	3.2	3.7	9
	Nitrogen Oxides (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	110	110	111	121
	Sulphur Dioxide (mg/Rm <sup>3</sup> ) <sup>(2)</sup>	0	0.1	0.5	35

(1) 4-hour average measured by DYEC CEMS, dry at 25°C and 1 atmosphere adjusted to 11% oxygen by volume

(2) 24-hour average measured by DYEC CEMS, dry at 25°C and 1 atmosphere adjusted to 11% oxygen by volume

The emission data measured at each Boiler BH Outlet during the testing program was combined and used to assess the emissions from the Main Stack against the current point of impingement criteria detailed in Ontario Regulation 419/05.

The CALPUFF dispersion modelling (using Version 6.263 as requested by the MECP) for the November 2020 emission testing program was performed by Golder Associates. A summary of the results are provided in the tables appended to this report (Appendix 27) based on calculated ground level Point of Impingement (POI) concentrations for the average total Main Stack emissions. As shown in the tables, the calculated impingement concentrations for all of the contaminants were well below the relevant MECP standards.

In summary, the key results of the emission testing program are:

- The facility was maintained within the operational parameters defined by the amended ECA that constitutes normal operation during the stack test periods. Testing was conducted at a steam production rate of greater than 803 tonnes of steam per day for each Boiler (approximately 99.0% of maximum continuous rating). The maximum continuous rating for the facility is 1614.7 tonnes of steam per day for the two Boilers combined (33.64 tonnes of steam per hour or 807.4 tonnes per day for each Boiler).
- The in-stack concentrations of the components listed in the ECA were all below the concentration limits provided in Schedule C of the ECA.
- Using CALPUFF dispersion modelling techniques, the predicted maximum point of impingement concentrations, based on the average test results for both boilers, show DYEC to be operating well below all current standards in Regulation 419/05 under the Ontario Environmental Protection Act and other MECP criteria including guidelines and upper risk thresholds.

Tables referenced in this report for the tests conducted at Boiler No. 1 and Boiler No. 2 are provided in Appendix 1 and Appendix 2, respectively.

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January 18<sup>th</sup>, 2021  
Job/reference #: J20036

## **RE: Audit of Fall 2020 Compliance Source Testing – Preliminary Findings**

Dear Mr. Anello,

At this time, we are providing our preliminary review of the sample collection for the Fall 2020 Compliance Source Testing of the Durham York Energy Centre (DYEC). This preliminary review provides a general overview of our findings. A more detailed review of the testing campaign will be provided once the final source testing report has been reviewed. The field sampling audits were undertaken by Adomait Environmental Solutions Inc. (Adomait).

### ***Source Sampling Audit***

Adomait observed the sampling of two stack trains at the Durham York Energy Centre, focusing specifically on the sampling of semi-volatile organic compounds (SVOC) conducted on November 11<sup>th</sup> and 12<sup>th</sup>, 2020.

Mr. Andrew Lanesmith observed the control room parameters in the conference room as described below during the sample collection periods. Mr. Martin Adomait was responsible for observing the stack samplers throughout the process. Mr. Adomait's observations focused primarily on the stack sampling methods and implementation procedures.

As discussed in the June 2020 audit, during previous audits, one auditor was stationed in the Process Operations Center or control room, to observe one-minute readings as they appeared on the system monitors. The auditing process involved reviewing the excel files, manually recording data on a 10-minute interval to provide continuity and consistency with previous audits, taking note of anomalies and discussing deviations with facility staff and any measures taken as a result.

In wake of the Covid-19 pandemic, policies were set in place at the facility to reduce the risk of infection. As a result, the auditor did not have direct access to the control room. Instead, the auditor was stationed in a conference room equipped with a screen to display real-time and recent data related to parameters being monitored. In addition, excel files containing one-minute data were provided to the auditor at intervals during the stack testing events. The one-minute data corresponded to times of the stack tests for parameters monitored in previous audits, except for the quench-tower inlet/outlet temperatures and moisture levels. The temperatures were obtained from the display screen in the conference room; however, moisture data could only be accessed directly from the system monitors in the control room. Therefore, the November 2020 audit does not include the monitoring of moisture levels.

The following observations are made.

1. As a general observation, parameters being recorded for this review maintained stable readings throughout the observation period. The few deviations that were observed, such as carbon monoxide (CO) spikes, were typical of previous tests and generally did not persist beyond one minute. One incident did occur with Unit 1 requiring that the test be stopped for a period of about 50 minutes before resuming. This incident is discussed further in this section.



2. Steam production normally ranges between 32 and 35 thousand kg/hr. During testing of Unit 1 on November 11<sup>th</sup>, the steam output began to drop at 14:07 from 32.7 to 27.5 thousand kg/hr. Since steam levels did not recover quickly enough, the sampling was stopped at 14:15. Steam production again dropped to 25 thousand kg/hr before beginning to recover at 14:27. Steam output resumed normal levels of about 33 thousand kg/hr by 14:36. After another 30 minutes of stable readings, the sampling was restarted at 15:06. The drop in steam production was attributed to a build up of slag which broke loose from the chute. This negatively impacted the system's ability to produce steam. From the time the steam production initially dropped to 28 thousand kg/hr, it took about 15 minutes to begin recovering the steam production. This incident did not appear to impact other operating parameters being monitored.
3. The Unit 1 west crane used to "fluff" and transport waste to the chute for incineration stopped operation due to motor failure at around 11:30 on November 11. This did not appear to negatively impact operating parameters being monitored.
4. Oxygen concentrations, recorded on a 10-minute interval, were maintained greater than 6% and ranged from 6.96 to 11.19% for both units. The ECA compliance limit is greater than 6% on a 1-hour average.
5. CO concentrations were generally stable throughout the tests. In a few instances, the concentrations spiked to within the range of 50 to 60 ppm. These are likely cold CO spikes that may be attributed to incomplete combustion. In one other instance, the CO spiked to 217 ppm in Unit 1 at 9:25 am on November 12. This was likely a hot spike which was accompanied by a rise in furnace temperature which is typical of hot spikes. In every case, whether cold or hot CO spikes, the CO concentrations were immediately returned to typical CO concentrations. In only one instance did the spike last for more than one minute. The occurrence of CO spikes is normal and the immediate suppression of spikes indicates that the systems are operating effectively. On a 10-minute interval, CO ranged between 3.7 and 39.4 ppm and averaged around 14 ppm for both units.
6. The quench tower inlet and outlet temperatures showed consistent control of the rising temperatures on both monitoring days during sample collection. The inlet temperatures rose moderately from 164°C to approximately 172°C. The outlet temperatures remained consistent throughout at 150°C to 154°C. Based on previous source testing observations, the quench tower inlet temperatures could be expected to increase during the day (within allowable limits). In any case, the outlet temperatures remained steady regardless of the inlet temperatures.
7. As a result of consistent outlet temperatures from the Quench tower, the baghouse inlet temperatures remained steady, generally between 140°C and 145°C, and all readings were between 136°C and 145°C. This is approximately the midpoint of the ECA performance requirement of 120°C to 185°C (Section 6(2)(h)). These readings were consistent with observations from previous stack tests (typically in the range of 138°C to 145°C). Consistent temperatures in the baghouse allow comparison between data sets at different times. It is also important when considering the volatilization of various dioxins and furans that may be in particle-bound form in the baghouse. Increased temperatures could volatilize dioxins and furans already captured by the baghouse in particle-bound form.
8. Production at the plant is often evaluated in terms of steam flow. Steam flow was typically in the range of 32 to 35 thousand kg/hour, with recorded readings ranging between 30.2 and 35.6 kg/hr, except for the incident discussed under point 2 above. The production was similar to levels observed during other stack testing campaigns at this plant. Similar production also makes the comparison between different stack tests possible.
9. Carbon and lime dosage were generally consistent with the previous testing campaigns. Carbon doses averaged approximately from 5 to 6 kg/hour. The lime feed rate generally ranged between 170 and 180 kg/hour, with recorded readings ranging from 163 to 188 kg/hour.
10. Airflow remained stable throughout the stack tests. Airflow for Unit 1 and Unit 2 generally ranged between 85,000 to 91,000 m<sup>3</sup>/hour and 87,000 to 95,000 m<sup>3</sup>/hour, respectively, although higher flows of up to 119,000 m<sup>3</sup>/hour were occasionally recorded.

Observations of the stack testing procedures were undertaken during the SVOC sampling part of the program. The field observations are provided below (field notes are provided in the appendix).

1. Where possible, leak checks were observed at both the start, traverse change, and definitely at the conclusion of all SVOC tests conducted. When the leak checks were successful, the tests could be regarded as valid. The summary of field observations is shown in the tables below. All leak checks met the 0.02 cfm criteria at a pump vacuum of 15" or greater. Leak checks were always performed in a systematic and non-rushed manner to ensure good QA/QC.
2. Previous aberrations in the velocity's measurements were reduced by using metal plates and rubber sealer plates to reduce and almost eliminate these problems. This set-up was similar to that conducted in the last stack testing exercise.
3. Impinger/XAD temperatures were checked during every reading at each sampling train. Ortech supplied plenty of ice to the crews. The temperatures were maintained in the 47- 53°F (8-12°C). This is good as it improves adsorption of dioxins/furans on the sampling media.
4. The audit team also recorded dry gas meter correction and pitot factors for comparison with the final report.
5. All trains operating at the baghouse outlet locations were inserted and withdrawn from the stack while the sampling train was running. Given the high negative pressure at these locations, it was important to ensure that the filter was not displaced prior to sampling beginning. It also limits loss of any sample from the train.
6. Recoveries were not observed in the recovery trailer due to Covid-19 protocols being in effect.

In conclusion, the protocols used in the field should produce consistent samples for the laboratory. The final emission results should reflect the numbers produced by the Covanta boilers providing the protocols are adhered to at the laboratory.

SVOC samples were collected following the procedures in EPS 1/RM/2 and US EPA Method 23. During the source testing, Ortech followed the sampling and recovery procedures as specified by the methods to maintain the integrity of the samples. Ortech had adequate staff on site to collect samples and transfer the sampling media to the on-site lab for recovery and clean-up. Communications with the control room were maintained at an excellent level to ensure samples were collected during representative operating conditions.

### **Laboratory Processing Audit**

At the request of the Regional Municipality of Durham, Airzone One Ltd. (Airzone) did not audit the laboratory processing samples for the testing program. Airzone will review the laboratory data provided with Ortech's final report, with specific focus on the dioxin/furan and particulate matter results.

### **Conclusion**

Based on the observations made during collection of samples, we are satisfied that Ortech collected all dioxin and furan samples according to standard operating procedures and approved methods, with the deviations from the methods/protocols already noted. Final comments concerning the results of all of the testing and compliance of the facility will be made upon review of the final stack testing report to be issued by Ortech.

Sincerely,



Margaret Matusik, B.ASc  
Air Quality Modeller  
Airzone One Ltd.  
[mmatusik@airzoneone.com](mailto:mmatusik@airzoneone.com)



**Appendix - Field Notes**

	Semi-Volatiles-1		Semi-Volatiles-1	
Date	November 11-20		November 11-20	
Observation	Boiler #1		Boiler #2	
Nozzle Size/Type	0.2651 Glass		0.2513 Glass	
Meter Cal/ID	1.004/Nov. 4-20		0.994/Oct. 1-20	
Pitot cal	0.849		0.851	
Calc Moisture	17%		17.4%	
Static	-9.52"		-9.50"	
Pitot Leak Check	Yes good		Yes Good	
Pre-traverse Leak Check	0.001 @15"		0.006 @18"	
SVOC Test Start Time	8:23		8:22	
Running On Insertion	Yes		Yes	
Running on removal	Yes		Yes	
Traverse Completed	10:23		10:22	
Post-traverse Leak Check	0.001 @15"		0.006@18"	
Pre-traverse Leak Check		0.001 @15"		0.006 @18"
SVOC Traverse Start		10:30		10:32
Stack temperature		53/52 °F		49/52 °F
Traverse Completed		12:30		12:32
Final Leak Check		0.001@15"		0.006 @20"
Running on removal		Yes		Yes

	Semi-Volatiles-2		Semi-Volatiles-2	
Date	November 11-20		November 11-20	
Observation	Boiler #1		Boiler #2	
Nozzle Size/Type	0.2651 Glass		0.2513 Glass	
Meter Cal/ID	1.004/Nov. 4-20		0.994/Oct. 1-20	
Pitot cal	0.849		0.851	
Calc Moisture	17%		17.4%	
Static	-9.52"		-9.50"	
Pitot Leak Check	Yes good		Yes Good	
Pre-traverse Leak Check	0.002 @15"		0.004 @20"	
SVOC Test Start Time	13:27		13:28	
Running On Insertion	Yes		Yes	
Running on removal	Yes		Yes	
Traverse Completed	16:19		15:28	
Post-traverse Leak Check	0.002 @16"		0.001@17"	
Pre-traverse Leak Check		0.002 @16"		0.002 @17"
SVOC Traverse Start		16:26		15:35
O <sub>2</sub> /CO <sub>2</sub> (%)		8.41/10.8		12.4/14.6
Traverse Completed		18:26		17:35
Final Leak Check		0.001 @15"		0.001 @15"
Running on removal		Yes		Yes

Note: Steam output in Boiler 1 declined at 14:07, forcing sampling to stop at 14:27. Normal steam levels returned, and the sampling commenced at 15:06 at point #6 on the traverse.

	Semi-Volatiles-3		Semi-Volatiles-3	
Date	November 12-20		November 12-20	
Observation	Boiler #1		Boiler #2	
Nozzle Size/Type	0.2651 Glass		0.2513 Glass	
Meter Cal/ID	1.004/Nov. 4-20		0.994/Oct. 1-20	
Pitot cal	0.849		0.851	
Calc Moisture	17%		17.4%	
Static	-9.52"		-9.62"	
Pitot Leak Check	Yes good		Yes Good	
Pre-traverse Leak Check	0.002 @16"		0.005 @19"	
SVOC Test Start Time	8:19		8:13	
Running On Insertion	Yes		Yes	
Running on removal	Yes		Yes	
Traverse Completed	10:20		10:13	
Post-traverse Leak Check	0.001@15"		0.001@16"	
Pre-traverse Leak Check		0.001@15"		0.002 @17"
SVOC Traverse Start		10:32		10:31
Console vacuum		-7 " Hg		-5 " Hg
XAD temperature °F		46/49		50/47
Traverse Completed		12:32		12:31
Final Leak Check		0.001@16'		0.001 @17"
Running on removal		Yes		Yes



## Technical Memorandum

**To:** Gioseph Anello, PEng, Region of Durham

**Cc:** Andrew Evans, PEng (Region of Durham)  
Muneeb Farid, PEng (Region of York)  
Alan Cremen, John Clark (HDR Corporation)

**From:** Bruce Howie, PE

**Date:** March 16, 2021

**Re:** **Durham York Energy Centre: Fall 2020 Compliance Test  
HDR Observations During Testing and Summary of Results**

### Introduction

During the period from November 6 through November 12, 2020, ORTECH Consulting, Inc. (ORTECH) conducted the Compliance Source Test at the Durham York Energy Center (DYEC) for the Regions of Durham and York. This compliance testing is required by the DYEC's Amended Environmental Compliance Approval (ECA) No. 7306-8FDKNX and has been performed annually since Commercial Operation. Testing was performed in accordance with the reference methods required under Section 7(1) of the Amended ECA, which was originally issued by the Ontario Ministry of Environment, Conservation and Parks (MECP) on June 29, 2011. HDR Corporation (HDR) personnel were on-site to observe DYEC operations and procedures during the testing on November 11 and 12, 2020. The purpose of this technical memorandum is to summarize the observations made by HDR personnel during the testing, as well as summarize our review of the results for the Source Testing based on the information provided in the ORTECH Test Report dated January 19, 2021.

### HDR Observations during the Compliance Source Test

The tentative testing schedule for the November 2020 Compliance Source Test is included in Attachment A to this Technical Memorandum. Also included in Attachment A is a summary of the testing observed by HDR. HDR's role on-site was to observe Covanta's operations of the DYEC during test sampling, and to observe ORTECH's sampling procedures and activities. HDR personnel were on-site during the air emission testing on November 11 and 12 to observe the source test sampling activities with particular focus on the dioxins/furans tests performed for both Units 1 and 2. HDR

observed Covanta's operations of the boilers and air pollution control systems during the testing to verify that the DYEC was being operated under typical operating conditions. The following is a summary of the key events and observations made by HDR during the sampling days that we were at the DYEC.

### **Wednesday, November 11:**

During HDR's observations of the DYEC operations on November 11, we observed both boilers were operating normally at or near full load, which is approximately 34,000 kilograms per hour (kg/hr), with the exception of the temporary issue in Unit 1 discussed in more detail below. Ammonia and carbon rates were at approximately 21 kg/hr and 5.2 kg/hr for Unit 1, and 32 kg/hr and 5.2 kg/hr for Unit 2. Unit 1 had a steam outlet temperature of approximately 491°C while Unit 2 was at approximately 505°C throughout testing, which are both acceptable and near design values (i.e. 500°C). Both units were operating at the design steam pressure of 90 bar. Baghouse cleaning was in auto and was pulsing throughout the day. The Continuous Emission Monitoring System (or CEMS) data showed that both units were all below the limits for sulfur dioxide (SO<sub>2</sub>)<1 mg/Rm<sup>3</sup>, hydrogen chloride (HCl)<4 mg/Rm<sup>3</sup>, and carbon monoxide (CO)<15 mg/Rm<sup>3</sup> (vs an ECA limit of 40 mg/Rm<sup>3</sup>).

### **Unit 1**

Testing began at approximately 08:20 with test run #1 for Dioxin/Furan starting at 08:23 and ending at 12:30. The second Dioxin/Furan run started at 13:27 but was paused at 14:15 due to a sudden decrease in the steam rate from the Unit 1 boiler. This was more than likely due to some slag inside the furnace falling off the sidewalls onto the combustion grate. The test needed to be paused since operating at full steam load is a requirement of the Method 23 testing used to measure Dioxin/Furan emission. Once the steam rate in Unit 1 normalized and returned to full load, the test was restarted at 15:06 and finished at 18:26. The west waste handling crane went down at approximately 11:30 due to a failed crane trolley motor, which resulted in the need to use east waste handling crane was used for the remainder of the day. The DYEC was designed with redundant or back-up waste handling cranes for this reason, and this event did not influence the compliance testing that took place on this day. Three (3) Vost tests and three (3) aldehyde tests were also successfully completed on November 11.

**Unit 2**

Run # 1 for Dioxin/Furan began at 08:22 and concluded at 12:32. The second Dioxin/Furan run began at 13:28 and was completed at 17:35. All three (3) Vost tests and three (3) Aldehyde tests were also successfully completed on November 11. There were no operating issues or interruptions during this day, and the Unit 2 compliance tests occurred without incident.

**Thursday, November 12:**

During HDR's observations of DYEC operations on November 12, we observed that both boilers appeared to be performing normally and were operating at or near the design steam load of between 32,600 kg/hr and 34,600 kg/hr. Ammonia and carbon rates were at approximately 16.6 kg/hr and 5.79 kg/hr for Unit 1 and 32.6 kg/hr and 5.2 kg/hr for Unit 2, respectively. Unit 1 had a steam outlet temperature of approximately 492°C while Unit 2 was at approximately 500°C throughout testing, which are both acceptable and near design values (i.e. 500°C). Both units were operating at the design steam pressure of 90 bar. The baghouse cleaning cycles for both units were in auto mode and were pulsing throughout the day, which is normal operation. CEMS averages during testing showed below the ECA limits for  $\text{SO}_2 < 1 \text{ mg/Rm}^3$  (limit 35  $\text{mg/Rm}^3$ ) and  $\text{HCl} < 4 \text{ mg/Rm}^3$  (limit 9  $\text{mg/Rm}^3$ ) and  $\text{CO} < 15 \text{ mg/Rm}^3$  (ECA limit 40  $\text{mg/Rm}^3$ ).

**Unit 1**

Test Run #3 for Dioxin/Furan on Unit 1 began at 08:20 and ended at 12:32. During this test, Unit 1 appeared to be operating normally and the test run was completed without incident.

**Unit 2**

Test Run #3 for Dioxin/Furan on Unit 2 began at 08:18 and concluded at 12:30. Unit 2 appeared to be operating normally and the test run was completed without incident.

Throughout the Compliance Source Test period, HDR noted that Covanta's Rick Koehler from Covanta's corporate environmental group was on-site to observe the tests and coordinate sampling between Ortech and the DYEC operating personnel.

Based on HDR's observations of the Compliance Test, ORTECH appeared to conduct the testing in accordance with the generally accepted standards and testing procedures outlined in the ECA. ORTECH was careful during each port change to ensure that the probe was not scraped inside the port during insertion and removal of the probe. In addition, sampling equipment was assembled properly, the ice used in the sample box was replenished in a timely manner, and all required leak checks were conducted. After each completed test, the sampling trains were transported to a trailer located outside the boiler building for recovery and clean up to avoid potential contamination at the test location. It should be noted that the actual clock times associated with each run are slightly longer than the run lengths indicated in the test plan. This difference is due to the time it took ORTECH to pull the probe out of the first port, leak check the sampling equipment, and insert the probe into the second port. This is typical of stack sampling practices.

Attachment B provides a summary of the DYEC operating data recorded by Covanta's distributive control system (or DCS) during the dioxin/furan tests. As previously noted, HDR did not observe any deviations from the approved test protocol or applicable stack test procedures and based on the operational data and HDR's observations, the boilers and APC equipment were operated under normal conditions during the testing.

### **Summary of Results**

The results of the testing program, based on ORTECH's January 19, 2021 report, are summarized in Table 1 and Figures 1 and 2. As shown, emissions of all pollutants are corrected to 11% oxygen and were below the ECA's Schedule "C" limits. As a part of HDR's review of the ORTECH report, we completed a review of the data presented and calculations. There were no errors in calculations found during this review.

As shown in Table 1 and in Figure 2, the Dioxin/Furan results for Unit 1 were still well below the ECA limit for this parameter but much higher than recorded during previous voluntary source tests and Compliance Tests. Covanta has not provided a specific explanation for this occurrence. HDR did not observe anything out of the ordinary during testing of Unit 1 beyond the steam load upset that caused the test to be paused temporarily during the test run #2. However, HDR's review of the carbon injection rate data received after the testing was completed showed the minute-by-minute data to be erratic. Powder activated carbon is injected into the flue gas in both boilers to help reduce Dioxin/Furan emissions and these fluctuations in injection rate may have contributed to

## Attachment #3 to Report #2021-INFO-35

the higher results. The Dioxin/Furan emission results in Unit 2 were consistent with past results, and no significant fluctuations in carbon feed rate were observed during our review of the operating data.

**Table 1 – Summary of Fall 2020 Compliance Test Results**

Parameter	Units	ECA Limit	Unit 1		Unit 2	
			Result	% of Limit	Result	% of Limit
Particulate Matter (PM) <sup>(1)</sup>	mg/Rm <sup>3</sup>	9	2.6	28.9%	2	22.2%
Mercury (Hg) <sup>(1)</sup>	µg/Rm <sup>3</sup>	15	0.34	2.3%	0.045	0.3%
Cadmium (Cd) <sup>(1)</sup>	µg/Rm <sup>3</sup>	7	0.075	1.1%	0.056	0.8%
Lead (Pb) <sup>(1)</sup>	µg/Rm <sup>3</sup>	50	0.37	0.7%	0.34	0.9%
Hydrochloric Acid (HCl) <sup>(2)(3)</sup>	mg/Rm <sup>3</sup>	9	3.8	42.2%	3.2	35.6%
Sulphur Dioxide (SO <sub>2</sub> ) <sup>(2)(3)</sup>	mg/Rm <sup>3</sup>	35	0.1	0.3%	0.1	0.3%
Nitrogen Oxides (NO <sub>x</sub> ) <sup>(2)(3)</sup>	mg/Rm <sup>3</sup>	121	110	90.9%	110	90.9%
Carbon Monoxide (CO) <sup>(2)(4)</sup>	mg/Rm <sup>3</sup>	40	11.4	28.5%	14.1	35.3%
Total Hydrocarbons (THC) <sup>(5)</sup>	ppm	50	0.5	1.0%	1.1	2.2%
Dioxin and Furans <sup>(6)</sup>	pg TEQ/Rm <sup>3</sup>	60	28.7	47.8%	7.26	12.1%
(1) dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume						
(2) based on process data or CEM data provided by Covanta						
(3) maximum calculated rolling arithmetic average of 24 hours of data measured by the DYEC CEMS, dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume						
(4) maximum calculated rolling arithmetic average of 4 hours of data measured by the DYEC CEMS, dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume						
(5) average of three one hour tests measured at an undiluted location, reported on a dry basis expressed as equivalent methane						
(6) calculated using the NATO/CCMS (1989) toxicity equivalence factors and the full detection limit for those isomers below the analytical detection limit, dry at 25°C and 1 atmosphere, adjusted to 11% oxygen by volume						



Figure 1 - DYEC Test Results as a Percent of ECA Limit

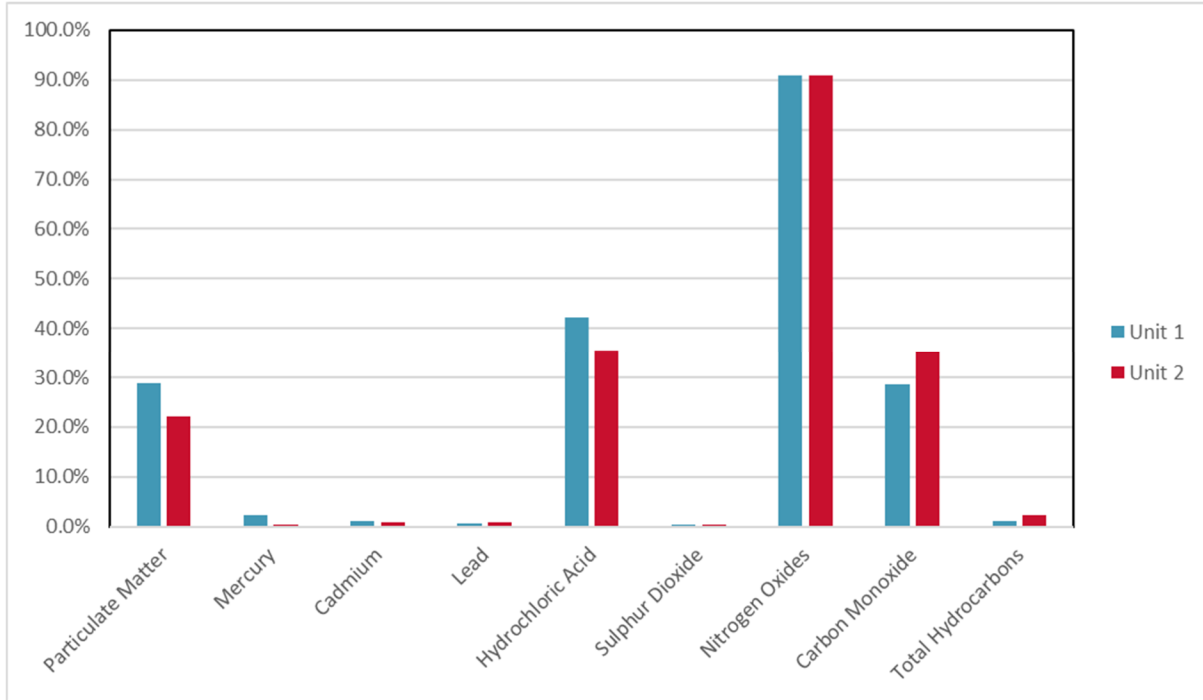
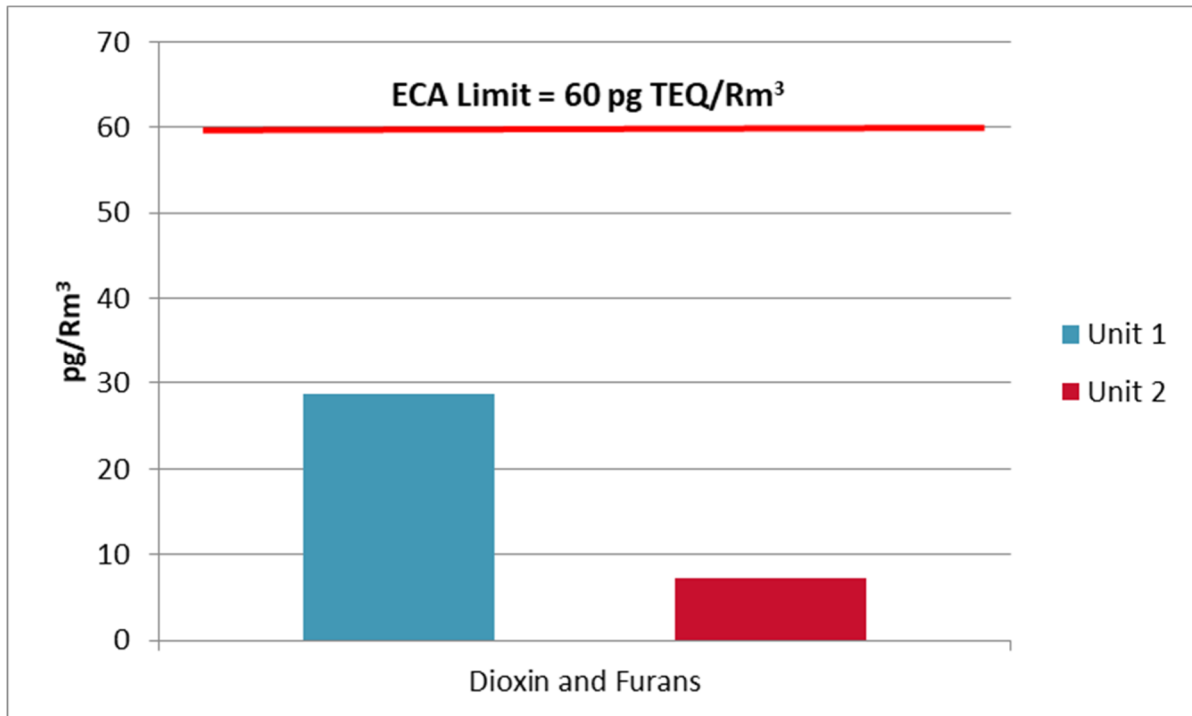


Figure 2 – Test Results for Dioxins and Furans



## **Conclusions and Recommendations**

HDR has completed our review of the preliminary results of the air emissions testing performed during the DYEC Fall 2020 Compliance Test. Representatives from HDR were present at the DYEC to observe the sampling procedures and facility operations on November 11 and November 12, 2020. Overall, HDR's observations concluded that ORTECH appeared to follow the approved stack sampling procedures and test methods in accordance with accepted industry practice and the requirements of the ECA. HDR also observed that Covanta's plant personnel operated the DYEC under typical operating conditions and in accordance with acceptable industry operating standards, unless otherwise noted. Based on the results summarized in ORTECH's final test report (dated January 19, 2021), the air emission results of the Fall 2020 Compliance Test demonstrated that the DYEC operated below the ECA's Schedule "C" limits.

### **Attachments:**

Attachment A: Tentative Stack Test Schedule and Summary of Testing Observed by HDR

Attachment B: Summary of Operating Data during Dioxin/Furan Tests

Attachment A:  
Tentative Stack Test Schedule  
& Summary of Testing  
Observed by HDR.

**Tentative Test Schedule**

Day/Location		Parameter	Method	# of Runs	Duration
<b>Fri., Nov. 6</b>	All Locations	Setup and Prelim. Particulate	Ontario M5	2	60
<b>Mon., Nov. 9</b>	#1 APC Outlet	Particulate/Metals	Ontario M5/EPA M29	2	180
		Hydrogen Fluoride	EPA M26A	3	60
	#2 APC Outlet	Particulate/Metals	Ontario M5/EPA M29	1	180
		PM <sub>10</sub> , PM <sub>2.5</sub> & Condensables	EPA Method 201A/202	3	120
<b>Tues., Nov. 10</b>	#1 APC Outlet	PM <sub>10</sub> , PM <sub>2.5</sub> & Condensables	EPA Method 201A/202	3	120
		Particulate/Metals	Ontario M5/EPA M29	1	180
	#2 APC Outlet	Particulate/Metals	Ontario M5/EPA M29	2	180
		Hydrogen Fluoride	EPA M26A	3	60
<b>Wed., Nov. 11</b>	#1 APC Outlet	Dioxin/Furan	EPS 1/RM/2	2	240
		VOST	SW846-0030	3	40
		Aldehydes	NCASI Method ISS/FP-A105.01	3	60
	#2 APC Outlet	Dioxin/Furan	EPS 1/RM/2	2	240
		VOST	SW846-0030	3	40
		Aldehydes	NCASI Method ISS/FP-A105.01	3	60
<b>Thurs., Nov. 12</b>	#1 APC Outlet	Dioxin/Furan	EPS 1/RM/3	1	240
	#2 APC Outlet	Dioxin/Furan	EPS 1/RM/2	1	240

Note: Friday November 13<sup>th</sup> is reserved as a contingency test day.

**Summary of Testing Observed by HDR.**

**Day 3 – Wednesday, November 11**

<b>Unit</b>	<b>Test Parameter</b>	<b>Test Method</b>	<b>Run No.</b>	<b>Test Start</b>	<b>Test Stop</b>	
Unit 1	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	1	8:23	12:30	
	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	2	13:27	14:15	
	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	2	15:06	18:26	
	VOST	SW846-0030	1	8:19	8:59	
	VOST	SW846-0030	2	9:04	9:44	
	VOST	SW846-0030	3	9:48	10:18	
	Aldehydes	NCASI Method ISS/FP-A105.01	1	11:38	12:38	
	Aldehydes	NCASI Method ISS/FP-A105.01	2	12:42	13:42	
	Aldehydes	NCASI Method ISS/FP-A105.01	3	13:45	14:15	
	Aldehydes	NCASI Method ISS/FP-A105.01	3	15:06	15:36	
	Unit 2	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	1	8:22	12:32
Outlet SVOC (Dioxin/Furan)		EPS 1/RM/2	2	13:28	17:35	
VOST		SW846-0030	1	TBC	TBC	
VOST		SW846-0030	2	TBC	TBC	
VOST		SW846-0030	3	TBC	TBC	
Aldehydes		NCASI Method ISS/FP-A105.01	1	TBC	TBC	
Aldehydes		NCASI Method ISS/FP-A105.01	2	TBC	TBC	
Aldehydes		NCASI Method ISS/FP-A105.01	3	TBC	TBC	

**Day 4 – Thursday, November 12**

<b>Unit</b>	<b>Test Parameter</b>	<b>Test Method</b>	<b>Run No.</b>	<b>Test Start</b>	<b>Test Stop</b>
Unit 1	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	3	8:20	12:32
Unit 2	Outlet SVOC (Dioxin/Furan)	EPS 1/RM/2	3	8:18	12:30

Attachment B:  
Summary of Operating Data  
during the Dioxin/Furan Tests

## Attachment #3 to Report #2021-INFO-35

### November 2020 Compliance Dioxin Testing Operations Data and Results

Operating Parameter	Boiler 1			Boiler 2		
	Run 1 11-Nov	Run 2 11-Nov	Run 3 12-Nov	Run 1 11-Nov	Run 2 11-Nov	Run 3 12-Nov
MSW Combusted (tonnes/day)						
Steam (kg/hr)	33,566	33,052	33,543	33,448	33,336	33,442
Steam temp	492	492	492	505	506	501
Primary Air Flow	33,741	33,349	33,203	36,841	36,671	35,572
Overfire Air Flow	7,843	7,465	7,630	7,883	7,907	7,792
Tertiary Air (Fresh LN Air)	9,698	9,589	9,327	9,607	9,605	9,442
Tertiary air temperature °C	33.8	35.6	29.9	29.7	30.9	23.4
Lime Injection (kg/day)	174.4	174.4	174.5	175.1	175.9	175.1
Ammonia Injection Rate (liters/m)	0.4	0.3	0.3	0.6	0.6	0.4
Carbon Injection (kg/hr)	5.5	5.3	6.1	5.3	5.2	5.3
Combustion air preheat temp	111.5	110.4	106.8	111.6	110.2	105.0
Average Combustion Zone Temp °C	1,092	1,088	1,088	1,166	1,179	1,166
Superheater #3 Flue gas inlet Temp °C	482	485	328	584	592	581
Economizer Inlet Temp °C	340	341	340	344	345	342
Economize Outlet Temp °C	168	170	167	166	168	165
Quench Outlet Temp °C	152	153	152	153	153	152
Reactor Outlet (BH Inlet) Temp °C	142	141	142	144	144	143
Baghouse Outlet Temp °C	139	138	138	140	140	139
Tertiary Air Header Pressure mbar	60	60	60	65	65	65
Tertiary Air Left mbar	35	35	31	34	35	33
Tertiary air Right mbar	35	34	34	34	34	33
Baghouse Differential Pressure mbar	11	12	11	12	13	12
Oxygen (%) - Boiler Outlet	8.8	8.9	8.9	8.4	8.2	8.2
Oxygen (%) - Baghouse Outlet	8.2	8.5	8.8	8.4	9.0	8.8
CO -Boiler Outlet - mg/Rm3	11.6	14.8	16.4	13.8	17.4	18.3
CO - Baghouse Outlet - mg/Rm3	7.1	9.2	11.0	11.1	13.7	14.9
NOx - mg/Rm3	109.5	110.4	110.1	109.4	109.9	108.4
NH3 mg/Rm3	7.9	8.7	8.6	6.8	7.7	7.2
Flue gas moisture	15%	15%	15%	14%	16%	16%
<b>Outlet/Stack Dioxin - NATO - (pg TEQ/Rm<sup>3</sup>)</b>	31.20	31.00	23.80	6.90	8.31	6.59

<sup>1</sup>Average Unit data for the periods corresponding to the test run times.

Table 1: DYEC Source Test Emission Results 2018-2020

Parameter	Emission limit	Spring 2018 Voluntary		Fall 2018 Compliance		Spring 2019 Voluntary		Fall 2019 Compliance		Spring 2020 Voluntary		Fall 2020 Compliance		Average Result
		Boiler 1	Boiler 2	Boiler 1	Boiler 2	Boiler 1	Boiler 2	Boiler 1	Boiler 2	Boiler 1	Boiler 2	Boiler 1	Boiler 2	
<b>Cadmium</b>	7 ug/Rm3	0.14	0.12	0.14	0.04	0.1	0.08	0.18	0.08	0.056	0.11	0.075	0.056	0.098
<b>Carbon Monoxide</b>	40 mg/Rm3	19.7	13	13	13.4	13.1	12.2	11.2	12.1	15.2	11.4	11.4	14.1	13.32
<b>Dioxins and Furans</b>	60 pg/Rm3	10.4	10.5	5.05	3.22	4.55	4.58	1.51	3.24	1.82	2.53	28.7	7.26	6.95
<b>Hydrogen Chloride</b>	9 mg/Rm3	2	3.8	2.9	4.1	1.9	4.2	3	5.1	4.5	5.1	3.8	3.2	3.6
<b>Lead</b>	50 ug/Rm3	0.45	0.29	0.18	0.22	0.59	0.46	0.54	0.57	0.55	0.61	0.37	0.34	0.44
<b>Mercury</b>	15 ug/Rm3	0.22	0.77	0.3	0.13	0.35	0.1	0.29	0.1	0.13	0.1	0.34	0.045	0.24
<b>Nitrogen Oxides</b>	121 mg/Rm3	109	109	109	111	110	110	111	110	109	109	110	110	110
<b>Organic Matter</b>	50 ppm <sub>dv</sub>	0.8	1.2	0.7	1	1.8	0.5	0.8	0.3	0.2	1.7	0.5	1.1	0.9
<b>Sulphur Dioxide</b>	35 mg/Rm3	0.02	0	0	0.1	0.03	0.02	0	0.01	0	0	0.1	0.1	0.03
<b>Total Suspended Particulate Matter</b>	9 mg/Rm3	1.11	0.96	0.34	0.32	0.62	0.38	0.61	0.54	1.14	1.04	2.6	2	0.97



**Table 2: DYEC 2020 Compliance Source Test Results Compared to ECA limits, Ontario A-7 limits, European limits (EU) and EU Best Available Techniques (BREF)**

Parameter	Units	Boiler #1	Boiler #2	DYEC Average	DYEC ECA limit	% of ECA limit	BREF <sup>1</sup> Upper range value	Ontario A-7	EU Directive 2010/75/EU <sup>2</sup>
<b>Nitrogen Oxides</b>	mg/ Rm <sup>3</sup>	110	110	110	<b>121</b>	91%	137	198	183
<b>Total Suspended Particulate Matter</b>	mg/ Rm <sup>3</sup>	2.6	2	2.3	<b>9</b>	26%	4.6	14	9
<b>Sulphur Dioxide</b>	mg/ Rm <sup>3</sup>	0.1	0.1	0.1	<b>35</b>	0.3%	37	56	46
<b>Hydrogen Chloride</b>	mg/ Rm <sup>3</sup>	3.8	3.2	3.5	<b>9</b>	39%	7	27	9
<b>Carbon Monoxide</b>	mg/ Rm <sup>3</sup>	11.4	14.1	12.8	<b>40</b>	32%	46	40	46
<b>Mercury</b>	µg/Rm <sup>3</sup>	0.34	0.045	0.19	<b>15</b>	1.3%	18	20	46
<b>Cadmium</b>	µg/Rm <sup>3</sup>	0.075	0.056	0.07	<b>7</b>	1%	NA	7	NA
<b>Lead</b>	µg/Rm <sup>3</sup>	0.37	0.34	0.36	<b>50</b>	0.7%	NA	60	NA
<b>Dioxin/Furans</b>	pg i-TEQ/Rm <sup>3</sup>	28.7	7.26	18	<b>60</b>	30%	55	80	92

<sup>1</sup> Conditions have been adjusted to the gas temperature and pressure conditions reported at the DYEC.

<sup>2</sup> Conditions have been adjusted to the gas temperature and pressure conditions reported at the DYEC.

Table 3: BAT Techniques as compared to DYEC


Parameter	BAT reference	Frequency (per BAT 4)	DYEC frequency	BAT Monitoring Techniques (2019) (minimum 1 or a combination)	BAT AELs range for existing incinerators <sup>1</sup>	DYEC 3-year average results for Boiler 1 and 2	DYEC 3-year average Relative to the BAT AEL range
<b>NOx</b>	BAT 29	Continuous	Continuous	<ul style="list-style-type: none"> <li>• Optimization of the incineration process</li> <li>• Flue-gas recirculation</li> <li>• Selective non-catalytic reduction (SNCR)</li> </ul>	46-137 mg/Rm <sup>3</sup>	110 mg/Rm <sup>3</sup>	Mid-high
<b>SO2</b>	BAT 27 & 28	Continuous	Continuous	<ul style="list-style-type: none"> <li>• Dry sorbent injection</li> <li>• Recirculation of reagents</li> </ul>	4.6-37 mg/Rm <sup>3</sup>	0.3 mg/Rm <sup>3</sup>	Low
<b>HCl</b>	BAT 27 & 28	Continuous	Continuous	<ul style="list-style-type: none"> <li>• Dry sorbent injection</li> <li>• Recirculation of reagents</li> </ul>	1.8-7.3 mg/RM <sup>3</sup>	3.6 mg/Rm <sup>3</sup>	Mid
<b>CO</b>	BAT 29	Continuous	Continuous	<ul style="list-style-type: none"> <li>• Optimization of the incineration process</li> <li>• Flue-gas recirculation</li> <li>• Selective non-catalytic reduction (SNCR)</li> </ul>	9.2-4.6 mg/Rm <sup>3</sup>	0.9 mg/Rm <sup>3</sup>	Low
<b>Hg</b>	BAT 31	Continuous-6 months <sup>2</sup>	6 months	<ul style="list-style-type: none"> <li>• Dry sorbent injection</li> <li>• Injection of special, highly reactive activated carbon</li> </ul>	4.6-18.3 mg/RM <sup>3</sup>	0.24 mg/Rm <sup>3</sup>	Low

<sup>1</sup> BAT AELs have been converted to DYEC gas conditions

<sup>2</sup> BAT specifies for plants incinerating wastes with a proven low and stable mercury content (e.g. mono-streams of waste of a controlled composition), the continuous monitoring of emissions may be replaced by long-term sampling or periodic measurements with a minimum frequency of once every six months.

Parameter	BAT reference	Frequency (per BAT 4)	DYEC frequency	BAT Monitoring Techniques (2019) (minimum 1 or a combination)	BAT AELs range for existing incinerators <sup>1</sup>	DYEC 3-year average results for Boiler 1 and 2	DYEC 3-year average Relative to the BAT AEL range
PCDD/F	BAT 30	6 months or monthly for LTSS	6 months or monthly for LTSS	<ul style="list-style-type: none"> <li>• Optimization of the incineration process</li> <li>• Control of the waste feed</li> <li>• On-line and off-line boiler cleaning</li> <li>• Rapid flue-gas cooling</li> <li>• Dry sorbent injection</li> </ul>	9.2-55 pg i-TEQ/Rm <sup>3</sup>	6.95 pg i-TEQ/Rm <sup>3</sup>	Low
Dust	BAT 25	Continuous	Continuous	<ul style="list-style-type: none"> <li>• Bag filter</li> <li>• Dry sorbent injection</li> </ul>	1.8-4.6 mg/ Rm <sup>3</sup>	0.97 mg/ Rm <sup>3</sup>	Low

**Attachment #6 to Report #2021-INFO-35**

 Corporate Services Department Legislative Services Division	
Date & Time Received:	March 18, 2021 2:18 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

**Municipality of Clarington**  
**Notice of Passing of a**  
**Municipal Wide Development Charges By-law**

TAKE NOTICE that the Council of the Municipality of Clarington passed municipal-wide development charges By-law 2021-010 on the 18th day of January, 2021 under Section 2 (1) of the Development Charges Act, 1997, S.O., 1997 c. 27, as amended;

AND TAKE NOTICE that any person or organization may appeal to the Local Planning Appeal Tribunal under section 14 of the Act, in respect of the development charges by-law, by filing with the Clerk of the Municipality of Clarington on or before the 26 day of April, 2021 a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedule of development charges imposed by the by-law, which came into effect on January 18, 2021, is as follows:


**Schedule 1 of Municipal Wide Development Charges**  
**By-law 2021-010**

Service	Residential				Non-Residential (per square meter of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartment – 2 Bedroom +	Apartments – Bachelor and 1 Bedroom	Other Multiples	Industrial	Non-Industrial
Services Related to a Highway	12,006	6,392	3,924	9,841	34.02	103.86
Fire Protection Services	454	242	148	372	2.47	2.47
Parks and Recreation Services	7,678	4,088	2,510	6,293	-	-
Library Services	1,007	536	329	825	-	-
Growth Studies	316	168	103	259	0.97	0.97
<b>Total Municipal Wide Services</b>	<b>21,461</b>	<b>11,426</b>	<b>7,014</b>	<b>17,590</b>	<b>37.46</b>	<b>107.30</b>

No key map has been provided as the by-law applies to all lands located within the Municipality of Clarington.

A copy of the complete by-law is available for examination at the Municipality of Clarington offices, 40 Temperance Street, Bowmanville Ontario L1C 3A6 during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m. excluding statutory holidays and on the Municipality's website, [www.clarington.net](http://www.clarington.net)

Dated at the Municipality of Clarington this 18 day of March, 2021.

  
 June Gallagher, Municipal Clerk  
 Municipality of Clarington

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

## The Corporation of the Municipality of Clarington

### By-law 2021-010

Being a by-law to impose development charges against land in the Municipality of Clarington pursuant to the Development Charges Act, 1997

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies.

Now Therefore Be It Resolved That the Council of the Corporation of the Municipality of Clarington enacts as follows:

#### **Part 1 — Interpretation**

##### **Definitions**

1. In this by-law,

"accessory", where used to describe a building or structure, means that the building or structure or part thereof that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

"air-supported structure" has the same meaning as in the *Building Code Act*, 1992;

"apartment building" means (a) a residential building (other than a fourplex or sixplex) containing 4 or more dwelling units that have a common entrance to grade, common corridors, stairs and/or yards; and (b) the residential portion of a mixed-use building containing 4 or more dwelling units that are located behind or above a non-residential use and may have a separate entrance to grade, and includes stacked townhouse;

"bedroom "means a habitable room, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom, or kitchen;

"building" means a building or structure that occupies an area greater than 10 square metres consisting of a wall, roof and floor or a structural system serving the function thereof, and includes an air-supported structure;

"Building Code Act, 1992" means the *Building Code Act*, 1992, S.O. 1992, c.23 and all Regulations thereunder including the Ontario Building Code, 2012;

"Council" means Council of the Municipality;

"development" means any activity or proposed activity in respect of land that requires one or more of the actions or decisions referred to in section 12 and includes redevelopment;

"development charge" means a development charge imposed by this by-law;

"duplex" means a residential building containing 2 dwelling units divided horizontally from each other;

"dwelling unit" means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own full kitchen and sanitary facilities, with a private entrance from outside the unit itself;

"existing" means the number, use and size that existed at least 2 years before the date of building permit application;

"fourplex" means a pair of duplexes divided vertically from the other by a common wall;

"floor" includes a paved, concrete, wooden, gravel or dirt floor;

"grade" means the average level of the proposed finished surface of the ground immediately abutting each building or mixed-use building at all exterior walls;



"gross floor area" means the total area of all floors, whether above or below grade, measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the centre line of a party wall or a demising wall as the case may be, including mezzanines, air-supported structures, interior corridors, lobbies, basements, cellars, half-stories, common areas, and the space occupied by interior walls or partitions, but excluding any areas used for,

- (a) loading bays, parking of motor vehicles, retail gas pump canopies; and
- (b) enclosed garbage storage in an accessory building;

"heritage building" means a building designated under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 and, for purpose of subsection 36(7), includes any building identified as "primary resource" in the registry maintained by the Municipality pursuant to section 28 of such Act;

"industrial", in reference to use, means any land, building or structure or portions thereof used, designed or intended for or in connection with manufacturing, producing, processing, fabricating, assembling, refining, research and development, storage of materials and products, truck terminals, warehousing, but does not include,

- (a) retail service sales or rental areas, storage or warehousing areas used, designed or intended to be used in connection with retail sales, service or rental areas, warehouse clubs or similar uses, self-storage mini warehouses, and secure document storage; and
- (b) office areas that are not accessory to any of the foregoing areas or uses or accessory office uses that are greater than 25% of the gross floor area of the building;

"institutional", in reference to use, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act*, 2007;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act*, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institution:

- (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  - (ii) a college or university federated or affiliated with a university described in subclause (i), or
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.

"linked building" means a residential building that is divided vertically so as to contain only two separate dwelling units, connected underground by footing and foundation, each of which has an independent entrance directly from the outside of the building and is located on a separate lot;

"lot" means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemptions provided in clause 50(3)(b) or 50(5)(a) of the *Planning Act*;

"mezzanine" has the same meaning as in the *Building Code Act, 1992*;

"mixed-use building" means a building used, designed or intended to be used either for a combination of non-residential and residential areas and uses, or for a combination of different classes or types of non-residential areas and uses;

"mobile home" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer;

"multiple unit building" means a residential building or the portion of a mixed-use building that contains multiple dwelling units (other than dwelling units contained in an apartment building, linked building, semi-detached building or single detached dwelling) and includes plexes and townhouses;

"Municipality" means The Corporation of the Municipality of Clarington or the geographic area of the Municipality of Clarington, as the context requires;

"non-industrial" in reference to use, means lands, buildings or structures used or designed or intended for use for a purpose which is not residential or industrial;



“non-profit housing development” means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the *Ontario Corporations Act* (or its successor legislation) applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

"non-residential", in reference to use, means a building or portions of a mixed-use building containing floors or portions of floors which are used, designed or intended to be used for a purpose which is not residential, and includes a hotel, motel and a retirement residence;

"owner" means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed;

"party wall" means a wall jointly owned and jointly used by 2 parties under an easement agreement or by right in law and erected on a line separating 2 parcels of land each of which is, or is capable of being, a separate lot;

"*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13;

"plex" means a duplex, triplex, fourplex or sixplex;

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"residential", in reference to use, means a building or a portion of a mixed-use building and floors or portions of floors contained therein that are used, designed or intended to be used as living accommodation for one or more individuals provided in dwelling units and any building accessory to such dwelling units;

"retirement residence" means a residential building or the residential portion of a mixed-use building that provides living accommodation, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full kitchen facilities and a separate entrance from a common corridor;

"retirement residence unit" means a unit within a retirement residence;

"semi-detached building" means a residential building that is divided vertically so as to contain only two separate dwelling units, each of which has an independent entrance directly from outside of the building;

"service" means a service designated by section 10;

"single-detached dwelling" means a residential building containing only one dwelling unit which is not attached to any other building or structure except its own garage or shed and has no dwelling units either above it or below it, and includes a mobile home;

"sixplex" means a pair of triplexes divided vertically one from the other by a common wall;

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, that contains at least 3 attached dwelling units that (a) are joined by common side walls with dwelling units entirely or partially above another; and (b) have a separate entrance to grade;

"townhouse" means a building, other than a plex, stacked townhouse or apartment building, that contains at least 3 attached dwelling units, each of which (a) is separated from the others vertically; and (b) has a separate entrance to grade;

"triplex" means a residential building containing 3 dwelling units; and

"Zoning By-laws" means the Municipality's By-law No. 84-63 and By-law No. 2005-109.

## References

2. In this by-law, reference to any Act, Regulation, Plan or By-Law is reference to the Act, Regulation, Plan or By-Law as it is amended or re-enacted from time to time.
3. Unless otherwise specified, references in this by-law to Schedules, Parts, sections, subsections, clauses and paragraphs are to Schedules, Parts, sections, subsections, clauses and paragraphs in this by-law.

### **Word Usage**

4. This by-law shall be read with all changes in gender or number as the context may require.
5. In this by-law, a grammatical variation of a defined word or expression has a corresponding meaning.

### **Schedules**

6. The following Schedules are attached to and form part of this by-law:

Schedule 1 —Municipal-Wide Development Charges

Schedule 2A — Clarington Energy Business Park

Schedule 2B — Clarington Science Park

Schedule 3A — Revitalization Area — Newcastle Village

Schedule 3B — Revitalization Area — Orono

Schedule 3C — Revitalization Area — Bowmanville

Schedule 3D — Revitalization Area — Courtice

### **Severability**

7. If, for any reason, any section or subsection of this by-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.



## Part 2 — Development Charges

### **Designated Services and Classes**

8. It is hereby declared by Council that all development in the Municipality will increase the need for services.
9. Development charges shall apply without regard to the services which in fact are required or are used by any individual development.
10. Development charges shall be imposed for the following categories of service and class to pay for increased capital costs required because of increased needs for services arising from development:
  - (a) Fire Protection Services;
  - (b) Growth Studies;
  - (c) Library Services;
  - (d) Parks and Recreation Services; and
  - (e) Services Related to a Highway.

### **Rules**

11. For the purpose of complying with section 6 of the Act, the following rules have been developed:
  - (a) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with sections 12 through 20.
  - (b) The rules for determining the indexing of development charges shall be in accordance with section 21.
  - (c) The rules for determining exemptions shall be in accordance with Part 3 (sections 22 through 34).
  - (d) The rules respecting redevelopment of land shall be in accordance with Part 4 (sections 35 through 39).
  - (e) This by-law does not provide for any phasing in of development charges.
  - (f) This by-law applies to all lands in the Municipality.

### **Imposition of Development Charges**

12. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires,
  - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (e) a consent under section 53 of the *Planning Act*;
  - (f) the approval of a description under section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
13. Not more than one development charge for each service shall be imposed upon any land, building or structure whether or not two or more of the actions or decisions referred to in section 12 are required before the land, building or structure can be developed.
14. Notwithstanding section 13, if two or more of the actions or decisions referred to in section 12 occur at different times, additional development charges shall be imposed in respect of any increase in or additional development permitted by the subsequent action or decision.

### **Basis of Calculation**

15. Development charges for all services shall be calculated,
  - (a) in the case of residential buildings and the residential portions of mixed-use buildings, on the basis of the number and type of dwelling units contained in them; and
  - (b) in the case of non-residential buildings and the non-residential portion of mixed-use buildings, on the basis of the gross floor area contained in the non-residential building or in the non-residential portion of the mixed-use building.

### **Amount**

16. (1) The amount of the development charges payable in respect of residential development shall be determined in accordance with clause 15(1) (a) and Schedule 1.
- (2) The amount of the development charges payable in respect of non-residential development shall be determined in accordance with clause 15(1)(b) and Schedule 1.

### **Timing of Calculation**

17. (1) The total amount of a development charge is the amount of the development charge that would be determined under the by-law on,
  - (a) the day an application for an approval of development in a site plan control area under subsection 41(4) of the *Planning Act* was made in respect of the development that is subject of the development charge;
  - (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the development charge; or
  - (c) if neither clause (a) or clause (b) applies, the day the first building permit is issued for the development that is the subject of the development charge.
- (2) Subsection (1) applies even if this by-law is no longer in effect.
- (3) Where clause (1)(a) or (b) applies, interest shall be payable on the development charge, at the rate established by the Municipality's Interest Rate Policy, from the date of the application referred to in the applicable clause to the date the development charge is payable.
- (4) If a development was the subject or more than one application referred to in clause (1)(a) or (b), the later one is deemed to be the applicable application for the purposes of this section.
- (5) Clauses (1)(a) and (b) do not apply if, on the date the first building permit is issued for the development, more than two years has elapsed since the application referred to in clause (1)(a) or (b) was approved.
- (6) Clauses (1)(a) and (b) do not apply in the case of an application made before January 1, 2020.



## Timing of Payment

18. (1) Subject to subsections 18(2) and 18(3), development charges shall be payable in full on the date the first building permit is issued for the development of the land against which the development charges apply.
- (2) Notwithstanding Subsection 18(1), development charges for rental housing and institutional developments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 18(1), development charges for non-profit housing developments are payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) If the development of land is such that it does not require that a building permit be issued before the development is commenced, but the development requires one or more of the other actions or decisions referred to in section 12 be taken or made before the development is commenced, development charges shall be payable in respect of any increase in or additional development permitted by such action or decision prior to the action or decision required for the increased or additional development being taken or made.

- (5) In accordance with section 27 of the Act, where apartment buildings having a minimum of 3 stories are being developed, the Municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid after it would otherwise be payable.
- (6) For the purpose of subsections 18(2) and 18(3) herein, "interest" means the interest rate outlined in the Municipality's Interest Rate Policy.

### **Method of Payment**

19. Payment of development charges shall be in a form acceptable to the Municipality.

### **Unpaid Charges**

20. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount shall be added to the tax roll and collected in the same manner as taxes.

### **Indexing**

21. The development charges set out in Schedule 1 shall be adjusted without amendment to this by-law annually on July 1st in each year, commencing on July 1, 2021, at the rate identified by the Statistics Canada Non-Residential Construction Price Index for Toronto based on the 12 month period most recently available.

## **Part 3 - Exemptions**

### **Specific Users**

22. Development charges shall not be imposed with respect to land, buildings or structures that are owned by,
  - (a) a hospital as defined in section 1 of the *Public Hospitals Act*, R.S.O. 1990, c. P.40 and used, designed or intended for the purposes set out in such Act;
  - (b) the Municipality, the Corporation of the Regional Municipality of Durham, or their local boards as defined in section 1 of the Act and used, designed or intended for municipal purposes;



- (c) a board of education as defined in subsection 1(1) of the *Education Act*, 1990, S.O. 1990, c.27 and used, designed or intended for school purposes including the administration or the servicing of schools; and
- (d) a college or a university as defined in section 171.1 of the *Education Act*, R.S.O. 1990, c. E.2 and used, designed or intended for purposes set out in such Act.

### **Specific Properties**

- 23. Buildings that are or will be located either in the Clarington Science Park or the Clarington Energy Park (as shown in Schedule 2) are exempt from development charges if the owner can provide evidence satisfactory to the Director of Finance that the building will be used for research purposes including laboratories, offices, amenity areas and service areas for staff who conduct research.

### **Existing Residential**

- 24. Development charges shall not be imposed with respect to residential development if the only effect of such development is,
  - (a) an interior alteration to an existing residential building which does not change or intensify the use of the building;
  - (b) the enlargement of an existing dwelling unit;
  - (c) the creation of a second or third dwelling unit in an existing single detached dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit(s) does not exceed the original gross floor area of the existing dwelling unit; or
  - (d) the creation of a second dwelling unit in a semi-detached building or townhouse dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit does not exceed the original gross floor area of the existing dwelling unit.

## New Residential

25. Development charges shall not be imposed with respect to new residential development if the only effect of such development is the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

## **Agricultural Development**

26. (1) In this section,
- "agricultural", in reference to use, means land, buildings or structures used, designed or intended to be used solely for an "agricultural operation" as defined in section 1 of the *Farming and Food Production Protection Act*, 1998, S.O. 1998, c.1 but does not include any facilities located within urban areas as defined in the Municipality's Official Plan;
- "agri-tourism" has the same meaning as in Zoning By-law 2005-109; and
- "farm bunkhouse" means a building or buildings that are constructed on land zoned agricultural ("A") in a Zoning By-law and is used, designed or intended to be used exclusively to provide seasonal, interim or occasional living accommodation to farm labourers.
- (2) Land, buildings or structures used, designed or intended for agricultural purposes or for agri-tourism are exempt from development charges.
- (3) Farm bunkhouses are exempt from development charges provided there is an existing dwelling unit on the same lot.

## **Places of Worship**

27. (1) In this section, "place of worship" means a building or structure or part thereof that is used primarily for worship and is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31.
- (2) Places of worship are exempt from non-residential development charges.

## **Garden Suites**

28. (1) In this section, "garden suite" means a one unit detached residential structure containing bathroom and full kitchen facilities that is (a) ancillary to an existing residential structure; (b) designed to be portable; and (c) for purposes of section 16, considered to be a dwelling unit in an apartment building.
- (2) The development charges paid in regard to a garden suite shall be refunded in full, without interest, to the then current owner of the garden suite, upon request, if the garden suite is demolished or removed within the period of time that Council has authorized its temporary use.



## Temporary Buildings

29. (1) In this section,

"temporary building" means a building or structure constructed, erected or placed on land for a continuous period not exceeding twelve months and includes an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding 12 months; and

"sales office" means a building or structure constructed, erected or placed on land to be used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a draft approved subdivision or condominium plan.

- (2) Temporary buildings and sales offices are exempt from development charges.
- (3) If a temporary building remains for a continuous period exceeding 12 months, it shall be deemed not to be, or ever to have been, a temporary building, and the development charges thereby become payable.

## Existing Industrial Development

30. (1) In this section, "existing industrial building" has the same meaning as in subsection 1(1) of O.Reg. 82/98. For ease of reference, the current definition in the Regulation reads as follows:

"existing industrial building" means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something,
- (b) research or development in connection with manufacturing, producing or processing something,
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
- (d) office or administrative purposes, if they are,

- (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (2) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (3) If the gross floor area is enlarged by 100 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (4) If the gross floor area is enlarged by more than 100 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
  - 1. Determine the amount by which the enlargement exceeds 100 per cent of the gross floor area before the enlargement.
  - 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (5) The exemption provided in this section shall apply equally to a separate (non-contiguous) industrial building constructed on the same lot as an existing industrial building.
- (6) The exemption provided in subsections (1) through (5) above shall not apply to existing industrial buildings located on land that is in the "large industrial property class" as defined in subsection 14(1) of O. Reg. 282/98 passed under the *Assessment Act*, R.S.O. 1990, c. A.31, however the exemption provided in section 4 of the Act shall apply to such buildings.

### **New Industrial Development**

- 31. The amount of the development charge payable in respect of a new industrial building constructed on a vacant lot is 50% of the amount that would otherwise be payable.

### **Purpose Built Rental Housing Development**

32. (1) This section only applies to Purpose Built Rental Housing Developments on lands within the Regional Urban Centres and Regional Corridors designated in the Clarington Official Plan.
- (2) In order to incent development, the amount of the residential development charge payable in respect of development that is eligible pursuant to this section is 50% of the residential amount that would otherwise be payable.
- (3) To be eligible under this section buildings must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development.

### **Affordable Housing Development**

33. (1) This section only applies to Affordable Housing defined as new housing developments qualifying under the Ontario Community Housing Renewal Strategy and/or the National Housing Strategy Co-Investment Fund.
- (2) In order to incent development, the amount of the residential development charge payable in respect of development that is eligible pursuant to this section is zero.
- (3) To be eligible under this section buildings must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development.

### **Small Business Expansion**

34. (1) This section only applies to specific areas in Newcastle Village (Schedule 3A), Orono (Schedule 3B), Bowmanville (Schedule 3C) and Courtice (Schedule 3D) as Revitalization Areas.
- (2) In this section, "existing commercial building" means an existing non-residential building that,
- (a) is not used, designed or intended for any industrial use;
  - (b) has a gross floor area of less than 250 square metres; and



- (c) is located on land that is zoned commercial ("C") in a Zoning By-law.
  - (d) Building expansions must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development
- (3) If a development includes the enlargement of the gross floor area of an existing commercial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (4) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (5) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
  - 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.

#### **Part 4 - Redevelopment**

##### **Demolition and Conversion Credits**

35. (1) In this section, "conversion" means the change in use of all or a portion of a building as permitted under the provisions of a Zoning By-law.
- (2) Where an existing building or structure is to be converted to another use, in whole or in part, or converted from one principal use to another principal use on the same land, the amount of the development charge payable shall be determined in accordance with this section.
- (3) Where a building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and the property redeveloped, the amount of the development charge payable in respect of the redevelopment shall be determined in accordance with this section.

- (4) The development charges otherwise payable in respect of redevelopment described in subsections (2) and (3) shall be reduced by the following amounts:
- (a) in the case of a residential building or the residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 1 by the number, according to type of dwelling units that have been demolished or converted to another principal use or demolished and reconstructed as the case may be; and
  - (b) in the case of a non-residential building or the non-residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 2 by the non-residential gross floor area that has been demolished or converted to another principal use or demolished and reconstructed as the case may be.
- (5) Unless a building permit for the redevelopment has been issued, and not revoked prior to the fifth anniversary of the date on which a demolition permit was issued for the demolished building or structure or the date on which the building or structure was destroyed in whole or in part by fire, explosion or Act of God, whichever is applicable, the credit provided under subsection (3) shall expire.
- (6) The amount of any credit under subsection (4) shall not exceed the total development charges otherwise payable.
- (7) No development charge is payable for the conversion of a heritage building located in any Revitalization Area described in section 34.
- (8) Notwithstanding subsection (4), no credit shall be provided if,
- (a) the demolished building or structure or part thereof would have been exempt under this by-law;
  - (b) the building or structure or part thereof would have been exempt under this by-law prior to the conversion, redevelopment or reconstruction as the case may be; or
  - (c) the development is exempt in whole or in part or eligible for any other relief under this by-law.



### **Brownfield Credit**

36. (1) The amount of development charges otherwise payable for the redevelopment of contaminated property shall be reduced by an amount equal to the actual costs directly attributable to the environmental assessment and rehabilitation of the property, as approved by the Municipality, and provided a Record of Site Condition has been filed for the intended future use.
- (2) The amount of any credit under subsection (2) shall not exceed the total development charge otherwise payable.

### **Credit for Relocation of Building**

37. No development charge shall be payable for any building or structure that is relocated or reconstructed at a different location on the same lot.

### **Relocation of Heritage Buildings**

38. (1) Where a heritage building is relocated to a different lot, an amount equal to the development charge shall be refunded to the owner upon the building being redesignated as a heritage building on the new lot.
- (2) Notwithstanding subsection 35(3), no credit shall be provided in relation to the property on which the heritage building was originally located.

### **Occupancy During Construction**

39. A full development charge refund shall be given if an existing dwelling unit on the same lot is demolished within 6 months or such longer period as may be permitted by Council following the date of issuance of the building permit for a new dwelling unit that is intended to replace the existing dwelling unit.

## **Part 5 - General**

### **Cancelled Permits**

40. A full development charge refund shall be given if a building permit is cancelled prior to the commencement of construction.

### **Onus**

41. The onus is on the owner to produce evidence to the satisfaction of the Municipality which establishes that the owner is entitled to any exemption, credit or refund claimed under this by-law.

## Interest

42. The Municipality shall pay interest on a refund under sections 18 and 25 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October until the date of the repeal or the expiry of this by-law.
43. Except as required under section 40, there shall be no interest paid on any refunds given under this by-law.

## Front-Ending Agreements

44. The Municipality may enter into front-ending agreements under section 44 of the Act.

## Effective Date

45. This by-law comes into force and is effective on January 19, 2021.

## Expiry

46. This by-law expires five years after the day on which it comes into force.

## Repeal

47. By-law No. 2015-035 is repealed effective January 19, 2021.

Passed in Open Council this 18<sup>th</sup> day of January, 2021



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

## SCHEDULE 1

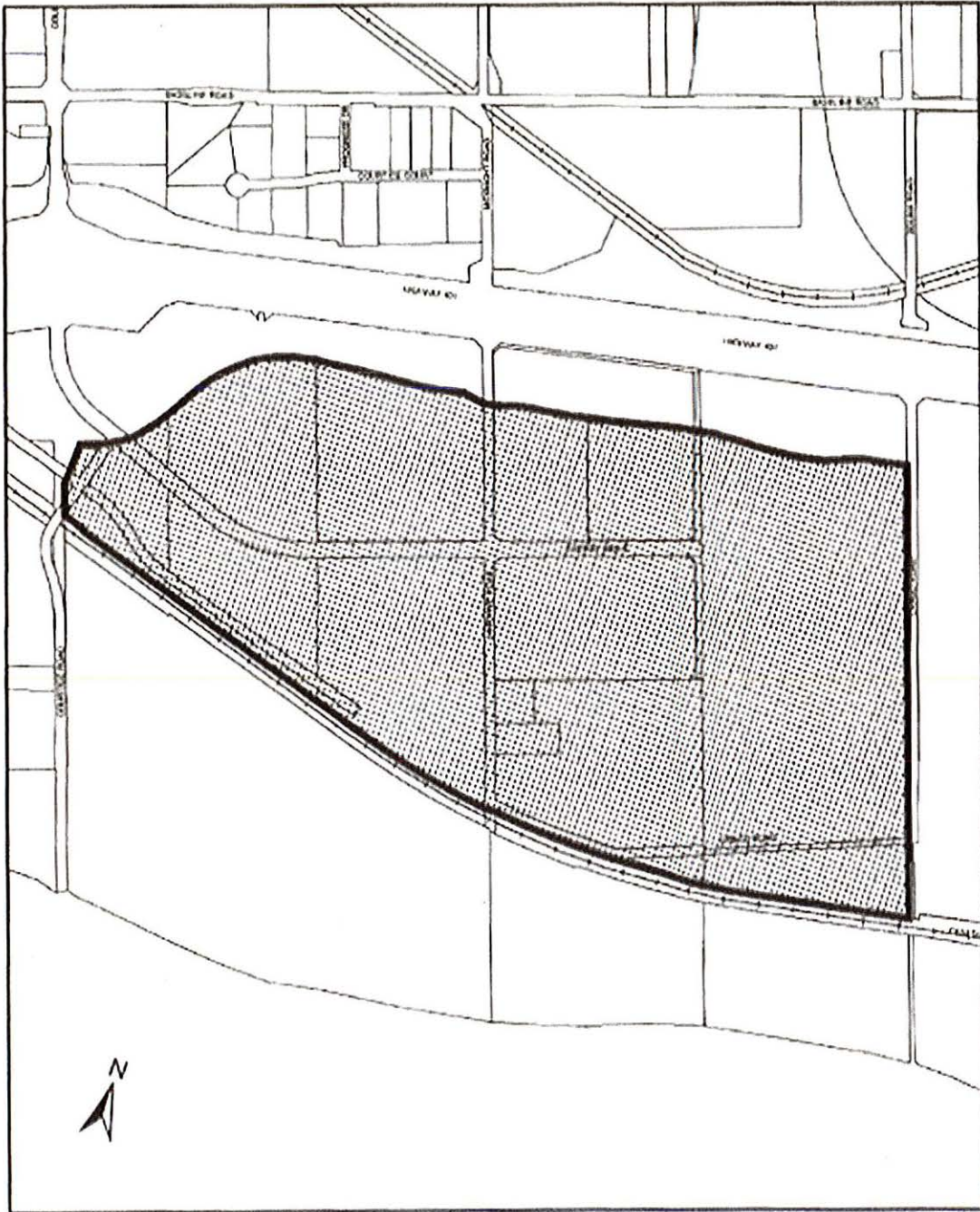
### SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.m. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial	Non-Industrial
Services Related to a Highway	12,006	6,392	3,924	9,841	34.02	103.86
Fire Protection Services	454	242	148	372	2.47	2.47
Parks and Recreation Services	7,678	4,088	2,510	6,293	-	-
Library Services	1,007	536	329	825	-	-
Growth Studies	316	168	103	259	0.97	0.97
<b>Total Municipal Wide Services</b>	<b>21,461</b>	<b>11,426</b>	<b>7,014</b>	<b>17,590</b>	<b>37.46</b>	<b>107.30</b>

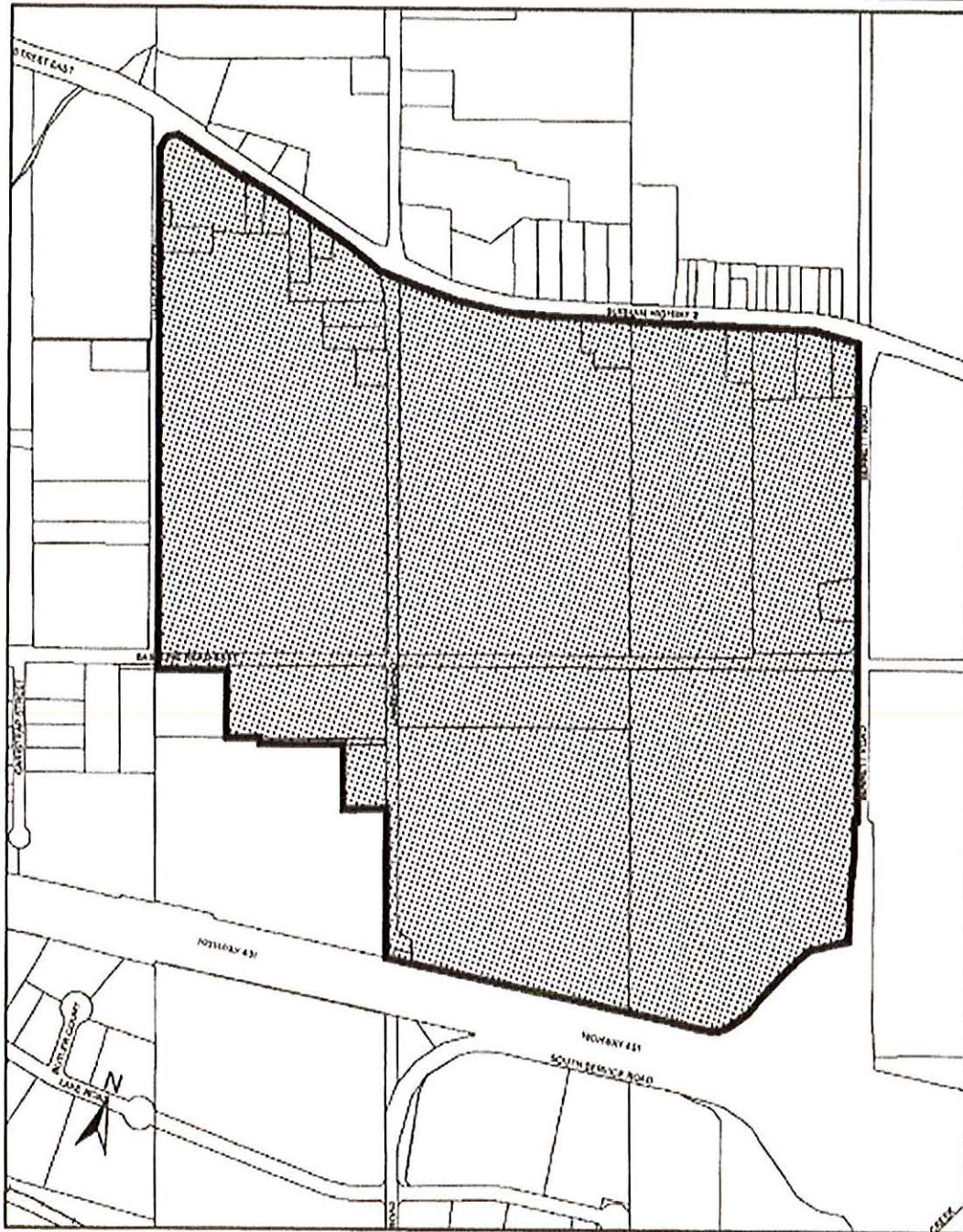
NOTE: Charges are subject to indexing in accordance with section 21



Schedule 2A — Clarington Energy Business Park

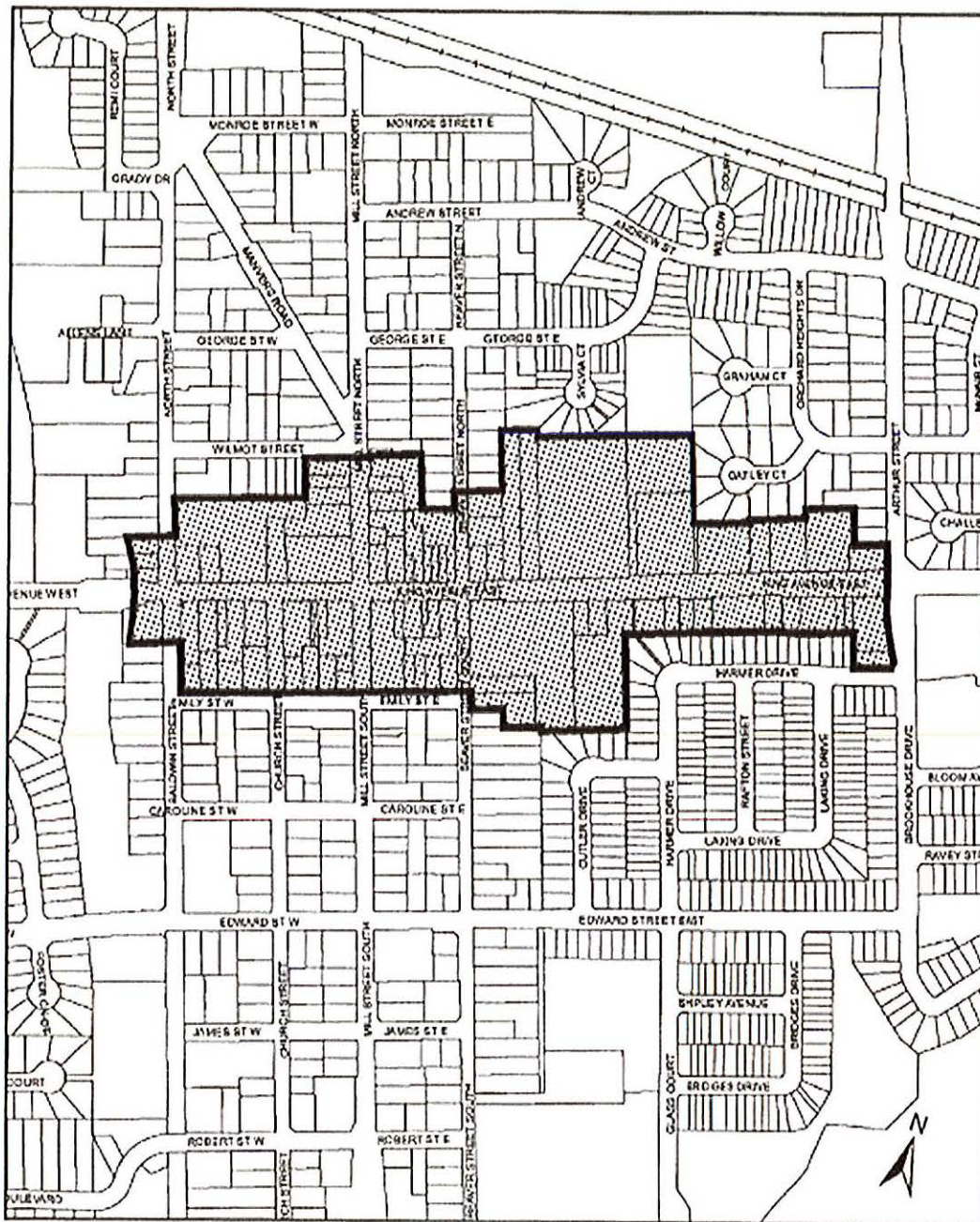


Schedule 2B — Clarington Science Park

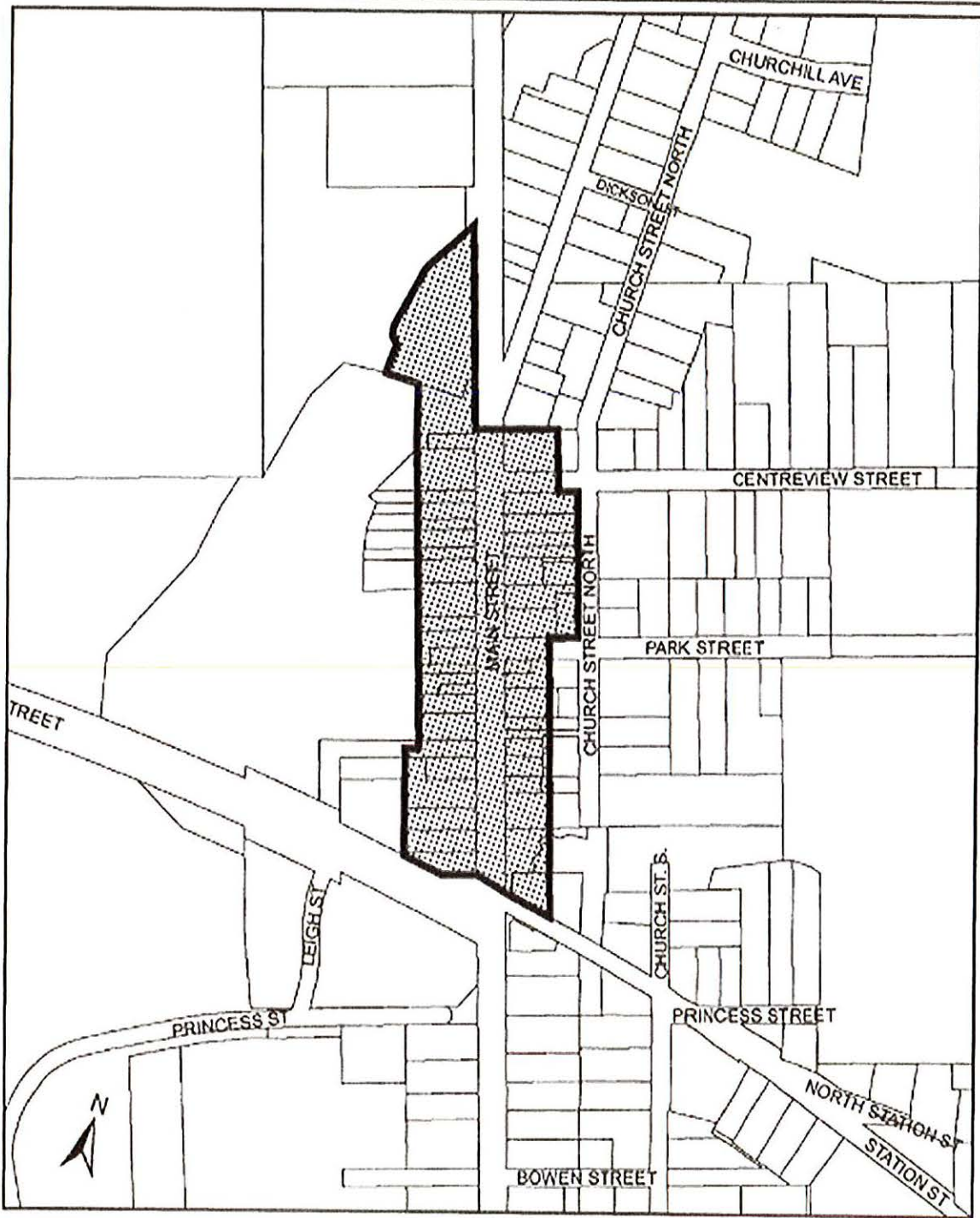




Schedule 3A — Revitalization Area — Newcastle Village



Schedule 3B — Revitalization Area — Orono

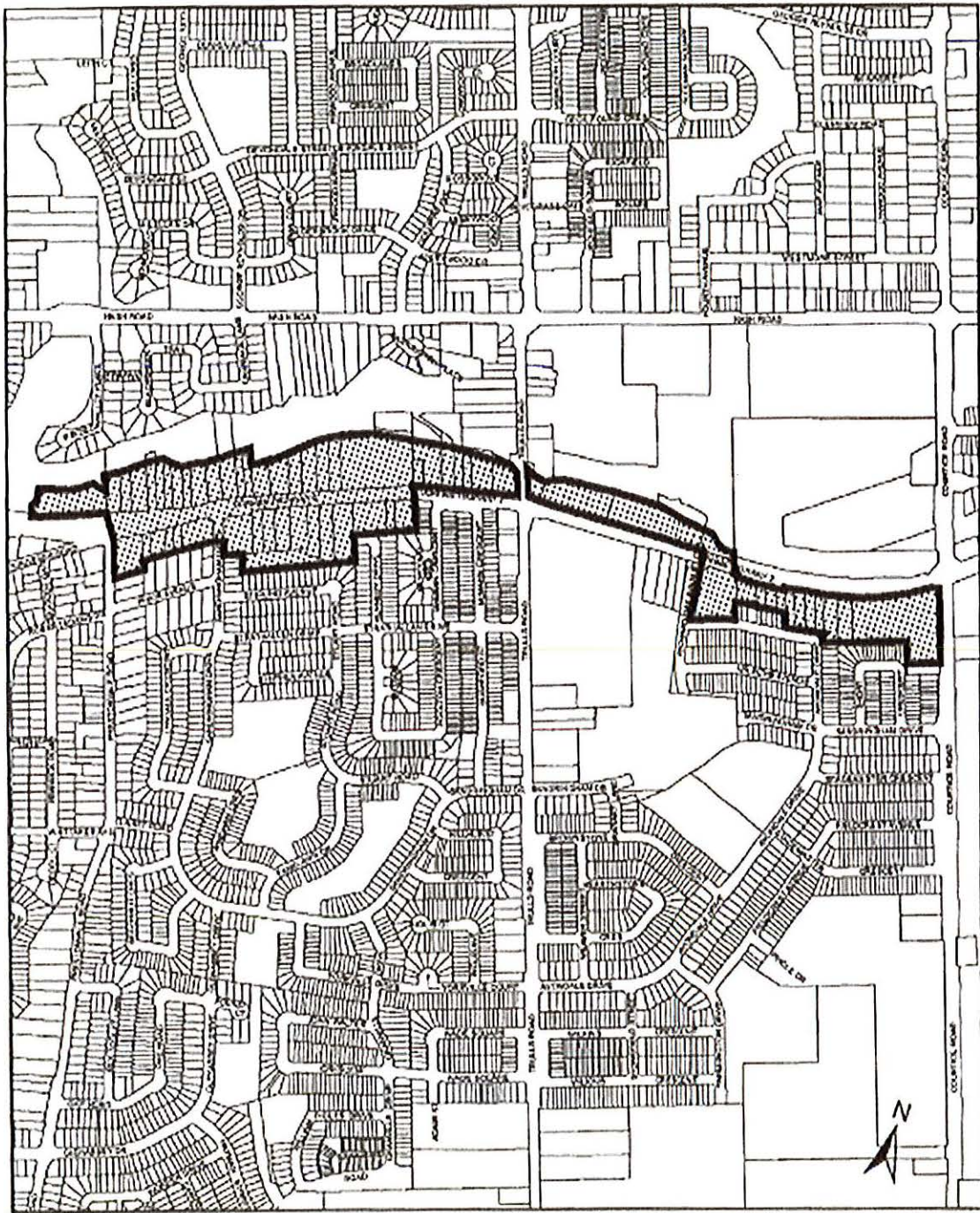








Schedule 3D — Revitalization Area — Courtice



**Municipality of Clarington  
Notice of Passing of a  
Municipal Wide Development Charges By-law**

TAKE NOTICE that the Council of the Municipality of Clarington passed municipal-wide development charges By-law 2021-011 on the 18th day of January, 2021 under Section 2 (1) of the Development Charges Act, 1997, S.O., 1997 c. 27, as amended;


AND TAKE NOTICE that any person or organization may appeal to the Local Planning Appeal Tribunal under section 14 of the Act, in respect of the development charges by-law, by filing with the Clerk of the Municipality of Clarington on or before the 26<sup>th</sup> day of April, 2021 a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

The schedule of development charges imposed by the by-law, which came into effect on January 18, 2021, is as follows:

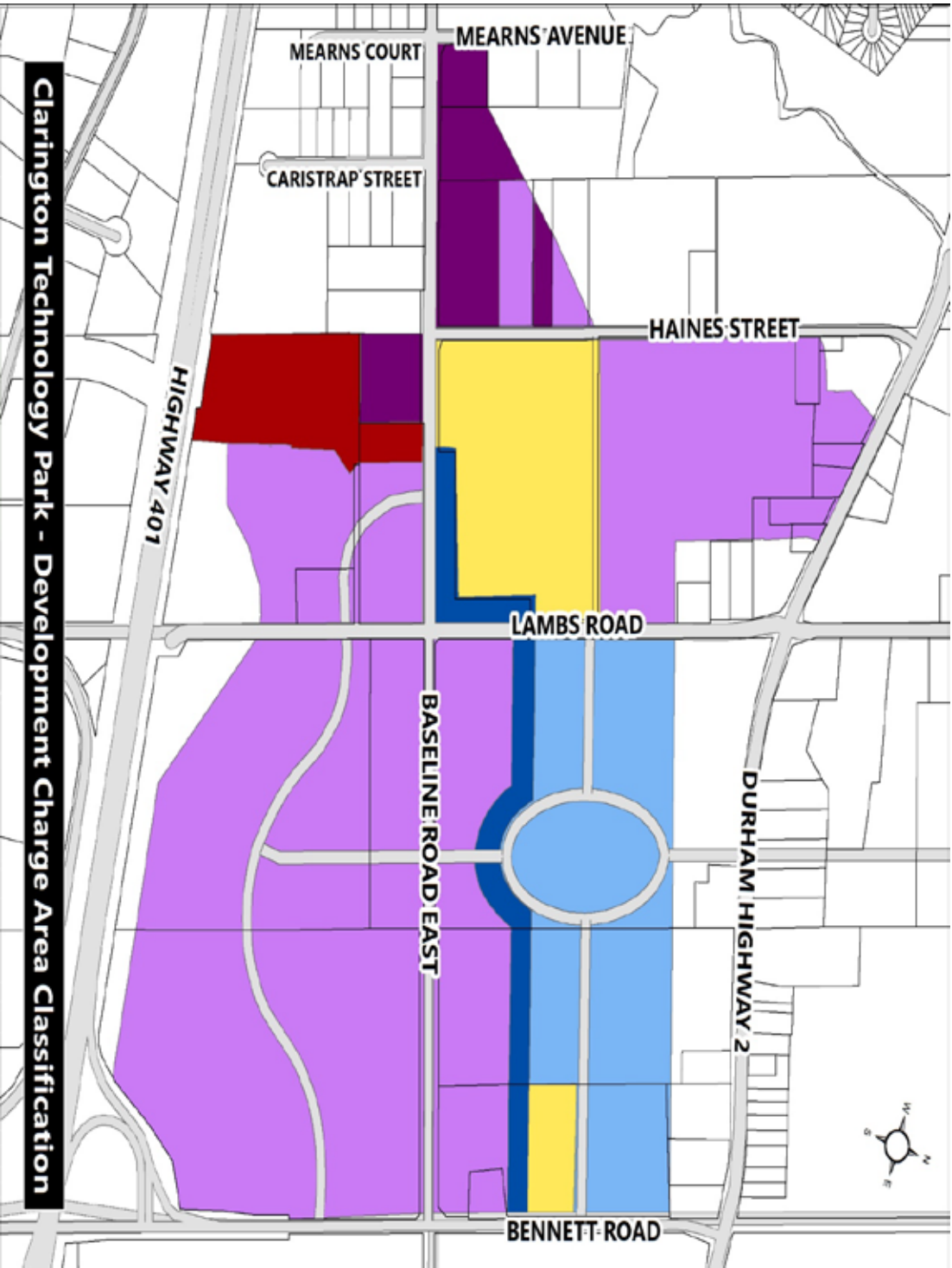
**Schedule 1 of Clarington Technology Park Area Specific Development Charges**

**By-law 2021-011**

Service	\$ Per Net Hectare
Stormwater Management Services – Quality Control	38,840
Stormwater Management Services – Quantity Control	29,268
<b>Total – Lands Benefitting Only from Quality Control</b>	<b>38,840</b>
<b>Total – Lands Benefitting Only from Quantity Control</b>	<b>29,268</b>
<b>Total – Lands Benefitting from Quality and Quantity Control</b>	<b>68, 107</b>


 Corporate Services Department <b>Legislative Services Division</b>	
Date & Time Received:	March 18, 2021 2:18 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

A key map showing the location of the lands to which the by-law applies appears below.



A copy of the complete by-law is available for examination at the Municipality of Clarington offices, 40 Temperance Street, Bowmanville Ontario L1C 3A6 during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m. excluding statutory holidays and on the Municipality's website, [www.clarington.net](http://www.clarington.net)

Dated at the Municipality of Clarington this 18<sup>th</sup> day of March, 2021.

  
June Gallagher, Municipal Clerk,  
Municipality of Clarington



If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131

## The Corporation of the Municipality of Clarington

### By-law Number 2021-011

Being a by-law to impose area-specific development charges against land in the Municipality of Clarington pursuant to the Development Charges Act, 1997

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies.

Now Therefore Be It Resolved That the Council of the Corporation of the Municipality of Clarington enacts as follows:

#### **Part 1 — Interpretation**

##### **Definitions**

1. In this by-law,

"accessory", where used to describe a building or structure, means that the building or structure or part thereof that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;

"Act" means the *Development Charges Act*, 1997, S.O. 1997, c.27;

"air-supported structure" has the same meaning as in the *Building Code Act*, 1992;

"apartment building" means (a) a residential building (other than a fourplex or sixplex) containing 4 or more dwelling units that have a common entrance to grade, common corridors, stairs and/or yards; and (b) the residential portion of a mixed-use building containing 4 or more dwelling units that are located behind or above a non-residential use and may have a separate entrance to grade, and includes stacked townhouse;

"bedroom" means a habitable room, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom, or kitchen;

"building" means a building or structure that occupies an area greater than 10 square metres consisting of a wall, roof and floor or a structural system serving the function thereof, and includes an air-supported structure;

"Building Code Act, 1992" means the *Building Code Act*, 1992, S.O. 1992, c.23 and all Regulations thereunder including the Ontario Building Code, 2012;

"Council" means Council of the Municipality;

"development" means any activity or proposed activity in respect of land that requires one or more of the actions or decisions referred to in section 12 and includes redevelopment;

"development charge" means a development charge imposed by this by-law;

"duplex" means a residential building containing 2 dwelling units divided horizontally from each other;

"dwelling unit" means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own full kitchen and sanitary facilities, with a private entrance from outside the unit itself;

"existing" means the number, use and size that existed at least 2 years before the date of building permit application;

"fourplex" means a pair of duplexes divided vertically from the other by a common wall;

"floor" includes a paved, concrete, wooden, gravel or dirt floor;

"grade" means the average level of the proposed finished surface of the ground immediately abutting each building or mixed-use building at all exterior walls;

"gross floor area" means the total area of all floors, whether above or below grade, measured between the outside surfaces of exterior walls, or between the outside surfaces of exterior walls and the centre line of a party wall or a demising wall as the case may be, including mezzanines, air-supported structures, interior

corridors, lobbies, basements, cellars, half-stories, common areas, and the space occupied by interior walls or partitions, but excluding any areas used for,

- (a) loading bays, parking of motor vehicles, retail gas pump canopies; and
- (b) enclosed garbage storage in an accessory building;

"heritage building" means a building designated under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 and, for purpose of subsection 36(7), includes any building identified as "primary resource" in the registry maintained by the Municipality pursuant to section 28 of such Act;

"industrial", in reference to use, means any land, building or structure or portions thereof used, designed or intended for or in connection with manufacturing, producing, processing, fabricating, assembling, refining, research and development, storage of materials and products, truck terminals, warehousing, but does not include,

- (a) retail service sales or rental areas, storage or warehousing areas used, designed or intended to be used in connection with retail sales, service or rental areas, warehouse clubs or similar uses, self-storage mini warehouses, and secure document storage; and
- (b) office areas that are not accessory to any of the foregoing areas or uses or accessory office uses that are greater than 25% of the gross floor area of the building;

"institutional", in reference to use, means development of a building or structure intended for use,

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (c) by any of the following post-secondary institutions for the objects of the institution:
  - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,



- (ii) a college or university federated or affiliated with a university described in subclause (i), or
- (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.

"linked building" means a residential building that is divided vertically so as to contain only two separate dwelling units, connected underground by footing and foundation, each of which has an independent entrance directly from the outside of the building and is located on a separate lot;

"lot" means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemptions provided in clause 50(3)(b) or 50(5)(a) of the *Planning Act*;

"mezzanine" has the same meaning as in the *Building Code Act*, 1992;

"mixed-use building" means a building used, designed or intended to be used either for a combination of non-residential and residential areas and uses, or for a combination of different classes or types of non-residential areas and uses;

"mobile home" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer;

"multiple unit building" means a residential building or the portion of a mixed-use building that contains multiple dwelling units (other than dwelling units contained in an apartment building, linked building, semi-detached building or single detached dwelling) and includes plexes and townhouses;

"Municipality" means The Corporation of the Municipality of Clarington or the geographic area of the Municipality of Clarington, as the context requires;

"net hectare" means the area in hectares of a parcel of land exclusive of the following:

- (a) lands conveyed or to be conveyed to the Municipality of Clarington or the Region of Durham or a local board thereof;
- (b) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;
- (c) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development; and
- (d) lands for centralized storm water management facilities and naturalized channel areas;

"non-industrial" in reference to use, means lands, buildings or structures used or designed or intended for use for a purpose which is not residential or industrial;

"non-profit housing development" means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the *Ontario Corporations Act* (or its successor legislation) applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;

"non-residential", in reference to use, means a building or portions of a mixed-use building containing floors or portions of floors which are used, designed or intended to be used for a purpose which is not residential, and includes a hotel, motel and a retirement residence;

"owner" means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed;

"party wall" means a wall jointly owned and jointly used by 2 parties under an easement agreement or by right in law and erected on a line separating 2 parcels of land each of which is, or is capable of being, a separate lot;



"*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13;

"plex" means a duplex, triplex, fourplex or sixplex;

"rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"residential", in reference to use, means a building or a portion of a mixed-use building and floors or portions of floors contained therein that are used, designed or intended to be used as living accommodation for one or more individuals provided in dwelling units and any building accessory to such dwelling units;

"retirement residence" means a residential building or the residential portion of a mixed-use building that provides living accommodation, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full kitchen facilities and a separate entrance from a common corridor;

"retirement residence unit" means a unit within a retirement residence;

"semi-detached building" means a residential building that is divided vertically so as to contain only two separate dwelling units, each of which has an independent entrance directly from outside of the building;

"service" means a service designated by section 10;

"single-detached dwelling" means a residential building containing only one dwelling unit which is not attached to any other building or structure except its own garage or shed and has no dwelling units either above it or below it, and includes a mobile home;

"sixplex" means a pair of triplexes divided vertically one from the other by a common wall;

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, that contains at least 3 attached dwelling units that (a) are joined by common side walls with dwelling units entirely or partially above another; and (b) have a separate entrance to grade;

"townhouse" means a building, other than a plex, stacked townhouse or apartment building, that contains at least 3 attached dwelling units, each of which (a) is separated from the others vertically; and (b) has a separate entrance to grade;

"triplex" means a residential building containing 3 dwelling units; and

"Zoning By-laws" means the Municipality's By-law No. 84-63 and By-law No. 2005-109.

## **References**

2. In this by-law, reference to any Act, Regulation, Plan or By-Law is reference to the Act, Regulation, Plan or By-Law as it is amended or re-enacted from time to time.
3. Unless otherwise specified, references in this by-law to Schedules, Parts, sections, subsections, clauses and paragraphs are to Schedules, Parts, sections, subsections, clauses and paragraphs in this by-law.

## **Word Usage**

4. This by-law shall be read with all changes in gender or number as the context may require.
5. In this by-law, a grammatical variation of a defined word or expression has a corresponding meaning.

## **Schedules**

6. The following Schedules are attached to and form part of this by-law:

Schedule 1 — Clarington Technology Park Area-Specific Development Charge

Schedule 2 – Clarington Technology Park Development Charge Area

Classification and Benefitting Properties

## **Severability**

7. If, for any reason, any section or subsection of this by-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

## **Part 2 — Development Charges**

### **Designated Services**

8. It is hereby declared by Council that development within the Clarington Technology Park in the Municipality will increase the need for Stormwater Management Services.
9. Development charges shall apply without regard to the services which in fact are required or are used by any individual development.
10. Development charge shall be imposed for the following categories of service to pay for increased capital costs required because of increased needs for services arising from development:
  - (a) Storm Water Management Services.

### **Rules**

11. For the purpose of complying with section 6 of the Act, the following rules have been developed:
  - (a) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with sections 12 through 20.
  - (b) The rules for determining the indexing of development charges shall be in accordance with section 21.
  - (c) The rules for determining exemptions shall be in accordance with Part 3 (sections 22 through 25).
  - (d) The rules respecting redevelopment of land shall be in accordance with Part 4 (section 26).
  - (e) This by-law does not provide for any phasing in of development charges.



- (f) This by-law applies to all lands within the Clarington Technology Park, as defined in Schedule 2, in the Municipality.

### **Imposition of Development Charges**

12. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires,
  - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (e) a consent under section 53 of the *Planning Act*;
  - (f) the approval of a description under section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
13. Not more than one development charge for each service shall be imposed upon any land, building or structure whether or not two or more of the actions or decisions referred to in section 12 are required before the land, building or structure can be developed.
14. Notwithstanding section 13, if two or more of the actions or decisions referred to in section 12 occur at different times, additional development charges shall be imposed in respect of any increase in or additional development permitted by the subsequent action or decision.

### **Basis of Calculation**

15. Development charges for all services shall be calculated based on the number of net hectares of the entire parcel of land on which development will occur in accordance with benefits accrued per Schedule 2.

## Amount

16. The amount of the development charges payable in respect of development shall be determined in accordance with clause 15 and Schedule 1.

## Timing of Calculation

17. (1) The total amount of a development charge is the amount of the development charge that would be determined under the by-law on,
- (a) the day an application for an approval of development in a site plan control area under subsection 41(4) of the Planning Act was made in respect of the development that is subject of the development charge;
  - (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the development charge; or
  - (c) if neither clause (a) or clause (b) applies, the day the first building permit is issued for the development that is the subject of the development charge.
- (2) Subsection (1) applies even if this by-law is no longer in effect.
- (3) Where clause (1)(a) or (b) applies, interest shall be payable on the development charge, at the rate established by the Municipality's Interest Rate Policy, from the date of the application referred to in the applicable clause to the date the development charge is payable.
- (4) If a development was the subject or more than one application referred to in clause (1)(a) or (b), the later one is deemed to be the applicable application for the purposes of this section.
- (5) Clauses (1)(a) and (b) do not apply if, on the date the first building permit is issued for the development, more than two years has elapsed since the application referred to in clause (1)(a) or (b) was approved.
- (6) Clauses (1)(a) and (b) do not apply in the case of an application made before January 1, 2020.

## **Timing of Payment**

18. (1) Subject to subsections 18(2) and 18(3), development charges shall be payable in full on the date the first building permit is issued for the development of the land against which the development charges apply.
- (2) Notwithstanding Subsection 18(1), development charges for rental housing and institutional developments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 18(1), development charges for non-profit housing developments are payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) If the development of land is such that it does not require that a building permit be issued before the development is commenced, but the development requires one or more of the other actions or decisions referred to in section 12 be taken or made before the development is commenced, development charges shall be payable in respect of any increase in or additional development permitted by such action or decision prior to the action or decision required for the increased or additional development being taken or made.
- (5) In accordance with section 27 of the Act, where temporary buildings are being developed, the Municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid after it would otherwise be payable.
- (6) For the purpose of subsections 18(2) and 18(3) herein, "interest" means the interest rate outlined in the Municipality's Interest Rate Policy.

## **Method of Payment**

19. Payment of development charges shall be in a form acceptable to the Municipality.



## **Unpaid Charges**

20. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount shall be added to the tax roll and collected in the same manner as taxes.

## **Indexing**

21. The development charges set out in Schedule 1 shall be adjusted without amendment to this by-law annually on July 1st in each year, commencing on July 1, 2021, at the rate identified by the Statistics Canada Non-Residential Construction Price Index for Toronto based on the 12-month period most recently available.

## **Part 3 - Exemptions**

### **Specific Users**

22. Development charges shall not be imposed with respect to land, buildings or structures that are owned by,
- (a) the Municipality, the Corporation of the Regional Municipality of Durham, or their local boards as defined in section 1 of the Act and used, designed or intended for municipal purposes; and
  - (b) a board of education as defined in subsection 1(1) of the Education Act, 1990, S.O. 1990, c.27 and used, designed or intended for school purposes including the administration or the servicing of schools.

### **Existing Residential**

23. Development charges shall not be imposed with respect to residential development if the only effect of such development is,
- (a) an interior alteration to an existing residential building which does not change or intensify the use of the building;
  - (b) the enlargement of an existing dwelling unit;
  - (c) the creation of a second or third dwelling unit in an existing single detached dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit(s) does not exceed the original gross floor area of the existing dwelling unit; or
  - (d) the creation of a second dwelling unit in a semi-detached building or townhouse dwelling, or ancillary structure thereto, where the total gross floor area of the additional unit does not exceed the original gross floor area of the existing dwelling unit.

### **New Residential**

24. Development charges shall not be imposed with respect to new residential development if the only effect of such development is the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

## Existing Industrial Development

25. (1) In this section, "existing industrial building" has the same meaning as in subsection 1(1) of O.Reg. 82/98. For ease of reference, the current definition in the Regulation reads as follows:

"existing industrial building" means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something,
  - (b) research or development in connection with manufacturing, producing or processing something,
  - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
  - (d) office or administrative purposes, if they are,
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (2) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
- (3) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- (4) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:



1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
  2. Divide the amount determined under paragraph 1 by the amount of the enlargement.
- (5) The exemption provided in this section shall apply equally to a separate (non-contiguous) industrial building constructed on the same lot as an existing industrial building.

#### **Part 4 - Redevelopment**

##### **Demolition and Conversion Credits**

26. (1) In this section, "conversion" means the change in use of all or a portion of a building as permitted under the provisions of a Zoning By-law.
- (2) Where an existing building or structure is to be converted to another use, in whole or in part, or converted from one principal use to another principal use on the same land, the amount of the development charge payable shall be determined in accordance with this section.
- (3) Where a building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and the property redeveloped, the amount of the development charge payable in respect of the redevelopment shall be determined in accordance with this section.
- (4) The development charges otherwise payable in respect of redevelopment described in subsections (2) and (3) shall be reduced by the amount calculated by multiplying the applicable development charges under Schedule 1 by the net hectares of the redeveloped property as enumerated in Schedule 2.
- (5) The amount of any credit under subsection (4) shall not exceed the total development charges otherwise payable.

- (6) Notwithstanding subsection (4), no credit shall be provided if,
- (a) the demolished building or structure or part thereof would have been exempt under this by-law;
  - (b) the building or structure or part thereof would have been exempt under this by-law prior to the conversion, redevelopment or reconstruction as the case may be;
  - (c) the development is exempt in whole or in part or eligible for any other relief under this by-law; or
  - (d) development charges on the property were not paid under this by-law.

### **Part 5 - General**

#### **Cancelled Permits**

27. A full development charge refund shall be given if a building permit is cancelled prior to the commencement of construction.

#### **Onus**

28. The onus is on the owner to produce evidence to the satisfaction of the Municipality which establishes that the owner is entitled to any exemption, credit or refund claimed under this by-law.

#### **Interest**

29. The Municipality shall pay interest on a refund under sections 18 and 25 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October until the date of the repeal or the expiry of this by-law.
30. Except as required under section 39, there shall be no interest paid on any refunds given under this by-law.

#### **Front-Ending Agreements**

31. The Municipality may enter into front-ending agreements under section 44 of the Act.



**Effective Date**

32. This by-law comes into force and is effective on January 19, 2021.

**Expiry**

33. This by-law expires five years after the day on which it comes into force.

Passed in Open Council this 18<sup>th</sup> day of January 18, 2021.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

## SCHEDULE 1

### CLARINGTON TECHNOLOGY PARK AREA-SPECIFIC DEVELOPMENT CHARGES

Service	\$ Per Net Hectare
Stormwater Management Services - Quality Control	38,840
Stormwater Management Services - Quantity Control	29,268
<b>Total - Lands Benefitting Only from Quality Control</b>	<b>38,840</b>
<b>Total - Lands Benefitting Only from Quantity Control</b>	<b>29,268</b>
<b>Total - Lands Benefitting from Quality <u>and</u> Quantity Control</b>	<b>68,107</b>

NOTE: Charges are subject to indexing in accordance with section 21







CLARINGTON TECHNOLOGY PARK DEVELOPMENT CHARGE AREA  
BENEFITTING PROPERTIES

Lands Benefitting <u>Only</u> from Quantity Control		
Assessment Roll No.	Civic Address/Location	Area* (Hectares)
181701001006000	2911 HIGHWAY 2	5.06
181701001006320	1100 BENNETT RD	2.72
181701001006400	2885 HIGHWAY 2	8.64
<b>Total</b>		<b>16.41</b>

Lands Benefitting from <u>Both</u> Quality and Quantity Control		
Assessment Roll No.	Civic Address/Location	Area* (Hectares)
181701001001310	CON BF PT LOT 5 NOW RP 10R3357 PART 2	19.99
181701001001700	585 LAMBS RD	13.03
181701001001800	641 LAMBS RD	3.55
181701001001900	295 BASELINE RD	2.19
181701001002100	582 LAMBS RD	0.61
181701001002200	542 LAMBS RD	4.29
181701001006000	2911 HIGHWAY 2	2.93
181701001006300	1078 BENNETT RD	0.44
181701001006320	1100 BENNETT RD	1.96
181701001006400	2885 HIGHWAY 2	4.43
181701001008800	2805 HIGHWAY 2	0.67
181701001008900	2821-2825 KING ST E	0.27
181701001009100	2831 HWY 2	0.27
181701001009200	2839 HIGHWAY 2	0.42
181701001009300	2845 HIGHWAY 2	0.11
181701001009305	2849 HIGHWAY 2	0.25
181701001009400	1200 LAMBS RD	12.18
181702012019840	250 BASELINE RD	1.50
181702012019845	1122 HAINES ST	0.48
<b>Total</b>		<b>69.59</b>

Lands Benefitting <u>Only</u> from Quality Control		
Assessment Roll No.	Civic Address/Location	Area* (Hectares)
181701001001930	271 BASELINE RD E	1.45
181702012019830	210 BASELINE RD E	0.81
181702012019835	222 BASELINE RD E	1.29
181702012019840	250 BASELINE RD	2.13
181702012019844	1084 HAINES ST	0.57
<b>Total</b>		<b>6.26</b>

\* Areas shown are net of (exclude) land for future right-of-ways, channels, etc.

# Clarington

If this information is required in an alternate format, please contact the Accessibility Co-Ordinator at 905-623-3379 ext. 2131

March 23, 2021

Jennifer R. Benedict, Manager Public Works – Eastern Region  
Canadian Pacific Railway  
Via Email: [Jennifer\\_Benedict@cpr.ca](mailto:Jennifer_Benedict@cpr.ca)

Dear Ms. Benedict:

**Re:** C.P. Railway Traffic Information and Data Arising from Resolution #C-028-21

**File Number:** PG.25.06


At a meeting held on March 22, 2021, the Council of the Municipality of Clarington approved the following Resolution #PD-092-21:

That the following resolution from Brian Bridgeman, Commissioner of Planning and Economic Development, regarding C.P. Railway Traffic Information and Data Arising from Resolution #C-028-21, be endorsed by the Municipality of Clarington:

Whereas sound is considered by the Environmental Protection Act to be a contaminant which causes negative effects on human health;

Whereas the Provincial Policy Statement (PPS) states that planning for land uses in the vicinity of rail facilities should be undertaken in a manner that ensures that rail facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other;

Whereas the PPS also directs municipalities to avoid land use patterns and development which may cause environmental or public health and safety concerns;

	Corporate Services Department <b>Legislative Services Division</b>
Date & Time Received:	March 23, 2021 2:58 pm
Original To:	CIP
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Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	



Whereas, Environmental Noise Assessment Studies, prepared in accordance with Ministry of Environment, Conservation and Parks guidelines require accurate and up-to date data to accurately assess the impacts of railway noise on new development and identify appropriate mitigation measures;

Now therefore, be it resolved that the Region of Durham is requesting that CP Rail reconsider its decision to cease providing railway traffic information to the noise consultants; and

That a copy of this motion be forwarded to CP Rail; the area municipalities; the Association of Municipalities Ontario (AMO); and the Federation of Canadian Municipalities (FCM).

Yours truly,



John Paul Newman  
Deputy Clerk

JPN/lp

- c. Association of Municipalities Ontario  
Federation of Canadian Municipalities  
Brian Bridgeman, Commissioner of Planning and Economic Development,  
Region of Durham  
Susan Cassel, City Clerk, City of Pickering  
Nicole Cooper, Director of Legislative & Information Services, Town of Ajax  
Christopher Harris, Town Clerk, Town of Whitby  
Becky Jamieson, Clerk, Township of Brock  
Debbie Leroux, Director of Legislative Services/Clerk, Township of Uxbridge  
Mary Medeiros, City Clerk, City of Oshawa  
Director of Corporate Services/Clerk, Township of Scugog  
Ralph Walton, Regional Clerk, The Regional Municipality of Durham  
Cheryl Bandel, Deputy Regional Clerk, Regional Municipality of Durham  
R. Windle, Director of Planning and Development Services





Date & Time Received:	March 22, 2021 9:09 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

March 19<sup>th</sup> 2021

Sent via e-mail

**Re: Town of Gravenhurst Resolution – Ontario Fire College**

Please be advised that on March 10<sup>th</sup> 2021 the Town of Plympton-Wyoming Council passed the following motion to support the Town of Gravenhurst – Ontario Fire College.

***Motion #13*** – Moved by Netty McEwen, Seconded by Tim Wilkins that Council support item “v)” from the Town of Gravenhurst regarding the Ontario Fire College.

***Motion Carried.***

**WHEREAS** the Ontario Fire College Campus has been in operation in Gravenhurst since 1958; and

**WHEREAS** the Ontario Fire College Campus is one of the primary sources of certified training for Ontario Firefighters; and

**WHEREAS** the Ontario Fire College Campus has built a reputation of integrity, credibility, and reliability in providing some of the best training to our Fire Services within the Province of Ontario; and

**WHEREAS** the Ontario Fire College Campus has been used to train and certify both Volunteer, Part-Time and Career firefighters throughout Ontario; and

**WHEREAS** the Regional Training Centers are not all created equal and similar in function to the Ontario Fire College Campus; and

**WHEREAS** the Ontario Fire College Campus gives Ontario Firefighters another option other than Regional Training Centers to obtain National Fire Protection Association (NFPA) certifications; and

**WHEREAS** the Ontario Fire College Campus is the most cost-effective method for municipalities to certify Firefighters to NFPA Standards in Ontario; and

**WHEREAS** the Ontario Government enacted and revoked O. Reg. 379/18: Firefighter Certification in 2018; and

**WHEREAS** when the Ontario Government revoked O. Reg. 379/18: Firefighter Certification, it was made known by the Office of the Solicitor General that the act would be amended and brought back in the future; and

**THEREFORE, BE IT RESOLVED THAT** the Town of Plympton-Wyoming requests that the Province of Ontario reverse their decision to close the Ontario Fire College Campus in Gravenhurst as the OFC is one of the best and most cost-effective methods for municipalities to train their firefighters which assists us in protecting our residents; and

**BE IT FURTHER RESOLVED THAT** this Resolution is forwarded to the Honourable Doug Ford Premier of Ontario, the Honourable Sylvia Jones; Ontario Solicitor General, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Ontario Fire Marshal; Jon Pegg, and all municipalities within the Province of Ontario.

If you have any questions regarding the above motion, please do not hesitate to contact me by phone or email at [ekwarciak@plympton-wyoming.ca](mailto:ekwarciak@plympton-wyoming.ca).

Sincerely,



Erin Kwarciak  
Clerk  
Town of Plympton-Wyoming





***Sent via Email***

February 11, 2021

**RE: TOWN OF GRAVENHURST RESOLUTION – ONTARIO FIRE COLLEGE**

At the Town of Gravenhurst Committee of the Whole meeting held on February 9, 2021 the following resolution was passed:

**Moved by Councillor Lorenz  
Seconded by Councillor Murray**

**WHEREAS** the site of the Ontario Fire College has been in institutional use since 1902 as the Muskoka Free Hospital for Consumptives and the site of many heritage buildings that require protection;

**AND WHEREAS** the Town of Gravenhurst has been home to the Ontario Fire College since 1957, providing world-class training and camaraderie to thousands of Firefighters from across the Province in a unique setting;

**AND WHEREAS** the Ontario Fire College has established the reputation to certify both Volunteer and Career firefighters in a cost effective manner, offering top-tier training to all Fire Departments in Ontario;

**AND WHEREAS** there is concern from several municipalities and firefighters across the Province that the closure is detrimental to their training and that downloading of training is simply too expensive for municipalities and not included in their 2021 budgets;

**AND WHEREAS** the Fire Marshal has a duty (F.P.P.A.S 9.2(e)) to operate and maintain a central fire college and that regional training facilities are unproven and the closure of the Ontario Fire College was implemented with no stakeholder consultation;

**AND WHEREAS** the community of Gravenhurst has benefitted from the employment opportunities that the Ontario Fire College has provided;

**AND WHEREAS** the closure of the facility will result in significant job losses and would be a detriment to the broader community;



**THEREFORE BE IT RESOLVED THAT** the Province of Ontario reconsider the closure of the Ontario Fire College;

**AND THAT** if the closure occurs, the facility and site in the Town of Gravenhurst be considered to be the location of a Regional Training Centre for Fire and Emergency Services, for all the people of Ontario;

**AND THAT** the Province engage the Town of Gravenhurst and community partners to use the site in a matter that fosters growth of the community in a responsible way;

**AND FINALLY THAT** this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Sylvia Jones, Ontario Solicitor General, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, MPP Norm Miller, the Ontario Fire Marshal, Jon Pegg and all Ontario Municipalities.

**CARRIED**

Sincerely,



Kayla Thibeault  
Director of Legislative Services / Clerk  
Town of Gravenhurst

Transportation (MTO). This funding could be used to cover up to 80 per cent of the eligible costs for approved cycling projects. The Region's required 20 per cent contribution of \$554,238 was approved as part of the Region's 2018 Business Plans and Budget, resulting in \$2,771,190 of funds towards the OMCC Program.

- 2.4 In February 2018, Council authorized the execution of the Transfer Payment Agreement (TPA) for the OMCC Program "year one" funding, and an enabling by-law was approved ([Report #2018-COW-36](#)). Funds were received by March 31, 2018 representing the end of the province's 2017-2018 fiscal year.
- 2.5 In July 2018, following the provincial election, the cap and trade program was cancelled. Consequently, funds that were already received as part of the TPA under the OMCC Program for year one funding could still be used, but subsequent applications for the remaining years of the four-year program were no longer being considered.
- 2.6 In April 2020, the Region requested an extension to the timeline for cycling projects to be "substantially complete" under the OMCC Program, from year-end 2020 to year-end 2021 (refer to Attachment #1). The rationale for the extension was delays on utility relocations from third parties, provincial hold on property expropriation proceedings and adjustments in workload during the early days of the COVID-19 pandemic.
- 2.7 In June 2020, MTO responded to the Region's request, and extended the program to year-end 2021 for all municipal partners. Consequently, an amending agreement to the TPA (Amending Agreement #4) was issued by MTO and signed by the Region.

### **3. Updates to the Eligible Project List**

- 3.1 The Eligible Project List in the TPA includes approved cycling projects under the program, and funding can be used towards some or all of these projects. Funding that the Region received as part of the TPA is not tied to specific projects; rather, it is based on an allocation formula applied across the province (refer to Report #2018-COW-36).
- 3.2 Under the OMCC Program, a municipality is permitted to update the Eligible Project List to MTO up to a semi-annual basis, recognizing that the timing or feasibility of certain projects may change. After each of the Region's updated lists were submitted, MTO issued an amending agreement to the TPA.

March 4, 2021

**CL 4-2021, February 25, 2021**  
**PHSSC 2-2021, February 16, 2021**  
**Minute Item No. 5.1, February 16, 2021**

***MEMBERS OF THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO)***

***SENT ELECTRONICALLY***

Motion respecting Homelessness, Mental Health and Addiction in Niagara

Minute Item No. 5.1

Regional Council, at its meeting held on February 25, 2021, approved the following resolution from its Public Health and Social Services Committee:

WHEREAS Niagara Region prides itself as being a caring and compassionate community that continually strives to be a place where people want to live, work and play;

WHEREAS providing access to safe, adequate and affordable housing for everyone is fundamental to achieving that goal;

WHEREAS Niagara Region acknowledges that mental health, mental illness, addiction and homelessness, while important issues, are not homogenous, interchangeable or consistently interconnected, and doing so may over simplify exceptionally complex issues that require targeted policy solutions and intervention;

WHEREAS Niagara Region's 10-year Housing and Homelessness Action Plan (HHAP), A Home For All, outlines the Region's vision, challenges, and the actions required to achieve its goals;

WHEREAS Niagara Region has embarked on an ambitious effort to end chronic homelessness through participation in the national Built for Zero campaign;

WHEREAS Regional Council formally adopted Mental Health and Wellbeing (2.2) and Addressing Affordable Housing Needs (2.3) as strategic priorities for the current term of our Council;

WHEREAS a recent KPMG report commissioned by Niagara Region indicated that Council invests more levy funding than its peers into homelessness, demonstrating a steadfast commitment to addressing the issue;

WHEREAS Niagara Region acknowledges that people living in shelters are part of the crisis and not the solution;

WHEREAS Niagara Region has two planned housing projects that would directly address those in Niagara who experience chronic homelessness;

WHEREAS the implementation plan for Council's strategic objectives states that staff will identify gaps within the mental health system to increase the functionality and collaboration within it;

WHEREAS the same implementation plan directed staff to partner with Ontario Health (formally the LHIN) to review the local landscape to identify opportunities, including new investment;


WHEREAS the treatment and supports for mental illness, addiction, and homelessness are predominantly funded and directed by the Province;

WHEREAS the success of the Region's Housing and Homelessness Action Plan is dependent on a commitment of sustained and increased funding (both operational and capital) from all levels of government to address the issues of housing insecurity and homelessness in Niagara; and

WHEREAS the needs of the community far outweigh Niagara Region's available resources and funding required to effectively address these issues, and the support of both the Provincial and Federal governments are needed to meet these needs.

NOW THEREFORE BE IT RESOLVED THAT:

1. That Niagara Region Council officially **ACKNOWLEDGE** that a significant crisis exists in Niagara in regard to the prevalence of chronic homelessness and the lack of affordable housing that far surpasses the Region's ability to meet the vision dictated in its 10-year Housing and Homelessness Action Plan (HHAP);
2. That the Regional Chair **BE DIRECTED** to send advocacy letters directly to the appropriate Federal and Provincial ministries outlining Niagara's current situation and requesting additional funding be provided to ensure Niagara can meet the vision outlined in its housing action plan;
3. That the Regional Chair **BE DIRECTED** to advocate to the Minister of Municipal Affairs and Housing and the Minister of Families, Children and Social Development for the required operational funding for the planned supportive and bridge housing initiatives;
4. That Regional staff **BE DIRECTED**, in alignment with the planned review of Council's strategic priorities, to produce a report specifically highlighting the progress being made and critical gaps in regard to services related to mental health, addictions and wellbeing;
5. That Regional staff **BE DIRECTED** to continue providing Regional Council updates on the HHAP and Built for Zero initiatives;
6. That Regional staff **BE DIRECTED** to request an update from the Overdose Prevention and Education Network of Niagara (OPENN) regarding the current status of the actions being taken to address addiction related issues in Niagara; and

 Corporate Services Department Legislative Services Division	
Date & Time Received:	March 22, 2021 1:04 pm
Original To:	CIP
Copies To:	

7. That a copy of this motion be sent to all members of the Association of Municipalities of Ontario (AMO).

Yours truly,




Ann-Marie Norio

Regional Clerk

:kl

CLK-C 2021- 044



 Corporate Services Department Legislative Services Division	
Date & Time	March 22, 2021
Received:	3:37 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

March 22, 2021

RE: Ontario Fire College Closure

Please be advised that the Council of the Municipality of Grey Highlands, at its meeting held March 17, 2021, passed the following resolution:

**2021-195**

**Moved by Aakash Desai, Seconded by Danielle Valiquette**

**Whereas Council received the resolution 59/21 from the Township of Howick; and**

**Whereas, the Province of Ontario has announced that as of March 31, 2021 the Gravenhurst campus of the Ontario Fire College will be permanently closed; and**

**Whereas, the Province of Ontario announced plans to modernize and expand access to firefighter training in Ontario; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario on how to obtain firefighter training in the absence of the Ontario Fire College campus; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario on how firefighter training in Ontario will be modernized and expanded; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario regarding the costs or funding for modernized and expanded firefighter training in Ontario; and**

**Whereas, the Municipality of Grey Highlands is a small municipality that operates a volunteer fire department to provide fire protection;**

**Now therefore, be it resolved that Council respectfully request a clear plan be communicated that establishes how the Province intends to modernize and expand firefighter training ensuring equal access to all municipal fire departments in Ontario, and as well, present a plan for funding to subsidize and/or regulate the cost for firefighter training in the Province of Ontario; and**

**That a copy of this resolution be forwarded to the Solicitor General, MPP Bill Walker, the Ontario Fire Marshal, the Ontario Association of Fire Chiefs, the Association of Municipalities of Ontario, and all Ontario Municipalities.  
CARRIED.**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,



Jerri-Lynn Levitt  
Deputy Clerk  
Council and Legislative Services  
Municipality of Grey Highlands

---

**The Municipality of Grey Highlands**

206 Toronto Street South, Unit One P.O. Box 409 Markdale, Ontario N0C 1H0  
519-986-2811 Toll-Free 1-888-342-4059 Fax 519-986-3643  
[www.greyhighlands.ca](http://www.greyhighlands.ca) [info@greyhighlands.ca](mailto:info@greyhighlands.ca)



**Howick**  
TOWNSHIP

44816 Harriston Road, RR 1, Gorrie On N0G 1X0  
Tel: 519-335-3208 ext 2 Fax: 519-335-6208  
[www.howick.ca](http://www.howick.ca)

March 3, 2021

Premier Doug Ford

By email only [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford:

Please be advised that the following resolution was passed at the March 2, 2021 Howick Council meeting:

**Moved by Deputy Reeve Bowman; Seconded by Councillor Hargrave:**

**Whereas, the Province of Ontario has announced that as of March 31, 2021 the Gravenhurst campus of the Ontario Fire College will be permanently closed; and**

**Whereas, the Province of Ontario announced plans to modernize and expand access to firefighter training in Ontario; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario on how to obtain firefighter training in the absence of the Ontario Fire College campus; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario on how firefighter training in Ontario will be modernized and expanded; and**

**Whereas, there has been no clear plan communicated by the Province of Ontario regarding the costs or funding for modernized and expanded firefighter training in Ontario; and**

**Whereas, the Township of Howick is a small rural municipality that operates a volunteer fire department to provide fire protection;**

**Now therefore, be it resolved that Council respectfully request a clear plan be communicated that establishes how the Province intends to modernize and expand firefighter training ensuring equal access to all municipal fire departments in Ontario, and as well, present a plan for funding to subsidise and or regulate the cost for firefighter training in the Province of Ontario. Carried.**

**Resolution No. 59/21**

If you require any further information, please contact this office, thank you.

Yours truly,


*Carol Watson*

Carol Watson, Clerk  
Township of Howick

Cc Solicitor General Sylvia Jones  
Huron-Bruce MPP Lisa Thompson  
Ontario Fire Marshal Jon Pegg  
Ontario Association of Fire Chiefs Mark McDonald  
AMO President Graydon Smith  
All Ontario Municipalities



Community Services  
Legislative Services

 Corporate Services Department Legislative Services Division	
Date & Time Received:	March 23, 2021 1:44 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

March 23, 2021

File #120203

Sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

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

Honourable and Dear Sir:

**Re: City of Sarnia - Advocate the Province of Ontario to Adjust the Capacity Limits as part of the COVID-19 Colour Coded System**

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of March 22, 2021 received and supported correspondence from the City of Sarnia dated March 4, 2021 advocating the Province of Ontario to adjust the capacity limits for dining, restaurants, sporting and recreational facilities, places of worship, event centers, and all retail/small businesses as part of the COVID-19 Colour Coded System.

Attached please find a copy of the City of Sarnia's correspondence dated March 4, 2021.

Thank you for your attention to this matter

Yours very truly,

Carol Schofield, Dipl.M.A.  
Manager, Legislative Services/Clerk  
[cschofield@forterie.ca](mailto:cschofield@forterie.ca)

CS:dlk  
Attach  
c.c.

Tony Baldinelli, MP, Niagara Falls [tony.baldinelli@parl.gc.ca](mailto:tony.baldinelli@parl.gc.ca)  
Wayne Gates, MPP [wgates-co@ndp.on.ca](mailto:wgates-co@ndp.on.ca)  
Niagara Region [ann-marie.norio@niagararegion.ca](mailto:ann-marie.norio@niagararegion.ca)  
Ontario Municipalities



**THE CORPORATION OF THE CITY OF SARNIA  
City Clerk's Department**

255 Christina Street N. PO Box 3018  
Sarnia ON Canada N7T 7N2  
519-332-0330 (phone) 519-332-3995 (fax)  
519-332-2664 (TTY)  
[www.sarnia.ca](http://www.sarnia.ca) [clerks@sarnia.ca](mailto:clerks@sarnia.ca)

March 4, 2021

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

Dear Premier Ford,

**Re: Colour Coded Capacity Limits**

At its meeting held on March 1, 2021, Sarnia City Council discussed the challenges local businesses are facing with respect to the colour coded system within the Province's COVID-19 Response Framework. The following motion was adopted:

***That Sarnia City Council strongly advocate to the Province of Ontario that they adjust the capacity limits for dining, restaurants, sporting and recreational facilities, places of worship, event centers, and all retail/small businesses as part of the colour coded system.***

The following rationale was provided with the introduction of the motion:

- The red zone currently only allows 10 people indoors at a dining or a sporting / recreational facility (regardless of the size), places of worship are capped at 30% or 50 people, and retail / small business is limited to a 50% capacity.
- These businesses and organizations have heavily invested in facility improvements and expensive upgrades to ensure safe social distancing and have all the appropriate safety and protection measures in place.
- Businesses in particular cannot properly plan under the current uncertainty and that means the loss of jobs and income for both workers and owners as well as mental health challenges.



- Indoor capacity limits for restaurants, dining, sporting / recreational facilities, event centers, retail / small business, and places of worship should not involve arbitrary numbers (regardless of size), but instead be changed to the amount of people per facility which ensures that strict and safe social distancing can be maintained.

Sarnia City Council has requested that all municipalities in Ontario join this advocacy effort.

On behalf of Sarnia City Council, I look forward to your reply.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Amy Burkhart'.

Amy Burkhart  
Acting City Clerk

Cc: All Ontario Municipalities  
Ms. Marilyn Gladu, MP Sarnia-Lambton  
Mr. Bob Bailey, MPP Sarnia-Lambton



## Community Services Legislative Services

Corporate Services Department Legislative Services Division	
Date & Time Received:	March 23, 2021 2:02 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

March 23, 2021  
File #120203

The Honourable Patty Hajdu  
Minister of Health

Health Canada

[Patty.hajdu@parl.gc.ca](mailto:Patty.hajdu@parl.gc.ca)

Honourable and Dear Madam:

### Re: Township of Brock - Cannabis Licencing and Enforcement

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of March 22, 2021 received and supported correspondence from the Township of Brock dated March 2, 2021 requesting Health Canada to confirm designated growers conform with local zoning and control by-laws; notify local authorities of any licence issued, amended, suspended, reinstated or revoked; provide dedicated communication with local governments and Police Services; allow Police Services to lay charges when licenced operators grow in excess and provide enforcement support and guidance to local municipalities for dealing with land use complaints relating to Cannabis.

Attached please find a copy of the Township of Brock's correspondence dated March 2, 2021.

Thank you for your attention to this matter.

Yours very truly,

Carol Schofield, Dipl.M.A.  
Manager, Legislative Services/Clerk

[cschofield@forterie.ca](mailto:cschofield@forterie.ca)

CS:dlk

Attach

c.c.

The Honourable Christine Elliott, Minister of Health, Ontario [christine.elliott@ontario.ca](mailto:christine.elliott@ontario.ca)

The Honourable Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock [laurie.scottco@pc.ola.org](mailto:laurie.scottco@pc.ola.org)

The Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs [minister.omafra@ontario.ca](mailto:minister.omafra@ontario.ca)

The Honourable Marie-Claude Bibeau, Minister of Agriculture and Agri-Food [MarieClaude.Bibeau@parl.gc.ca](mailto:MarieClaude.Bibeau@parl.gc.ca)

Tony Baldinelli, MP, Niagara Falls [tony.baldinelli@parl.gc.ca](mailto:tony.baldinelli@parl.gc.ca)

Wayne Gates, MPP [wgates-co@ndp.on.ca](mailto:wgates-co@ndp.on.ca)

Becky Jamieson Municipal Clerk, Township of Brock [becky.jamieson@brock.ca](mailto:becky.jamieson@brock.ca)

Chief of Police, Bryan MacCulloch, Niagara Regional Police Service [deb.reid@niagarapolice.ca](mailto:deb.reid@niagarapolice.ca)

Association of Municipalities of Ontario [mturner@amo.on.ca](mailto:mturner@amo.on.ca)

Ontario Municipalities

Mailing Address:

The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: [www.forterie.ca](http://www.forterie.ca)



The Corporation of  
The Township of Brock  
1 Cameron St. E., P.O. Box 10  
Cannington, ON L0E 1E0  
705-432-2355

March 2, 2021

The Honourable Patty Hajdu  
Minister of Health Canada  
Via email: [Patty.Hajdu@parl.gc.ca](mailto:Patty.Hajdu@parl.gc.ca)

Health Canada  
Ottawa, Ontario  
via email: [hcinfo.infosc@canada.ca](mailto:hcinfo.infosc@canada.ca)

Dear Honourable Madam:

Re: Cannabis Licencing and Enforcement

---

Please be advised that the Council of the Township of Brock, at their meeting held on February 22, 2021 adopted the following resolution:

**Resolution Number 22-2**

MOVED by **Michael Jubb** and SECONDED by **Cria Pettingill**

WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

WHEREAS the police have not been given lawful authority to lay charges under the Cannabis Act to appropriately respond to violations of Health Canada Registrations and Licenses;

WHEREAS there is no direct communication or dedicated effort to provide a communication channel between Municipal government staff or Police Agencies for dealing with Health Canada Registrations and Licenses;

WHEREAS the Township of Brock has not been consulted by Health Canada prior to the issuance of licenses for properties not in compliance with municipal zoning by-laws;the future;

BE IT RESOLVED THAT the Township of Brock requests that Health Canada:

1. Require Federal Licenses and Registrations for Designated Growers to conform with local zoning and control by-laws;
2. Ensure local authorities are provided with notification of any licence issuance, amendment, suspension, reinstatement or revocation within their region;

Received by  
MARCH 22, 2021  
COUNCIL

If this information is required in an accessible format,  
please contact the Township at 705-432-2355.

3. Provide dedicated communication with local governments and Police services;
4. Provide lawful authority to Police agencies to lay charges when registered or licences operations grow in excess of their registration or licence through Health Canada; and,
5. Provide enforcement support and guidance to local municipalities for dealing with land use complaints relating to Cannabis.

AND FURTHER BE IT RESOLVED THAT the Township of Brock will forward this motion by email to the following partners: All municipalities in Ontario; the MP and MPP of Haliburton–Kawartha Lakes–Brock; the Minister of Agriculture, Food and Rural Affairs; the Minister of Agriculture and Agri-Food; and the Durham Region Police Services with the request that the Federal government enact legislation to better support local governments with land use management and enforcement issues as they relate to Cannabis Production and Processing.

**MOTION CARRIED**

Thank you for your consideration. Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK



Becky Jamieson  
Municipal Clerk


BJ:dh

- cc. The Honourable Christine Elliott, Minister of Health, Ontario –  
christine.elliott@ontario.ca  
The Honourable Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock -  
laurie.scottco@pc.ola.org  
Jamie Schmale, MP, Haliburton-Kawartha Lakes-Brock - Jamie.schmale@parl.gc.ca  
The Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs –  
minister.omafra@ontario.ca  
The Honourable Marie-Claude Bibeau, Minister of Agriculture and Agri-Food - Marie-  
Claude.Bibeau@parl.gc.ca  
Inspector Ryan Connolly, DRPS - northdivision@drps.ca  
Ontario municipalities



# Community Services

## Legislative Services

 Corporate Services Department Legislative Services Division	
Date & Time Received:	March 24, 2021 8:33 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

March 23, 2021

File #120203

Sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

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

Honourable and Dear Sir:

**Re: Town of Lincoln – McNally House Hospice’s Life in Every Moment Campaign**

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of March 22, 2021 received and supported correspondence from the Town of Lincoln dated March 18, 2021 requesting the Province of Ontario and the Niagara Region to support McNally House Hospice’s Life in Every Moment Campaign.

Attached please find a copy of the Town of Lincoln’s correspondence dated March 18, 2021.

Thank you for your attention to this matter.

Yours very truly,

Carol Schofield, Dipl.M.A.  
Manager, Legislative Services/Clerk

[cschofield@forterie.ca](mailto:cschofield@forterie.ca)

CS:dlk

Attach

c.c.

Ann-Marie Norio, Regional Clerk [ann-marie.norio@niagararegion.ca](mailto:ann-marie.norio@niagararegion.ca)

Dean Ellison, MP, Niagara West [dean.allison@parl.gc.ca](mailto:dean.allison@parl.gc.ca)

Chris Bittle, MP, St. Catharines [chris.bittle@parl.gc.ca](mailto:chris.bittle@parl.gc.ca)

Tony Baldinelli, MP, Niagara Falls [Tony.Baldinelli@parl.gc.ca](mailto:Tony.Baldinelli@parl.gc.ca)

Vance Badawey, MP, Niagara Centre [vance.badawey@parl.gc.ca](mailto:vance.badawey@parl.gc.ca)

Jeff Burch, MPP, Niagara Centre [jburch-qp@ndp.on.ca](mailto:jburch-qp@ndp.on.ca)

Sam Oosterhoff, MPP, Niagara West [sam.oosterhoff@pc.ola.org](mailto:sam.oosterhoff@pc.ola.org)

Jennifer Stevens, MPP, St. Catharines [JStevens-co@ndp.on.ca](mailto:JStevens-co@ndp.on.ca)

Wayne Gates, MPP, Niagara Falls [wgates-co@ndp.on.ca](mailto:wgates-co@ndp.on.ca)

Association of Municipalities of Ontario [mturner@amo.on.ca](mailto:mturner@amo.on.ca)

Ontario Municipalities

---

Mailing Address:

The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: [www.forterie.ca](http://www.forterie.ca)





4800 SOUTH SERVICE RD  
BEAMSVILLE, ON L0R 1B1  
905-563-8205

March 18, 2021

**SENT VIA EMAIL:**  
[premier@ontario.ca](mailto:premier@ontario.ca)

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

**RE: REQUEST FOR SUPPORT – MCNALLY HOUSE HOSPICE AND END OF LIFE CARE**

Please be advised that Council of the Corporation of the Town of Lincoln at its Special Council Meeting held on March 8, 2021, endorsed and passed the following motion in support of the McNally House Hospice's Life in Every Moment Campaign.

Moved by: Councillor Tony Brunet; Seconded by: Councillor Lynn Timmers

That the Council of the Town of Lincoln request the Provincial government, Regional government, all Niagara MP's and MPP's as well as municipalities to recognize and support the overall health of the Niagara community and end of life care required to alleviate the burden on hospitals; and

That the Council of the Town of Lincoln direct staff to report back on a financial contribution towards McNally House Hospice Expansion, commencing in 2022 to be funded over a five-year term.

**CARRIED**

Regards,

Julie Kirkelos  
Town Clerk  
[jkirkelos@lincoln.ca](mailto:jkirkelos@lincoln.ca)

Received by  
MARCH 22, 2021  
COUNCIL

cc: Dean Allison, MP  
Chris Bittle, MP

Tony Baldinelli, MP  
Vance Badawey, MP  
Sam Oosterhoff, MPP  
Jennifer Stevens, MPP  
Wayne Gates, MPP  
Jeff Burch, MPP  
Local Area Municipalities

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**From:** Ralph Walton  
**Sent:** March 19, 2021 1:38 PM  
**To:** Lydia Gerritsen; Eamonn Rodgers  
**Cc:** Cheryl Bandel  
**Subject:** Fwd: Open Letter to ORFA Members and Industry Employers

CIP

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**From:** Ontario Recreation Facilities Association Inc. <orfa@orfa.com>  
**Sent:** Friday, March 19, 2021 12:53:32 PM  
**To:** Ralph Walton <Ralph.Walton@durham.ca>  
**Subject:** Open Letter to ORFA Members and Industry Employers



Dear Ralph Walton, Regional Municipality of Durham

On behalf of Cathy Seguin, President of the Ontario Recreation Facilities Association (ORFA), I would respectfully request consideration for the following "Open Letter" to be added as correspondence to the next Mayor and Council agenda for awareness.

As we are all aware, the COVID-19 pandemic has created unprecedented challenges for all communities and has required a flexible and responsive approach. Over the past year, we have witnessed the vital role that recreation facility professionals, and recreation infrastructure (indoor and outdoor), play in our communities. While following public health guidance, providing even limited access to recreation has allowed our community residents to stay connected, support their physical and mental health, and hopefully encourages them to view a more positive, post-pandemic future.

Thank you for your consideration of this request.

Best wishes,

A handwritten signature in black ink, appearing to read "John Milton", with a long, sweeping horizontal line extending to the right.

John Milton

Chief Administrative Officer

## OPEN Letter to ORFA Members and Industry Employers

*Dear Colleagues,*

*As we are aware, the pandemic has created unprecedented challenges for all communities and has required a flexible and responsive approach. Over the past year, we have witnessed the vital role that recreation facility professionals, and recreation infrastructure (indoor and outdoor), play in our communities. While following public health guidance, providing even limited access to recreation has allowed our community residents to stay connected, support their physical and mental health, and hopefully encourages them to view a more positive, post-pandemic future.*

*You, and your team members, are the reason why great community recreation exists. I hope you will join me in recognizing the recreation facility professionals within your organization and thank them for their commitment and resilience to ensuring safe and enjoyable recreational activities and spaces.*

*As a member of the Ontario Recreation Facilities Association (ORFA), we continue to support you in your operation and management of your community assets. Since last summer, ORFA has provided its members with timely, current and relevant pandemic-related information. In addition to ORFA's weekly e-news sent to all members, we encourage you to visit [www.orfa.com](http://www.orfa.com) to access other membership benefits, including:*

- o COVID-19 Updates and Toolbox including Recreation Facility COVID-19 Re-entering and Reopening Guiding Principles and Best Practices*
- o Events: online self-study and virtual*
- o Professional designations*
- o Facility Forum magazine (print and digital)*
- o Resource Centre (podcasts, webinars, best practice guidelines, discussion board)*
- o Careers (job postings)*

*Recreation facility professionals, through education, workplace-specific training, and professional certification, have the requisite skills, enhanced knowledge and empowered*

*attitude to better operate and manage infrastructure in support of safe facilities. Your ORFA membership allows you to invest in yourself, your staff, and your profession.*

*I wish to close by thanking our 7,000-plus members for providing critically important frontline and management services to our communities and for their support of corporate, municipal, provincial and federal directives that align in keeping your communities as safe as possible.*

*The ORFA is here to help. Please reach out to us at anytime!*

*Sincerely,*



*Cathy Seguin, President  
Ontario Recreation Facilities Association Inc.*

**orfa.com**

Ontario Recreation Facilities Association Inc.  
1 Concorde Gate, Suite 102, Toronto Ontario, Canada M3C 3N6  
Tel.416-426-7062 [Email ORFA](#)

[UNSUBSCRIBE](#)