

**TOWNSHIP OF SOUTH FRONTENAC
COMMITTEE OF THE WHOLE MEETING
AGENDA**

TIME: 6:00 PM,
DATE: Tuesday, April 11, 2017
PLACE: Council Chambers.

1. Call to Order
2. Declaration of pecuniary interest and the general nature thereof
3. **Scheduled Closed Session**
 - (a) Litigation
4. ***Recess - reconvene at 7:00 p.m. for Open Session
5. Delegations
 - (a) Bev Disney, Account Manager, MPAC re: 2017 Assessment with a focus on Farm Land 3 - 34
 - (b) Cambrium - 2016 Annual Waste Site Reporting 35 - 75
6. Reports Requiring Action
 - (a) Lindsay Mills, Planner, re: Assumption of a Portion of Keir Road: Storrington District. 76 - 78
7. Reports for Information
 - (a) Louise Fragnito, Treasurer, re: Annual Repayment Limit in respect to long-term deb and financial obligations 79 - 81
8. Rise & Report
 - (a) Cataraqui Region Conservation Authority
 - (b) Quinte Region Conservation Authority
 - (c) Rideau Valley Conservation Authority
9. Information Items
 - (a) Jannette Amini, Manager of Legislative Services/Clerk, County of Frontenac, re: Expanded Public Notification Provisions 82 - 84
 - (b) Cheryl Latour, re: Desert Lake Resort Noise By-law Exemption 85 - 86
10. Notice of Motions
11. Announcements
12. Question of Clarity (from the public on outcome of agenda items)
13. Closed Session (if requested)
14. Adjournment



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

DELIVERING THE 2016 ASSESSMENT UPDATE

Township of South Frontenac
Tuesday, April 11th, 2017

Bev Disney
Account Manager

PROPERTY ASSESSMENT & PROPERTY TAXES



The Municipal Property Assessment Corporation determines Current Value Assessments and classifications for all properties in Ontario.



The Provincial Government passes legislation, sets assessment policies and determines education tax rates. The Province also operates an independent assessment appeal tribunal – the Assessment Review Board (ARB).



The Ontario Property Taxpayer



Municipalities determine revenue requirements, set municipal tax rates and collect property taxes to pay for municipal services.* These services may include:



Police and fire protection



Roads, sidewalks and public transit



Waste management



Parks and leisure facilities

WHO IS MPAC?

THE MUNICIPAL PROPERTY ASSESSMENT CORPORATION (MPAC)

is an independent, not-for-profit corporation funded by Ontario's municipalities

OVER 1,700
employees across
the province

OVERSIGHT
provided by the
Ministry of Finance

15-MEMBER
Board of Directors
Made up of municipal,
Provincial and taxpayer
representatives,
appointed by the
Ministry of Finance

MPAC is responsible for accurately assessing and classifying all properties in Ontario in compliance with the *Assessment Act* and related regulations set by the Ontario Government.

OUR ROLE

Accurately assess and classify more than **5 million properties**

Respond to enquiries from property taxpayers and municipalities/ taxing authorities

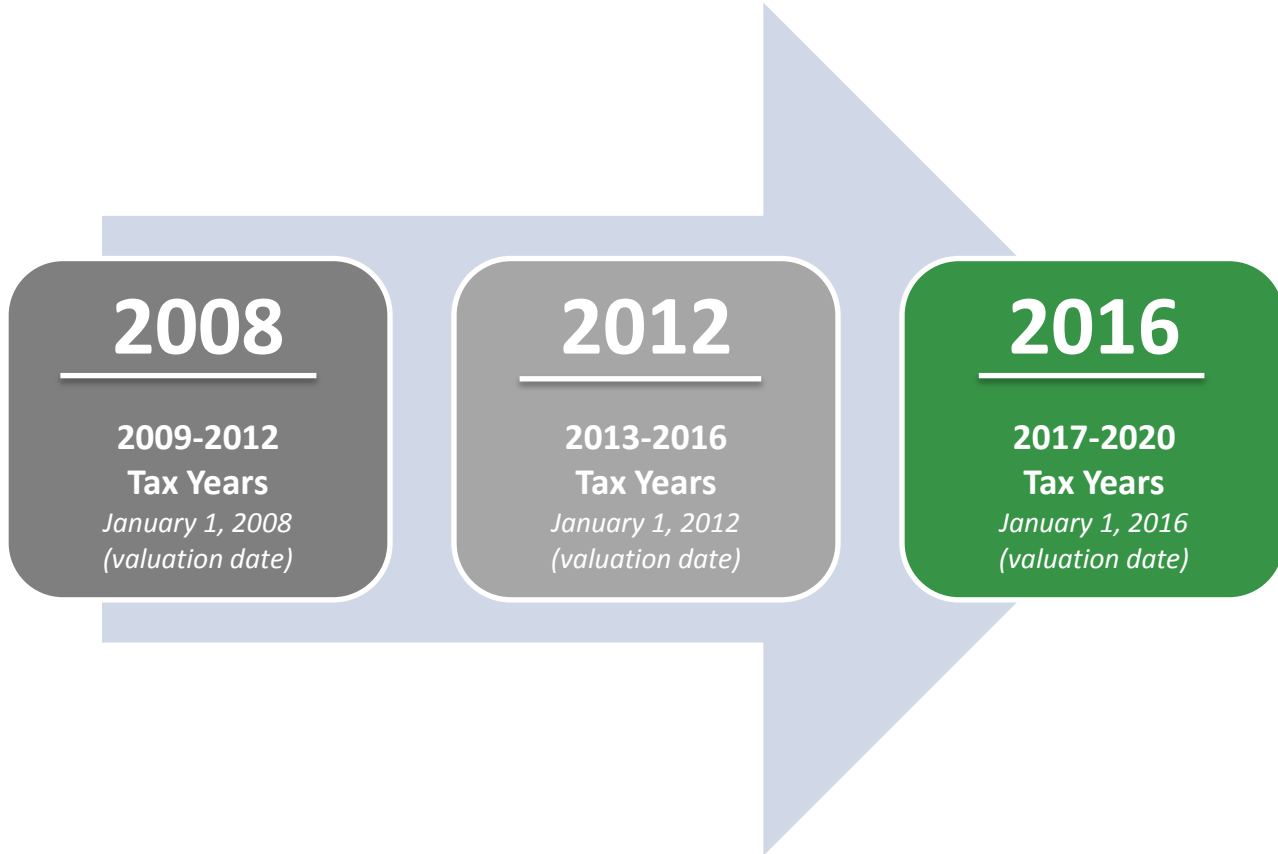
Deliver Assessment Rolls each year

Provide Supplementary/ Omitted Listings (growth)

Other legislated products:

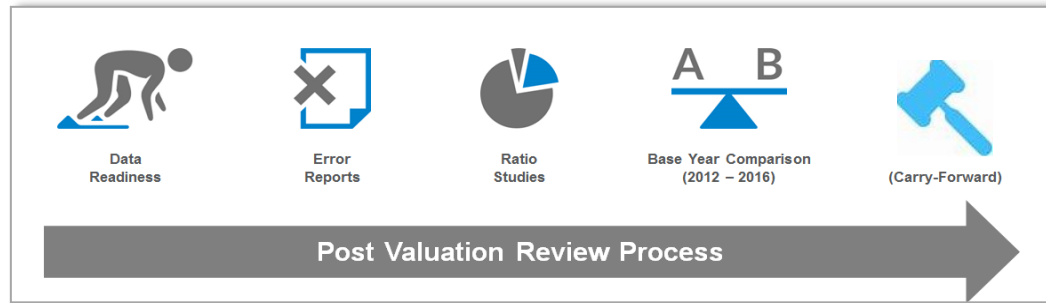
- Preliminary List of Electors
- Jury Duty Lists
- Population Reports

ONTARIO'S ASSESSMENT CYCLE



CHANGES IN APPROACH

- Improved data and valuation readiness – extensive data cleansing and post-value review



- 25 week Notice mailing schedule (April to November)
- Improved touch points and channels: Redesigned Property Assessment Notice, new videos and information sources, enhanced Aboutmyproperty.ca, new Municipal Connect 2.0

CHANGES IN APPROACH

- Open and transparent approach to pre-Roll consultation, disclosure and engagement with property owners, municipalities and industry associations
- Changes in valuation approach were communicated, with an opportunity for feedback, taking into account the complexities of the properties.

Property Sectors

- Residential
- Farm
- Mining
- Pits and Quarries
- Big Box & Shopping Centres
- Golf Courses
- Five-star Hotels
- Lands in Transition
- Special Purpose Business Properties

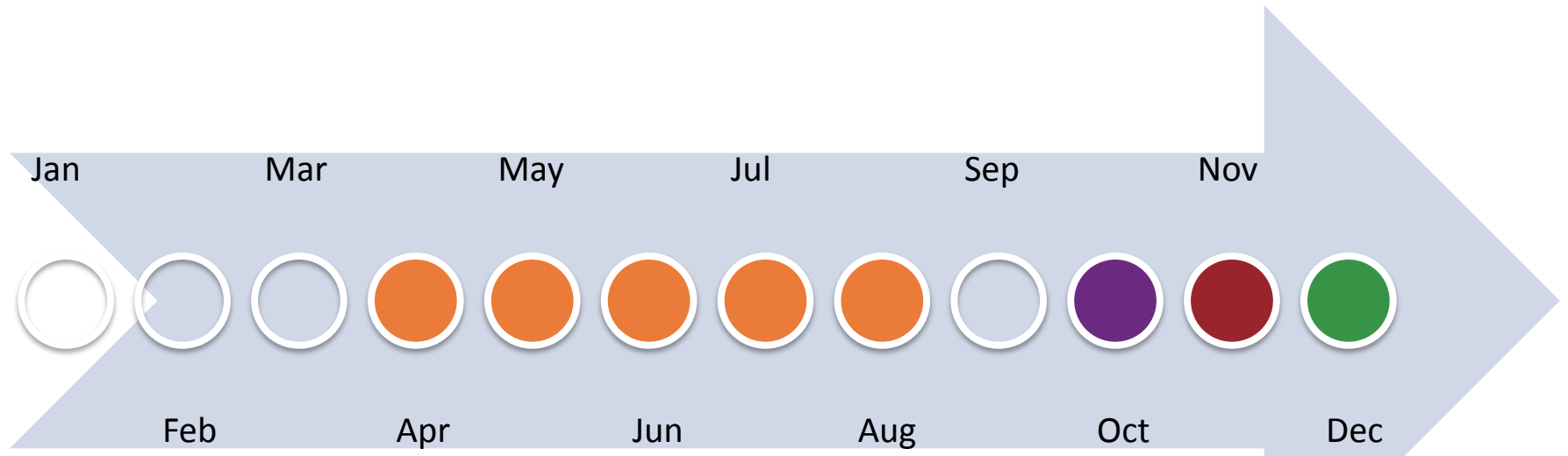
Stakeholders





- Municipal (Elected and Non-Elected)
- Property Owners
- Industry Associations
- Government
- Media
- Assessment Review Board

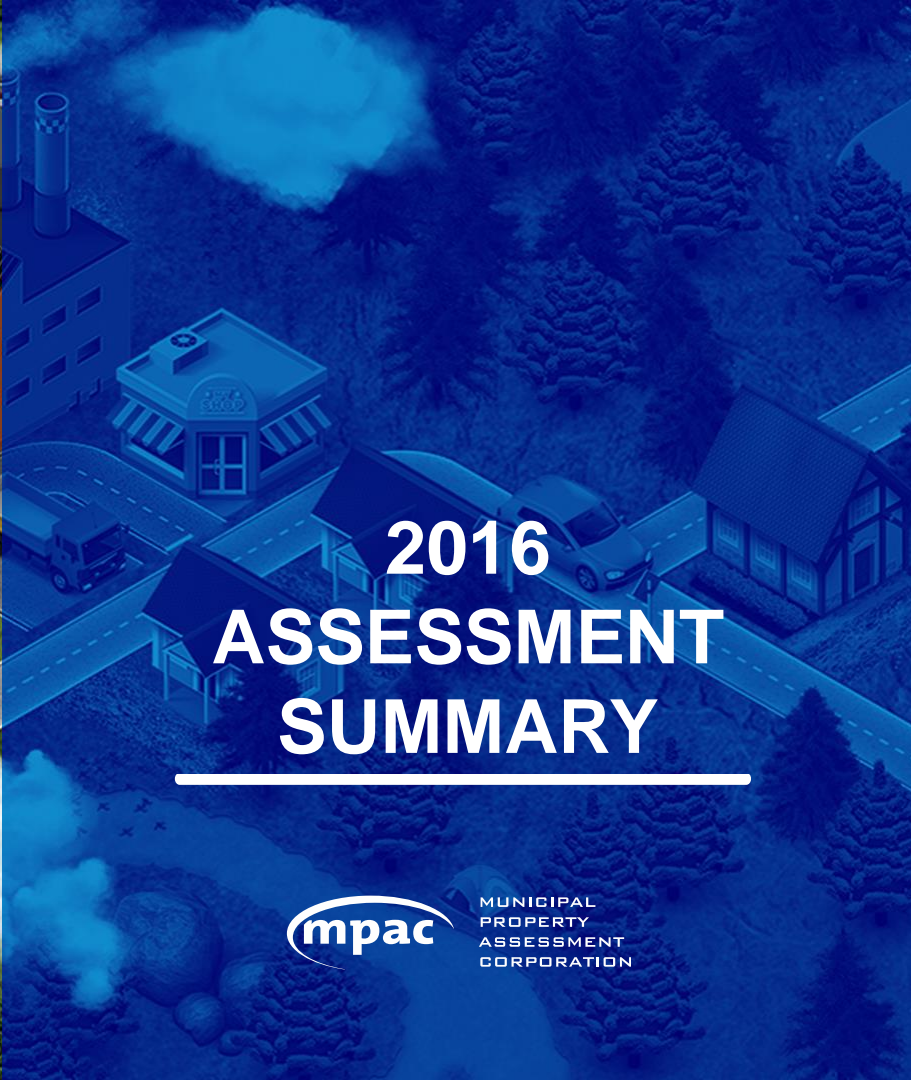
QUALITY ASSURANCE

- Quality Service Commissioner complete independent **Assessment Roll Quality** (ARQ) reviews in order to attest to the accuracy and uniformity of the 2016 current value assessments and for certification of the fitness of use of the assessment roll.
- In addition, MPAC has engaged an independent third party, the International Property Tax Institute (IPTI), to review and attest to MPAC values to ensure we are meeting the International Association of Assessing Officers (IAAO) standards.

2016 PROPERTY ASSESSMENT NOTICE OVERVIEW



-  Residential Notices
-  Farm and Business Notices
-  Amended Notices
-  Assessment Roll



2016 ASSESSMENT SUMMARY



MUNICIPAL
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2016 Assessment Summary

2016 Assessment Update

Municipal Summary Report

December 2016



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APPENDIX 1

Assessment Change Summary by Property Class South Frontenac Township

The following chart provides a comparison of the total assessment for the 2012 and 2016 base years, as well as a comparison of the assessment change for year one of the four year phase in (2017 property tax year), by property class.

Property Class/Realty Tax Class	2012 Full CVA	2016 Full CVA	Percent Change 2012 to 2016	2017 Phased-in CVA	Percent Change 2012 to 2017
R Residential	3,093,302,740	3,204,057,618	3.6%	3,057,468,981	-1.2%
M Multi-Residential	4,679,000	5,653,000	20.8%	4,922,500	5.2%
C Commercial	23,986,687	24,946,780	4.0%	23,013,906	-4.1%
G Parking Lot	34,500	43,000	24.6%	36,625	6.2%
X Commercial (New Construction)	4,298,865	4,691,700	9.1%	4,294,849	-0.1%
I Industrial	2,211,605	2,715,900	22.8%	2,099,393	-5.1%

APPENDIX 2

Assessment Base Distribution Summary by Property Class South Frontenac Township

The following chart provides a comparison of the distribution of the total assessment for the 2012 and 2016 base years, which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2012 Full CVA	Percentage of Total 2012 CVA	2016 Full CVA	Percentage of Total 2016 CVA	2017 Phased-in CVA	Percentage of Total 2017 CVA
R Residential	3,093,302,740	94.7%	3,204,057,618	93.3%	3,057,468,981	94.5%
M Multi-Residential	4,679,000	0.1%	5,653,000	0.2%	4,922,500	0.2%
C Commercial	23,986,687	0.7%	24,946,780	0.7%	23,013,906	0.7%
G Parking Lot	34,500	0.0%	43,000	0.0%	36,625	0.0%
X Commercial (New Construction)	4,298,865	0.1%	4,691,700	0.1%	4,294,849	0.1%
I Industrial	2,211,605	0.1%	2,715,900	0.1%	2,099,393	0.1%
J Industrial (New Construction)	1,900,000	0.1%	1,751,600	0.1%	1,736,800	0.1%
F Farm	56,775,102	1.7%	112,525,353	3.3%	70,906,590	2.2%
T Managed Forests	9,207,267	0.3%	9,892,159	0.3%	8,616,984	0.3%
(PIL) R Residential	2,787,300	0.1%	2,646,700	0.1%	2,474,800	0.1%
(PIL) C Commercial	4,109,400	0.1%	4,440,700	0.1%	4,127,225	0.1%
(PIL) H Landfill	73,800	0.0%	109,900	0.0%	80,275	0.0%
E Exempt	64,068,003	2.0%	58,424,197	1.7%	55,752,510	1.7%
TOTAL	3,267,434,267	100.0%	3,432,898,807	100.0%	3,235,531,928	100.0%

Assessment Change Summary by Property Class – South Frontenac

Property Class/Realty Tax Class	Percent Change 2012 to 2016	Percent Change 2012 to 2017
R Residential	3.6%	-1.2%
M Multi-Residential	20.8%	5.2%
C Commercial	4.0%	-4.1%
G Parking Lot	24.6%	6.2%
X Commercial (New Construction)	9.1%	-0.1%
I Industrial	22.8%	-5.1%
J Industrial (New Construction)	-7.8%	-8.6%
F Farm	100.0%	24.9%
T Managed Forests	7.4%	-6.4%
(PIL) R Residential	-5.0%	-11.2%
(PIL) C Commercial	8.1%	0.4%
(PIL) H Landfill	48.9%	8.8%
E Exempt	-8.8%	-13.0%
TOTAL	5.06%	-0.98%

2016 Assessment Summary

- Careful and deliberate focus on increased transparency and a shared understanding of property assessments
- Deliberate attention given to property sectors where there was a change in assessment methodology – collaboration with municipalities and property owners to deliver fair and accurate assessments
- Significant improvements introduced including the early mailing of Notices, revamped AboutMyProperty™ site, redesigned Property Assessment Notices and pre-roll discussions – with the common goal of greater stability and predictability to the municipal tax base
- 2016 Assessment Roll for 2017 has been delivered
- We enter the first year of Ontario's next 4-year assessment cycle with a continued focus on supporting all stakeholders with regards to 2016 base year assessments



QUESTIONS ABOUT PROPERTY ASSESSMENTS?

Property Owners
and
Municipalities



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NOTICE MAILING SCHEDULE

Property Type	Notice Mailing Date	Request for Reconsideration Deadline
Farm Properties	October 11, 2016	February 8, 2017
Business Properties	October 18, 2016	February 15, 2017
Multi-Partition Residential Properties	October 24, 2016	February 21, 2017
Business and Special Purpose Properties, Landfills, Managed Forests	November 28, 2016	March 28, 2017

Deadline for multi-residential and business property owners to file an appeal with the Assessment Review Board is March 31, 2017

RESOLVING ASSESSMENT CONCERNS

STEP 1: Review

Review and validate your Property Assessment Notice carefully to make sure the information is correct. If a factual error has been made, we will correct it.

STEP 2: Compare

Visit **aboutmyproperty.ca** to review the information MPAC has on file for your property.

STEP 3: Contact us

We're here to help. Contact us and one of our property assessment experts will help guide you through your Property Assessment Notice.

STEP 4: Request For Reconsideration or Appeal

Farms, Managed Forest and Conservation Land – File a Request for Reconsideration with MPAC before the deadline shown on the Notice (120 days from the date of Notice mailing).

Business – File a Request for Reconsideration with MPAC before the deadline shown on the Notice or an appeal with the Assessment Review Board before March 31.



Online: aboutmyproperty.ca

OR



mpac.ca/ContactUs



Fax: 1-866-297-6703



Mail:
MPAC, PO Box 9808
Toronto ON M1S 5T9

Comparing the 2016 Residential Experience to 2012

- 2016 Residential Notices were mailed from April to August (South Frontenac – May 9th with September 6th RfR deadline)
- Improved Notice provides a clear and simple explanation of the property assessment process, phase-in and five key factors that affect value
- Expanded AboutMyProperty.ca with Residential Market Trends for each municipality and easy to understand videos and materials explaining the assessment process
- 120 day Request for Reconsideration deadline to help ensure property assessment concerns resolved ahead of roll return
- Approximately 198 **RfRs** have been received for the 2017 tax year with 150 from residential owners in South Frontenac (out of a total of 52,099 total residential RfRs received).
- Following the 2012 Assessment Update, MPAC received **93,460** residential RfRs for the 2013 tax year and 494 were received for properties in South Frontenac (*all properties were subject to a standard March 31, 2013 deadline*)



ABOUTMYPROPERTY - FARM AND BUSINESS



Your Property.
Our Assessment.
Know More About It.

[Home](#) | [Market Trends](#) | [Tutorials](#) | [How Assessment Works](#) | [Contact Us](#)

ASSESSMENT UPDATE

2016

[VIEW THE MAILING SCHEDULE](#)

Welcome to AboutMyProperty™

User ID [?](#)

[Forgot User ID](#)

Password

[Forgot Your Password](#)

Login

..... or

[New to the site? Register Now](#)

You will need your Property Assessment Notice for the 2017 to 2020 property taxation years to register.

MARKET TRENDS

Learn about market trends across Ontario.

2% 1%

HOW ASSESSMENT WORKS

Interested in learning about how your property was assessed? Want to learn more about Ontario's property assessment system?



Learn how and why your property was assessed the way it was and compare your assessment with others in your neighbourhood.

FOUR KEYS TO ABOUTMYPROPERTY.CA

Market Trends: Learn more about property values and market trends in your area.

How Assessment Works: Learn more about how your property was assessed and more about the relationship between property assessment and property taxation

My Property: Check out the information MPAC has on file for your property and view, print or save your Property Assessment Notice

My Neighbourhood: Use the interactive map to compare your property to similar properties in your neighbourhood, and view up to 100 properties and download a report with details on up to 24 properties

MARKET TRENDS



Your Property.
Our Assessment.
Know More About It.

[Home](#) | [Market Trends](#) | [Tutorials](#) | [How Assessment Works](#) | [Contact Us](#)

Market Trends

Learn more about market trends in neighbourhoods and municipalities across Ontario. Market trend reports will be available for the following property types:

- [Residential Properties](#)
- [Farm Properties](#)
- [Multi-Residential Properties](#)
- [Industrial Properties](#)
- [Commercial Properties](#)
 - [Office Class A, Class AA, and Class AAA](#)
 - [Office Class B, Class C, and Class D](#)
 - [Neighbourhood Shopping Centres](#)

[Français](#) | [Change Contrast](#) | [Accessibility](#) |

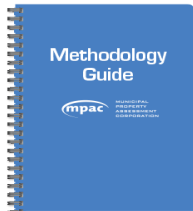
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3 LEVELS OF DISCLOSURE



1 Our Method Methodology Guides

These comprehensive guides explain assessment methodology.



Our assessors are trained experts in the field of valuation and apply appraisal industry standards and best practices.

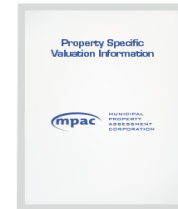
2 Our Analytics Market Valuation Reports

These comprehensive reports explain how assessment methodology is applied to value properties, at the sector level, including reports for each of MPAC's 128 residential market areas.



3 Your Property Property Specific Valuation Information

Detailed information for Ontario's more than 5 million properties including 600,000+ business properties.



200+ sets of detailed documentation



CONTACT MPAC

We are here to help. Contact MPAC with any questions you may have regarding your property assessment.

CALL our Customer Contact Centre 1 866 296-MPAC (6722) or 1 877-889-MPAC (6722) TTY

ONLINE at mpac.ca

VISIT a local field office

WRITE to P.O. Box 9808, Toronto ON M1S 5T9

FAX 1 866 297 6703

If you have accessibility needs, please let us know how we can best accommodate you



FARM PROPERTY PORTFOLIO UPDATE



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FARMS

MPAC has strengthened the accuracy and equity of farm valuations for the 2016 Assessment Update.

After consulting with the Ontario Federation of Agriculture, the Ministry of Agriculture Food and Rural Affairs, farmers and municipalities, we:

- improved the farm sale verification process
- completed a comprehensive review of vacant farm land sales back to January 2008
- reduced the number of farm neighbourhoods from 228 to 167
- Implemented a new Agricultural Cost Guide



FARMS

Farm Value Comparison



Overall Farm

Average assessment change for 2016-2017

64% or 16% annually



ZONE 1

South West

Annual	16%
4-Year Change	64%

ZONE 2

Golden Horseshoe

Annual	12%
4-Year Change	48%

ZONE 3

GTA Central Ontario

Annual	13%
4-Year Change	52%

ZONE 4

City of Toronto

Annual	N/A
4-Year Change	N/A

ZONE 5

Central North East

Annual	16%
4-Year Change	64%

ZONE 6

East

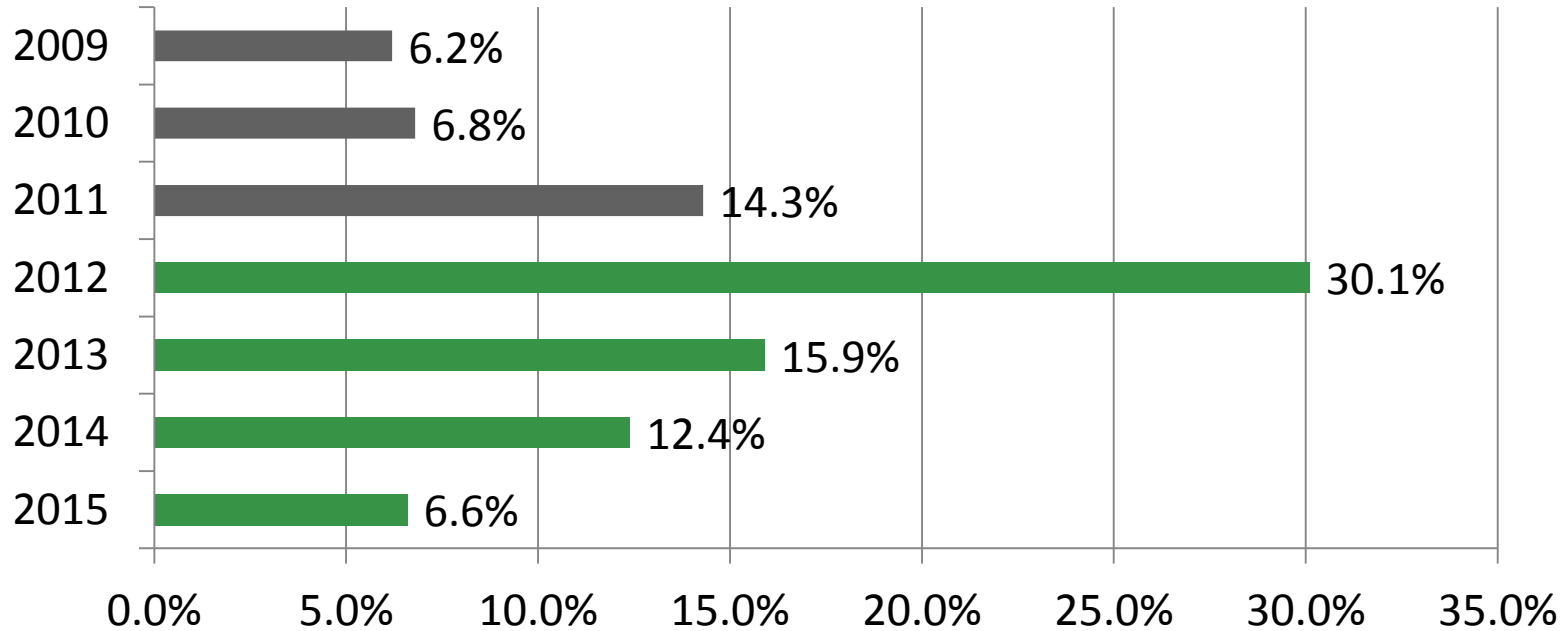
Annual	19%
4-Year Change	76%

ZONE 7

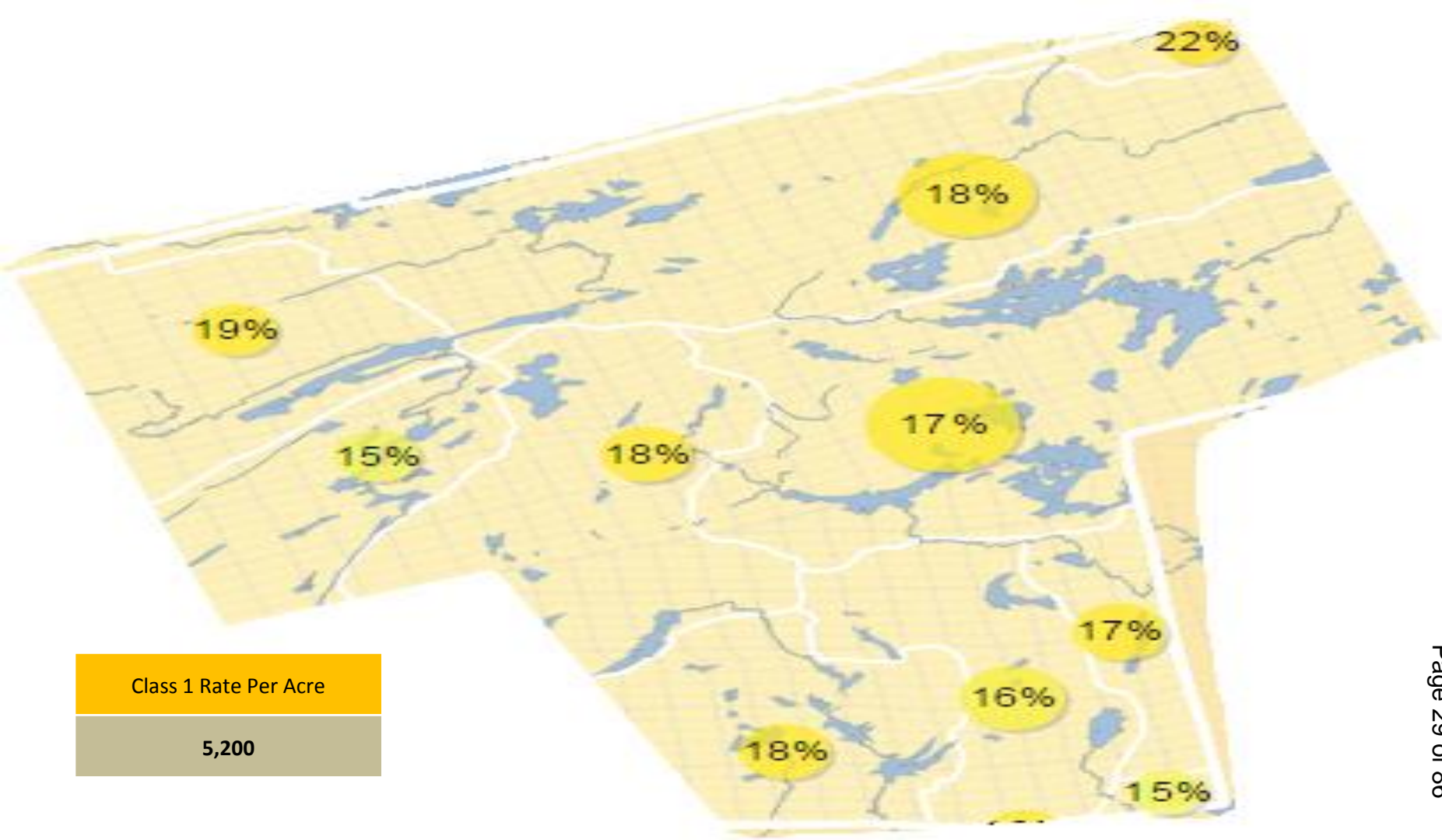
North

Annual	18%
4-Year Change	72%

ANNUAL CHANGES IN FARM VALUES



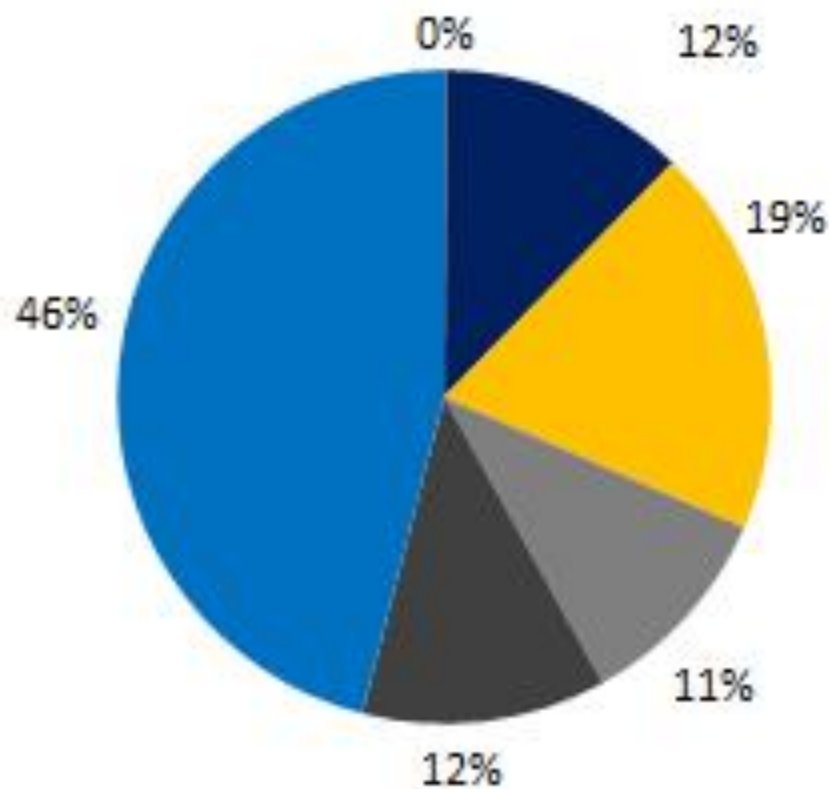
Source: Farm Credit Canada 2015 Farmland Report



Class 1 Rate Per Acre

5,200

Kingston, Frontenac, Lennox & Addington Farmland Class Breakdown



Farmland Land Acreage by Class

CLASS 1	CLASS 4
670	52,085
CLASS 2	CLASS 5
60,953	60,640
CLASS 3	CLASS 6
96,444	230,309

Information as on Jan 2016

FARM LAND RATES

Description	2016 CVA						2012 CVA					
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6
City of Kingston/ Loyalist- Ernesttown and Bath/South Frontenac	5,200	3,725	2,900	1,550	1,150	650	2,650	2,025	1,650	775	600	300

**Class 1 Rate Change
2012 to 2016 CVA**

96.23%

2016 FARM VALUES EXPLAINED

1 Upward trends continue

Farmland property sales indicate that farm values have continued to increase provincially.

2 Interest rates are low

Historic low interest rates have allowed farmers to expand farming operations.

3 Demand outweighs supply

Over the last several years, the demand for farmland has significantly outweighed the supply, creating competition.

4 Not all buyers are farmers

Non-agricultural buyers in Ontario continue to purchase farmland.*

5 More land is needed

Many sectors, including large intensive livestock enterprises, need land for nutrient management and cropping requirements.

6 Soil type is a factor

The availability of soil types that support high-value crops is driving up demand.

7 Farmland sales expand east

Producers continue to expand by purchasing land in Eastern Ontario and in neighbouring communities.

8 Lower priced land available in northeast

Buyers from Southern Ontario who are in search of lower priced land are finding it in the Northern and Eastern regions of Ontario.

Municipal and Stakeholder Relations Contacts

Bev Disney

Account Manager

Lanark, Leeds and Grenville, Frontenac, Lennox & Addington Area

E-mail: Beverley.Disney@mpac.ca

Phone: 613-342-3296 or 1-877-275-7779, Ext. 218 or Mobile 613-349-0233

Kim Bennett

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Lanark, Leeds and Grenville, Frontenac Area

E-mail: Kim.Bennett@mpac.ca

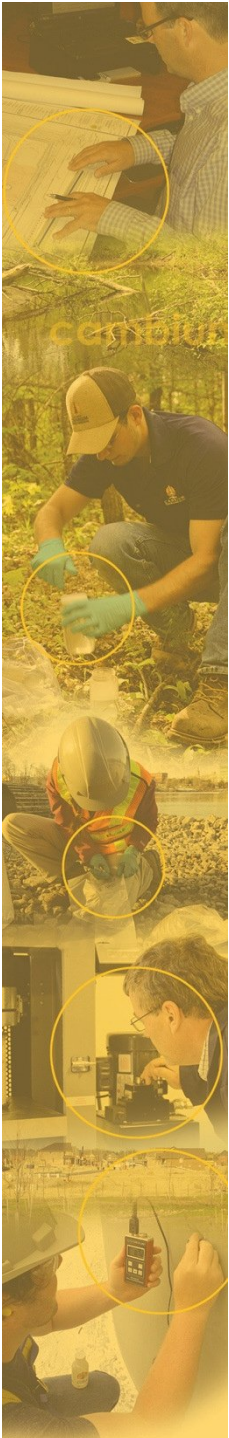
Phone: 613-342-3296 or 1-877-275-7779, Ext. 228



QUESTIONS?



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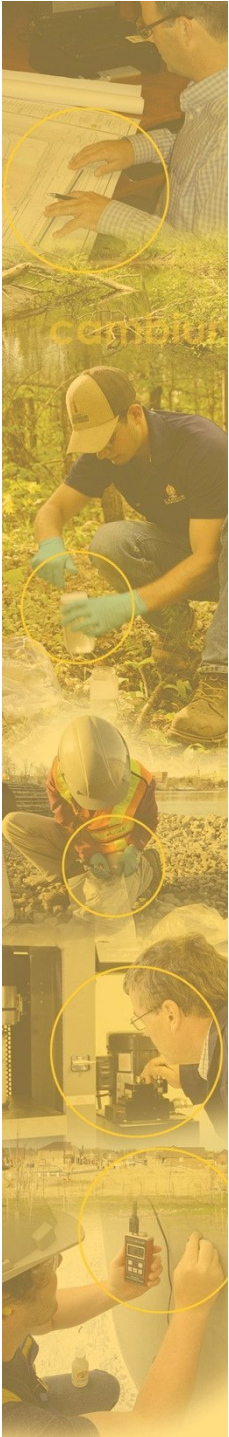


ANNUAL UPDATE WASTE DISPOSAL SITES

Township of South Frontenac

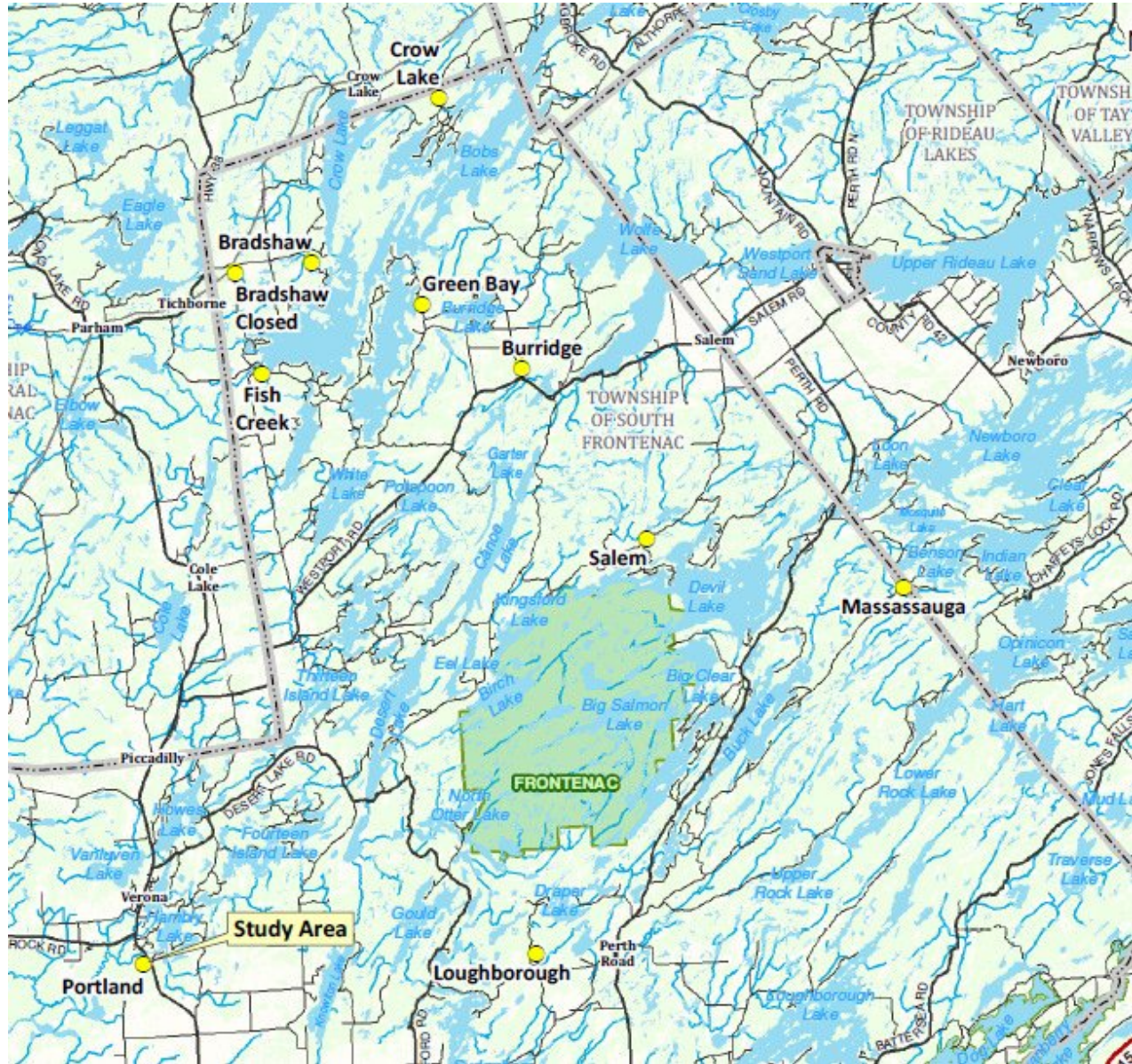
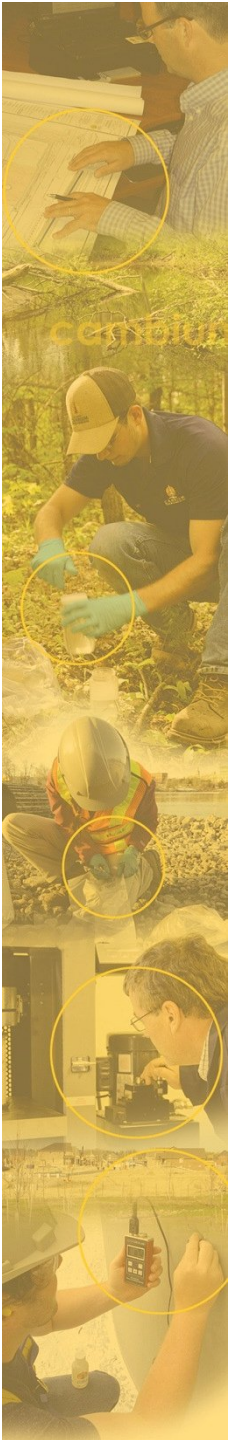
April 11, 2017

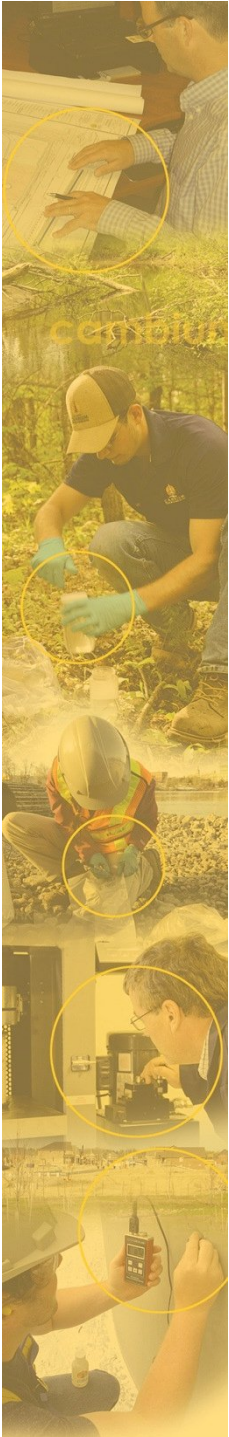




OVERVIEW

- Current System Overview
 - Annual Monitoring & Reporting
 - 5 Active Waste Disposal Sites (landfill)
 - 5 Closed Sites (former landfills)

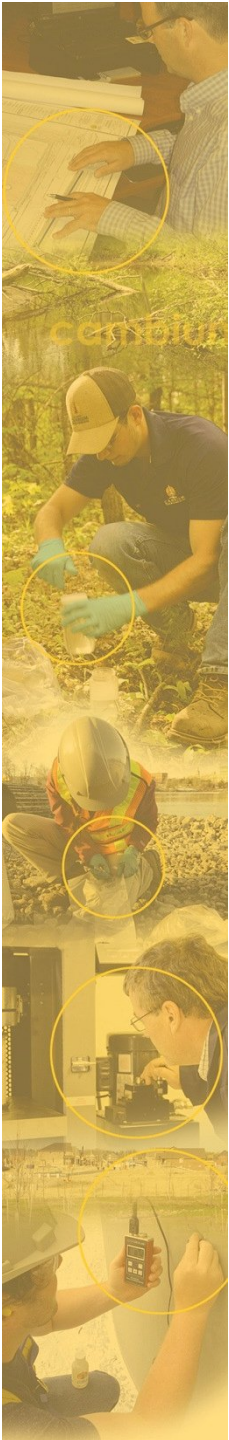


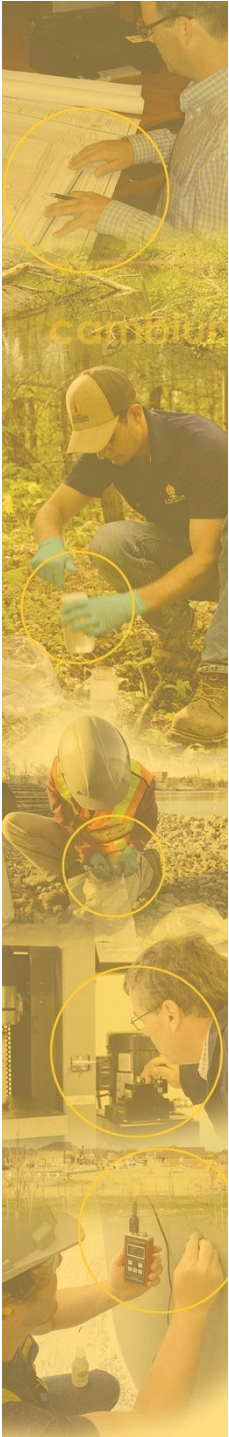


OVERVIEW (CONT'D)

- Annual Monitoring & Reporting
 - Collection of required groundwater, surface water samples, and landfill gas annually.
 - Completion of updated topographic capacity surveys at active sites.
 - MOECC Guidelines and Accredited Lab
 - Inspection
 - Operational information
 - Summarized in annual report to the MOECC, as required by ECA (PC of A)

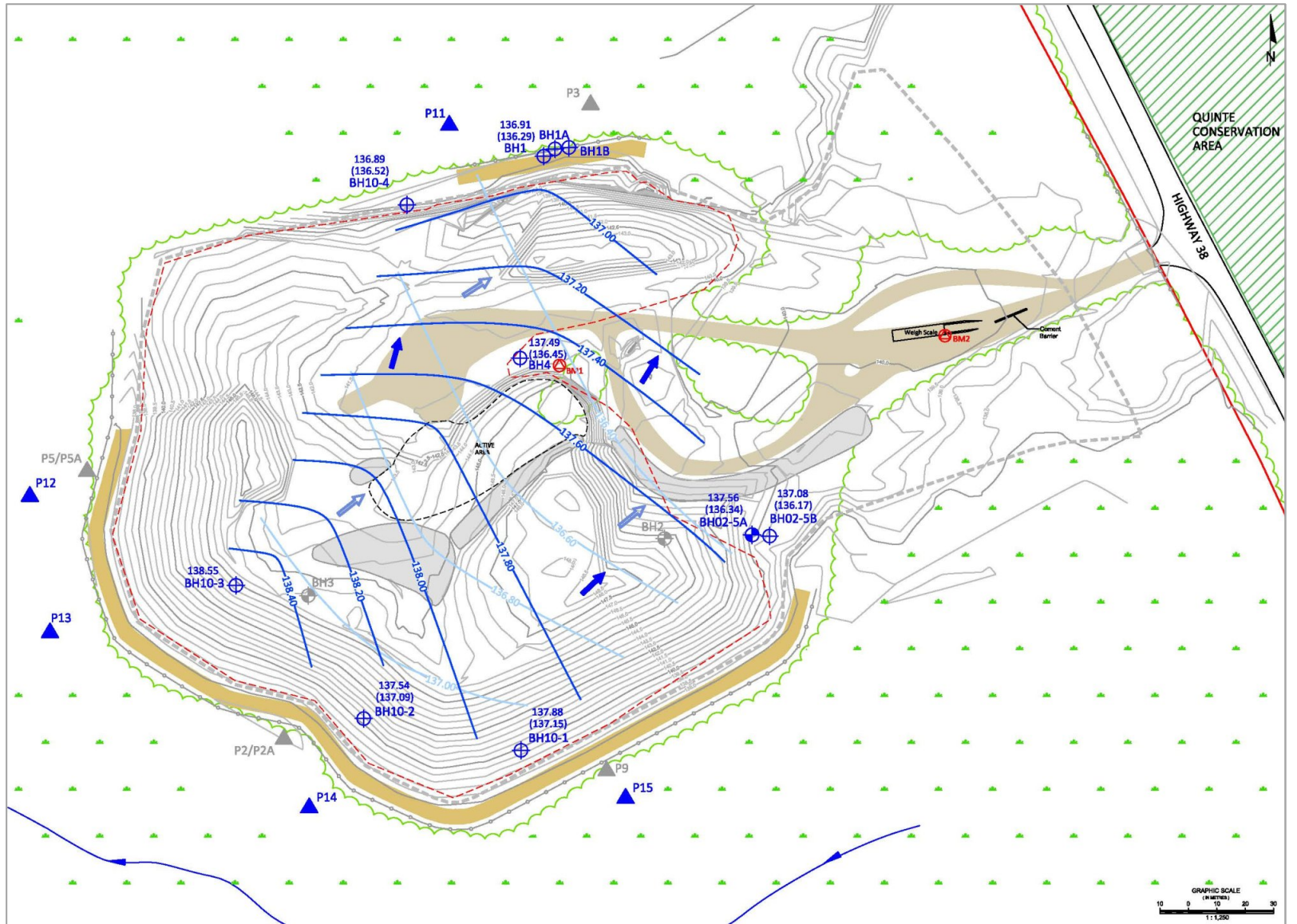
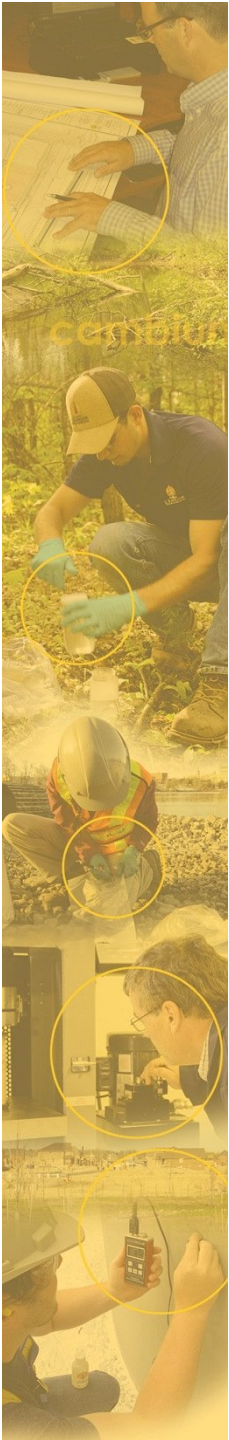
OVERVIEW (CONT'D)

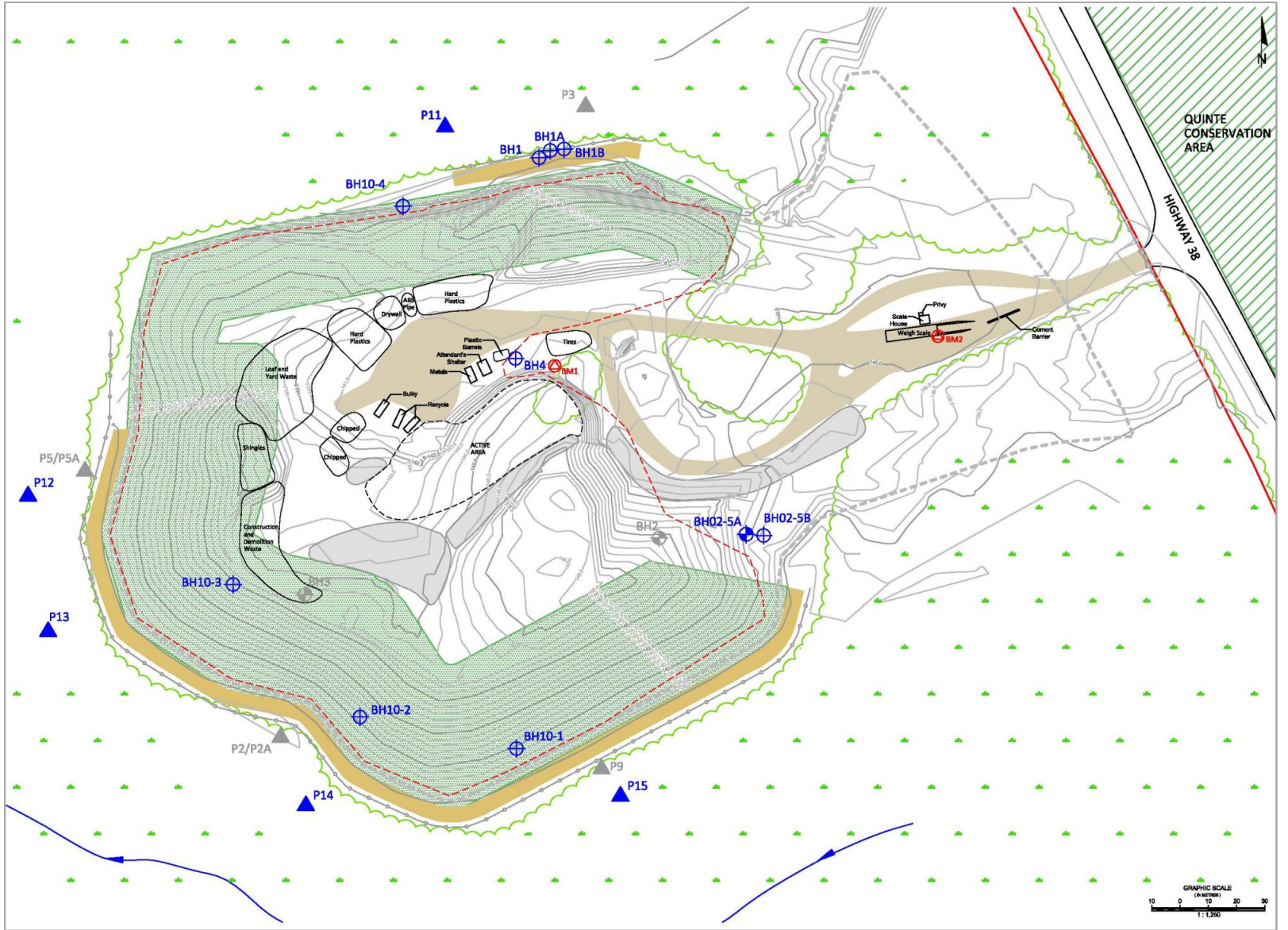
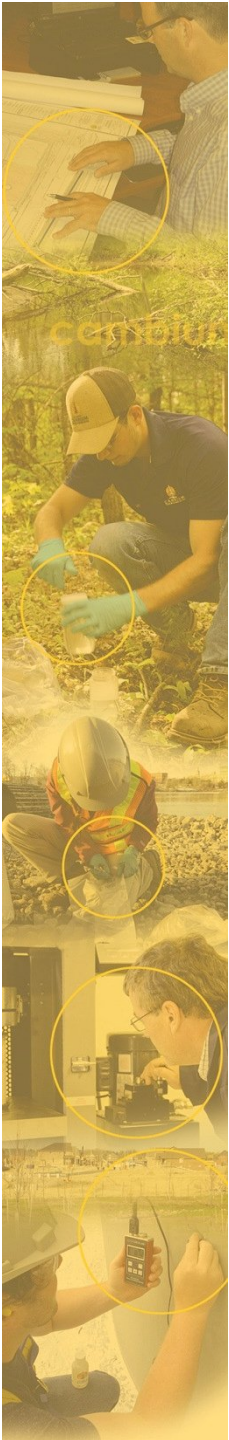


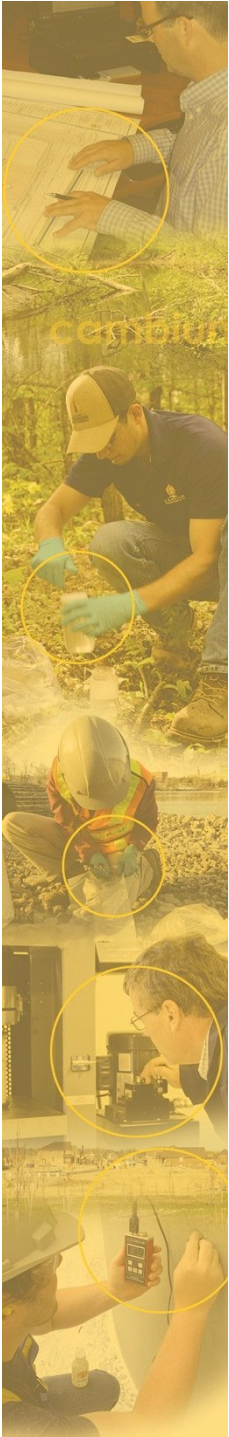


PORTLAND WDS

- Operating as a landfill with diversion material transfer
- Groundwater (10 x 2) & Surface Water (5 x 4) sampling
- Annual survey & Report
- Groundwater flows towards the north-northeast in the overburden
- Mound partially closed/capped, mantle installed
- Groundwater meets Compliance Assessment, surface water is ongoing with new locations. Surface water has been a challenge but action has been taken.
- A remaining volume of 177,925 m³ and an average annual fill rate of 6,445 m³, the remaining life is approximately 28 years
- Scales recently installed

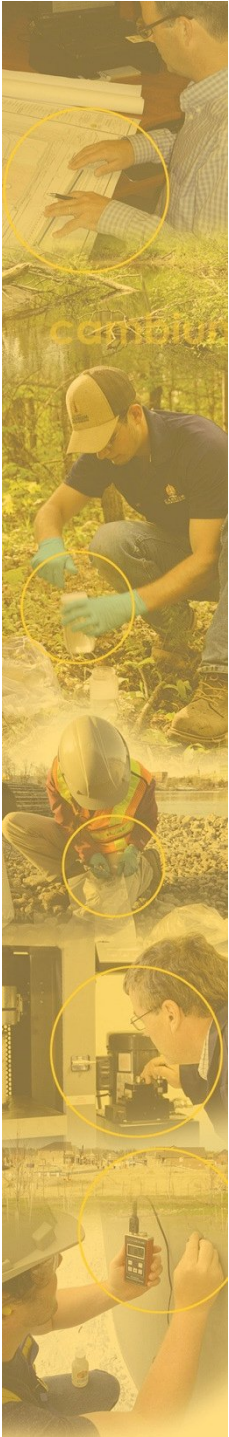






LOUGHBOROUGH WDS

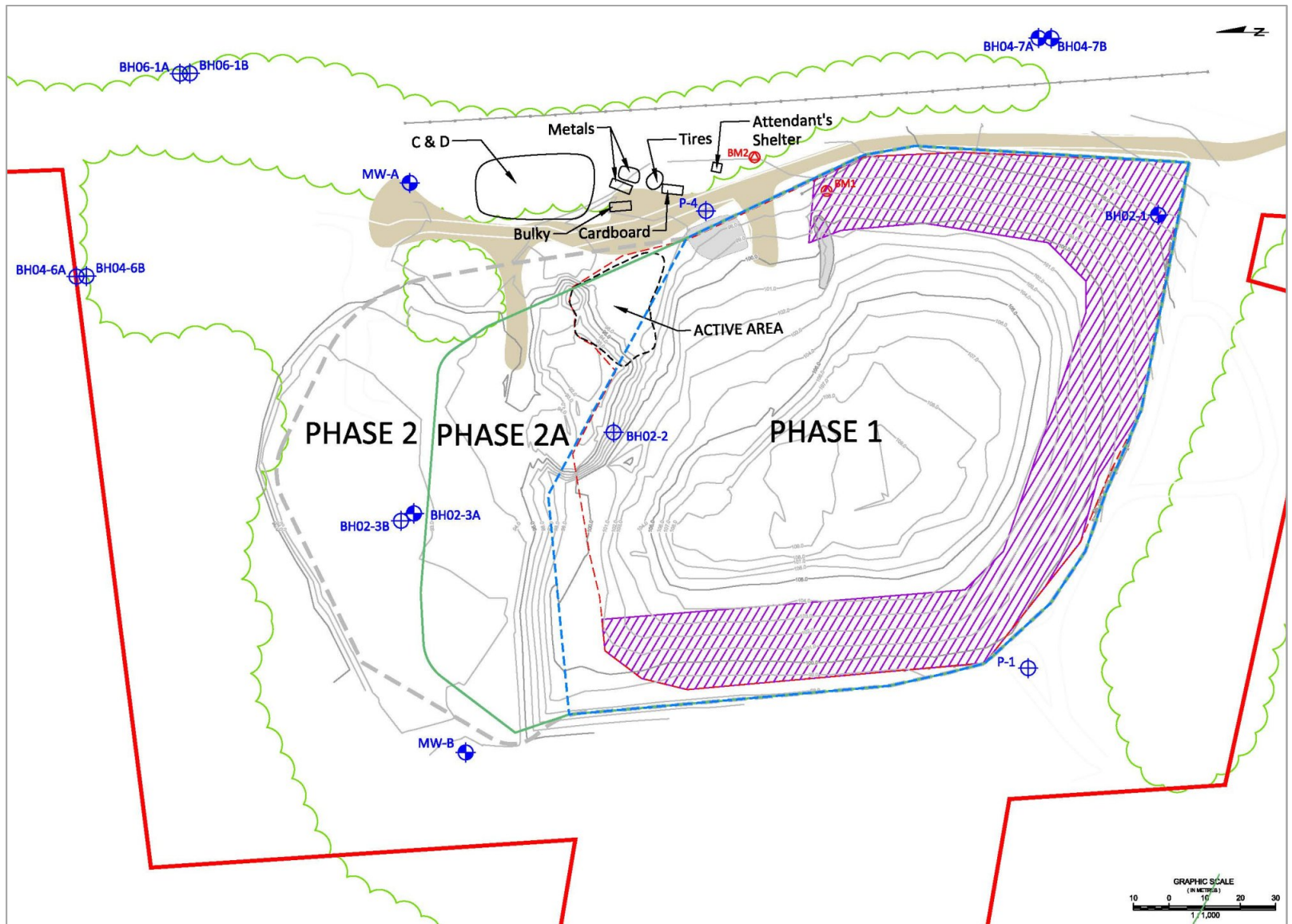
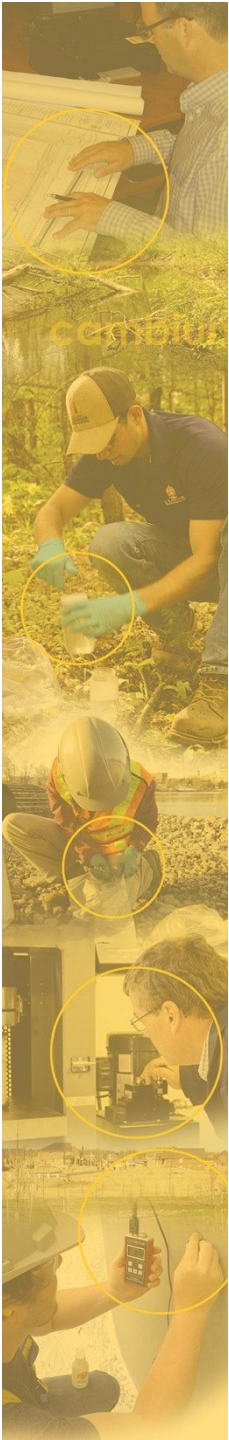
- Operating as a landfill with diversion material transfer
- Groundwater (27 x 2), no surface water sampling
- Annual Monitoring Report
- Groundwater flows towards northeast and southeast
- Groundwater Compliance requires further assessment.
- A remaining volume of 18,090 m³ (1,600 m³ in 2016) in Phase 2A and an average annual fill rate of 3,500 m³, the remaining life is approximately 5 years in Phase 2A.
- Remaining capacity of Phase 2 can be realized upon confirmation of groundwater compliance.
- As per ECA, Phase 1 should now be capped and closed.
- Approved design may need to be revised.

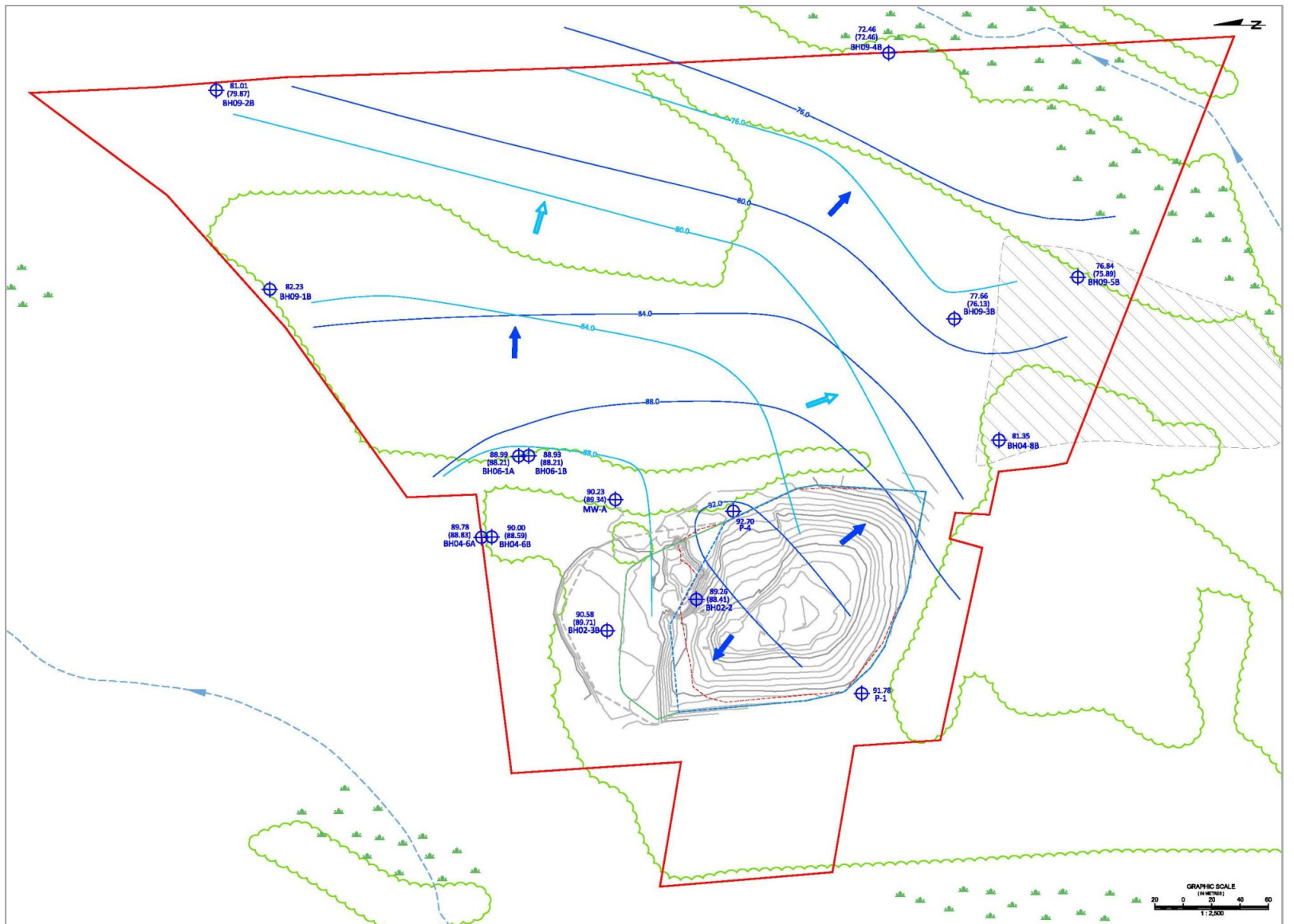
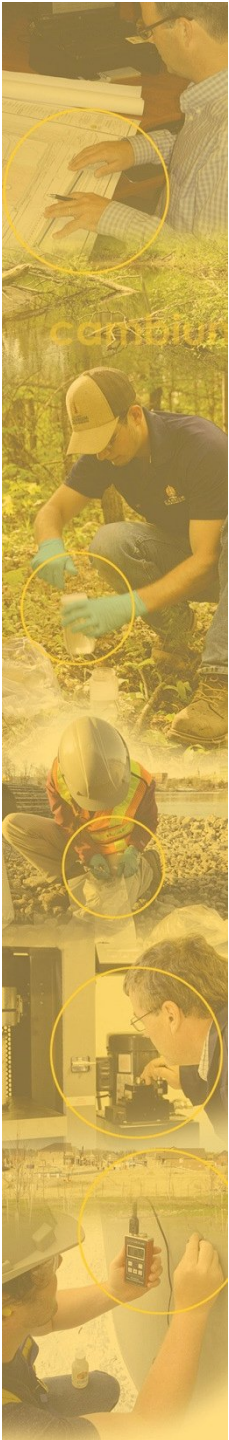


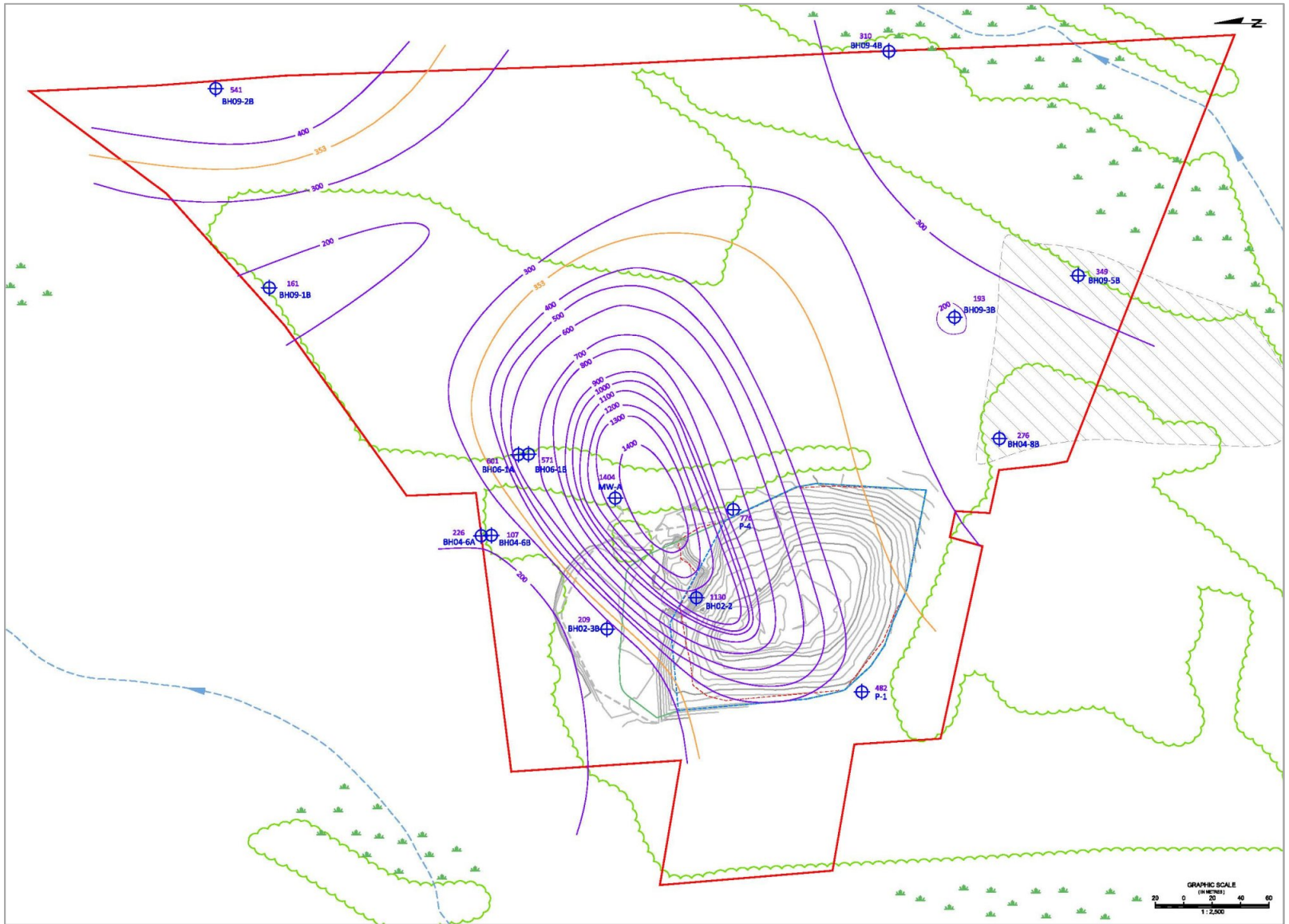
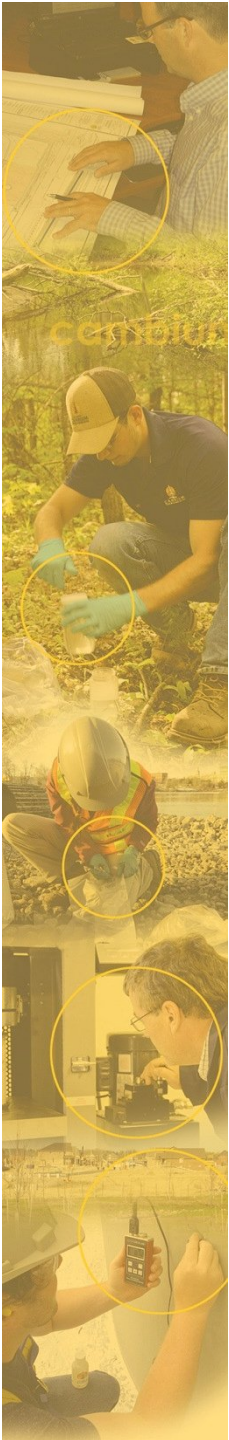
LOUGHBOROUGH WDS

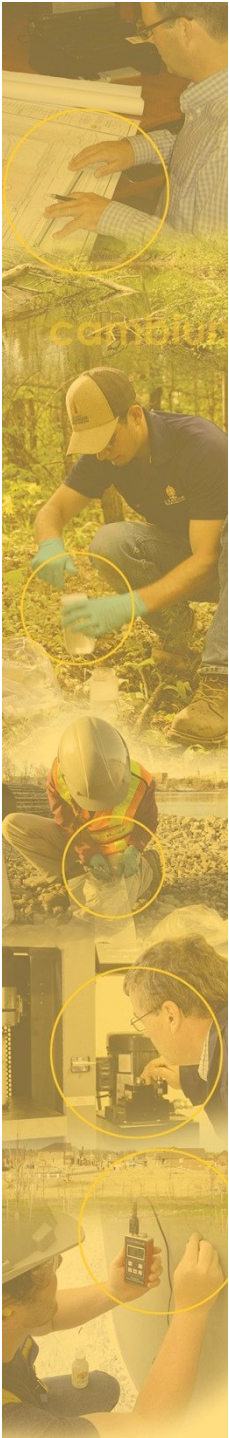
– Recommendations:

- Geophysical survey is recommended in 2018.
- Remaining capacity of Phase 2 can be realized upon confirmation of groundwater compliance.
- Phase 1 should now be capped and closed.
- Approved design may need to be revised.



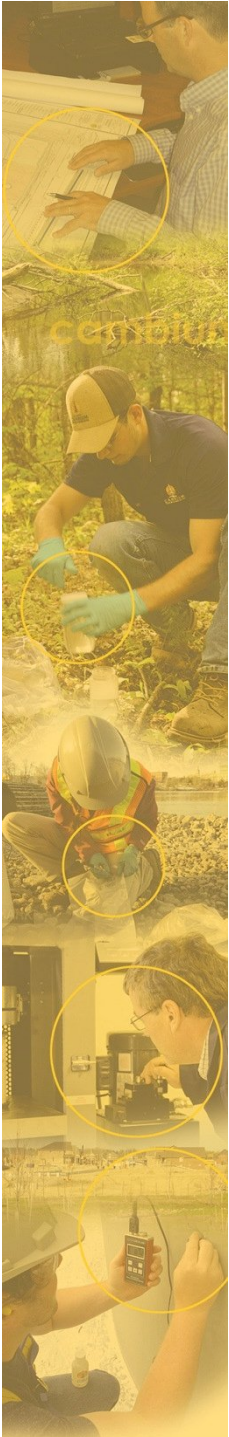






BRADSHAW WDS

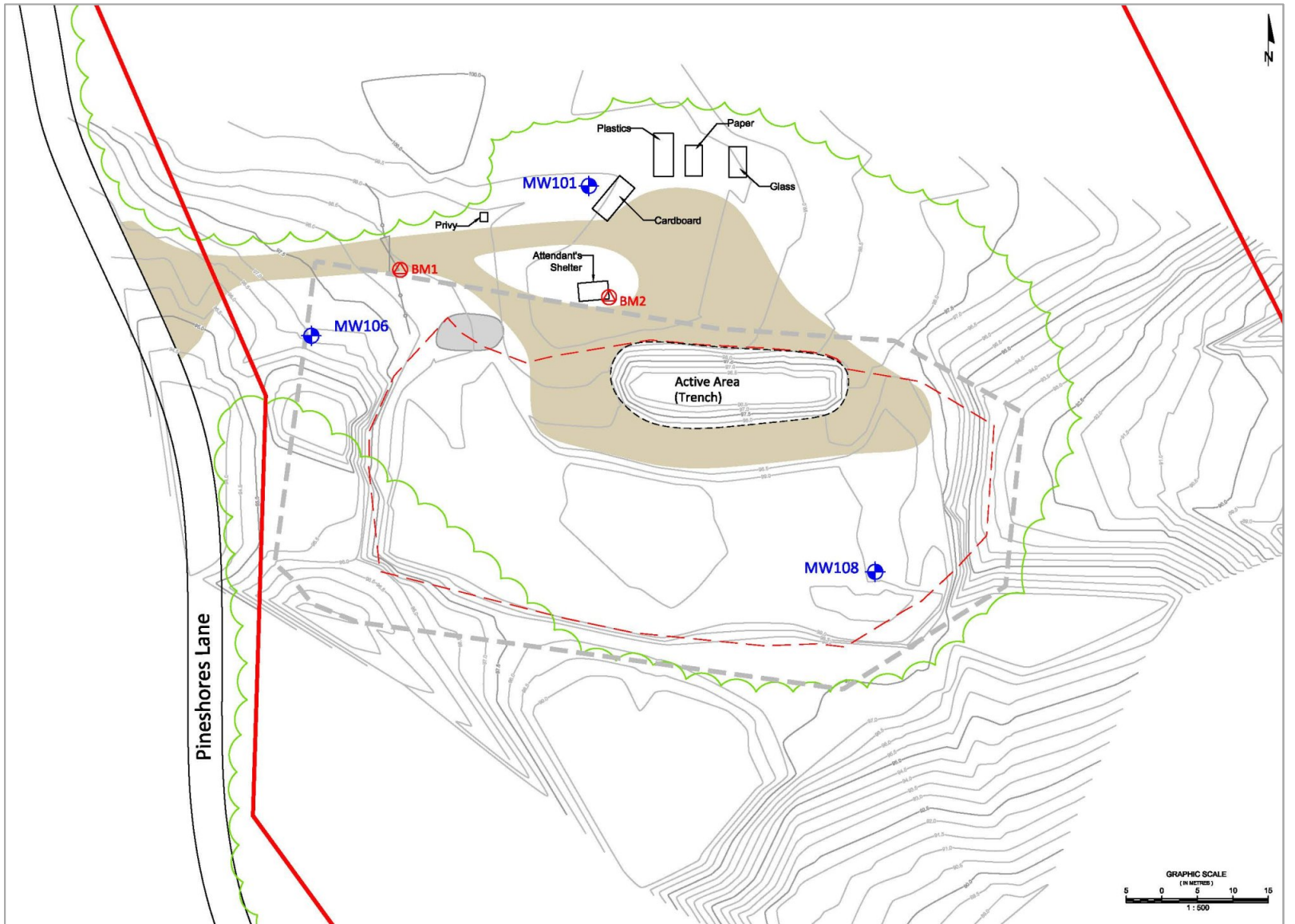
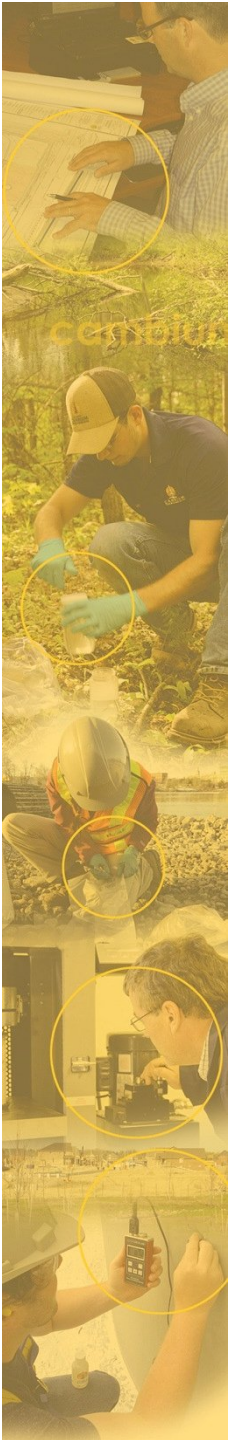
- Operating as a landfill with blue box material transfer
- Groundwater (8 x 3), surface water (4 x 3) sampling & landfill gas monitoring
- Annual survey & Report
- Groundwater flows towards the southeast
- Groundwater Compliance Values trigger sporadically. Surface water stable, but impacted.
- A remaining volume of 3,230 m³ (no change (trench) but 150 m³ in 2016) and an average annual fill rate of 300 m³, the remaining life is approximately 11 years.
- Old site closed and no monitoring or reporting

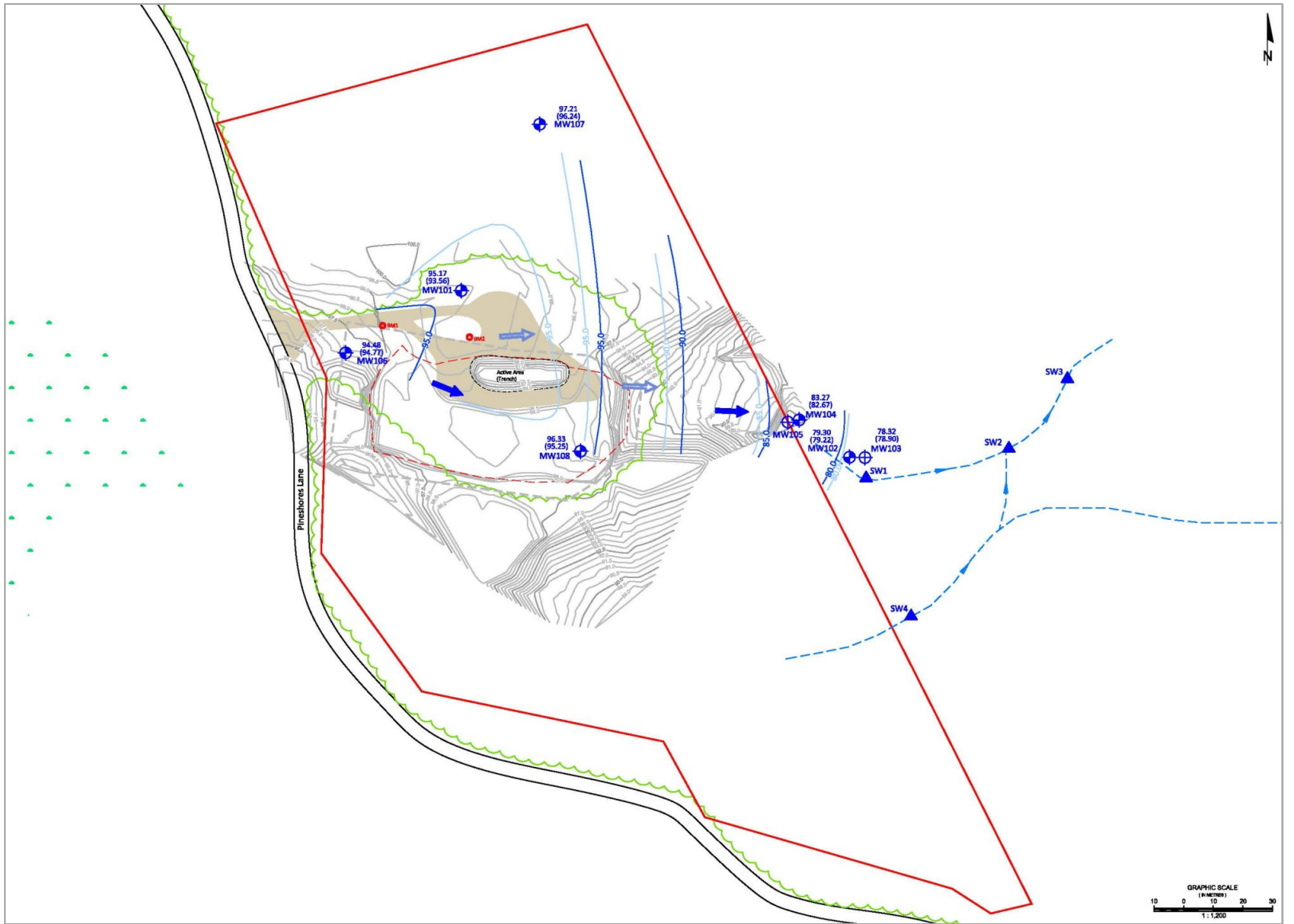
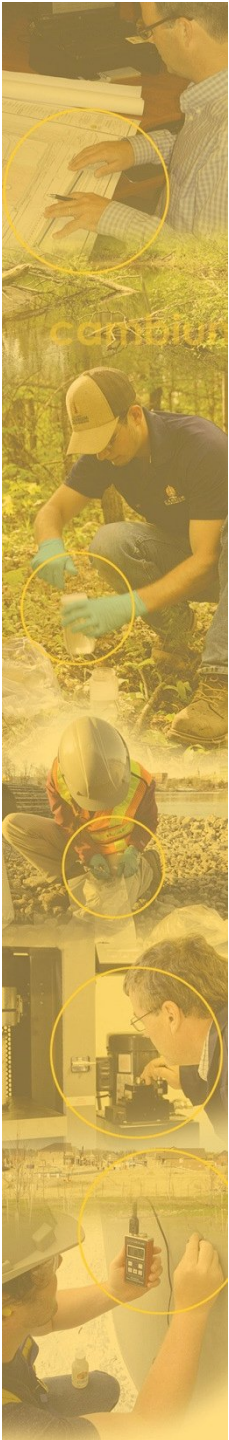


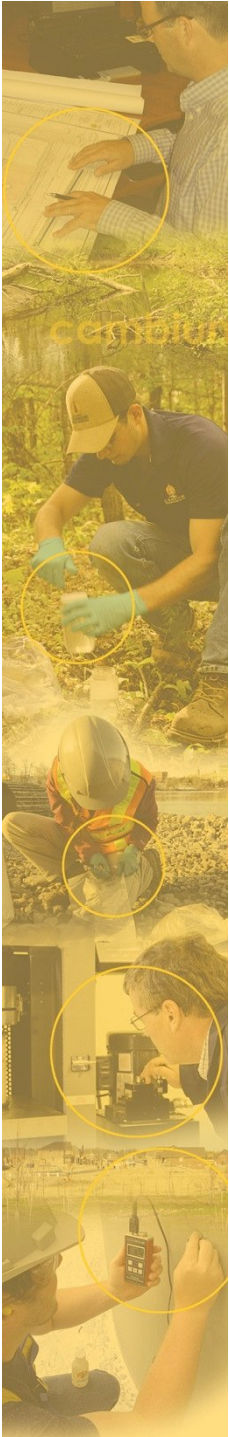
BRADSHAW WDS (CONT'D)

– Recommendations:

- Remove one groundwater location (MW101)
- Surface water assessment
- New location to be added; existing locations should be assessed for suitability
- Remove summer sampling event
- Approval required from the MOECC prior to implementation

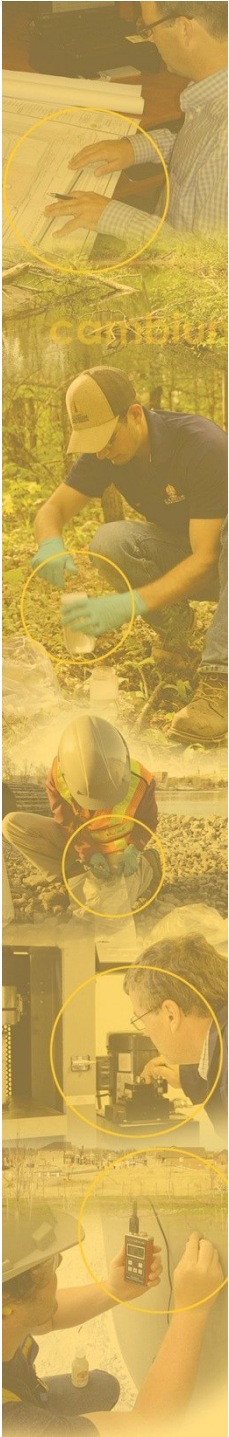






SALEM WDS

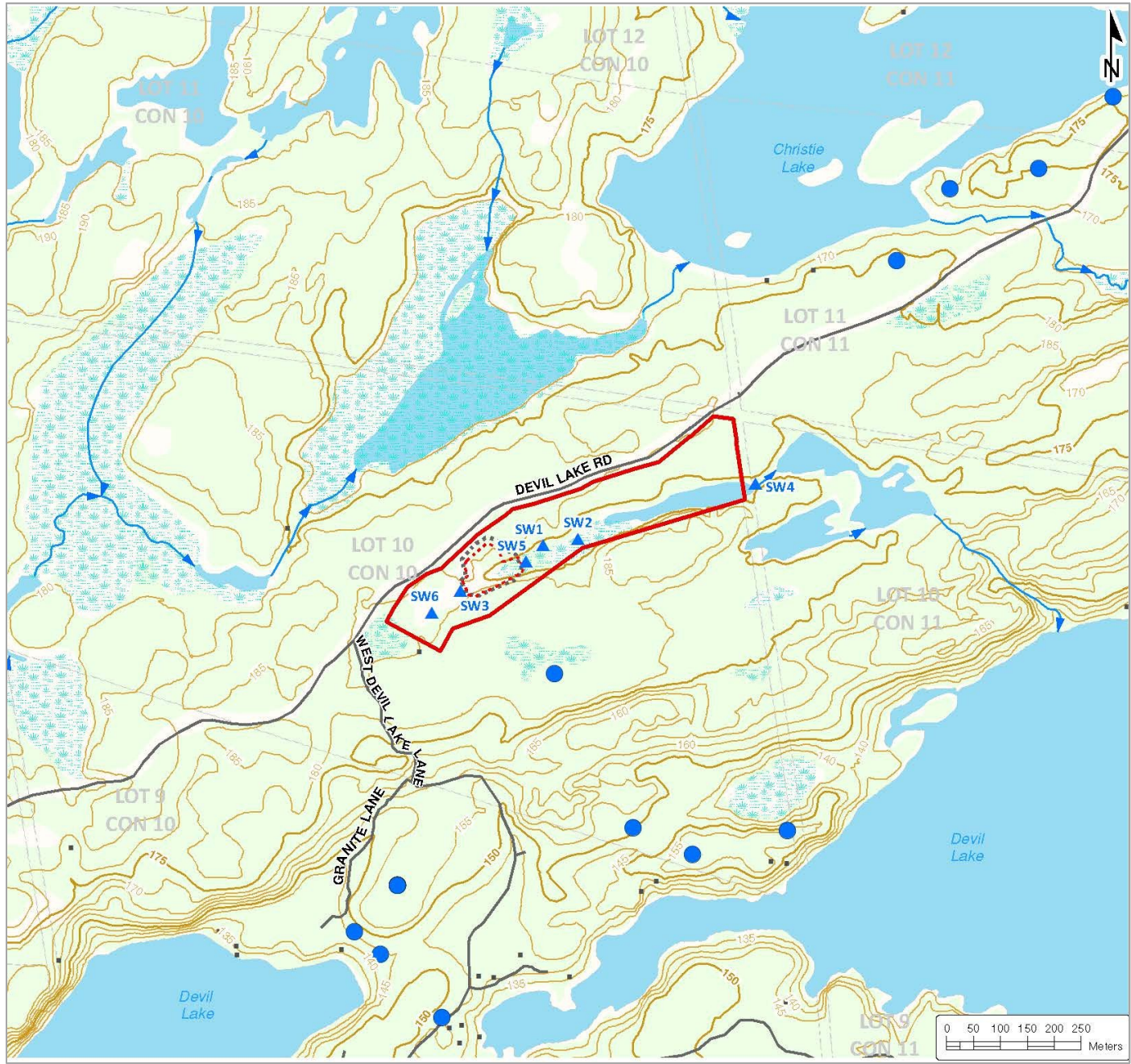
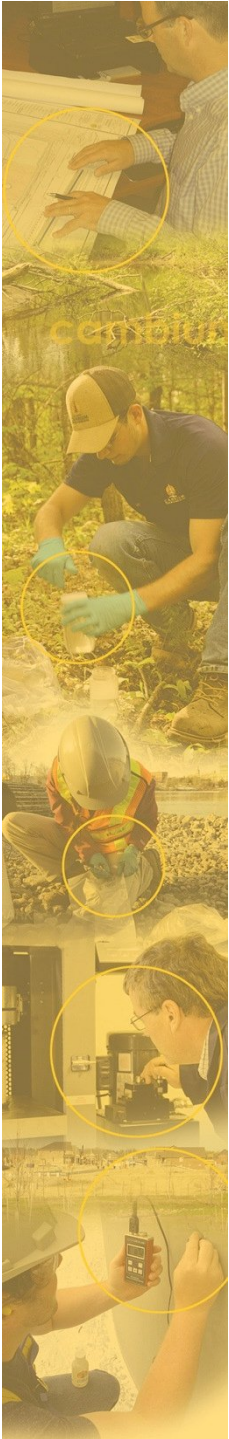
- Operating as a landfill with blue box material transfer
- Groundwater (8 x 2) & Surface Water (6 x 3) sampling
- Annual survey & Report
- Groundwater flows to the northeast
- Groundwater meets RUC; however, trigger values are exceeded (PWQO)
- Surface water exceeds Compliance Triggers.
- A remaining volume of 10,620 m³ (440 m³ in 2016) and an average annual fill rate of 1,000 m³, the remaining life is approximately 11 years.

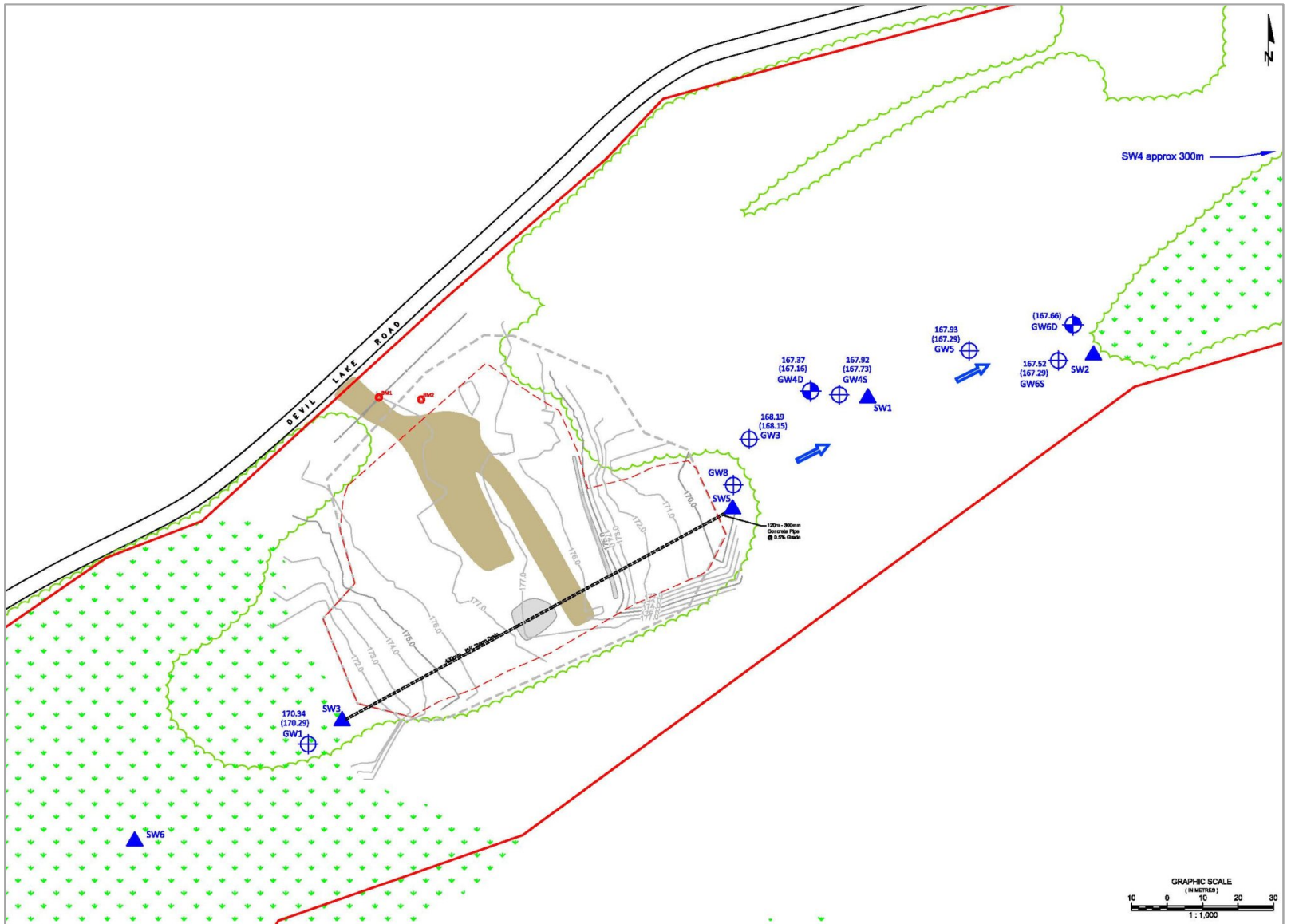
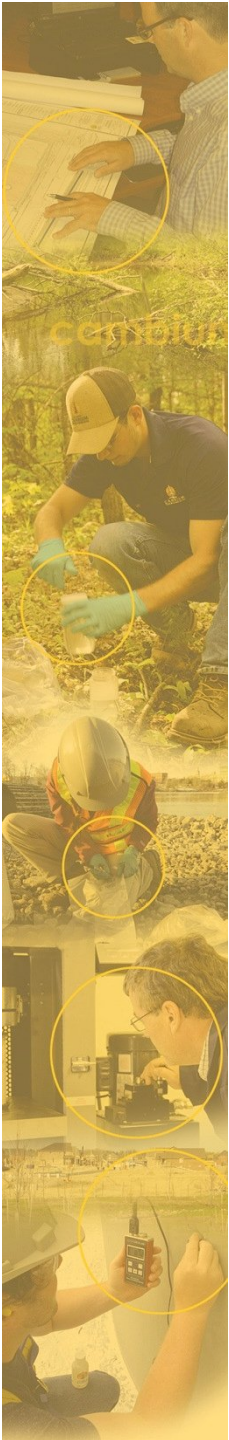


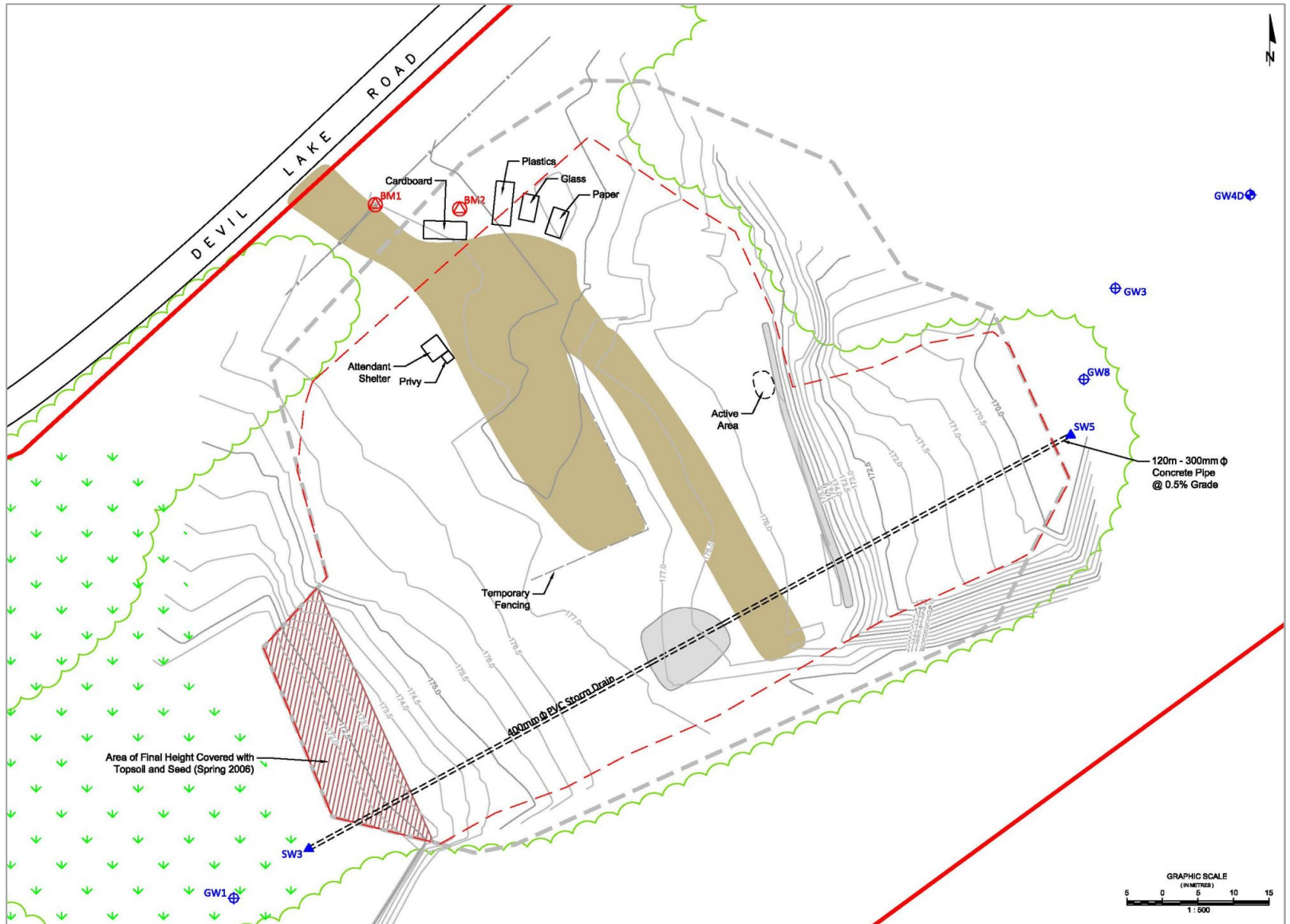
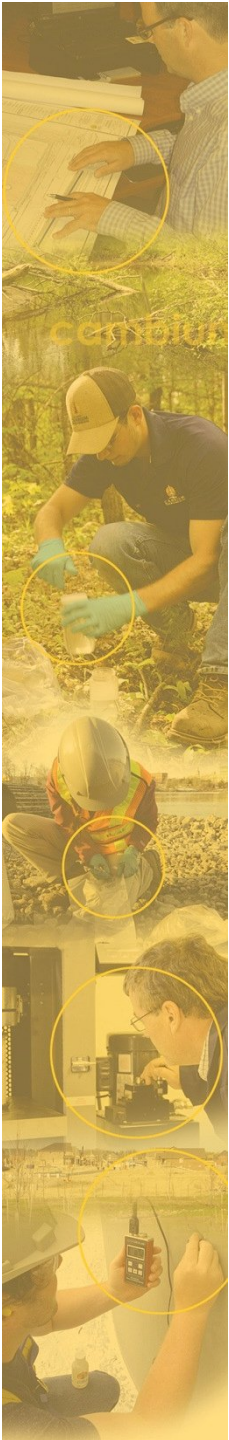
SALEM WDS (CONT'D)

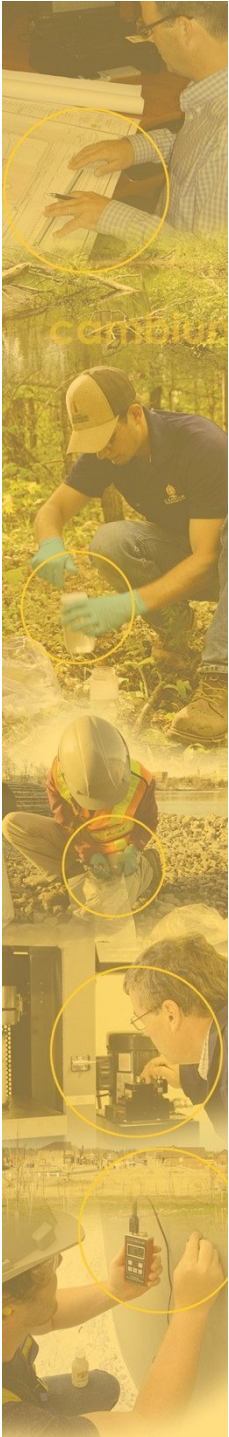
– Recommendations:

- Complete comprehensive analytical suite in spring
- Add calcium, magnesium, sodium to surface water suite (MOECC; LIPs)
- Investigate a new background surface water location
- Due to minor trigger exceedances, an environmental study and a surface water are required to confirm no adverse impacts are occurring downstream
- Consideration for closing the east extent of the waste mound; should be discussed with MOECC



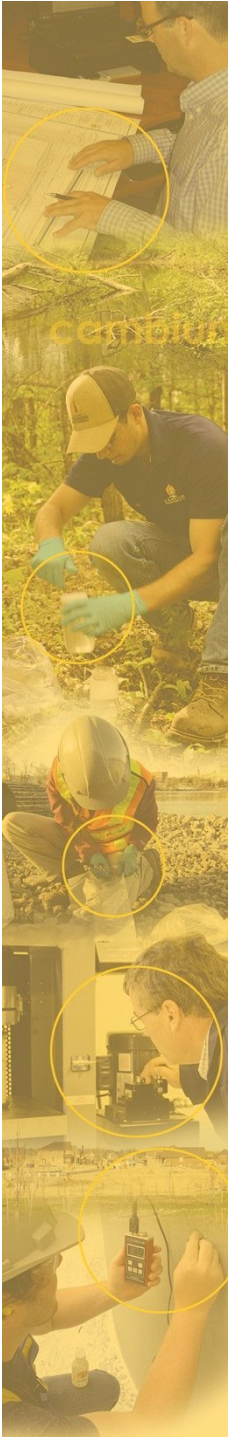






GREEN BAY WDS

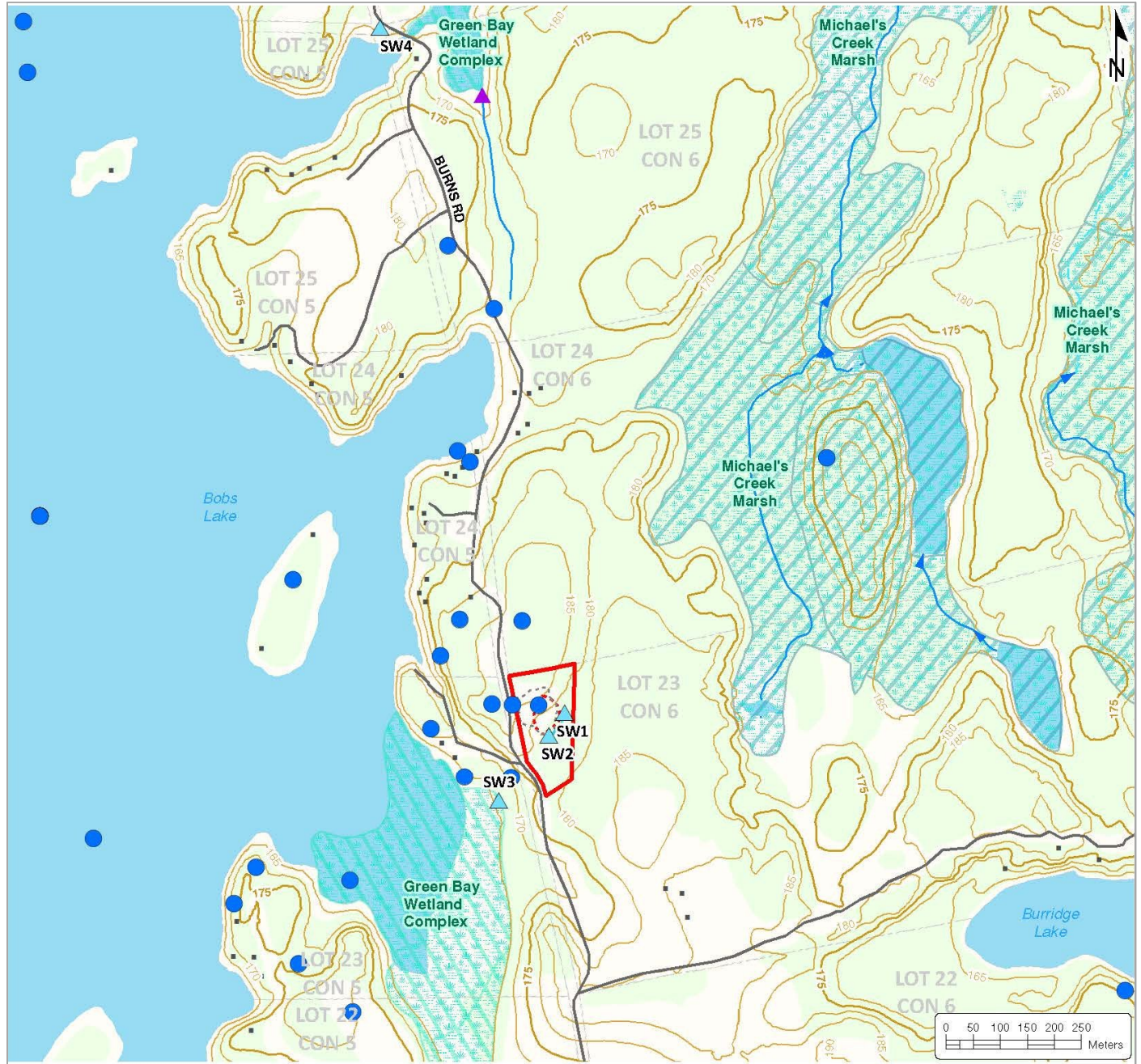
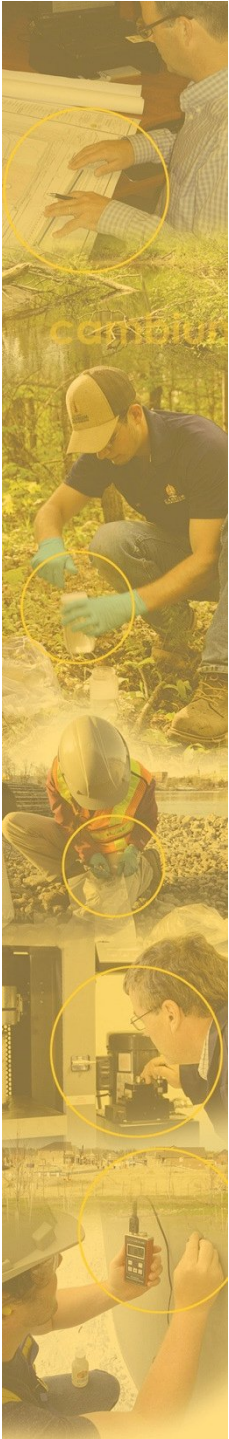
- Operating as a landfill with blue box material transfer
- Groundwater (7 x 3) & Surface Water (4 x 3) sampling
- Annual survey & Report
- Groundwater flows southeast
- Groundwater and surface water meet Compliance Triggers
- A remaining volume of 3,720 m³ (310 m³ in 2016) and an average annual fill rate of 275 m³, the remaining life is approximately 18 years.

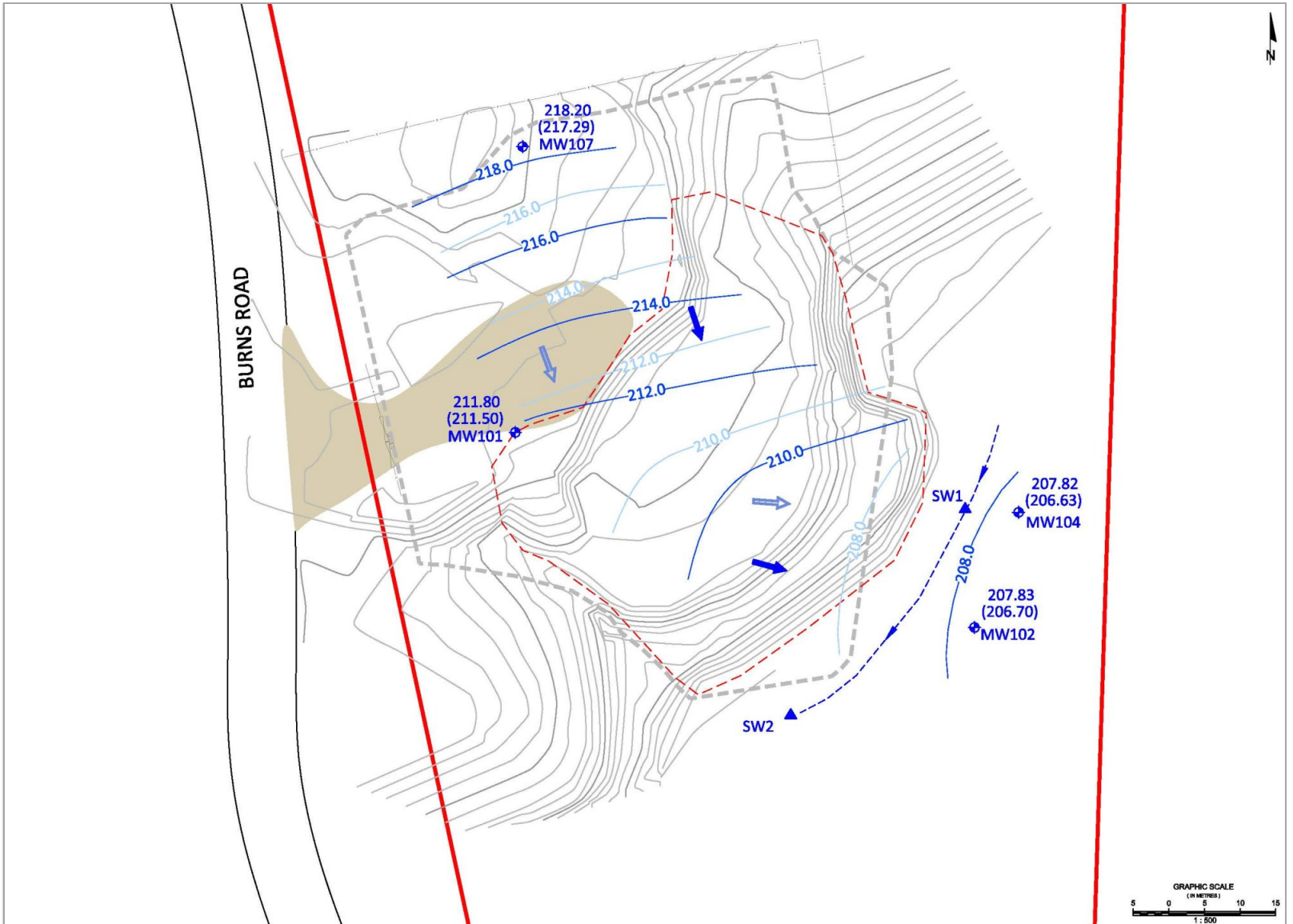
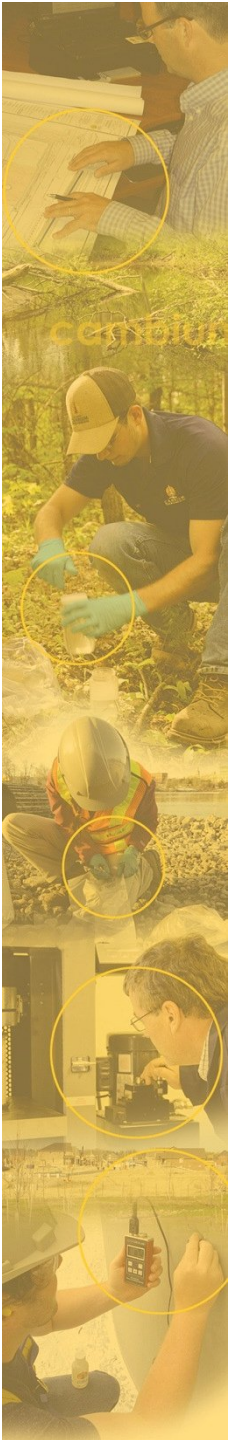


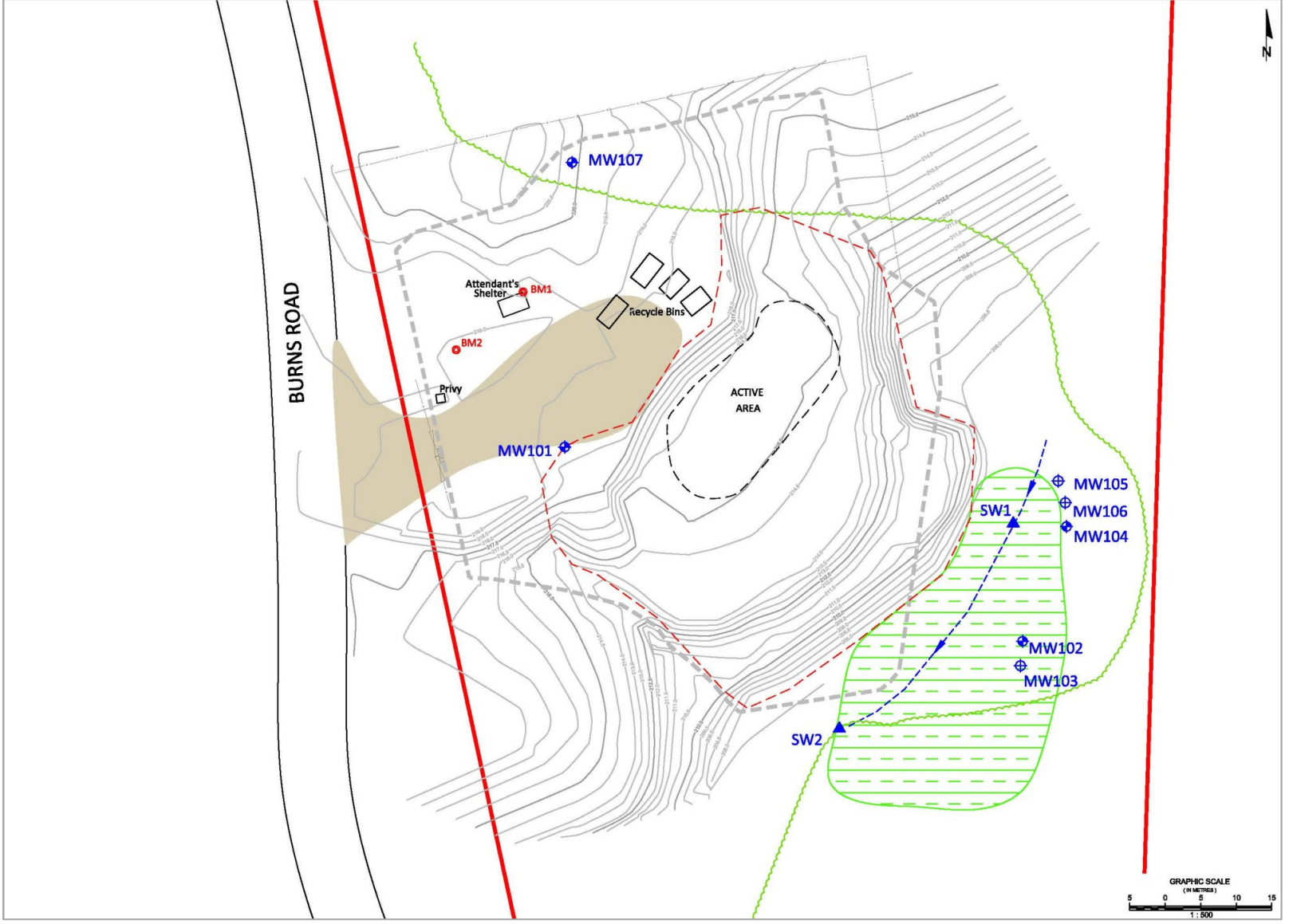
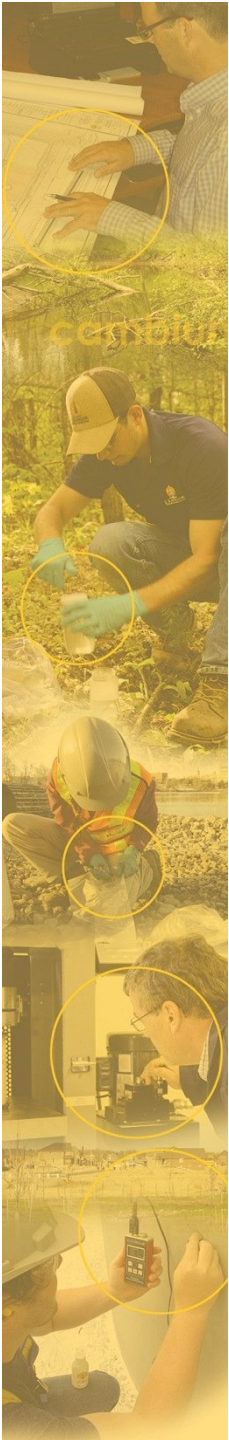
GREEN BAY WDS (CONT'D)

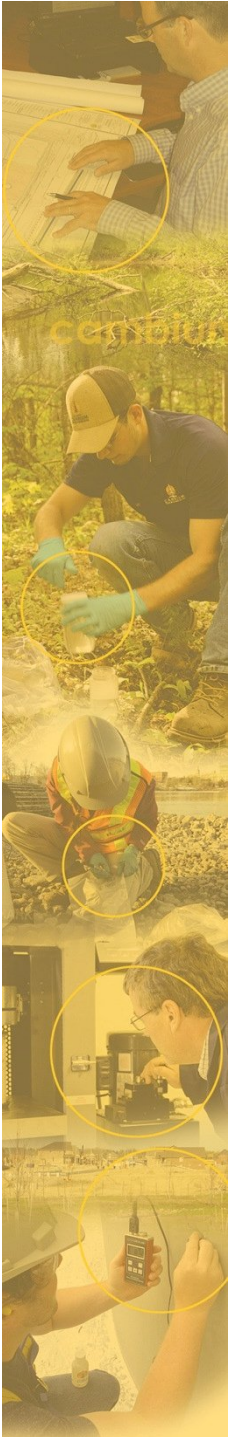
– Recommendations:

- Three monitoring wells removed from the groundwater program.
- A new surface water background location.
- Summer sampling event should be removed.
- Samples should be sampled for reduced parameter suite.
- Approval be sought from the MOECC prior to implementation.
- The active working area should be covered four (4) times per year.



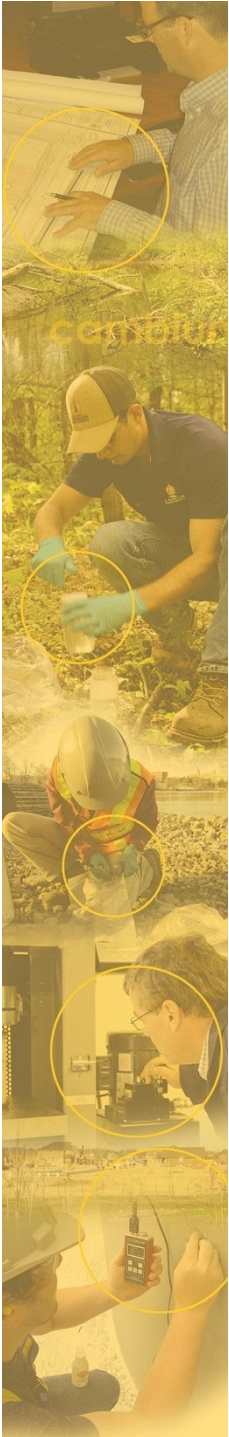






FISH CREEK WDS

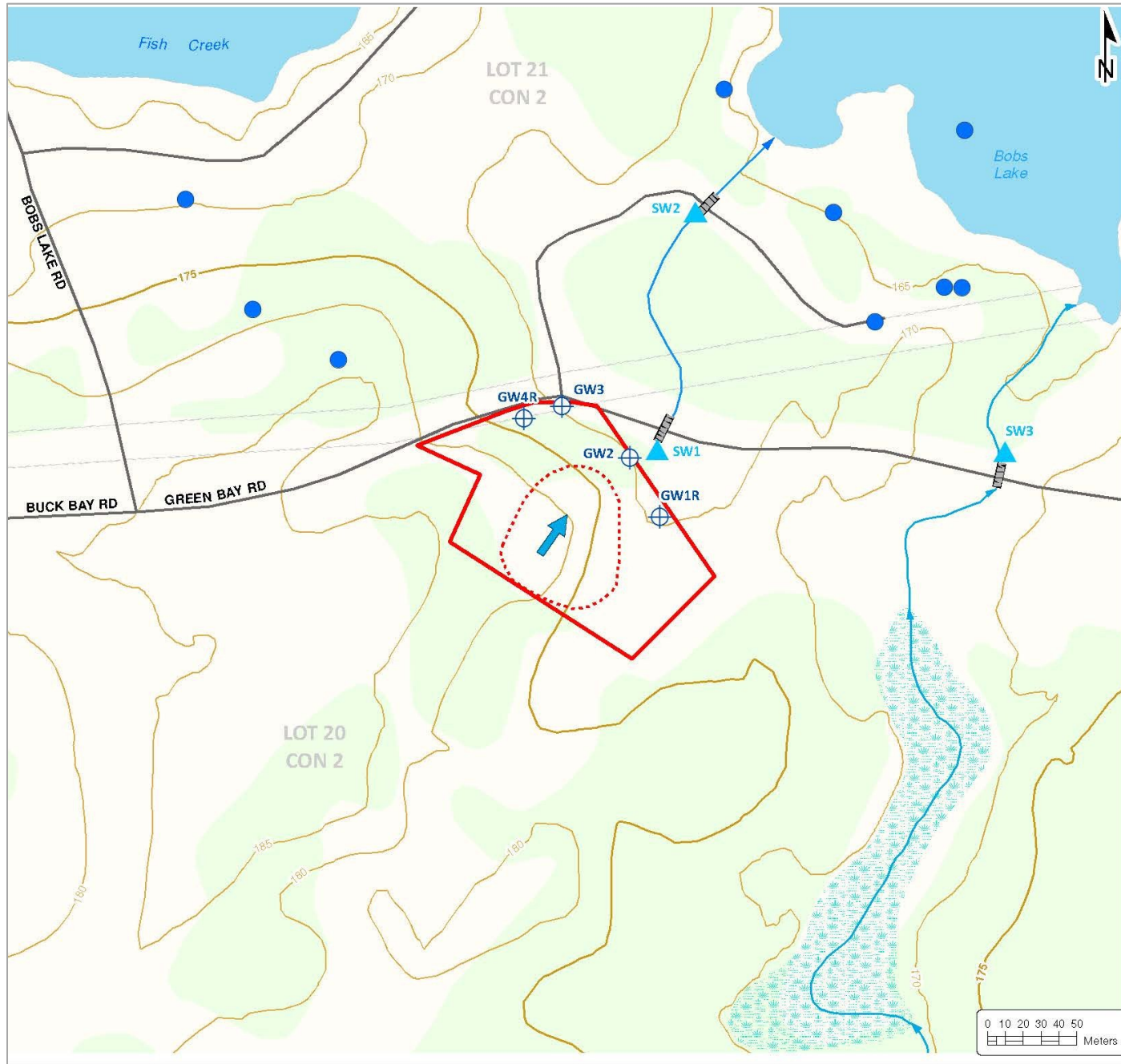
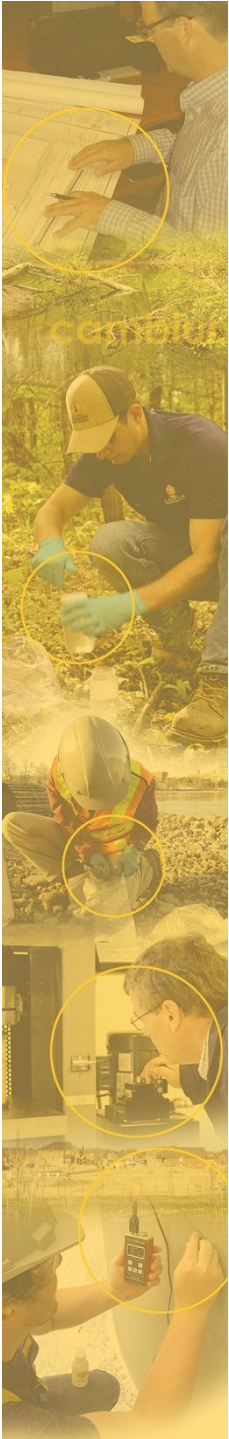
- Closed landfill (10 years), no operations
- Groundwater (4 x 1) & Surface Water (3 x 1) sampling
- Annual Report
- Groundwater flows northeast
- Site is in compliance with applicable groundwater and surface water regulations/guidelines
- Observed to be in good condition with no evidence of erosion, seeps, litter, or vermin present

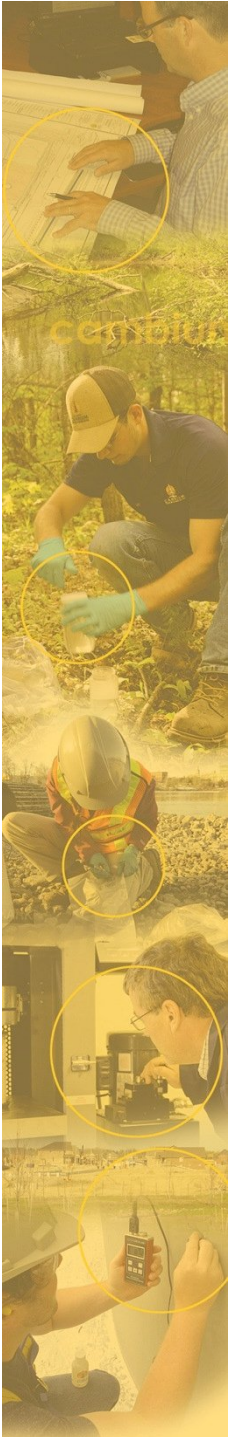


FISH CREEK WDS (CONT'D)

– Recommendations:

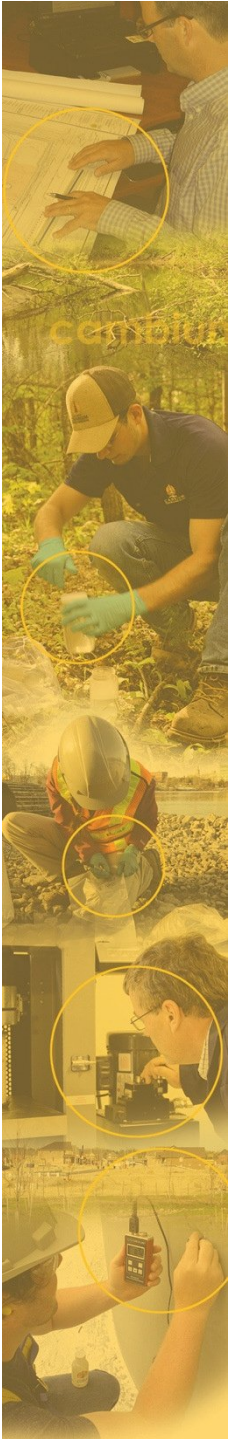
- Three monitoring wells should be removed from the monitoring program
- Analytical reduced to LIPs
- One surface water location should be removed from the monitoring program
- Reports should be written only once every three years

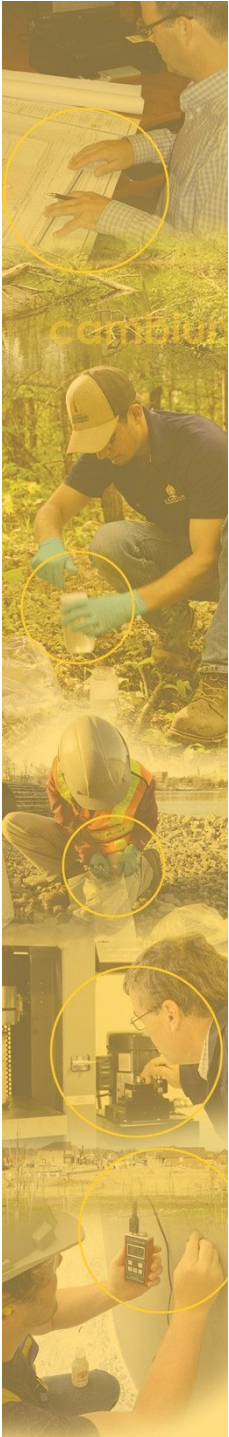




CROW LAKE WDS

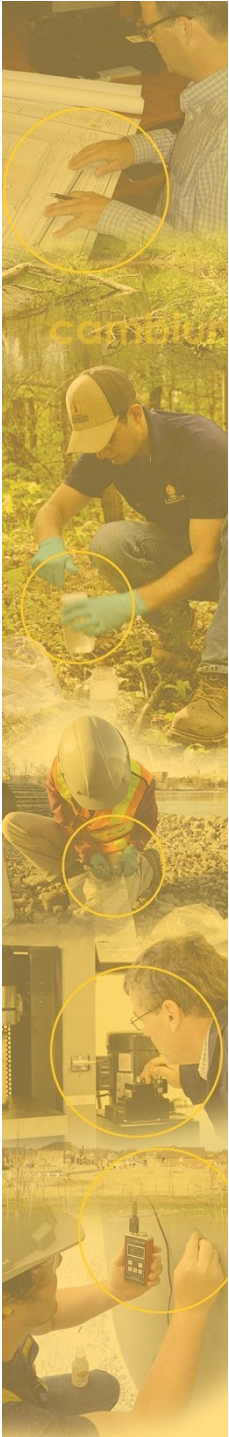
- Closed landfill (2002), no operations
- Groundwater (2 x 2) & Surface Water (3 x 3) sampling
- Report...**every 5 years (2018)**
- Groundwater flows southeasterly
- Groundwater and surface water meet Compliance Triggers
- Observed to be in good condition with no evidence of erosion, seeps, litter or vermin present





MASSASSAUGA WDS

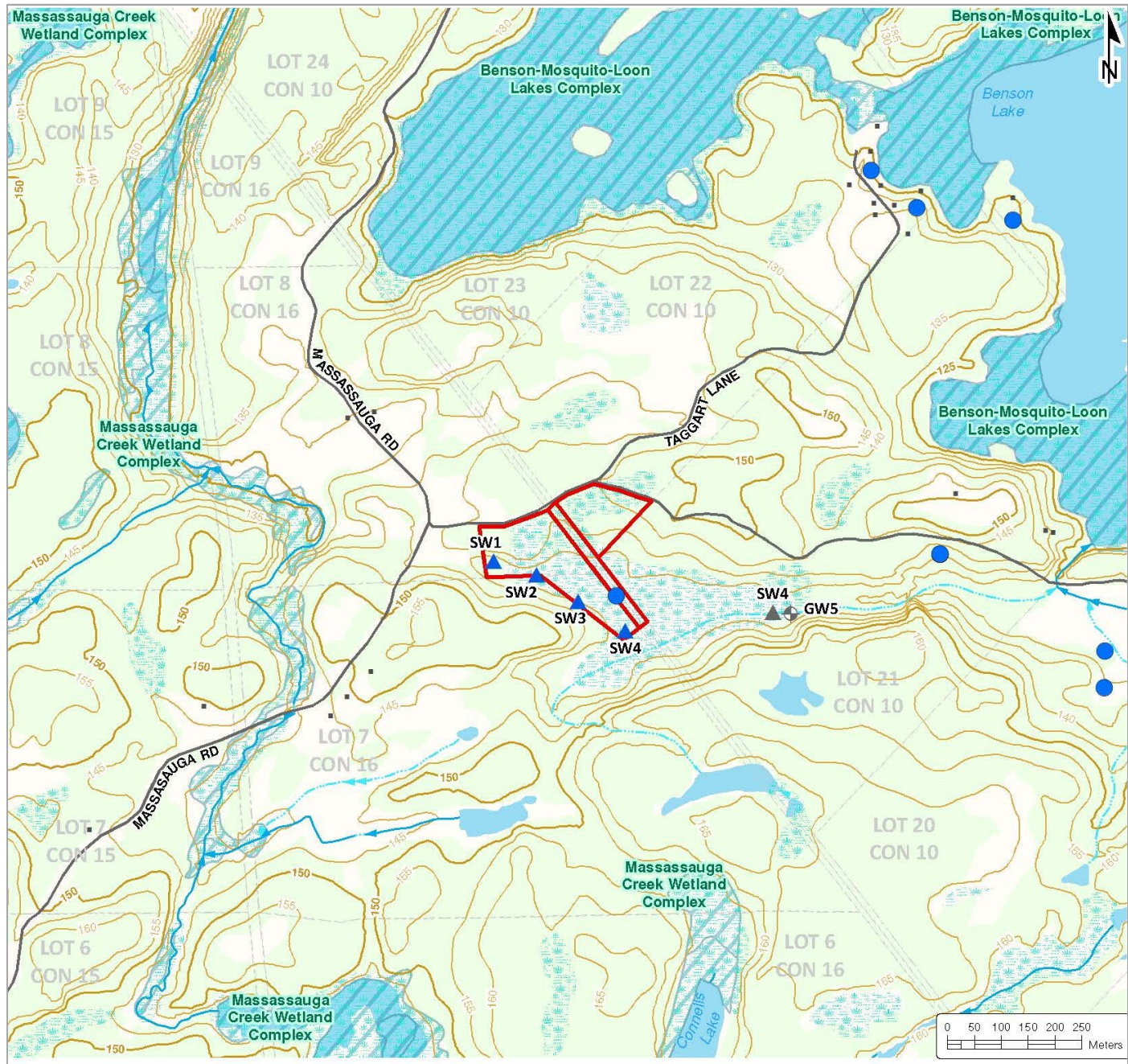
- Closed landfill (2012), no operations
- Groundwater (5 x 2) & Surface Water (4 x 2) sampling
- Annual Report
- Groundwater flows southeast
- Impacts to groundwater and surface water are minimal, continue monitoring
- Site meets groundwater and surface water compliance criteria
- Observed to be in good condition with no evidence of erosion, seeps, litter or vermin present

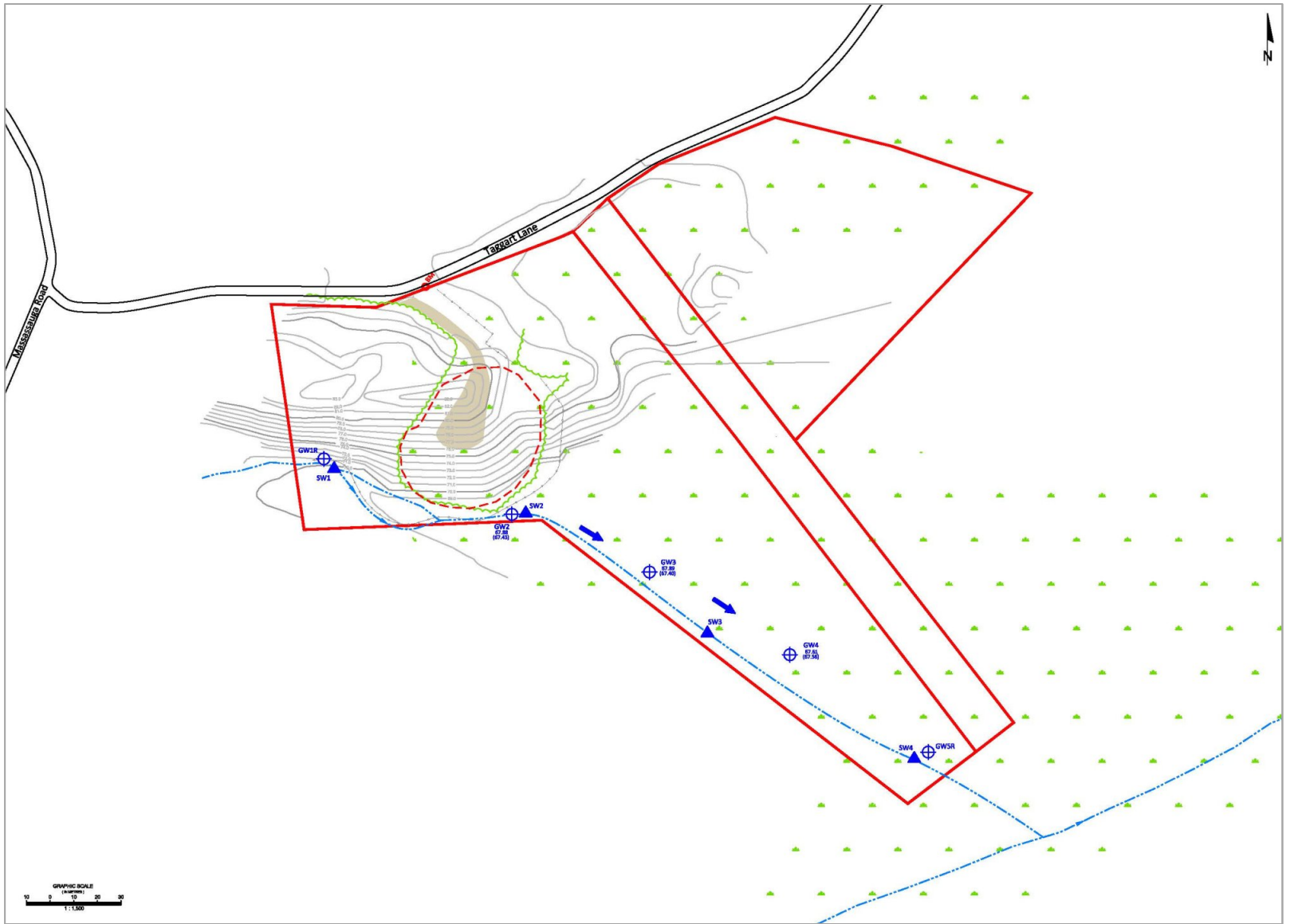
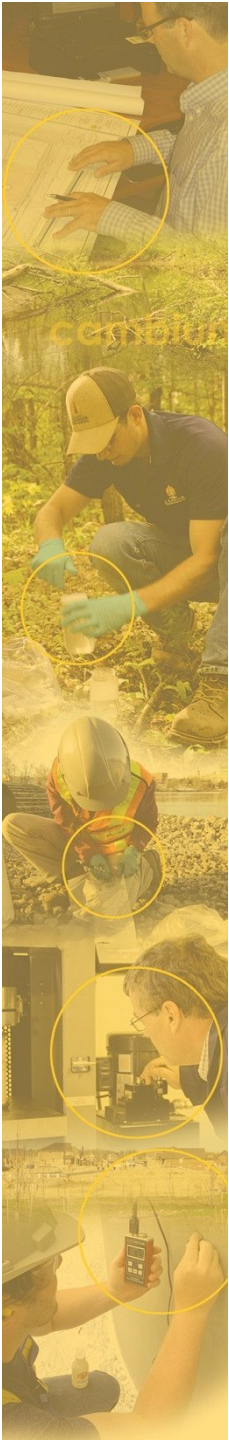


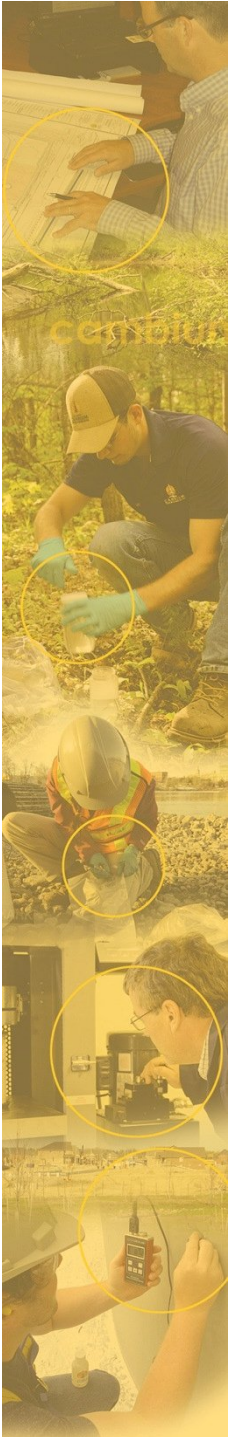
MASSASSAUGA WDS

– Recommendations:

- Two (2) groundwater, two (2) surface water monitoring locations should be removed
- Monitoring should occur only once annually (spring)
- Only LIPs (8) should be analyzed
- The reporting frequency should be reduced to once every three (3) years

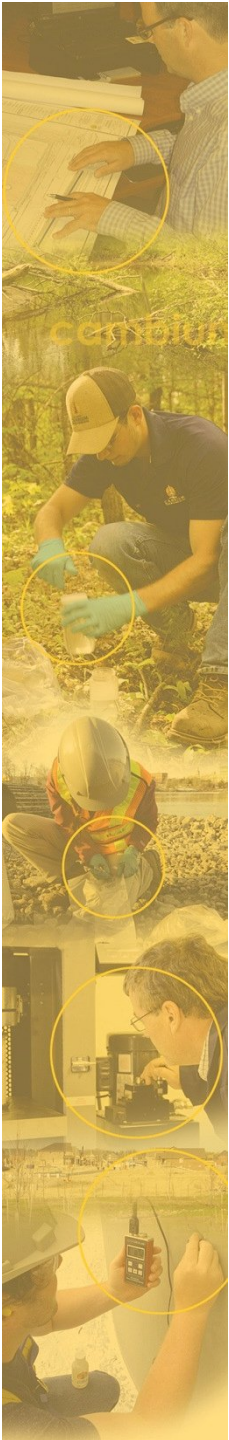






BURRIDGE WDS

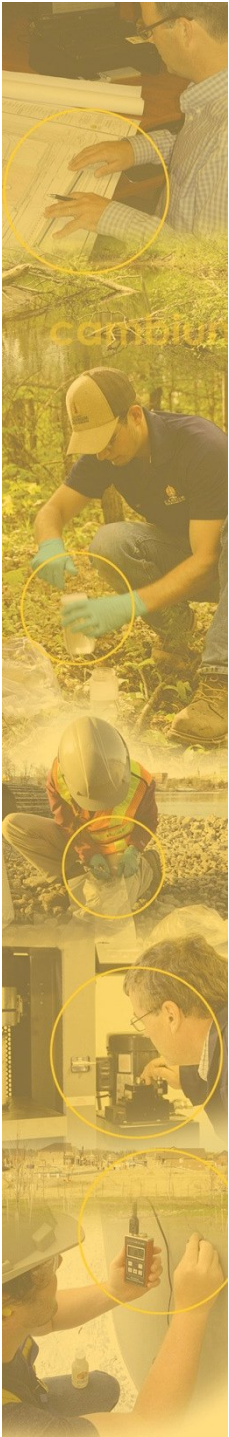
- Closed landfill (1991), no operations
- Groundwater (1 x 2) & Surface Water (2 x 3) sampling
- Report
- Approval to reduce monitoring and reporting after 2015 to once every three (3) years (2018)
- Minor impacts observed in groundwater and surface water, continued monitoring.
- Observed to be in good condition with no evidence of erosion, seeps, litter or vermin present



SITE CAPACITY, 2015

	Portland	Loughborough	Bradshaw	Salem	Green Bay	Municipality
Approved waste disposal capacity (m³)	380,100	173,400	16,200	59,000	10,000	638,700
Existing volume of waste used (m³)	201,300	153,710	12,970	47,940	5,970	421,890
Capacity Used in 2016 (m³)	8,100	1,030	210	2,000	170	11,510
Remaining volume of capacity (m³)	178,800	19,690	3,230	11,060	4,030	216,810
Average annual waste placement (m³)	6,445	3,575	300	830	200	11,350
Remaining site life (years)	27.7	5.5	10.8	13.3	20.2	19.1

*Loughborough values for Phase 1 and 2A only.

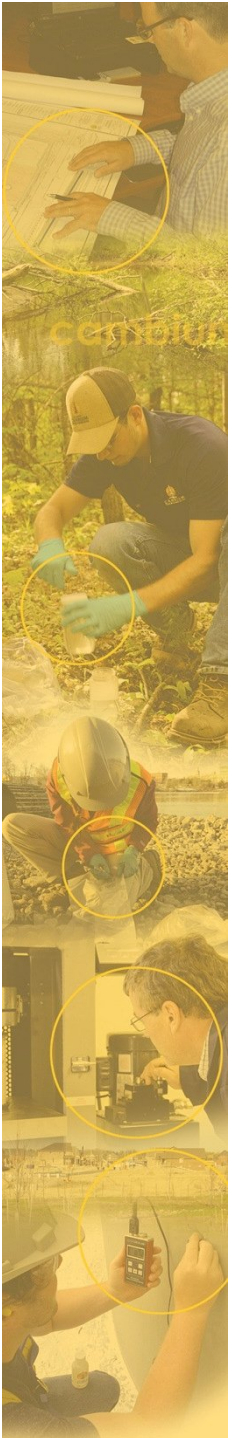


SITE CAPACITY

	Portland	Loughborough	Bradshaw	Salem	Green Bay	Municipality
Approved waste disposal capacity (m³)	380,100	173,400	16,200	59,000	10,000	638,700
Existing volume of waste used (m³)	202,175	155,310	12,970	48,380	6,280	425,115
Capacity Used in 2016 (m³)	875	1,600	0	440	310	3,225
Remaining volume of capacity (m³)	177,925	18,090	3,230	10,620	3,720	213,585
Average annual waste placement (m³)	6,445	3,500	300	1,000	275	11,520
Remaining site life (years)	28	5.2	11	10.6	14	19

*Loughborough values for Phase 1 and 2A only.

- Based on diversion rates and site operation, overall available capacity within the Township has remained the same.



COMMENTS AND QUESTIONS





**REPORT TO COMMITTEE OF THE
WHOLE**

PLANNING DEPARTMENT



AGENDA DATE: April 11, 2017

REPORT DATE: April 6, 2017

SUBJECT: Assumption of a Portion of Keir Road: Storrington

Recommendation:

The recommendation is that the Committee receive the Planning Report dated April 6, 2017 and consider a request to assume and maintain an extended portion of Keir Road in Storrington District.

Background:

By letter dated March 31, 2017, a prospective property-owner (Tom Brennen) is requesting to know whether Council would agree to assume and provide regular public road maintenance of an extended portion of Keir Road.

Mr. Brennen proposes to construct a portion of the road to minimum Township standards for a length of 76 metres (250 ft.) along the road allowance i.e., extending the maintained road for a distance of 76 metres. The purpose of this would be to provide the required road frontage for a proposed severance from the property on the south side. As Council is aware, any newly created non-waterfront lot in the Township must have a minimum lot frontage of 76 metres on a fully maintained public road. At present, the maintained Keir Road does not extend to the severed area proposed. Attachment #1 shows the location of the road extension and illustrates the proposed severed lot with frontage on Keir Road.

Council will recall that, in 2014, the western-most extent of the road allowance (approximately 202 metres) was stopped up, closed and ownership transferred to the Applewood Condominium development. However, approximately 255 metres of the road allowance, measured from the turning bulb on Keir Road, was left in Township ownership in consideration that it would continue to provide future access to the western-most property owned by Kendall Poole and that future severances would be anticipated along the route as well. Accordingly, the present request proposes such a severance. Attachment #2 shows the proposed severance in relation to the Applewood developed area.

Staff are seeking direction as to whether Council would have any objections to the assumption of maintenance of this extended road. The Manager of Public Works has reviewed the request and has indicated no concerns with the extension.

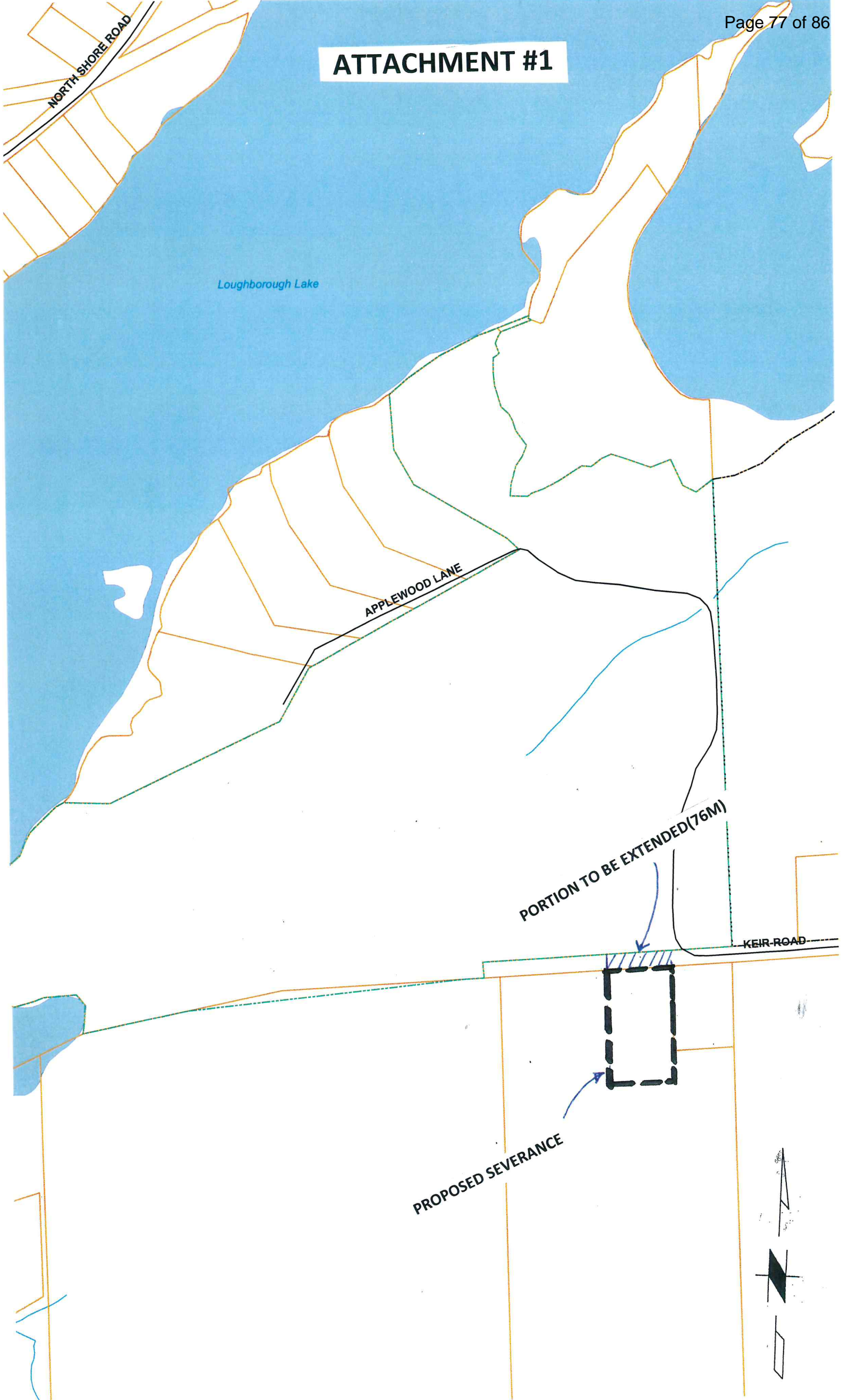
Approved by: Forbes Symon

Submitted/Prepared by: Lindsay Mills

attachments

RoadClosureReportBrennen

ATTACHMENT #1



NORTH SHORE ROAD

Loughborough Lake

APPLEWOOD LANE

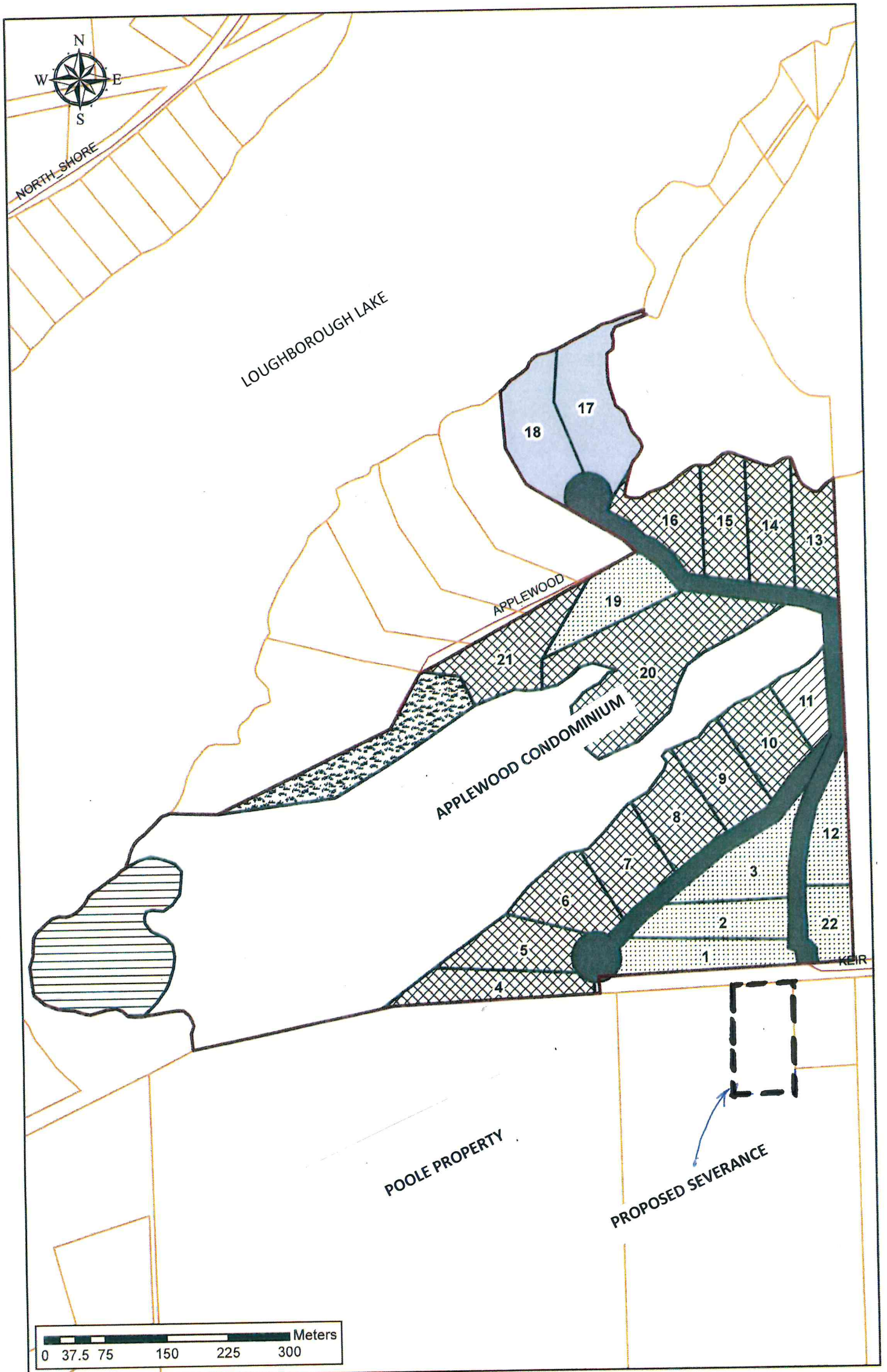
PORTION TO BE EXTENDED (76M)

KEIR ROAD

PROPOSED SEVERANCE



ATTACHMENT #2





REPORT TO COUNCIL

Treasury Department



AGENDA DATE: April 11, 2017

SUBJECT: Annual Repayment Limit in respect to long-term debt and financial obligations

RECOMMENDATION

This report is for information only.

BACKGROUND

On a yearly basis, the Ministry of Municipal Affairs and Housing reports on the Township's Annual Repayment Limit (ARL) in respect to long-term debt and financial obligations. The ARL is based on 25% of the Township's net own source revenues reported in the Financial Information Return (FIR).

As per our reserve policy, the Township's preference for funding capital projects is to save for large projects to avoid debt financing where practical.

For the year 2017, the Township's ARL is \$4,838,416. This is based on 25% of the net own source revenues reported in our 2015 FIR.

As an example, borrowing at a rate of 5%, the ARL would allow the Township to undertake long-term borrowing over 20 years in the amount of \$60,284,893.

In 2016, the Township's ARL was \$4,708,242. Using the similar example of borrowing at a rate of 5% over 20 years, this ARL would have allowed to undertake borrowing of \$58,675,096.

ATTACHMENTS

MMAH 2017 Annual Repayment Limit

Submitted/approved by:

Louise Fragnito, Treasurer

Prepared by:

Louise Fragnito, Treasurer

2017 ANNUAL REPAYMENT LIMIT

(UNDER ONTARIO REGULATION 403 / 02)

MMAH CODE:	46619	FIR CLEAN FLAG:	Accepted Clean
MUNID:	10013		
MUNICIPALITY:	South Frontenac Tp		
UPPER TIER:	Frontenac BM		
REPAYMENT LIMIT:		\$	4,837,416

The repayment limit has been calculated based on data contained in the 2015 Financial Information Return, as submitted to the Ministry. This limit represents the maximum amount which the municipality had available as of December 31, 2015 to commit to payments relating to debt and financial obligation. Prior to the authorization by Council of a long term debt or financial obligation, this limit must be adjusted by the Treasurer in the prescribed manner. The limit is effective January 01, 2017

FOR ILLUSTRATION PURPOSES ONLY,

The additional long-term borrowing which a municipality could undertake over a 5-year, a 10-year, a 15-year and a 20-year period is shown.

If the municipalities could borrow at 5% or 7% annually, the annual repayment limits shown above would allow it to undertake additional long-term borrowing as follows:

5% Interest Rate			
	(a)	20 years @ 5% p.a.	\$ 60,284,893
	(a)	15 years @ 5% p.a.	\$ 50,210,721
	(a)	10 years @ 5% p.a.	\$ 37,353,242
	(a)	5 years @ 5% p.a.	\$ 20,943,479
7% Interest Rate			
	(a)	20 years @ 7% p.a.	\$ 51,247,651
	(a)	15 years @ 7% p.a.	\$ 51,247,651
	(a)	10 years @ 7% p.a.	\$ 33,975,984
	(a)	5 years @ 7% p.a.	\$ 19,834,360

DETERMINATION OF ANNUAL DEBT REPAYMENT LIMIT Page 81 of 86
(UNDER ONTARIO REGULATION 403/02)

MUNICIPALITY: **South Frontenac Tp** MMAH CODE: **46619**

		1 \$
Debt Charges for the Current Year		
0210	Principal (SLC 74 3099 01)	18,319
0220	Interest (SLC 74 3099 02)	19,677
0299	Subtotal	37,996
0610	Payments for Long Term Commitments and Liabilities financed from the consolidated statement of operations (SLC 42 6010 01)	0
9910	Total Debt Charges	37,996

		1 \$
Amounts Recovered from Unconsolidated Entities		
1010	Electricity - Principal (SLC 74 3030 01)	0
1020	Electricity - Interest (SLC 74 3030 02)	0
1030	Gas - Principal (SLC 74 3040 01)	0
1040	Gas - Interest (SLC 74 3040 02)	0
1050	Telephone - Principal (SLC 74 3050 01)	0
1060	Telephone - Interest (SLC 74 3050 02)	0
1099	Subtotal	0
1410	Debt Charges for Tile Drainage/Shoreline Assistance (SLC 74 3015 01 + SLC 74 3015 02)	2,065
1411	Provincial Grant funding for repayment of long term debt (SLC 74 3120 01 + SLC 74 3120 02)	0
1412	Lump sum (balloon) repayments of long term debt (SLC 74 3110 01 + SLC 74 3110 02)	0
1420	Total Debt Charges to be Excluded	2,065
9920	Net Debt Charges	35,931

		1 \$
1610	Total Revenues (Sale of Hydro Utilities Removed) (SLC 10 9910 01)	24,552,307
Excluded Revenue Amounts		
2010	Fees for Tile Drainage / Shoreline Assistance (SLC 12 1850 04)	0
2210	Ontario Grants, including Grants for Tangible Capital Assets (SLC 10 0699 01 + SLC 10 0810 01 + SLC10 0815 01)	1,805,174
2220	Canada Grants, including Grants for Tangible Capital Assets (SLC 10 0820 01 + SLC 10 0825 01)	179,033
2225	Deferred revenue earned (Provincial Gas Tax) (SLC 10 830 01)	0
2226	Deferred revenue earned (Canada Gas Tax) (SLC 10 831 01)	118,144
2230	Revenue from other municipalities including revenue for Tangible Capital Assets (SLC 10 1098 01 + SLC 10 1099 01)	742,038
2240	Gain/Loss on sale of land & capital assets (SLC 10 1811 01)	-140,538
2250	Deferred revenue earned (Development Charges) (SLC 10 1812 01)	200,000
2251	Deferred revenue earned (Recreation Land (The Planning Act)) (SLC 10 1813 01)	129,854
2252	Donated Tangible Capital Assets (SLC 53 0610 01)	2,025,215
2253	Other Deferred revenue earned (SLC 10 1814 01)	0
2254	Increase / Decrease in Government Business Enterprise equity (SLC 10 1905 01)	0
2299	Subtotal	5,058,920
2410	Fees and Revenue for Joint Local Boards for Homes for the Aged	0
2610	Net Revenues	19,493,387
2620	25% of Net Revenues	4,873,347
9930	ESTIMATED ANNUAL REPAYMENT LIMIT (25% of Net Revenues less Net Debt Charges)	4,837,416

* SLC denotes Schedule, Line Column.

From: Jannette Amini [<mailto:jamini@FRONTENACCOUNTY.CA>]
Sent: April-05-17 9:28 AM
To: Cheryl Robson <cao@northfrontenac.ca>; Cathy MacMunn <cmacmunn@FRONTENACCOUNTY.CA>; Darlene Plumley <dplumley@kos.net>
Cc: Kelly Pender <kpender@FRONTENACCOUNTY.CA>; Joe Gallivan <JGallivan@FRONTENACCOUNTY.CA>; Wayne Orr <worr@southfrontenac.net>
Subject: Request from the Township of South Frontenac for expanded public notification provisions regarding planning applications

Greetings Township CAO's.

As you are aware, the County of Frontenac now has a Planning Advisory Committee that is responsible for advising County Council on all regional development, planning, and the Planning Act implications of economic development within the County of Frontenac in accordance with the County's Official Plan document. As part of that role, Public Meetings held pursuant to the Planning Act will be conducted through the Planning Advisory Committee on behalf of County Council, a role which was previously carried out by the Townships.

As a result, the County of Frontenac is in receipt of a request from the Council of the Township of South Frontenac (please note attached) to implement expanded public notification provisions when considering proposed subdivision and vacant land condominium developments in South Frontenac, which the Township was previously doing as required through Schedule 11 to Township of South Frontenac By-law 2016-73. Specifically, in addition to the requirements set out in the Planning Act, the Township of South Frontenac is asking that for any subdivision or plan of condominium greater than 3 units be subject to the following enhanced provisions:

1. Bring to the attention of the public through a presentation to the Committee of the Whole any proposal for subdivision or plan of condominium greater than 3 units, after the developer has completed the pre consultation phase. This shall occur no later than 30 days before the notice for a statutory public meeting;
2. Provide six calendar weeks' notice of the statutory public meeting through the regulated means of advertising. (Currently, the *Planning Act* only requires 20 days notice);
3. Have the developer install, at their expense, a durable sign, notifying the community of the public meeting at least six weeks in advance of the meeting date;
4. Ensure that the sign for the proposed development is in a visible location at the edge of the property on the road abutting the property. The developer is to remove the signage 30 days after the public meeting;
5. Ensure that the sign shall be at least 1 metre by 1.2 metres in size and contain the information specified by the Planning Department;
6. Have the developer provide photographic evidence that the sign is erected on the date required;
7. Advertise a summary of the Notice in the weekly banner advertising directing readers to the website six weeks in advance of the meeting. A subsequent notice shall be published three weeks in advance and again one week in advance of the meeting.

Given that the County must apply consistency across the entire County when considering planning applications, any approval by County Council to implement these expanded public notification provisions would be applied to proposed subdivision and vacant land condominium developments in all 4 Townships.

Staff will be taking a report to the June 12th Planning Advisory Committee meeting with recommendations regarding this request and would appreciate your Township comments and feedback as any recommendations will have a direct effect on planning applications in your respective Townships. As part of the County's commitment to openness and transparency, the County will also be soliciting comments from the public, including the development community, to be included in the staff report.

Your comments would be appreciated no later than May 29th and should you have any questions or concerns, please do not hesitate to contact me.

Regards,

Jannette Amini, Dipl.M.M., CMO
Manager of Legislative Services/Clerk
Corporate Services
County of Frontenac
2069 Battersea Road,
Glenburnie ON K0H 1S0
Phone: 613-548-9400 ext. 302
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FrontenacCounty.ca



Schedule "11" to By-law 2016-73
Procedures for Notice – Development

In addition to the requirements as set out in the Planning Act, the municipality shall:

For any subdivision or plan of condominium greater than 3 units:

- Bring to the attention of the public through a presentation to the Committee of the Whole any proposal for subdivision or plan of condominium greater than 3 units, after the developer has completed the pre consultation phase. This shall occur no later than 30 days before the notice for a statutory public meeting
- Provide six calendar weeks' notice of the statutory public meeting through the regulated means of advertising
- Have the developer install, at their expense, a durable sign, notifying the community of the public meeting at least six weeks in advance of the meeting date.
- Ensure that the sign for the proposed development is in a visible location at the edge of the property on the road abutting the property. The developer is to remove the signage 30 days after the public meeting.
- Ensure that the sign shall be at least 1 metre by 1.2 metres in size and contain the information specified by the Planning Department
- Have the developer provide photographic evidence that the sign is erected on the date required.
- Advertise a summary of the Notice in the weekly banner advertising directing readers to the website six weeks in advance of the meeting. A subsequent notice shall be published three weeks in advance and again one week in advance of the meeting.

From: cheryl latour [<mailto:cheryl.latour@gmail.com>]

Sent: April-05-17 10:19 AM

To: Wayne Orr <worr@southfrontenac.net>

Subject: Desert Lake Noise Bylaw Exemption

Dear Mr. Orr,

It has come to my attention by READING the Frontenac News that the campground has requested a Noise Bylaw Exemption for this coming season. I'm aware that the Desert Lake Property Owners Association was informed a few weeks ago about the issue and none of the neighbors were informed. Is there a reason why the township didn't notify residents in the area about the exemption? It's very disappointing that residents in the immediate area and areas beyond were not considered when this issue was discussed at the council meeting in March. I realize that this is a business, but there has been no regard for the neighbors since I've lived here with respect for the noise bylaw. The live bands, dances, special events draw in the campers and the neighbors are expected to put up with the excessive, intrusive, disturbing noise!

I'm enclosing an email I forwarded to Rik Saaltink

Cheryl

----- Forwarded message -----

From: **cheryl latour** <cheryl.latour@gmail.com>

Date: Mon, Apr 3, 2017 at 6:49 PM

Subject: Desert Lake Resort

To: riksaaltink@gmail.com

Hi Rick,

I was very surprised to read in the Frontenac News last week about Sheena's request for a noise bylaw exemption for this coming season. I understand that members of the Desert Lake Association attended the meeting last week regarding the noise bylaw exemption and I live up the hill from the resort and had no idea that Sheena was approaching the township about this. We have lived in the neighborhood for over 30 years and have tolerated the noise from the campground without complaint. We as residents are required to abide by the noise bylaws so why do the CAMPERS feel that they can make all the noise that they want? The music is way too loud and listening to that for 3 hours or more on weekends is more than annoying. It's only been recently that we've had some reprieve from the noise as the 11 o'clock cut off time is being followed. I've had noise complaints about a barking dog!!! The noise level is excessive, disturbing and unacceptable on weekends when they have bands or regular dances. The entire residential area and areas beyond can hear the music because it's so loud. There has been no regard for the neighbors as long as I've lived here. This is our home and I'm tired of having to keep my windows closed in the summer to try and drown out some of the noise and the smoke from the fires. I understand that you are meeting with Sheena to try and come up with a solution that will satisfy all involved and we are willing to give you our input on this matter. I know that this is a business and dances, bands, special events attract campers, but what about the residents who live here year round! We've all put up with it for far too long!

Respectfully yours,

Cheryl