

**TOWNSHIP OF SOUTH GLENGARRY
REGULAR MEETING OF COUNCIL
Council Chambers, Municipal Office
Monday, May 3, 2021 7:00 PM**

Page

1. CALL TO ORDER	
2. O CANADA	
3. APPROVAL OF AGENDA	
a) Additions, Deletions or Amendments All matters listed under For Information Only, are considered to be routine and will be enacted by one motion. Should a Council member wish an alternative action from the proposed recommendation, the Council member shall request that this matter be moved to the appropriate section at this time.	
4. DECLARATION OF PECUNIARY INTEREST	
a) Pecuniary Interest Form	4
5. APPROVAL OF MINUTES	
a) Previous Meeting Minutes - April 19, 2021	5 - 8
b) Public Meeting Minutes - April 19, 2021	9 - 10
6. PRESENTATIONS AND DELEGATIONS	
a) Short Term Rentals - Stephanie St. Denis Kasper	11
b) Regional Waste Management - Derik Ali	12 - 24
7. NEW BUSINESS	
a) Staff Reports	
i. Appoint Deputy Clerk	25 - 27
ii. SDG Library Request - Martintown Little Free Library	28 - 32
iii. Housekeeping - Transfer of Airport Lands	33 - 36

iv.	Resolution - Street Light Charges	37 - 39
v.	Fleet Management	40 - 41
vi.	Bruining Zoning By-law Amendment	42 - 47
vii.	Sheep's Head Bistro Temporary Patio Agreement	48 - 59
viii.	Blue Anchor Site Plan Control Agreement	60 - 72
ix.	Community Improvement Plan Amendment	73 - 134
b)	Other Business	
i.	2021 Roads Projects Update	135 - 136
c)	Committee Reports	
i.	SDG Counties Meeting Draft Minutes - April 19, 2021	137 - 144
ii.	SDG Counties Special Meeting Draft Minutes - April 21, 2021	145 - 146
d)	For Information Only	
i.	Wharf Concert Series	147
ii.	Proclamation - Emergency Preparedness Week	148
iii.	Proclamation - Day of Action Against Anti-Asian Racism	149 - 150
iv.	Resolution - Clean Fuel Standard (Township of Springwater)	151 - 152
v.	Resolution - Lottery Licensing for Small Organizations (Town of South Bruce Peninsula)	153 - 154
vi.	Resolution - Paid Sick Leave (City of Cambridge)	155 - 156
vii.	Resolution - Road Management On Invasive Phragmites (Township of The Archipelago)	157 - 158
viii.	Resolution - Vaccines for Eastern Ontario (Township of South Stormont)	159
ix.	Support Resolution - Vaccine Rollout (Municipality of Killarney)	160 - 163

8. CLOSED SESSION

- a) BE IT RESOLVED THAT Council convene to Closed Session to

discuss the following item(s) under Section 239 (2) of The Municipal Act S.O. 2001

(2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,

(d) labour relations or employee negotiations;

-Staffing

(k) a position, plan, procedure, criteria or instruction to be applied to negotiations;

-Instruction for negotiations

9. CONFIRMING BY-LAW

a) [Confirming By-law 40-2021](#)

164

10. ADJOURNMENT



DECLARATION OF PECUNIARY INTEREST

I, _____, declare a pecuniary interest on Agenda Item(s) for the meeting of _____:

Signature

MINUTES

THE REGULAR MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS VIRTUALLY ON APRIL 19, 2021.

PRESENT: Mayor Frank Prevost, Deputy Mayor Lyle Warden, Councillor Stephanie Jaworski, Councillor Martin Lang, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Director of Corporate Services/Clerk Kelli Campeau, GM Finance/Treasurer Lachlan McDonald, GM Planning, Building & Enforcement Joanne Haley, Fire Chief/Acting Director of Recreation Dave Robertson, Acting Director of Roads and Waste Management Chris Leblanc, Director of Water and Waste Water Dillen Seguin, Director of Development & CBO Chris Raabe and Deputy Clerk Crystal Lebrun.

1. CALL TO ORDER

Resolution No. 125-2021 Moved by Councillor Jaworski
Seconded by Deputy Warden

BE IT RESOLVED THAT the April 19, 2021 Council Meeting of the Township of South Glengarry now be opened at 7:00 pm.

CARRIED

2. O CANADA

3. APPROVAL OF AGENDA

Resolution No. 126-2021 Moved by Councillor McDonell
Seconded by Councillor Lang

BE IT RESOLVED THAT the Council of the Township of South Glengarry approve the agenda as amended.

-Addition to the agenda:

-Closed Session – Staff Report 59-2021 (Sale of Land)

-Moved from Information Only to Other Business:

-Building Permit Statistics – First Quarter 2021

-Letter – SDG Library Request

-Letter – Butterflyway Project

-Resolution – Support for Fire Departments

CARRIED

4. DECLARATION OF PECUNIARY INTEREST

a) Mayor Frank Prevost declared a pecuniary interest on Closed Session Staff Report 59-2021 as it pertains to a property that is listed with an agent in a real estate company that he is part owner of.

5. APPROVAL OF MINUTES

a) Previous Meeting Minutes - April 6, 2021

Resolution No. 127-2021 Moved by Councillor Lang
Seconded by Councillor Jaworski

BE IT RESOLVED THAT the Minutes of the Regular Meeting of the Council of the Township of South Glengarry, including the Closed Session Minutes, held on April 6, 2021 be adopted as circulated.

CARRIED

6. PRESENTATIONS AND DELEGATIONS

- a) SDG Counties Regional and Capital Works Projects - T.J. Simpson & Ben de Haan

Mr. Simpson and Mr. de Haan provided a presentation updating Council on regional SDG Counties projects as well as upcoming Capital Works projects.

7. NEW BUSINESS

- a) Staff Reports

- i) Electronic Signature Policy

Resolution No. 128-2021

Moved by Deputy Warden
Seconded by Councillor McDonell

BE IT RESOLVED THAT Staff Report 54-2021 be received and that By-law 30-2021, being a by-law to adopt an Electronic Signature Policy, be read a first, second and third time, passed, signed and sealed in open Council this 19th day of April, 2021.

CARRIED

- ii) Review of Multi Unit Water Rates

Resolution No. 129-2021

Moved by Deputy Warden
Seconded by Councillor McDonell

BE IT RESOLVED THAT Staff Report 43-2021 is received and that the Council of the Corporation of the Township of South Glengarry support the current Glen Walter rate structure and that the Lancaster/South Lancaster multi-unit structure be amended to charge subsequent unit minimums at 70% and remain there

DEFEATED

Resolution No. 130-2021

Moved by Councillor Jaworski
Seconded by Councillor Lang

BE IT RESOLVED THAT Staff Report 55-2021 be received and that the Council of the Corporation of the Township of South Glengarry support the current rate structure and hold the subsequent unit charge at 60%.

CARRIED

- iii) Procurement 07-2021 Purchase of Pick-up Truck

Resolution No. 131-2021

Moved by Councillor McDonell
Seconded by Deputy Warden

BE IT RESOLVED THAT Staff Report 56-2021 be received and that the Council of the Township of South Glengarry award Procurement 07-2021 for the purchase of three pickup trucks to Roy's Pontiac Buick as per their submission of \$33,950.00 plus HST for two ½ ton units and \$54,250.00 plus HST for one ¾ ton unit and furthermore that the Mayor and Clerk be authorized to sign all relevant documents.

CARRIED

- iv) Appointment of Chief Building Official

Resolution No. 132-2021

Moved by Councillor Lang
Seconded by Councillor Jaworski

BE IT RESOLVED THAT Staff Report 57-2021 be received and By-law 32-2021, being a by-law to appoint a Chief Building Official be read a first, second, and third time, passed, signed, and, sealed in open Council this 19th day of April, 2021.

CARRIED

- b) Other Business

- i) Agreement Template - Peanut Line
Council provided Administration with feedback and comments on the draft template for Peanut Line Agreements.
- ii) Building Statistics – First Quarter 2021
Council commended the Building Department for the work accomplished issuing a higher volume of building permits for the first quarter of 2021.
- iii) Letter – SDG Library
Council directed Administration to bring a resolution forward at the next meeting to support this initiative.
- iv) Letter – Butterflyway Project
Administration to bring a report back to support this initiative at a future meeting.
- v) Resolution – Support for Fire Departments

Resolution No. 133-2021

Moved by Councillor Lang
Seconded by Deputy Warden

BE IT RESOLVED THAT the Council of the Township of South Glengarry hereby supports the resolution passed by the Township of Hudson and calls upon the Federal and Provincial governments to include apparatuses, training, equipment and structures for fire departments as eligible categories to any further infrastructure programs and furthermore that this resolution be forwarded to the Honourable Doug Ford Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Ontario Fire Marshal Jon Pegg, the Ontario Association of Fire Chiefs, MPP Jim McDonnell and the Township of Hudson.

CARRIED

Resolution No. 134-2021

Moved by Councillor Jaworski
Seconded by Deputy Warden

BE IT RESOLVED THAT the Council of the Township of South Glengarry accepts the items presented on the agenda as Committee Reports and For Information Only.

CARRIED

- c) Committee Reports
 - i) Committee of Adjustment Minutes - April 6, 2021
- d) For Information Only
 - i) Consent Application B-44-21
 - ii) Notice of Consent Decision
 - iii) Consent Summary 2021
 - iv) EORN Newsletter
 - v) Resolution - SDG Police Services Board
 - vi) Resolution - Support for 988 Crisis Line (Town of Caledon)
 - vii) Support Resolution - MFIPPA Reform (Township of McNab/Braeside)

8. UNFINISHED BUSINESS

- a) Unfinished Business - April 19, 2021

9. CLOSED SESSION

Resolution No. 135-2021

Moved by Councillor Lang
Seconded by Councillor McDonnell

BE IT RESOLVED THAT the Council of the Township of South Glengarry convene to Closed Session at 8:31 pm to discuss the following item(s) under Section 239 (2) of The Municipal Act S.O. 2001:

- (2) A meeting or part of a meeting may be closed to the public if the subject matter being considered is,
 - (c) a proposed or pending acquisition or disposition of land;

-Staff Report 58-2021
-Staff Report 59-2021
CARRIED

Resolution No. 136-2021 Moved by Councillor Jaworski
Seconded by Deputy Warden
BE IT RESOLVED THAT the Council of the Township of South Glengarry
now rise and reconvene at 8:43 pm without reporting.
CARRIED

Resolution No. 137-2021 Moved by Deputy Warden
Seconded by Councillor McDonell
BE IT RESOLVED THAT Staff Report 58-2021 be received and that By-
law 33-2021, being a by-law to authorize the sale of surplus lands in
accordance with the terms of By-law 21-2021, the Sale and Purchase of
Property By-law for the Township of South Glengarry, be read a first,
second and third time, passed, signed and sealed in Open Council this
19th day of April, 2021 and furthermore that the Mayor and Clerk be
authorized to sign all relevant documents.
CARRIED

Resolution No. 138-2021 Moved by Councillor McDonell
Seconded by Councillor Jaworski
BE IT RESOLVED THAT Staff Report 59-2021 be received and that By-
law 34-2021 being a by-law to authorize the sale of surplus lands in
accordance with the terms of By-law 21-2021, being the Sale and
Purchase of Property by-law for the Township of South Glengarry be read
a first, second and third time, passed, signed and sealed in Open Council
this 19th day of April, 2021 and furthermore that the Deputy Mayor and
Clerk be authorized to sign all relevant documents.
CARRIED

10. CONFIRMING BY-LAW

Resolution No. 139-2021 Moved by Councillor Lang
Seconded by Councillor Jaworski
BE IT RESOLVED THAT By-law 31-2021 to adopt, confirm and ratify
matters dealt with by resolution, be read a first, second and third time,
passed, signed, and sealed in Open Council this 19th day of April, 2021.
CARRIED

11. ADJOURNMENT

Resolution No. 140-2021 Moved by Councillor McDonell
Seconded by Councillor Lang
BE IT RESOLVED THAT the Council of the Township of South Glengarry
adjourn to the call of the chair at 8:45 pm.
CARRIED

Mayor

Clerk

MINUTES

THE PUBLIC MEETING OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY WAS HELD VIRTUALLY IN THE EVENING ON APRIL 19, 2021.

PRESENT: Mayor Frank Prevost, Deputy-Mayor Lyle Warden, Councillor Martin Lang, Councillor Stephanie Jaworski, and Councillor Sam McDonell

STAFF PRESENT: CAO Tim Mills, Director of Corporate Services/Clerk Kelli Campeau and GM Planning, Building & Enforcement Joanne Haley, Deputy Clerk Crystal Lebrun

PUBLIC PRESENT: Will Bruining

1. OPEN PUBLIC MEETING

Moved by: Councillor McDonell

Seconded by: Councillor Lang

That the Public Meeting be opened at 6:00 pm.

Carried

2. APPROVAL OF AGENDA

Moved by: Deputy Mayor Warden

Seconded by: Councillor McDonell

That the agenda be approved as circulated.

Carried

3. PRESENTATIONS AND DELEGATIONS

a) Proposed Private School Zoning By-law Amendment

- Ms. Haley provided an overview of the rules of engagement for the virtual public meeting.
- Ms. Haley advised that the public meeting is concerning a Zoning By-law amendment for the property legally described as Part of Lots 2 & 3, Registered Plan no. 26 in the geographic village of Lancaster, now in the Township of South Glengarry, County of Glengarry, also known as 8 South Terrace Street.
- The purpose of the amendment is to rezone the subject property from Residential Two (R2) to Residential Three – Exception Five (R3-5) to permit the development of a 6-unit Townhouse with a reduced rear yard setback from 6 meters to 1.2 meters to the proposed southeast corner of the Townhouse.
- Deputy Mayor Warden asked why there is site plan control needed on a residential lot and inquired if the number of connections was compliant with the zoning of the property. Ms. Haley advised that the Site Plan Control by-law applies to all multi-unit builds. She further advised that In 2009 when the Township amalgamated the zoning by-law the property was brought into an R2 zone, not knowing that the additional laterals existed to accommodate a multi-unit structure.

4. ADJOURNMENT

Moved by: Councillor Lang

Seconded by: Councillor McDonell

That the meeting be adjourned at 6:12 pm.

Carried

Mayor

Clerk

I have a concern with the increasing number of short-term rentals in my area (ie: air B&B). I live at Westley's Point and in recent years I have seen some nearby properties become rentals and have heard of other owners thinking about doing the same. With the high demand for vacation rentals created by the pandemic we are worried that more waterfront owners will be tempted to start renting out their properties as short-term rentals. This is likely to become a nuisance for neighbouring residents who would have to endure frequent large gatherings and parties, noise, campfire smoke, and traffic. To avoid future problems, we would like to see South Glengarry create strict regulations for homeowners renting out their property as a short-term rental. We live in a residential area and pay high amount of taxes for it and should not have to put up with noisy strangers coming and going or making campfires that are unsafe and smoke out the neighbourhood. The homeowners that lease out their property are not around to check on their renters. Out of respect for permanent residents, if short term rentals are going to be allowed, they should not be in residential areas. Regulations have been implemented in Toronto and Ottawa such as only being able to rent out the primary residence and in Montreal, there is a minimum stay of 31 days. We believe it is time for South Glengarry to follow suit with similar regulations now before the situation gets out of control.

Stephanie St-Denis Kasper

Jason Kasper

United Counties of SDG & Local Municipalities

Regional Waste Management A Roadmap to Collaboration

South Glengarry Council Presentation

May 3, 2021



Study Purpose

The Study involves:

- Phase 1: Background Data Collection
 - Phase 2: Cost Analysis
- } **This Presentation**
- Phase 3: Collaboration Opportunities
 - Phase 4: Implementation Strategy
- } **Next Steps**

Purpose:

Identify opportunities for potential collaboration among the Local Municipalities (LMs) including the possibility for SDG and/or Cornwall to be involved, to improve efficiencies and overall service delivery for all LMs.



Waste Management Systems



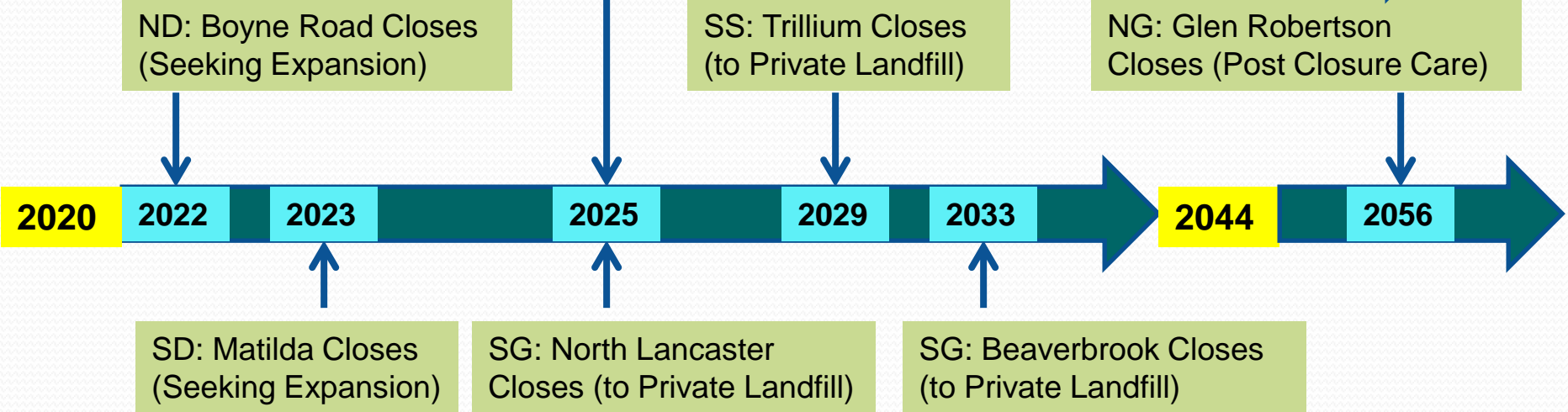
System Component	Description
Waste Collection	Weekly Curbside Collection 3 In-house 3 Outsourced Drop-off Landfill Sites
Recycling Collection	3 Bi-weekly single stream (1 Outsourced) 3 Weekly dual stream (2 Outsourced)
Recycling Processing	1 In-house MRF 2 External MRFs (4 LMs use Cornwall's MRF)
Other Diversion	Varies – HHW, Leaf & Yard Waste, Metal
Waste Disposal	6 Owned Active Landfills (5 LMs) 1 Private Landfill Site (used by 3 LMs)
Closed Landfill Sites	7 Closed landfill sites (North Stormont has 2)

2020-2044 Outlook



LMs Responsible for Recycling

Waste-Free Ontario Act, 2016: Packaging Producers Responsible for Recycling (No Cost to LMs)



LMs Currently Using Private Landfill Site:

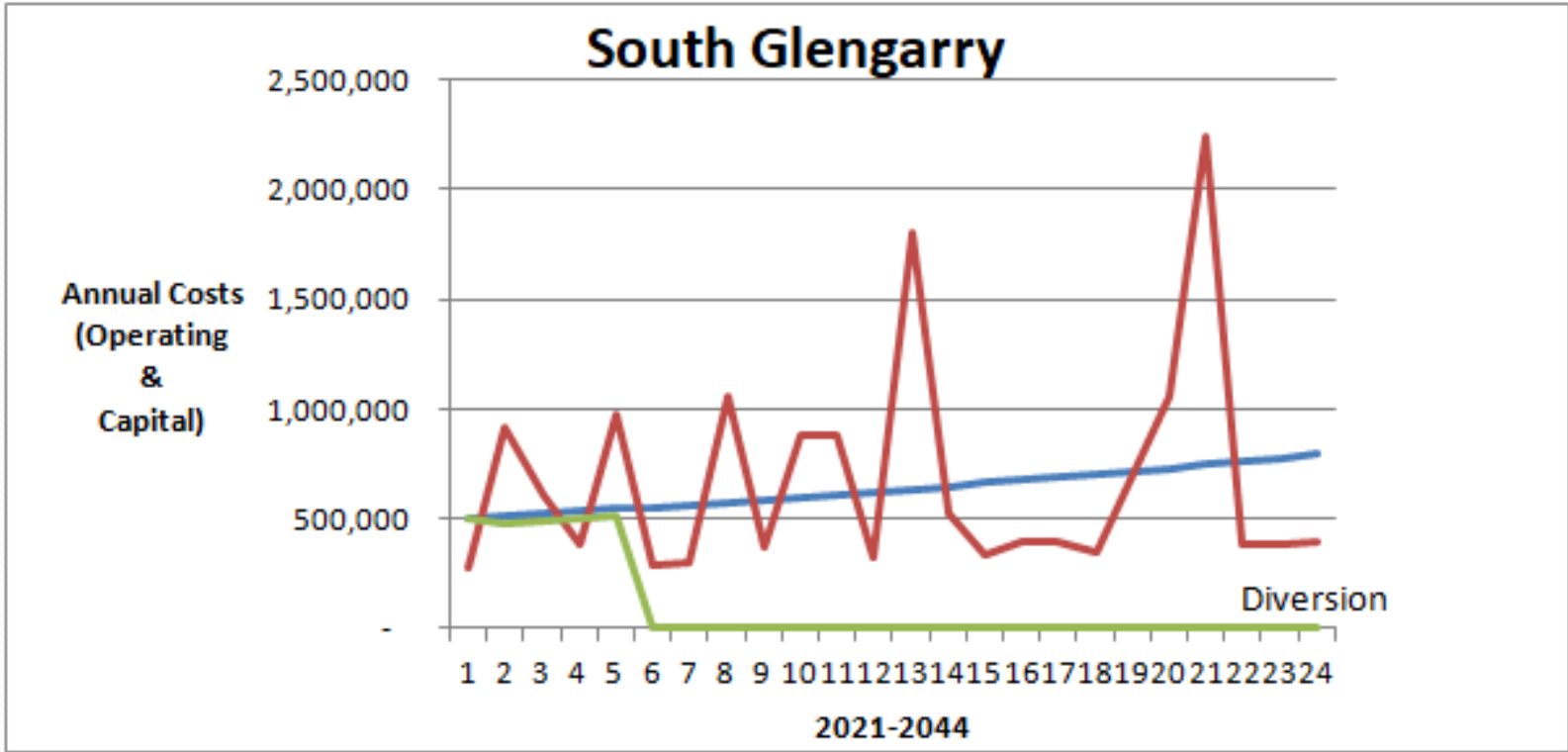
- ✓ North Glengarry
- ✓ North Stormont
- ✓ South Stormont



Remaining Capacity = 114,800 Tones (240,700 with expansions)



2021 -2044 Annual Costs



Challenges/ Issues

- No weigh scales at most landfill sites – difficult to obtain accurate weights
- Diminishing landfill capacity. Closure of 4 landfill sites within next 8 years (expansion applications in progress at significant costs)
- Increasing liability as landfill sites close – mostly unfunded

Challenges/ Issues

- High/Increasing cost of waste management services with limited resources
- High collection truck maintenance costs
- Difficult to increase waste diversion without an organics program (at a relatively high cost)
- Limited staff resources to do proper waste management planning
- Recycling transition to producers (Reg. pending)

Potential Collaboration

- Unified public relations/ education/ communications:
 - transitioning to producer responsibility for recycling
 - consistent customer service and education
 - proactive waste management planning
- Waste Collection:
 - share equipment and staff resources - economies of scale
 - coverage as needed in emergency/ back-up situations
 - opportunity to sync-up/ jointly procure collection contracts (long-term)
- Share Landfill Capacity:
 - to provide convenient drop off locations to residents in all LMs as landfill sites close
 - optimize remaining capacity and reduce disposal costs.
- Collective approach to accessing private sector disposal capacity
- Collective approach to working with Cornwall
- Opportunity to develop consistency in level of service across the LMs

Working Together – Options

- 2 or more LMs can have agreements to work together on 1 or more components of the waste system
- SDG may take the lead in coordinating collaboration on 1 or more components– through agreement or transfer of responsibility
- Partner with Cornwall on specific components of mutual interest and benefit

Your Feedback/Input on:



1. Which waste management collaboration opportunities interest your Municipality the most?

Examples can include public education/ customer service, waste disposal (either public or private), collection, organics, leaf and yard waste...

Your Feedback/Input on:



2. What information does your Council need to be able to decide whether to support regional and/or inter-municipal collaboration efforts?

Your Feedback/Input on:



3. Does your Council have any input or preference regarding who should lead the coordination of collaboration efforts going forward (e.g. a specific municipality, a group of municipalities, SDG, a joint committee or board)?

Your Feedback/Input on:



4. Does your municipality have any other unique items or issues that need to be considered within the analysis of collaboration opportunities?



STAFF REPORT

S.R. No. 60-2021

PREPARED BY: Kelli Campeau, Director of Corporate Services/Clerk

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Appoint Deputy Clerk

BACKGROUND:

1. In January 2021, Council approved a reorganization plan presented by CAO Tim Mills. As a result of the reorganization, a Deputy Clerk position was created which also included the roles of Communications and Economic Development Officer (EDO).

ANALYSIS:

2. Upon further analysis and review of comparable municipal positions, Administration recognized that separating the unique roles of Deputy Clerk and EDO/Communications Coordinator would result in additional efficiencies at minimal cost.
3. As a result, Shauna Baggs accepted the role of Economic Development & Communications Coordinator and the Deputy Clerk role was posted internally.
4. The internal posting resulted in the position being offered to an internal candidate, Crystal Lebrun.
5. In order to carry out the statutory duties of Deputy Clerk, a by-law must be passed appointing Ms. Lebrun as Deputy Clerk.

IMPACT ON 2021 BUDGET:

6. This further reorganization will result in an overall budget increase of \$25,000 to \$29,000, which still results in an overall savings of \$10,000 to \$19,000 in the implementation of the reorganization plan.

ALIGNMENT WITH STRATEGIC PLAN:

Goal 3: Strengthen the effectiveness and efficiency of our organization.



RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 60-2021 be received and that By-law 35-2021, being a by-law to appoint a Deputy Clerk be read a first, second and third time, passed, signed and sealed in Open Council this 3rd day of May, 2021.

A handwritten signature in black ink, appearing to read "T. Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS

SG-E-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 35-2021
FOR THE YEAR 2021**

BEING A BY-LAW TO APPOINT A DEPUTY CLERK PURSUANT TO SECTIONS 228 (2) OF THE MUNICIPAL ACT, 2001.

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5(3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, Section 228(2) provides that a municipality may appoint a Deputy Clerk;

AND WHEREAS the Council of the Township of South Glengarry deems it advisable to appoint the following individual as Deputy Clerk.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:

1. **THAT** Crystal Lebrun be appointed as Deputy Clerk of the Corporation of the Township of South Glengarry.
2. **THAT** By-law 09-2021 be hereby repealed.
3. **THAT** this by-law will come into force on the date of its adoption.

READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND SEALED IN OPEN COUNCIL THIS 3RD DAY OF MAY 2021.

MAYOR: _____ CLERK: _____



STAFF REPORT

S.R. No. 61-2021

PREPARED BY: Kelli Campeau, Director of Corporate Services/Clerk
PREPARED FOR: Council of the Township of South Glengarry
COUNCIL DATE: May 3, 2021
SUBJECT: SDG Library Request - Martintown Little Free Library

BACKGROUND:

1. At the April 19, 2021 Regular Council Meeting, Council received and discussed a request from the SDG Library to establish a 'Little Free Library' at the Martintown Community Centre.
2. 'Little Free Libraries' are small book houses that provide an alternative access point for reading materials to encourage literacy in the community.
3. SDG Library proposed the Martintown location for this initiative as there are currently no library services offered in this hamlet and there was significant interest in this location when the 'Little Free Library' program initially launched a couple of years ago.

ANALYSIS:

4. The project would be coordinated by the SDG Library staff, who would install the book house in a mutually agreed upon location at the Martintown Community Centre.
5. Library staff will monitor the book house and provide reading materials through donations received by the Library.

IMPACT ON 2021 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

Goal 4: Improve quality of life in our community



RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 61-2021 be received and that Council approve the establishment of a Little Free Library at the Martintown Community Centre in partnership with the SDG Library and direct Administration to engage with SDG Library staff to determine a mutually agreed upon location for its installation.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS



United Counties of S. D. & G
Suite 106, 26 Pitt Street, Cornwall, Ontario K6J 3P2
Tel: 613-936-8777 Fax: 613-936-2532
generalinfo@sdglibrary.ca · www.sdglibrary.ca

Township of South Glengarry

6 Oak St.
P.O. Box 220
Lancaster, ON K0C 1N0

RE: Establishing a 'Little Free Library' at the Martintown Community Centre

Dear Members of Council,

The SDG Library is looking to expand our 'Little Free Library' service by adding another two book houses in SDG this spring. We would like the Martintown Community Centre to be one of these locations, and we are requesting the support of Council to set up a 'Little Free Library' there.

'Little Free Libraries' are small book houses that provide an alternative access point for reading materials to help encourage literacy in the community. They work on the "borrow a book, leave a book" philosophy. The SDG Library receives a number of donations throughout the year, and these materials can be used to supplement what is provided by the community. We currently have one 'Little Free Library' set up at the Fire Station in Newington, and it has proven to be well used.

In consultation with South Glengarry municipal staff, the SDG Library feels that establishing a 'Little Free Library' in Martintown would result in similar success to what we have seen in Newington. Library staff would look after coordinating the installation of the book house in a mutually agreed upon location, and either Library staff or volunteers would monitor and maintain the book house once set up.

Thank you for your consideration of this project, and we look forward to hearing back from you.

Sincerely,

Karen Franklin
Director of Library Services
SDG Library





STAFF REPORT

S.R. No. 62-2021

PREPARED BY: Kelli Campeau, Director of Corporate Services/Clerk

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Housekeeping - Transfer of Airport Lands

BACKGROUND:

1. In December 2020, Council approved the transfer of lands registered to the Township to the Cornwall Regional Airport Commission (Parts A, B, C & G on the attached Historical Lands Overview map).
2. When the transfer of the lands was executed, one small parcel of Part G inadvertently remained in the Township's name (PIN 67131-0412 – see attached map for reference).

ANALYSIS:

3. In order to finalize the transfer of the lands to the Cornwall Regional Airport Commission, Council must approve the transfer of PIN 67131-0412 by resolution and authorize the Mayor and Clerk to execute the applicable transfer documents.

IMPACT ON 2021 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

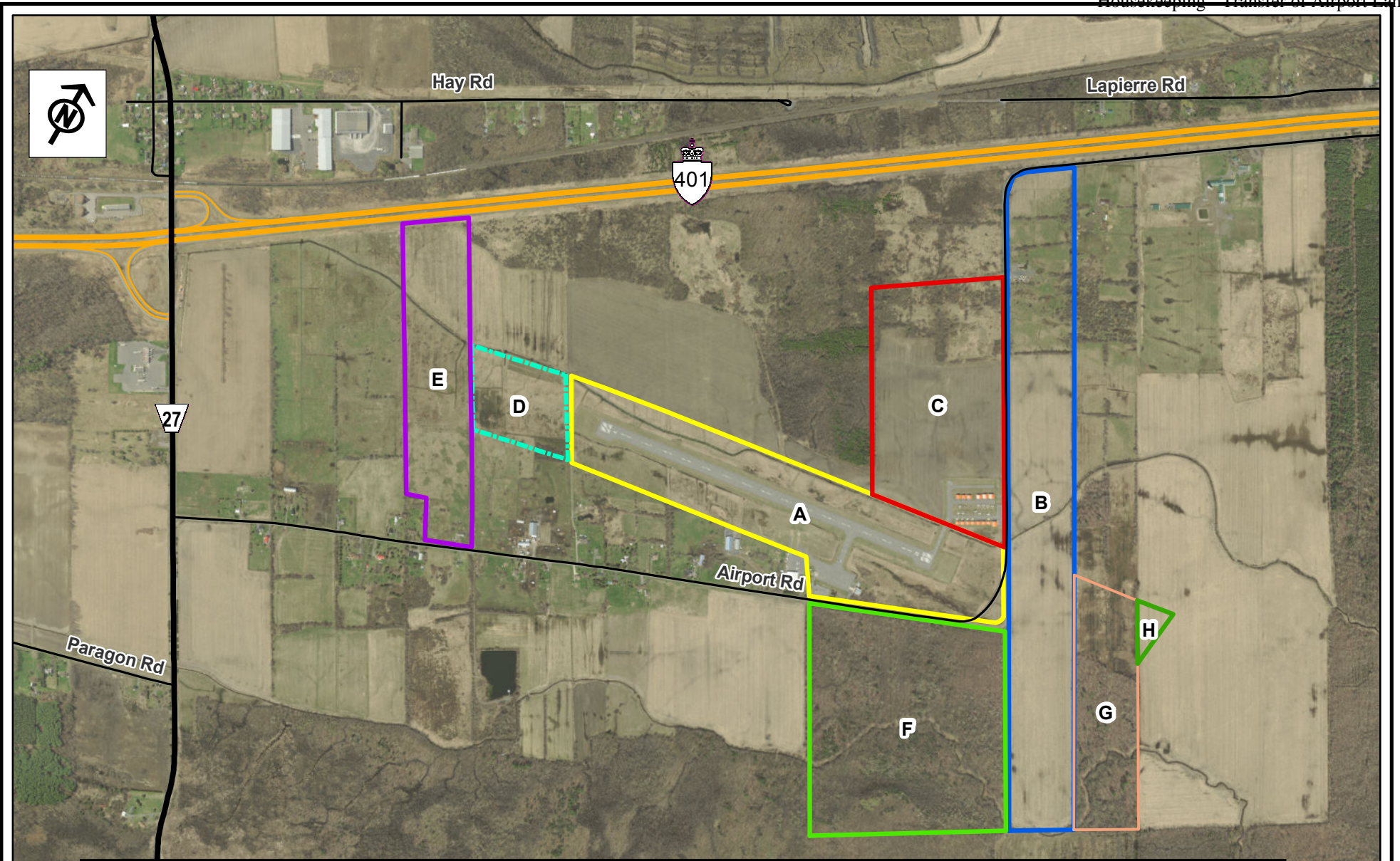
RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 62-2021 be received and that the Council of the Township of South Glengarry approves the transfer of PIN 67131-0412 to the Cornwall Regional Airport Commission Inc. and furthermore that the Mayor and Clerk be authorized to sign all relevant documents.



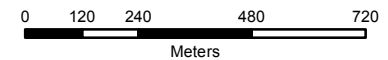
A handwritten signature in black ink, appearing to read "T. Mills", is written over a solid black horizontal line.

**Recommended to Council for
Consideration by:
CAO – TIM MILLS**



Airport Overview Lands History

- | | |
|---|--|
| A: Original Lands of 1984, Deeded to Township | E: Purchased in 2007, Deeded to the Commission |
| B: Purchased in late 80's, Deeded to Township | F: Purchased in 2009, Deeded to the Commission |
| C: Purchased in late 80's, Deeded to Township | G: Expropriated in 2010, Deeded to the Township |
| D: Easement in 2007, Deeded to the Commission | H: Remaining Lands to be expropriated, not commenced yet |



Parcels from MPAC. Contents provided on an 'as is' and as available' basis. This is not a plan of survey. INCLUDES ORTHOPHOTOS © 2014 OF THE QUEEN'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED

Produced by:
The United Counties of Stormont, Dundas and Glengarry,
Transportation and Planning Services with Data supplied
under Licence by Members of the Ontario Geospatial
Data Exchange
© May 2017.



(1 of 2) ▶ □ ✕

TERANET Ownership Parcel: 671310412

PIN 671310412

[Zoom to](#) ⋮



STAFF REPORT

S.R. No. 63-2021

PREPARED BY: Lachlan McDonald, GM Finance//Treasurer

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: April 19, 2021

SUBJECT: Resolution - Street Light Charges

BACKGROUND:

1. Our last review of streetlight charges occurred in 2016 where a decision was made to increase the Hydro Ontario (HO) streetlight charges to \$91.20 per household because there was no reserve growth for the next upgrade.

2014	2015	2016
\$82.00	\$73.20	\$91.20

2. Streetlights are a self-sustaining system, where the users (villagers) pay for the benefit. The charge is seen as a local improvement charge on their final tax bill.
3. In 2017 we undertook a LED streetlight conversion. It temporarily put the system in a deficit, but the savings were substantial, and the project costs have since been recovered.
4. At this same meeting, Cornwall Electric (CE) streetlight charges were changed to \$137.72 per household.

2014	2015	2016
\$109.60	\$109.60	\$137.72

5. We are optimistic that we will be able to convert our CE streetlights in the near term.

ANALYSIS:

6. The role of government is to provide a fair price for the levels of service that the community desires.



7. Our HO streetlight system has returned two surpluses of approximately \$83,000 and therefore we must adjust our HO streetlight charges.
8. A change in technology every 20 years is expected.
9. We presently have reserve positions of:

	Hydro One	Cornwall Electric
2020 Year End	\$84,559.94	\$44,026.74

10. We are assuming the cost to retrofit in 2036 will be \$400,000
11. To get to \$400,000 from \$84,559 we need a surplus of \$21,029 per year.
12. Annual Funding Requirements = Cost + Surplus requirements
= \$33,000 + \$21,029
= \$54,029
13. If we add a 10% factor of safety (increased maintenance costs as system ages, increased cost of electricity, etc.) we would require roughly \$60,000 in revenue.
14. We need to find the discount to current rates and apply that to our current rates to find our new charge.

$$\begin{aligned} \text{Discount to Current Rates} &= \text{Required Revenue} / \text{Current Revenue} \\ &= \$60,000 / \$116,000 \\ &= 52\% \end{aligned}$$

$$\begin{aligned} \text{New charge} &= \text{Discount to Current Rates} \times \text{Current Charge} \\ &= 52\% \times \$91.20 \\ &= \$47.42 \end{aligned}$$

15. The savings will be \$43.78 per user per year (\$91.20 - \$47.42).
16. This further underlines the need to convert our CE lights to LED.

IMPACT ON 2021 BUDGET:

17. Nil, streetlights are paid for by the users but there will be considerably less cost to residents.

ALIGNMENT WITH STRATEGIC PLAN:

Goal 2: Invest in infrastructure and its sustainability



2.3 – Develop an internal financing strategy to support infrastructure sustainability.

2.4 – Review and assess levels of service provided through municipal infrastructure.

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 63-2021 be received and that the Council of the Township of South Glengarry approves adjusting the annual charge for streetlight users on Hydro Electric to \$47.42.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

**Recommended to Council for
Consideration by:
CAO – TIM MILLS**



STAFF REPORT

S.R. No. 64-2021

PREPARED BY: Chris LeBlanc, Acting Director of Roads and Waste Management

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Fleet Management

BACKGROUND:

1. Currently, the South Glengarry Roads/Infrastructure Fleet Consists of the following vehicles:
 - 10 Tandem Snow Ploughs
 - 1 Single Axle Plough
 - 1 Tractor
 - 10 Half Ton Pickup Trucks
 - 3 One Ton Trucks
 - 1 Sidewalk Machine (trackless)
 - 1 Backhoe
 - 1 Landfill Compactor

2. The following Pick Up Trucks have been tendered in 2021:

Type	Delivery Date	Department
½ Ton (4 vehicles)	June/July 2021	2x Roads, 2x Parks & Rec
½ Ton (2 vehicles)	Oct/Nov 2021	Water/ Waste Water
¾ Ton (1 vehicle)	Oct/Nov 2021	Roads

- ½ Ton Truck will be transferred from Roads to Water/Waste Water upon delivery of ¾ Ton truck.

ANALYSIS:

3. The following units have reach their “End of Life”:

Year/Make	Life Remaining	Life Expectancy	Department
2003 Freightliner Single Axle	0 years	15 years	Roads
2002 International Tandem	0 years	15 years	Roads
2004 International Tandem	0 years	15 years	Roads



1994 Champion Grader	0 years	20 years	Roads
2003 Dodge 1 Ton	0 years	10 years	Roads
2006 GMC 1 Ton	0 years	10 years	Roads
2009 GMC ½ Ton	0 years	10 years	Building Dept

4. The Units in the above table have not been budgeted for replacement in 2021.
5. To establish a manageable replacement schedule for the roads fleet, Administration is recommending the purchase of a single axle truck and a tandem truck to replace the 2003 Freightliner Single Axle and 2002 International Tandem in 2021.
6. Administration will prepare a replacement schedule for the remaining vehicles to be budgeted for on an ongoing basis moving forward.

IMPACT ON 2021 BUDGET:

7. The combined cost of the Tandem and Single Axle Trucks are approximately \$550,000.
8. Administration recommends that these vehicles be purchased with funds from the Roads & Equipment Reserve (current balance at \$906,742.52).

ALIGNMENT WITH STRATEGIC PLAN:

Goal 2: Invest in infrastructure and sustainability

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 64-2021 be received and that the Council of the Township of South Glengarry approve issuing a tender for a Tandem Truck and a Single Axle Truck and furthermore that that the purchase price of these vehicles be drawn from the Roads and Equipment Reserves.

Recommended to Council for
Consideration by:
CAO – TIM MILLS



STAFF REPORT

S.R. No. 65-2021

PREPARED BY: Joanne Haley, GM Planning, Building and Enforcement

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Bruining Zoning By-law Amendment

BACKGROUND:

Site Location:

1. The subject property is legally described as Part of Lots 2 & 3, Registered Plan 26, in the geographic Village of Lancaster, now in the Township of South Glengarry, County of Glengarry.

Owner/Applicant:

2. Heine & Will Bruining

Description of Site and Surroundings:

3. The subject property is located on the south side of South Terrace Street, in the Urban Settlement Area of Lancaster. The subject site is currently vacant and is serviced by municipal water and wastewater. The surrounding lands are characterized as commercial buildings and uses to the east, north and south, and residential uses to the west and south.

Summary of Requested Zoning Proposal:

4. On March 17, 2021 the Township accepted the zoning amendment application; said application was deemed complete on March 25, 2021. The purpose of the application is to rezone the subject site from Residential Two (R2) to Residential Three- exception 5 (R3-5) to permit the development of a six-unit townhouse with a reduced rear yard setback from 6 meters to 1.2 meters in the south east corner of the proposed townhouse.

ANALYSIS:

Planning Rationale:



Provincial Policy Statement

5. The Planning Act requires that all Township planning decisions be consistent with the Provincial Policy Statement (PPS), 2020, a document that provides further policies on matters of Provincial interest related to land use development. This recommended Zoning By-law amendment is considered to be consistent with the matters of Provincial interest as outlined in the Planning Act and is in keeping with the PPS, 2020 specifically section 1.0 Building Strong Healthy Communities, subsection 1.1.3. Settlement Areas and 1.4 Housing.

Official Plan Designation

6. The subject property is located within the Urban Settlement Area of Lancaster and is designated Residential District in the United Counties Official Plan. This zoning amendment application conforms to the Official Plan as Section 3.5 of the Official Plan permits a full range of low, medium and high-density residential development in the Residential District.

Zoning By-law:

7. The subject site is currently zoned Residential Two (R-2) in the Township's Zoning By-law 38-09.
8. The Township's Zoning By-law 38-09 conforms to the United Counties Official Plan and is consistent with the Provincial Policy Statement (PPS), 2020.

Public Consultation:

9. The proposed amendment was circulated to the neighbouring property owners within 120 metres of the proposed site; it was also advertised in the Glengarry News. A public meeting was held on April 19, 2021. No members of the public attended this meeting and nor were any written comments received before or after the public meeting pertaining to this application. This development was reviewed by the Director of Water and Wastewater Services to ensure that it can be municipally serviced.
10. The Ontario Planning Act requires all complete zoning amendment applications to be processed and a decision to be made within 90 days of receipt of an application. This process will be completed within the prescribed timeframe as a decision will be made on day 47.
11. The proposed Zoning By-law amendment is being recommended to be approved by Council as it is consistent with the PPS, 2020 and it conforms to the United Counties Official Plan. The proposed amendments are appropriate for the subject



property as the proposed use is compatible with the surrounding land uses and will add a new mix of housing within the Village of Lancaster.

12. Council also has the option to defer the application. Applications may be deferred if Council requires additional information, further staff review, or other reasons. Should Council wish to defer the application, reasons for the deferral and direction to Staff will be required so that Staff can prepare an updated Staff Report for future consideration.

13. Council also has the option to refuse the application. Should Council wish to refuse the application, reasons for the refusal are required including a written explanation of the refusal. If the decision of Council is appealed, the Local Planning Appeal Tribunal (LPAT) must have consideration to the decision of Council

IMPACT ON 2021 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 65-2021 be received and By-law 36-2021, being a by-law to amend By-law 38-09, the Comprehensive Zoning By-law for the Township of South Glengarry for the property legally described as Part of Lots 2 & 3, Registered Plan 26, in the geographic Village of Lancaster, now in the Township of South Glengarry, County of Glengarry, to rezone the subject site from Residential Two (R2) to Residential Three- Exception Five (R3-5) to permit the development of a 6 unit Townhouse with a reduced rear yard setback from 6 meters to 1.2 meters to the proposed south east corner of the Townhouse be read a first, second and third time, passed, signed and sealed in open council this 3rd day of May, 2021. The Council of the Township of South Glengarry confirms that no public comments were received on this application therefore there was no effect on the decision.

Recommended to Council for
Consideration by:
CAO – TIM MILLS

SG-G-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 36-2021
FOR THE YEAR 2021**

***BEING A BY-LAW TO AMEND BY-LAW 38-09, THE COMPREHENSIVE
ZONING BY-LAW FOR THE TOWNSHIP OF SOUTH GLENGARRY***

WHEREAS, the *Municipal Act, 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S. 5(3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, Council of the Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS the Council of the Township of South Glengarry deems it advisable to amend by-law 38-09, a by-law that regulates the use of land and the use and erection of buildings and structures, as thereafter set forth;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the area affected by this by-law is legally described as Part of Lots 2 & 3, Registered Plan 26, in the geographic Village of Lancaster, now in the Township of South Glengarry, County of Glengarry as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. **THAT** the property located at Part of Lots 2 & 3, Registered Plan 26, in the geographic village of Lancaster, now in the Township of South Glengarry, County of Glengarry be rezoned from Residential Two (R2) to Residential Three-Exception Five (R3-5) to permit the development of a 6 unit Townhouse with a reduced rear yard setback from 6 meters to 1.2 meters to the proposed south east corner of the Townhouse.
3. **THAT** all other applicable provisions of by-law 38-09, as amended, shall continue to apply.
4. **THAT** this by-law shall come into force and effect and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended.

***READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND SEALED
IN OPEN COUNCIL THIS 3RD DAY OF MAY, 2021.***

MAYOR:

CLERK:

BY-LAW 36-2021
EXPLANATORY NOTE

This is an amendment to zoning By-law 38-09, which is the zoning by-law of the Township of South Glengarry. The purpose of this Amendment is to rezone the subject property from Residential Two (R2) to Residential Three- Exception Five (R3-5) to permit the development of a 6 unit Townhouse with a reduced rear yard setback from 6 meters to 1.2 meters to the proposed south east corner of the Townhouse.

Schedule "A"



Lands to be zoned to
Residential Three -Exception
Five (R3-5)

**This is Schedule "A" to By-law 36-2021
Adopted this 3rd day May, 2021**

**Township of
South Glengarry**

Mayor

Clerk



STAFF REPORT

S.R. No. 66-2021

PREPARED BY: Joanne Haley, GM Planning, Building and Enforcement

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Sheep's Head Bistro Temporary Patio Agreement

BACKGROUND:

1. On November 4, 2013, the Council of the Township of South Glengarry entered into a Site Plan Control Agreement with Happy Bay Holdings Inc. to construct a commercial space with residential units located in the upper floors of the structure on the property legally described as Block 82, Registered Plan #142, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry and also known as 18299 County Road 2.
2. In 2014 and 2015 construction occurred which created the space now known as Sheep's Head Bistro and 4 residential apartment units. Prior to occupying the structure, a minor variance was required to request a reduction in parking spaces in order to conform to the Township's Zoning By-law, as the subject property had insufficient lot area to meet the required parking provisions.
3. A minor variance was applied for and approved on May 12, 2015 to reduce the required number of parking spaces from 21 to 13 which includes accessible parking.
4. In 2020, the COVID-19 pandemic resulted in many restrictions being put in place, such as the closing of indoor dining. This resulted in the Province of Ontario downloading the approval of temporary patio extensions to municipalities to assist restaurants to expand their outdoor customer seating areas.
5. In May 2020, the owner of Sheep's Head Bistro, Rizwan Mustafa, approached the Township of South Glengarry seeking permission to create an outdoor patio space at the front of the restaurant in hopes that this newly created space will allow them to conform to the restrictions imposed due to COVID-19 by creating



more seating area while respecting physical distancing. Council granted this permission, allowing a patio to be installed which resulted in losing 2 parking spaces, not including the accessible space. An agreement was entered into with the Township permitting the patio to be open until November 1, 2020. The agreement required Mr. Mustafa to receive permission from Precious Blood Church to utilize their parking lot for excess parking.

ANALYSIS:

6. On April 7, 2021, Administration received a request from Mr. Mustafa to renew the agreement for 2021. This request included written permission from the Priest of Precious Blood Church to permit overflow parking.
7. In 2020 the request and a draft site plan was circulated to the United Counties of Stormont, Dundas and Glengarry (SDG) Transportation Services as well as Infrastructure Services for review and comment. Both departments supported this request. No complaints were received in 2020 and therefore they support this request.
8. In order to recommend the approval of this renewal request, Administration amended the attached Development Agreement for approval by Council. This agreement includes a site plan, the letter from the Priest of Precious Blood Parish and an expiry date of November 1, 2021 to permit the creation of the temporary outdoor patio to increase capacity of the Sheep's Head Bistro while implementing restrictions required due to COVID-19. This agreement is temporary and not renewable without permission from the Council of the Township of South Glengarry. This agreement will be approved by By-law 37-2021, therefore the previous By-law 35-2020 will be repealed.
9. Sheep's Head Bistro is a licensed establishment under the Alcohol and Gaming Commission of Ontario (AGCO). In the past, if establishments wish to serve alcohol on their outdoor patios a liquor license was required, or temporary patio extensions could be granted for up to 14 days for a maximum of 4 times per year providing the municipality provided a letter of non-objection.
10. The Province amended Regulation 719 under the Liquor License Act to support liquor sales licensees in temporarily extending their patios or creating new patio spaces. Although we have not received written confirmation from the Province stating that this regulation has been amended for 2021, we have received



informal confirmation that it is coming.

11. The approval of the resolution below will serve as the written support required to license the temporary patio; however, this will not be in effect until the Provincial lockdown order has been lifted. Also, all other Provincial and EOHU pandemic orders must be adhered to.

IMPACT ON 2021 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

Goal 1: Enhance economic growth and prosperity

Goal 2: Improve quality of life in our community

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 66-2021 be received and that the Council of the Township of South Glengarry approves By-Law 37-2021, being a Development Agreement for the property legally described as Block 82, Registered Plan #142, in the geographic Township of Charlottenburgh now in the Township of South Glengarry, County of Glengarry also known as 18299 County Road 2 and authorizes the Mayor and Clerk to execute the Development Agreement;

AND FURTHERMORE THAT the Township of South Glengarry supports liquor sales for the temporary patio extension providing the licensee can meet the eligibility and criteria requirements of the AGCO and that all Provincial and EOHU pandemic orders are adhered to.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS

SG-D-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 37-2021
FOR THE YEAR 2021**

BEING A BY-LAW TO APPROVE A DEVELOPMENT AGREEMENT AND TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A DEVELOPMENT AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY AND R.M.J.D. INC.

WHEREAS the *Municipal Act 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the Council of the Township of South Glengarry deems it necessary and in the public interest to enter into a Development Agreement with R.M.J.D. INC. being the owners of Sheep’s Head Bistro located at 18299 County Road 2 and legally described as Block 42, Registered Plan #142, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:

1. **THAT** the Mayor and Clerk are hereby authorized to sign a Development Agreement with R.M.J.D. Inc., a copy of which is attached hereto as Schedule “A” and is hereby declared to form part of this by-law.
2. **THAT** this by-law shall come into force and take effect on the date of its final passing and will expire on November 1, 2021.
3. **THAT** by-law 35-2020 is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME, PASSED SIGNED AND SEALED IN OPEN COUNCIL THIS 3RD DAY OF MAY, 2021.

MAYOR

CLERK

**THIS AGREEMENT made in duplicate this
3rd day of May, 2021**

BETWEEN

R.M.J.D. INC.

**Hereinafter called the "OWNER"
OF THE FIRST PART**

AND:

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
Hereinafter called the "TOWNSHIP"
OF THE SECOND PART**

WHEREAS the Owner has agreed to enter into an agreement with the Township for the Owner's establishment known as Sheep's Head Bistro located at 18299 County Road 2. And legally described as Block 82, Registered Plan #142, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry.

NOW THEREFORE this Agreement witnesseth that in consideration of the approval by the Township of the proposed Temporary Outdoor Patio:

1. IN THIS AGREEMENT:

- "TOWNSHIP"** Means the Corporation of the Township of South Glengarry, and its appointees;
- "OWNER"** R.M.J.D. INC.
- "LANDSCAPING"** Means any rock, brick, poured concrete or treated wood retaining walls intended to withhold soils or rock at a higher grade or elevation, plus trees, hedges, shrubs or other similar vegetation.

“SITE PLAN” Plan depicting the existing development and parking with the proposed outdoor Patio

LANDS

2. The Owner hereby agrees and acknowledges that the lands affected by this Agreement are the lands described in Schedule "A" attached hereto and forming part of this Agreement.

TERMS

3. The Owner hereby agrees that the permission for the approval of the Temporary Outdoor Patio expires on November 1, 2021 and that all Provincial and EOHU pandemic orders must be adhered to.

PARKING

4. The Owner hereby agrees to require his/her employees to park at Precious Blood Church Parking lot located at 18320 County Road 2 and encourages the patrons of Sheep’s Head Bistro to park there also when there is no parking available on the premises of Sheep’s Head Bistro in order to reduce the street parking on Kilkenny Crescent.

LICENSE TO ENTER LAND

5. The Owner hereby grants to the Township, its servants, agents and contractors, the license to enter the Owner's establishment for the purpose of inspection of the property.

INDEMNIFICATION

6. The Owner hereby indemnifies and saves the Township harmless from all actions as a result of injury howsoever caused by the Owner or its agents to any other persons or their property as a result of the construction and utilization of the said temporary patio on the Lands as set out in the Reference Plan attached hereto as Schedule “B”.

SCHEDULES

7. The following Schedules are attached hereto and form part of this Agreement:

- SCHEDULE "A"** **Legal Description of the Owner's Property;**
- SCHEDULE "B"** **Site Plan**
- SCHEDULE “C”** **Written Permission to Park at Precious Blood Parish Church Parking Lot**

IN WITNESS WHEREOF the said **OWNER** and **THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY** have hereunto affixed their Hand and Corporate Seal duly attested by the hands of their respective proper signing officers.

DATE

**R.M.J.D. INC.
RIZWAN MUSTAFA
(I HAVE AUTHORITY TO BIND THE CORPORATION)**

DATE

**) THE CORPORATION OF THE
) TOWNSHIP OF SOUTH GLENGARRY**

**)PER: _____
) MAYOR FRANK PREVOST**

**)PER: _____
)CLERK, KELLI CAMPEAU**

SCHEDULE "A"

LEGAL DESCRIPTION
OF THE OWNER'S ESTABLISHMENT

THOSE LANDS AND PREMISES located in the Township of South Glengarry, in the County of Glengarry and Province of Ontario **AND BEING DESCRIBED AS:** Block 82, Registered Plan #142, in the geographic Township of Charlottenburgh now in the Township of South Glengarry, County of Glengarry, also known as 18299 County Road 2.

SCHEDULE "B"

SITE PLAN

See Site Plan attached hereto.

SCHEDULE "C"

**WRITTEN PERMISSION TO PARK AT PRECIOUS BLOOD PARISH CHURCH
PARKING LOT**

To the Township of South Glengarry,

March, 2021

In June of 2020 Sheep's Head Bistro sent the Township of South Glengarry a proposal regarding the installment of a 13x16 foot temporary patio due to the pandemic. As you know, the pandemic is still ongoing; therefore, we are requesting to instal the temporary patio once again from May — October 2021. Due to the ongoing COVID-19 pandemic, we are still restricted with the amount of people we are allowed to serve per table. The temporary installment of the patio will enable us to mitigate any significant loss during these uncertain times.

We indicated in our original proposal that we would be losing two parking spaces, in 2021 however, we will only be losing one parking space. To avoid an overflow of vehicles in the Sheep's Head Bistro area, we have been given consent once again by the Precious Blood Parish (signature below) to utilize their parking during the patio season from May — October 2021.

Please feel free to contact Precious Blood Parish at 613 931 1424 to confirm

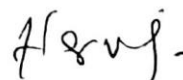
We would like to thank you for considering our proposal.

Sincerely,

Rizwan Mustafa
Sheep's Head Bistro



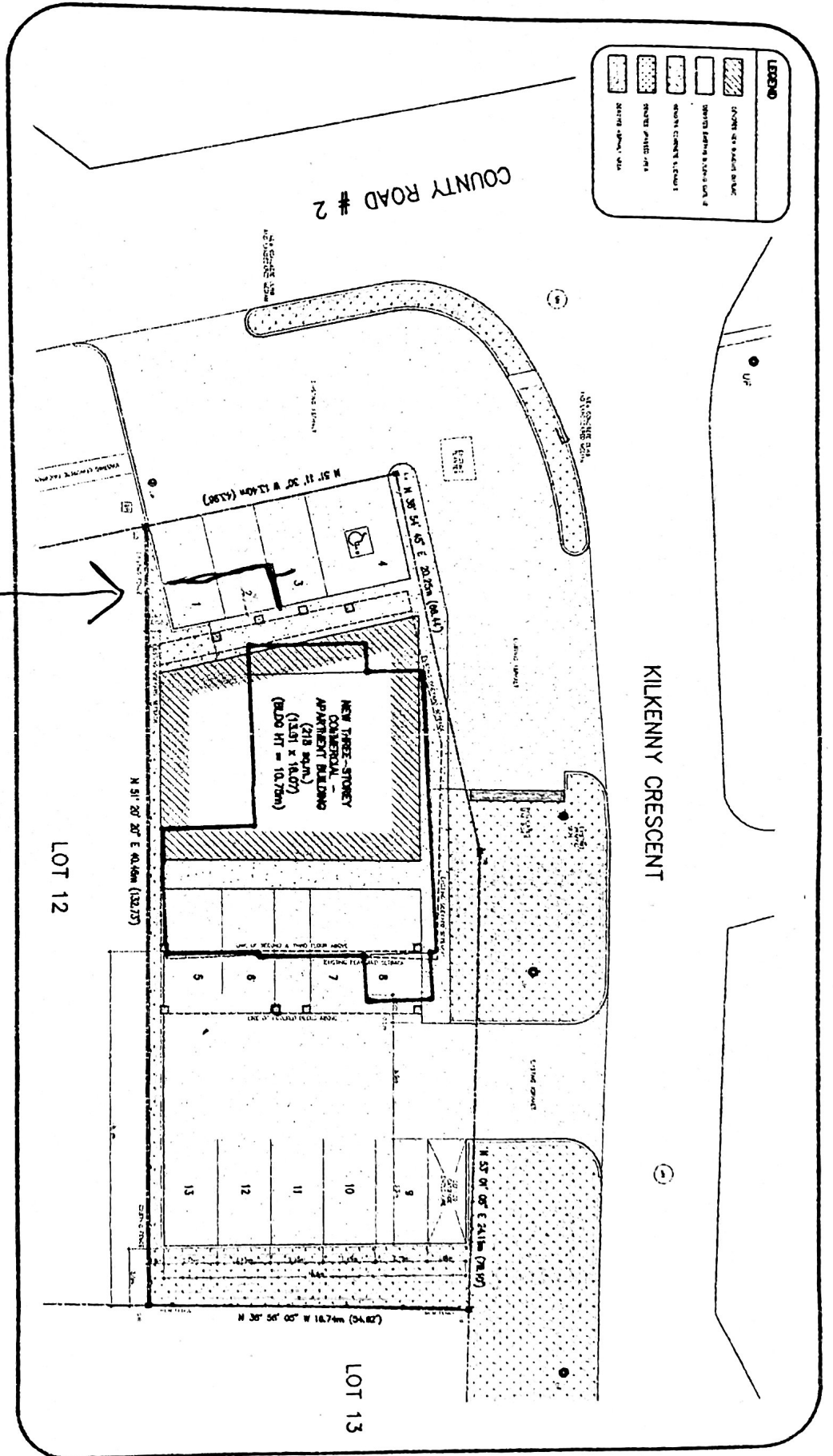
Rizwan Mustafa
Rizwan Mustafa
Owner, Sheep's Head Bistro



Rev. Hasiniaina RAKOTOARISO
Pastor, Precieux Sang Catholic Church

SHAHS

16x13 + wheelchair ramp





STAFF REPORT

S.R. No. 67-2021

PREPARED BY: Joanne Haley, GM Planning, Building and Enforcement

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Blue Anchor Site Plan Control Agreement

BACKGROUND:

1. The subject property is legally described as West Part of Lot 4 and East Part of Lot 5, Concession 1, Broken Front, Indian Lands, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, also known as Blue Anchor Restaurant, located at 18392 County Road 2.
2. The property owner constructed an addition to their existing outdoor patio in the summer of 2020 in order to provide additional space to ensure that their customers can physically distance to meet the requirements imposed by the Province of Ontario and the EOHU as a result of the COVID-19 pandemic.
3. To bring the newly constructed deck into compliance, a minor variance was applied for and approved in order to reduce the watercourse setback and the required parking, as this new development did not conform to the Township's Zoning By-law. During the public meeting there were concerns raised by the adjacent property owners regarding parking along County Road 2 caused by the patrons of the Blue Anchor Restaurant. These concerns touched on safety, reduced sight lines, restricting access etc.
4. Pursuant to Site Plan Control By-law 14-18, all development located in a Commercial zone is subject to Site Plan Control prior to a building permit being issued.

ANALYSIS:

5. The subject property is approximately 0.61 acres in area and is serviced by municipal water and wastewater.
6. The property is located within the Urban Settlement Area of Glen Walter; this proposed use conforms to both the Official Plan and the Zoning By-law.



7. The proposed site plan was circulated to and reviewed by the Building Department, the Fire Department, the RRCA and the United Counties of SDG Transportation Department. The site is unable to conform to all aspects of our Site Plan Control By-law because it has been developed for many years. Following review of the above-mentioned Departments, all concerns have been addressed to approve the site plan.
8. The attached Site Plan Control Agreement contains the typical clauses to ensure that the development and parking is as per the approved plan. In order to address the parking concerns raised, the agreement requires the owner to erect a sign on their property located on the north side of County Road 2 to identify a property they own that is used for overflow parking. The agreement also requires signs to be visible in the interior of the restaurant advising patrons to not park on the bike path along County Road 2. The United Counties also requires an area on the subject property to be painted with hatched lines to prevent parking to ensure that the abutting property owner located at 18402 County Road 2 has safe ingress and egress onto their property. The approved Site Plan can be found in Schedule "B" within the agreement as attached.
9. The Site Plan Control Agreement and the Site Plan will be registered on title following the execution of the agreement.
10. A building permit may be issued following the execution of the Site Plan Control Agreement.

IMPACT ON 2021 BUDGET:

N/A

ALIGNMENT WITH STRATEGIC PLAN:

N/A

RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 67-2021 be received and that By-law 38-2021, being a by-law to approve a Site Plan Control Agreement for the property legally described as West Part of Lot 4 and East Part of Lot 5, Concession 1, Broken Front, Indian Lands, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, also known as Blue Anchor Restaurant, located at 18392 County Road 2 be read a first, second and third time, passed, signed and sealed in Open Council this 3rd day of May, 2021 and furthermore that the Mayor and Clerk be authorized to execute the Site Plan Control Agreement.



A handwritten signature in black ink, appearing to read "Tim Mills", is written over a solid black horizontal line.

**Recommended to Council for
Consideration by:
CAO – TIM MILLS**

SG-D-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 38-2021
FOR THE YEAR 2021**

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO A SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY AND 1165608 ONTARIO LTD.

WHEREAS the *Municipal Act 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS the Council of the Township of South Glengarry deems it necessary and in the public interest to enter into a Site Plan Agreement with 1165608 ONTARIO LTD. being the owners of the land described as West Part of Lot 4 and East Part of Lot 5, Concession 1, Broken Front Indian Lands in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, also known as 18392 County Road 2;

AND WHEREAS the Council of the Township of South Glengarry passed By-law 14-18, being a by-law to establish a Site Plan Control Area pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, on the aforementioned subject property.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:

1. **THAT** the Mayor and Clerk are hereby authorized to sign a Site Plan Agreement with 1165608 ONTARIO LTD., a copy of which is attached hereto as Schedule "A" and is hereby declared to form part of this by-law.
2. **THAT** this by-law shall come into force and take effect on the date of its final passing.

READ A FIRST, SECOND AND THIRD TIME, PASSED SIGNED AND SEALED IN OPEN COUNCIL THIS 3RD DAY OF MAY, 2021.

MAYOR

CLERK

**THIS AGREEMENT made in quadruplicate this
3rd day of May, 2021**

BETWEEN:

1165608 ONTARIO INC.

**Hereinafter called the "OWNER"
OF THE FIRST PART**

AND:

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
Hereinafter called the "TOWNSHIP"
OF THE SECOND PART**

WHEREAS the Owner has applied to the Township for approval of a site plan for the Owner's lands, which site plan is annexed hereto as Schedule "B" and the Township has approved the said site plan subject to the Owner entering into this Agreement with the Township.

NOW THEREFORE this Agreement witnesseth that in consideration of the approval by the Township of the site plan for the development on the Owner's lands and the implementation of the conditions in the said approval, the Owner and the Township agree as follows:

1. IN THIS AGREEMENT:

- "TOWNSHIP"** means the Corporation of the Township of South Glengarry, and its appointees;
- "OWNER"** 1165608 Ontario Inc. (Also known as the Blue Anchor Restaurant)
- "LANDSCAPING"** means any rock, brick, poured concrete or treated wood retaining walls intended to withhold soils or rock at a higher grade or elevation, trees, hedges, shrubs or other similar vegetation.
- "RRCA"** means the Raisin Region Conservation Authority
- "SDG"** means the United Counties of Stormont, Dundas and Glengarry

LANDS

2. The Owner hereby agrees and acknowledges that the lands affected by this Agreement are the lands described in Schedule "A" attached hereto and forming part of this Agreement.

PERMITS

3. (a) The Township agrees that upon execution of this Agreement by all parties and upon submission and approval of the plans and specifications in accordance with Township by-laws and regulations, a building permit or permits for the development of the lands as contemplated by this Agreement shall be issued.
- (b) The Owner agrees that placement of structures and site services on the property shall be in accordance with the site plan attached to this agreement.
- (c) The Owner agrees to apply for and obtain a retroactive RRCA O. Reg. 175/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) permit from the RRCA.

GRADING

4. The Owner shall provide to the Township of South Glengarry a Site Plan containing grading and drainage information that includes the location of the newly constructed deck and conforms to the Township's Site Plan Control By-Law. The Site Plan is included in "Schedule "B" -Approved Site Plan" as attached to this document.

SIGNAGE

5. (a) The Owner agrees to install permanent directional parking signage by June 30th, 2021, on the property located on the north side of County Road 2, across from the Blue Anchor Restaurant and owned by 1165608 Ontario Inc. as this property serves as overflow parking for the Blue Anchor Restaurant.
- (b) The owner also agrees to place signage on the interior of the restaurant to inform their customers not to park along the bike path on County Road 2. This signage is to be installed immediately and to be maintained.

PARKING

- 6 (a) The Owner recognizes that the parking spaces located on the north side of the structure are not legal parking spaces; if these spaces are used, they are used at their own risk.
- (b) The United Counties of SDG requires requires that the asphalt space north of parking stall 1 as indicated on the site plan be painted with a hatched pattern and include a "no parking" text and/or symbol. The area

shall project north from the existing parking stall a distance of 8.0m and then turn easterly 45 degrees and project the line until it intersects with the existing concrete curb between 18396 and 18402 County Road 2. The painting must be completed by June 30th, 2021. Please see the site plan in Schedule "B" and the Illustration in Schedule "C".

LICENSE TO ENTER LAND

7. The Owner hereby grants to the Township, its servants, agents and contractors, the license to enter the Owner's lands for the purpose of inspection of the works and to perform such work as may be required as a result of a default.

DEFAULT

8. (a) In the event of a default by the Owner or its successors or assignees in the provision and maintenance of all matters and things required to be done by it pursuant to this Agreement, and after thirty (30) days written notice to the Owner, the Township may, at the expense of the Owner, enter upon the Owner's lands and do all such matters and things as are in default. "Cost" and "Expense of the Owner" in this clause shall be the actual cost incurred by the Township plus 25% of such cost as a charge for overhead. Any costs incurred by the Township pursuant to this Agreement shall be paid by the Owner to the Township within thirty (30) days of the mailing of an invoice by the Township addressed to the Owner and costs referred to in this clause may be recovered by the Township in like manner as municipal taxes pursuant to the provisions of the *Municipal Act*, as amended.
- (b) The Owner further agrees that the entry and performance of works or procedures by the Township as herein provided shall not constitute a trespass.

AGREEMENT BINDING ON SUCCESSOR ON TITLE

9. (a) The Owner covenants and agrees that each and every covenant herein contained shall be binding upon the Owner of the Owner's lands and upon each and every successor on title.
- (b) The Owner covenants and agrees with the Township that if it subsequently sells or conveys the Owner's lands or any part thereof, each transfer or grant shall contain a covenant on the part of the grantee therein binding it, its successors and assigns, to the terms of this Agreement, and any further amendments thereto, and a further covenant on the part of the grantee or its successors and assigns to include a similar covenant in all subsequent transfers or grants of the Owner's lands, until the duties and obligations of the

Owner under this Agreement have been fully performed. This Agreement does not relieve the Owner from complying with any other building and/or zoning requirements under the provisions of the *Ontario Building Code Act* and *Planning Act*.

SCHEDULES

10. The following Schedules are attached hereto and form part of this Agreement:

SCHEDULE "A"	Legal Description of the Owner's Property;
SCHEDULE "B"	Approved Site Plan
SCHEDULE "C"	Illustration

IN WITNESS WHEREOF the said OWNER and THE CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY have hereunto affixed their Hand and Corporate Seal duly attested by the hands of their respective proper signing officers.

WITNESS

JOHN LATREILLE DATE
1165608 ONTARIO INC.
(I HAVE AUTHORITY TO BIND THE
COOPORTATION)

THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY

PER: _____

MAYOR FRANK PREVOST DATE

PER: _____
CLERK KELLI CAMPEAU

DATE

SCHEDULE "A"

LEGAL DESCRIPTION **OF THE OWNER'S LANDS**

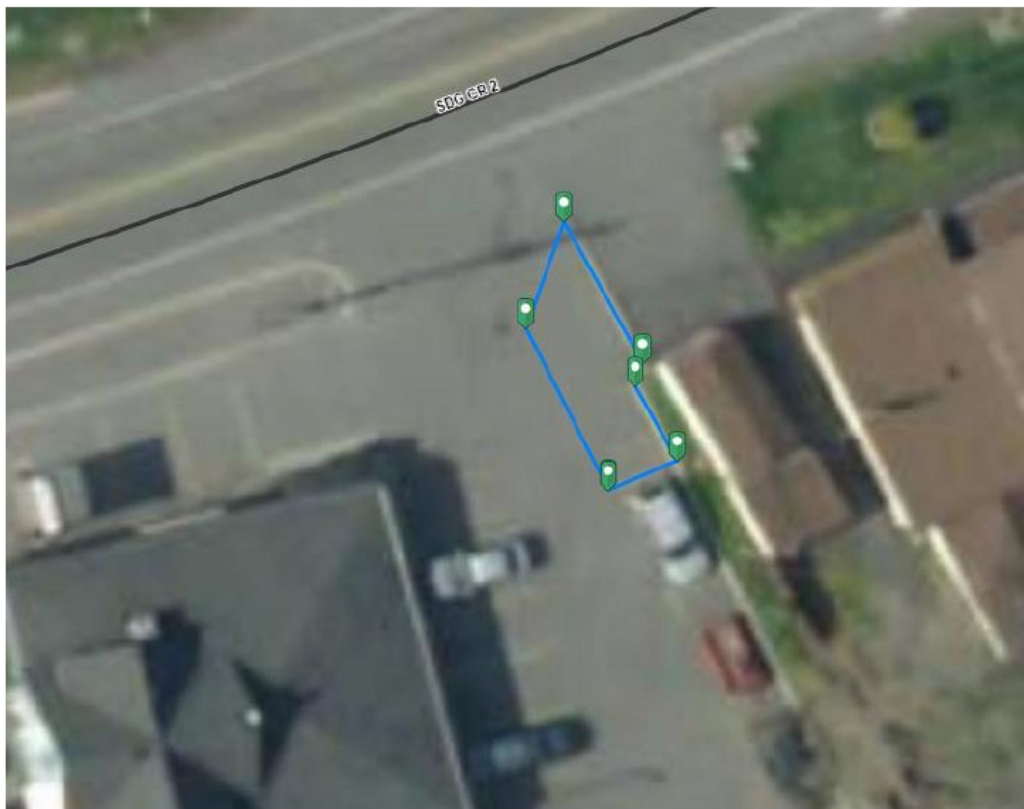
THOSE LANDS AND PREMISES located in the Township of South Glengarry, in the County of Glengarry and Province of Ontario AND BEING COMPRISED OF: West Part of Lot 4 and East Part of Lot 5, Concession 1, Broken Front Indian Lands in the geographic Township of Charlottenburgh, also known as 18392 County Road 2.

SCHEDULE "B"

APPROVED SITE PLAN

SCHEDULE "B"

Illustration identifying location that is required to be hatched and labeled as "No Parking"





STAFF REPORT

S.R. No. 68-2021

PREPARED BY: Joanne Haley, GM Planning, Building and Enforcement
Shauna Baggs, Economic Development & Communications
Coordinator

PREPARED FOR: Council of the Township of South Glengarry

COUNCIL DATE: May 3, 2021

SUBJECT: Community Improvement Plan Amendment

BACKGROUND:

1. A Community Improvement Plan is a tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined project area. Section 28 of the Planning Act gives municipalities that have enabling policies in their official plans, the ability to prepare Community Improvement Plans. The Community Improvement Plans are intended to encourage rehabilitation initiatives and/or stimulate development. Once implemented, the plan allows municipalities to provide tax assistance, grants or loans to assist in the rehabilitation of lands and/or buildings within the defined Community Improvement Project Area.
2. The Township of South Glengarry's CIP process began in March 2018 and was approved in September 2018 and amended in September 2020. As part of the CIP the United Counties of Stormont, Dundas and Glengarry (SDG) administer a Regional Incentive Program that compliments the local CIP and includes additional funding and categories for property owners.

ANALYSIS:

3. Over the past year, SDG has sought feedback from applicants, Council and local Planning and Economic Development staff to enhance and improve the program. After careful consideration, SDG has amended their Regional Incentive Program to provide new funding opportunities in the following categories:
 - i. **Change to Section 1.2** - In the revised Policy Document, tourism is paired with agri-tourism, as it is a more organic fit. The change reads:



- a. *Tourism, agriculture-related, agri-tourism uses, and facility improvement projects.*
- ii. **Removal of Section 1.3 (2)** – Promote active recreation, tourism and the continued development or enhancement of the trail network within the municipality, especially within the waterfront area.
- iii. **Addition of Section 2.0** – Local municipalities and other government or quasi-government organizations; including conservation authorities, schools, hospitals, libraries, etc., are not eligible for funding.
- iv. **Changes to Section 2.0** regarding the composition of the approvals committee and the associated Terms of Reference for the Regional Incentives Program Approvals Committee - The composition of the Regional Incentives Program Approvals Committee is as follows: *New:*
 - a. *Three (3) members of County Council (must include the Warden or Warden's designate), appointed by County Council for a 2-year term. One of the members of County Council will act as Committee Chair.*
 - b. *Two lay members appointed by County Council for a 2-year term.*
 - i. *County staff members may from time to time be asked to participate in the proceedings of a Committee meeting to provide clarification, support, or guidance. Under no circumstances shall non-Committee members vote on matters before the Committee.*
- v. **Addition of Section 2.2 (K)** - A property may be eligible for multiple grants (See Section 2.1), however the total combined value of all grants approved for a single project will not exceed \$50,000 per property.
- vi. **Addition of Section 2.2. (J)** - Successful applicants are ineligible to participate in the Program again for two (2) calendar years.
- vii. **Addition of Section 2.2. (M)** – With the exception of the Feasibility, Design, & Study Grant and the Planning Application and Building Fee



Grant, grants will not be applied retroactively to works started prior to the application intake date.

- viii. **Addition of Section 2.2 (W)** as a clarification piece - Final grant totals will be determined according to the following:
- 50% of the total invoices up to the maximum established within the funding Agreement.
 - Taxes are not eligible for reimbursement.
 - Additional expenditures incurred by Applicants exceeding the amounts specified in the funding Agreement do not qualify for funding.
 - Final grant totals will be adjusted to reflect 50% of amount established within the funding Agreement or final invoice, whichever is lower.
- ix. **Addition of Section 2.3.1** relating to property improvements to facilitate new build construction for the purpose of business expansion
- a. Property Improvements to facilitate new build construction for the purpose of business expansion, including such elements as excavation work, land clearing and private water and waste-water installation (wells, septic tanks).
- x. **Addition of Section 2.3.1** relating to property improvements - Note that standalone parking lot improvement (e.g. asphaltting) will not be approved.
- a. Applications involving parking lot improvements must be part of an application involving other property improvements.
- xi. **Modification to Section 2.3.3** relating to the Building Conversion/Expansion Grant to allow for a second funding stream for projects under 5,000 square feet, where:
- a. Projects under 5,000 square feet are eligible for reimbursement of 50% of eligible costs to a maximum amount of \$20,000.
 - b. Projects over 5,000 square feet are eligible for reimbursement of 50% of eligible costs to a maximum amount of \$50,000.
- xii. **Modification to Section 4** relating to the definition of roofed accommodations –



- a. New: Roofed accommodations are defined as four-season short-term, permanent fixed roof accommodations within, or as an extension to, existing buildings and including hotels/motels/Bed and Breakfast establishments.
4. A virtual public meeting was held by the United Counties of Stormont, Dundas and Glengarry on April 8, 2021 to present the amended Policy Document and gather additional public feedback; no public comments were received during the public process.
 5. The new Regional Incentive Document was presented to County Council and Council approved the proposed amendments on April 19, 2021. SDG staff then forwarded the proposed Regional Incentive Program to each lower tier to the existing CIP with the new version of the RIP.
 6. The attached CIP reflects the changes made to the Regional Incentive Program proposed by the United Counties of Stormont, Dundas and Glengarry (SDG).
 7. The attached by-law adopts the Community Improvement Plan as per Section 28 (4) of the Ontario Planning Act; this by-law also repeals By-law 55-20 being a by-law that approved the amended CIP in 2020. Once the attached by-law is approved and the CIP is adopted, a Notice of Decision will be issued. The decision is subject to a 20-day appeal period. If no appeals are received, the CIP will be in effect.

IMPACT ON 2021 BUDGET:

8. The costs to advertise the public meeting was recovered by SDG and the Township will be responsible for advertising the Notice of Passing. There is no impact on the 2021 budget to amend this plan as the advertising costs for Planning Act processes are included in the budget.

ALIGNMENT WITH STRATEGIC PLAN:

- Goal 1: Enhance economic growth and prosperity
 Goal 4: Improve quality of life in our community



RECOMMENDATION:

BE IT RESOLVED THAT Staff Report 68-2021 be received and By-law 39-2021, being a by-law to adopt a Community Improvement Plan including the United Counties of SDG Regional Incentives Program be read a first and second and third time, passed, signed and sealed in Open Council this 3rd day of May, 2021.

A handwritten signature in black ink, appearing to read "Tim Mills", is written over a horizontal line.

Recommended to Council for
Consideration by:
CAO – TIM MILLS

SG-D-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW 39-2021
FOR THE YEAR 2021**

***BEING A BY-LAW TO ADOPT A COMMUNITY IMPROVEMENT PLAN FOR THE
TOWNSHIP OF SOUTH GLENGARRY***

WHEREAS the *Municipal Act 2001*, c.25 S 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act 2001*, c. 25 S 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS for the purpose of carrying out a municipality's community improvement plan that has come into effect, pursuant to the provisions of Section 28 (7) of the *Planning Act*, R.S.O. 1990, as amended, the municipality may make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the community improvement plan;

AND WHEREAS Section 28 (4) of the *Planning Act*, R.S.O. 1990, as amended, states that when a by-law has been passed under subsection (2), the council may provide for the preparation of a plan suitable for adoption as a community improvement plan for the community improvement project area and the plan may be adopted and come effect in accordance with subsection (5);

AND WHEREAS Section 3.5.1.10 and 8.12.5 of the Official Plan of the United Counties of Stormont, Dundas and Glengarry contains policies and provisions relating to community improvement, creating and implementing community improvement plans and designating community improvement project areas;

AND WHEREAS By-law 53-18, passed by the Council of the Township of South Glengarry designated the Township, in its entirety, as the Community Improvement Project Area.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the Community Improvement Plan, attached hereto as Schedule "A" is hereby declared to form part of this by-law.
2. **THAT** this by-law shall come into force and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended.
3. **THAT** by-law 55-20 is hereby repealed.

**READ A FIRST, SECOND AND THIRD TIME, PASSED SIGNED AND SEALED
IN OPEN COUNCIL THIS 3RD DAY OF MAY, 2021.**

MAYOR

CLERK

SOUTH GLENGARRY

Community Improvement Plan

Adopted on: September 4, 2018

Amended on: September 8, 2020

Amended on: May 3, 2021



Ontario's Celtic Heartland

Table of Contents

Table of Contents.....	2-3	Implementation	24
South Glengarry Community Improvement Plan.....	4	Application Process.....	25
What is a Community Improvement Plan?	4	Application Requirements and Eligibility	26
Legislative Authority/Framework.....	5	Community Improvement Plan Approvals Committee	26
<i>Municipal Act</i>	5	Funding and Municipal Budget.....	26
<i>Planning Act</i>	5	Monitoring.....	27
The Provincial Policy Statement	6	Monitoring and Data Collection	27
United Counties Official Plan.....	7	Program Amendments.....	27
PROJECT AREA.....	8	Definitions.....	28
Community Improvement Project Area.....	9	Definitions.....	29-30
Community Improvement Project Areas	9	Schedules	31-40
<i>Main Streets in Primary Settlement Areas</i>	10	Section 2:.....	41
Grant Incentive Program.....	11	Stay, Discover Grow Regional Incentive	41
Grant Incentive Program.....	12	1.0 PURPOSE.....	43
Financial Incentive Programs Offered:	12-19	Grants or loans between upper and lower-tier municipalities...	43
Design Criteria.....	20	1.0.1 SDG Official Plan.....	44
Design Guidelines.....	21	3.5.1.10 Community Improvement:.....	44
Objectives and Design Guidelines:.....	21-23	8.12.5 Community Improvement.....	44
5) To ensure that all residents and visitors have barrier free		1.2 REGIONAL CONTEXT.....	45
access South Glengarry.....	23		

1.3	SDG REGIONAL ECONOMIC GOALS	46	2.1	REGIONAL FINANCIAL INCENTIVE PROGRAMS	48
1.4	SDG REGIONAL INCENTIVES PROGRAM AREA.....	46	2.2	GENERAL ELIGIBILITY CRITERIA	48
1.5	MUNICIPAL AND PUBLIC ENGAGEMENT	46	3.	MONITORING, TERM, AND AMENDMENTS	54
2	FIANCIAL INCENTIVES	47	3.	DEFINITIONS.....	54
2.0	GENERAL	47			

South Glengarry Community Improvement Plan

The Township of South Glengarry, with the United Counties of Stormont, Dundas and Glengarry is a historic community located in Ontario's Celtic Heartland. Consisting of a population of approximately 13,000 residents, South Glengarry is a unique community that boasts many historical landmarks and vibrant settlements.

The Township lies within the United Counties of Stormont, Dundas, and Glengarry, and neighbours the Townships of North Glengarry, North Stormont and South Stormont, the City of Cornwall, the St. Lawrence River, and the province of Quebec. South Glengarry's strategic place along the Highway 401 corridor makes the Township well connected to larger cities, such as Ottawa and Montreal.

Through the completion of a wide range of planning initiatives, strategies, and several community consultations an "action" list has been identified by the community with respect to improving the physical, social, and business environment, including:

- Stimulate business development;
- Revitalize and beautify the villages and waterfront;
- Encourage façade improvements
- Promote infill, intensification, and adaptive reuse; and
- Enhance the quality of life in South Glengarry.

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is a municipal planning and financial tool, legislated under the Ontario *Planning Act* that sets out programs and strategies for improving the built, economic, and social environment in designated areas of a Municipality. A CIP establishes a framework for future capital improvements, municipal initiatives, and private sector investment. Under Section 106 of the *Municipal Act*, municipalities are prohibited from directly or indirectly assisting local businesses by giving or lending money. However, having a CIP in place allows municipalities to assist financially with physical improvements to privately owned land and buildings in order to address underutilized areas, stimulate development, and encourage revitalization within communities. Many municipalities across Ontario have prepared CIPs to achieve important community goals, such as:

- Establishing a set of goals for community improvement;
- Facilitating change;
- Stimulating economic growth;
- Assisting property owners with repair, rehabilitation, and redevelopment projects; and
- Raising awareness of local needs and priorities.

Legislative Authority/Framework

The creation of a Community Improvement Plan is guided by several pieces of provincial *legislation* and municipal policies. These policies work to define what a CIP is, as well as when and how it can be implemented.

Municipal Act

Section 106 of the *Municipal Act* regulates a municipalities' ability to provide financial incentives to private businesses. Section 106 states that "a municipality shall not assist directly or indirectly any manufacturing business or other industrial or commercial enterprise through the granting of bonuses for that purpose". Municipalities are prohibited from:

- Giving or lending any property of the municipality, including money;
- Guarantee borrowing;
- Leasing or selling any property of the municipality at below fair market value; or
- Giving a total or partial exemption from any levy, charge, or fee.

However, despite these prohibited actions, there are exemptions from these policies for municipalities. Under Section 106 (3), municipalities can provide financial incentives when a Council is exercising its authority to create a Community Improvement Plan under Section 28 of the *Planning Act*.

The Township of South Glengarry has partnered with the United Counties of Stormont, Dundas and Glengarry (SDG) to create a local and regional incentive program within this CIP which will be implemented by the Township of South Glengarry as per Section 28 of the *Planning Act* while working closely with SDG.



Planning Act

Section 28 of the *Planning Act* allows municipalities to create a Community Improvement Plan. Section 28 of the *Planning Act* defines community improvement as "the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works

improvements or facilities, or spaces therefore, as many be appropriate or necessary”.

Under Section 28 of the Planning Act, when there are Official Plan policies for a Community improvement plan in place, the council may pass a by-law to designate all or part of the municipality as a community improvement project area. When this by-law is passed, the council may then proceed to adopt a Community Improvement Plan.

Where an Official Plan has designated a Community Improvement project area and a Community Improvement Plan is in place, the municipality may use a CIP to:

Acquire land within the Community Improvement Project Area;

- a) Hold land acquired before or after the passing of the by-law within the community improvement project area;
- b) Clear, grade, or otherwise prepare the land for community improvement
- c) Construct, repair, rehabilitate, or improve buildings on land acquired or held by it in the community improvement project area in conformity with the Community Improvement Plan, and sell, lease, or otherwise dispose of any such buildings and the land appurtenant thereto;

- d) Sell, lease, or otherwise dispose of any land acquired or held by it in the Community Improvement Project Area to any person or governmental authority for use in conformity with the Community Improvement Plan

Once a Community Improvement Plan is in place, the municipality may provide loans and grants to registered owners, assessed owners, and tenants of lands and buildings within the Community Improvement Project Area. This could include costs for an environmental site assessment and remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

The Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario and sets the foundation for regulating current and future development within the Province. There are several key PPS policies that provide direction and support for the South Glengarry CIP including the following:

1.1.3.1 Settlement areas shall be the focus of growth and development;

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Long-term economic development should be supported by:

1.7.1.d) Maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;

1.7.1.e) Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

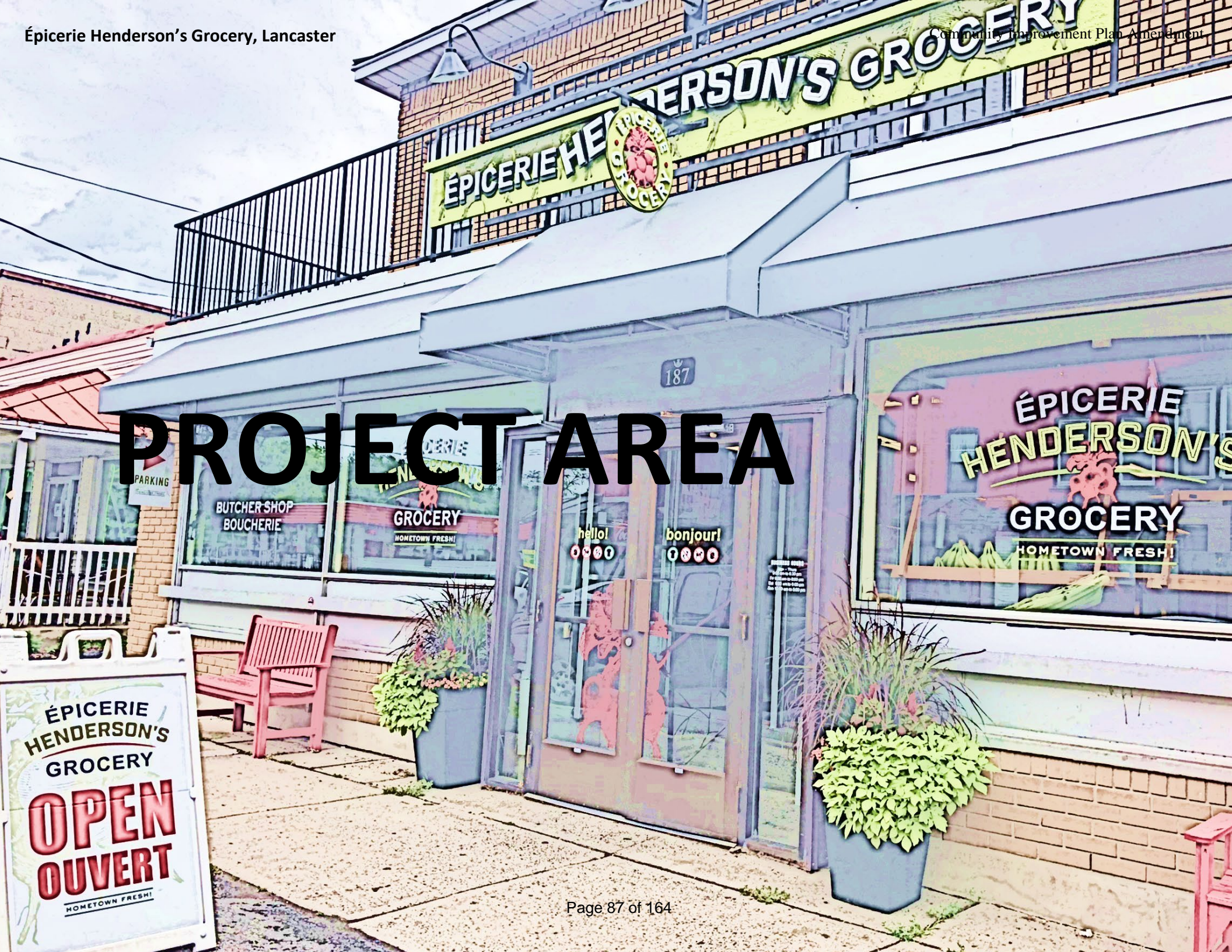
1.7.1.f) Promoting the redevelopment of brownfield sites.

United Counties of SDG Official Plan

As previously noted, Section 28 of the *Planning Act* directs that Official Plan policies must be in place for a municipality to implement a Community Improvement Plan. The United Counties

Official Plan establishes a policy driven framework for SDG and the six (6) local municipalities which includes South Glengarry, it permits Community Improvement Plans to be established within the municipality. Local municipalities rely on the County Official Plan as a single tier Official Plan. A local municipality may, subject to the provisions of the Planning Act, carry out physical improvements within the community. The County may also make grants or loans to the Council of a local municipality for the purpose of carrying out a Community Improvement Plan, on such terms as Council considers appropriate. In establishing a Community Improvement Area, consideration shall be given to the following matters; the extent or deficiencies in public services and infrastructure; building stock, including municipal buildings, which do not meet a local municipality's Property Standards By-law; the presence of vacant buildings/lands that could be developed, redeveloped or converted to another use; the opportunity to expand supply of housing; the need to improve the aesthetics or streetscape of an area; the presence of incompatible land uses; and the presence of older industrial lands (e.g. brownfields) that exhibit deficiencies but provide opportunities for redevelopment. The intent of the Official Plan is to recognize the entire County as a Community Improvement Area eligible for the establishment of one or more Community Improvement Project Areas.

PROJECT AREA



Community Improvement Project Area

A Community Improvement Project Area is defined under Section 28 of the *Planning Act* as a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

As previously noted, Section 28 of the *Planning Act* directs that Official Plan policies must be in place in order for a municipality to implement a Community Improvement Plan. A Local municipality may, subject to the provisions of the Planning Act, carry out physical improvements within the community. The County may also make grants or loans to the Council of a local municipality for the purpose of carrying out a Community Improvement Plan, on such terms as Council considers appropriate. The intent of the Official Plan is to recognize the entire County as a Community Improvement Area eligible for the establishment of one or more Community Improvement Project Areas.

Pursuant to Section 28 (2) of the *Planning Act*, By-law 53-18 was adopted by Council on September 4, 2018 designating the Community Improvement Project Areas described below:

For the South Glengarry Community Improvement Plan, the CIP shall be implemented in all applicable settlement areas as defined in the schedules in order to target certain areas of the Township, as well as to make the process of evaluating community improvement projects more manageable. The CIP

shall be implemented over a time period of six (6) years from the approval of the Community Improvement Plan (2018 to 2024).

For the Regional Incentive Program (RIP) shall be implemented on a continual basis and available throughout the Township of South Glengarry together with SDG.



Community Improvement Project Areas

In accordance with the *Planning Act*, the South Glengarry CIP designates certain areas of the Municipality as Community Improvement Project Areas. **Military Road, Lancaster**

Improvement Project Areas (CIPAs), for providing Financial Incentive Programs to eligible applicants.

Main Streets in Primary Settlement Areas

The Community Improvement Plan will target designated areas of the primary settlements of South Glengarry. This will focus on community improvement projects within the settlements of Lancaster, South Lancaster, Williamstown, Martintown and Green Valley for both commercial and residential structures fronting on the main streets.

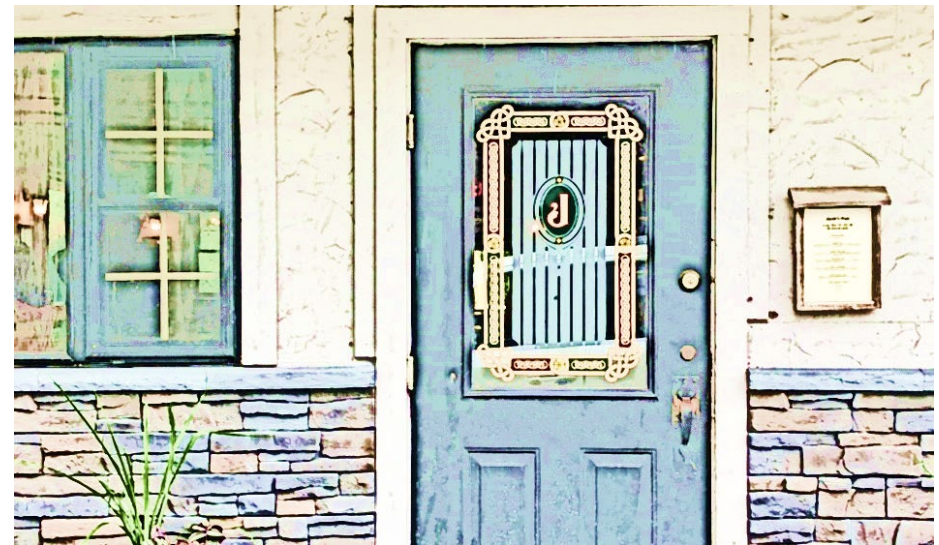
Main Streets in Secondary Settlement Areas

The CIP will expand the community improvement project area to main streets of secondary settlement areas of the Township. This will include the settlements of Glen Walter, North Lancaster, Bainsville and Glen Norman for both commercial and residential structures. Only commercial structures will be eligible in Glen Walter.

Public Art and Internal Upgrades

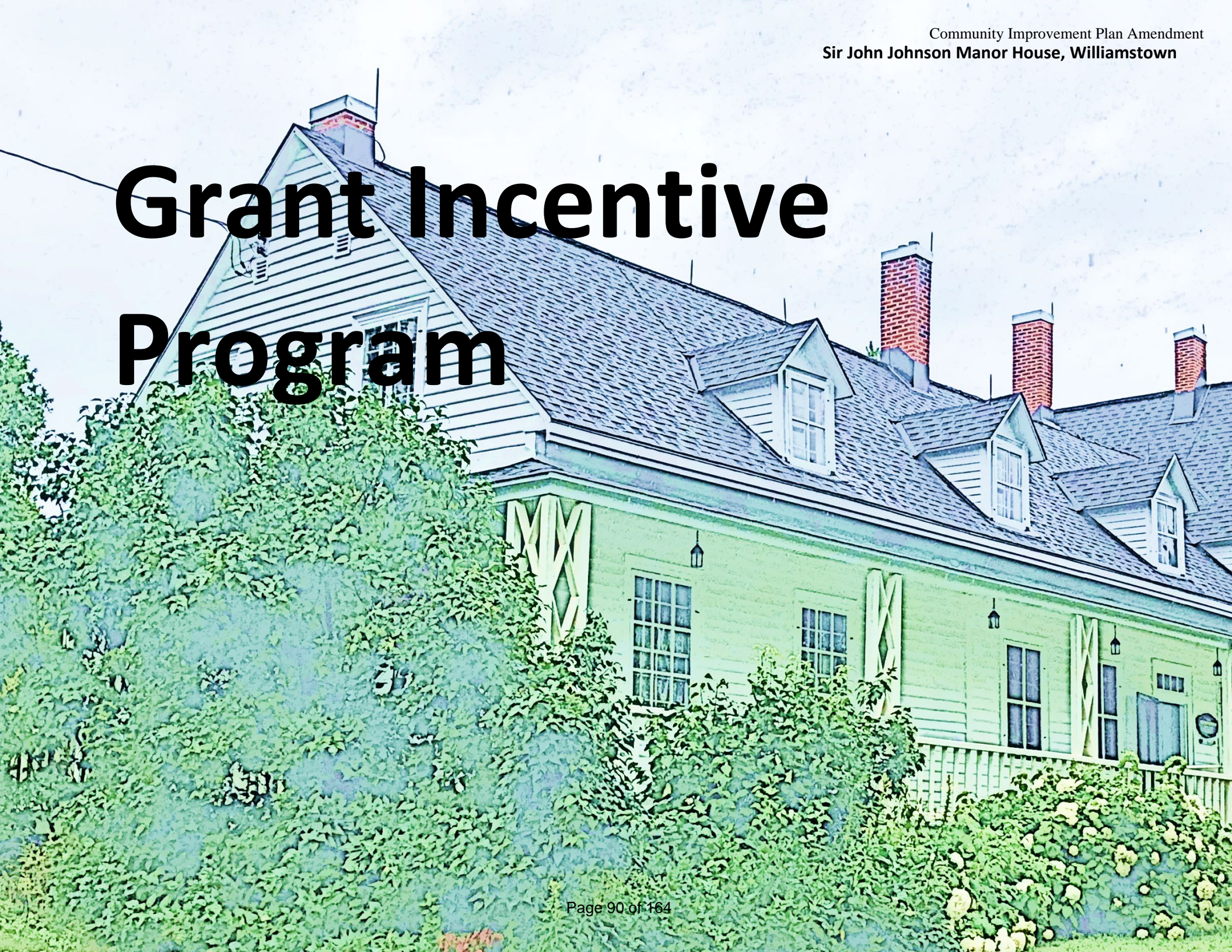
The CIP will permit public art within the settlement areas throughout the Township and eligible internal upgrades in both existing commercial and residential structures fronting on main streets in the designated areas defined in the schedules as resources permit.

See schedules for CIP areas.



Jack's Pub, Williamstown

Grant Incentive Program



Grant Incentive Program

The impression visitors take away from a community can be shaped by their experience driving or walking through it. As they drive or walk, visitors experience views and form a series of visual images in their mind—either positive or negative—which in turn influence their overall impression of the place. This impression can influence whether they decide to return in the future. We can shape the outcome of these visitor impressions through streetscape design techniques that affect how visitors (and locals) see and experience our built communities. Views to significant features can be emphasized, while less desirable views can be screened or minimized through visual distractions. By giving a community a more structured form, we also influence how its inhabitants experience it.


A more aesthetically pleasing community fosters local pride and encourages further beautification and improvement efforts. This in return can promote the cultural economy by improving local shopping experiences and promoting tourism by making South Glengarry a destination. Downtown streetscape improvements should be viewed as an investment in the community, and not necessarily just a cost. This investment is intended to leverage private sector investment to achieve the vision for stronger, more comfortable, and healthier main streets in the CIP areas.

The Township may offer grants or loans to property owners and tenants to help cover eligible costs to improve their spaces and to further community improvement goals. Below are the

programs offered by the Township that are available for eligible applicants to apply for.

Financial Incentive Programs Offered:

1	Planning and Design	
2	Building Improvements	
3	Commercial Signage Commercial Awnings	
4	Landscaping	
5	Public Art	
6	Accessibility	
7	Interior	

 Program 1 – Planning and Design Programs			
Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>Intended to offset the professional fees associated with preparing the necessary plans, models and renderings that will illustrate the extent of the improvements to support the application.</p>	<p>The grant is payable in two (2) equal installments, the first upon approval of the final design renderings or public art model and the second installment upon completion of the approved works. Plans, models and renderings must be prepared by an Architect, Engineer, Ontario Land Surveyor, a Landscaped Architect, a Certified Designer or other professionals qualified to produce detailed plans. The plans must illustrate the dimensions, materials, setbacks, foundations, or any other details that are relevant to the project. The CIP Approvals Committee (CIPAC) may request additional information or plan revisions, as necessary.</p> <p>The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC).</p>	<p>The Township will provide a onetime grant of 50% up to a maximum of \$1,500 toward the cost of preparing architectural and/or site plans for building façade improvements, commercial signage, commercial awnings, landscaping improvements and public art.</p>	<p>Professional fees associated with the preparation of said plans/models.</p>




Program 2 – Building Improvement Grant

Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>The purpose of this grant is to provide funding to assist property owners in improving the aesthetic qualities of their buildings by renovating building façades that are visible from the street.</p> <p>All proposed projects must result in visible improvements or rehabilitation over the existing conditions and must not be for life cycle replacement of structures or portions thereof.</p>	<ul style="list-style-type: none"> • Available to both owners and tenants (with written permission from the owner). The Township will not grant funds for labour if the work is completed by the owner of the property. • Must adhere to the “Design Criteria” section included in this plan. • The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC). The grant is payable upon completion of the works as set out in the agreement and upon submission by the applicant of proof of payment for the works performed, photographs of the completed work, and a site visit by administration, to inspect the completed works. 	<p>The Township will provide a grant that will cover up to 50% of the costs, up to:</p> <ol style="list-style-type: none"> 1) A maximum of \$5,000 towards the cost of façade improvements to the front façade that is visible from the street. 2) A maximum of \$2,500 for a secondary façade visible from the street, to a total maximum Façade improvement grant of \$7,500. <p>Eligible façades include both the front façade and secondary façades that front on a street, public park/public space. The rear façade is excluded except in the case where the rear of the property is fronting on a street or a public park/public space. May include two (2) secondary facades pending eligibility.</p> <p>NOTE: Applications for both façades must be filled simultaneously unless the front façade was completed at an earlier date and is acceptable to the CIPAC committee.</p>	<ul style="list-style-type: none"> • Costs associated with materials and third-party labour. • Repairs and restoration of existing façades and original architectural elements such as facing material, doors, windows, cornices, porches and verandas. • Painting of original woodwork and non-clay brick. • Repairs and maintenance of non-authentic architectural elements such as cleaning and re-pointing masonry.



Program 3 – Commercial Signage & Commercial Awnings


Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>Intended to assist applicants with the replacement and updating of existing signage, and to encourage the replacement or addition of awnings, with or without commercial lettering.</p>	<ul style="list-style-type: none"> • The grant is available to both building owners and tenants, with written permission from the owner; however, no grant can be issued to two separate parties for the same project. The project must respect the section on “Design Guidelines”. The extent of the grant will be outlined in the agreement between the Township of South Glengarry and the applicant. Where applicable, projects may be subject to an encroachment permit from the Township. • An owner/tenant of a property may carry out the proposed work for any portion of a project, however, the Township will not grant funds for labour performed by the owner/tenant (e.g. owner/tenant performs their own work or is a contractor who contracts their business to perform the labour for any portion of the project). • The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC). The grant is payable upon completion of the works as set out in the agreement and upon submission by the applicant of proof of payment for the works performed, photographs of the completed work, and a site visit by administration, to inspect the completed works. 	<p>Signage: With a minimum eligible cost of \$750, the Township will provide a 50% matching grant to a maximum of \$2,000, for the following projects:</p> <ul style="list-style-type: none"> • Removal of inappropriate, older, or obsolete signs • Installation of commercial signs in conformity with the design guidelines • Lighting improvement associated with signage <p>Commercial Awnings: The Township will provide a matching grant of 50% up to a maximum of \$2,500 for the installation of a commercial awning in conformity with the design guidelines.</p>	<ul style="list-style-type: none"> • Costs associated with the production and installation of signage. • The installation of decorative goose neck or sconce lighting. • The removal of abandoned or obsolete signs.

 Program 4 – Landscaping			
Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>The inclusion of a sustainable landscaping component is intended to provide assistance to enhance the front yard of a property, including parking areas, visible from the street and other landscaping features between the building façade and municipal property.</p>	<ul style="list-style-type: none"> The grant is available to both property owners and tenants, with written consent from the owner. Repaving of private parking areas is subject to the submission of a landscaping plan that provides for the addition of a low-lying hedge surrounding the parking area and/or the addition of landscaped and treed medians. The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC). The grant is payable upon completion of the works as set out in the agreement and upon submission by the applicant of proof of payment for the works performed, photographs of the completed work, and a site visit by administration, to inspect the completed works. 	<p>A grant of 50% up to a maximum of \$2,000 is available for the following:</p> <ol style="list-style-type: none"> Improving the landscaping between the private property and the municipal property. Improving (including paving and/or in laid bricks) and greening the parking areas visible from the street. 	<ul style="list-style-type: none"> Costs associated with material and labour Creation of approved sidewalk terraces, excluding furnishings Hard landscape improvements such as flower boxes Sustainable tree or hedge planting within specific parameters (species, planting specifications) Paving and the addition of greenery to parking lots <p>Note: annual-flowers, plants and movable landscape features will not be funded as these are not sustainable.</p>



Program 5 – Public Art

Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>The purpose of the CIP is to promote South Glengarry as a destination for arts and culture by encouraging the installation of exterior public art (sculptures, fountains and murals) on private property in order to embellish and animate the streetscape.</p>	<ul style="list-style-type: none"> • This grant will be paid as a single payment upon completion of the improvements, to the satisfaction of the Township. • Public art projects must have communal appeal, shall be non-commercial and non-political in content and are subject to a legal agreement with the Township. For exterior public art, works must be completed within eighteen (18) months of the approved agreement, or a written request for an extension must be submitted to the CIP Approvals Committee. • For window displays in vacant storefronts visible from the street, works must be completed within six (6) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC). The grant is payable upon completion of the works as set out in the agreement and upon submission by the applicant of proof of payment for the works performed, photographs of the completed work, and a site visit by administration, to inspect the completed works. 	<p>A grant of 50% up to a maximum of \$1,000 is available for the installation of exterior public art or window displays in vacant storefronts visible from the street and of 50% up to a maximum of \$2,000 is available for the following but not limited to:</p> <ul style="list-style-type: none"> • Murals • Window art • Outdoor sculptures/statues • Interpretive signage 	<ul style="list-style-type: none"> • Costs associated with material and labour • Painting of an outdoor public mural, subject to municipal approval

 Program 6 – Accessibility (Commercial zones only)			
Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>The purpose of this grant is to provide funding to assist property owners in improvements to existing buildings such as the removal of barriers to increase accessibility for people with disabilities that may otherwise be considered cost prohibitive. This program is intended to support improvements to private property to meet the current Building Code and Ontario’s accessibility laws and standards in order to provide for safe and usable eligible uses.</p>	<ul style="list-style-type: none"> • Available to both owners and tenants (with written permission). The Township will not grant funds for labour if the work is completed by the owner of the property. • Must adhere to “Design Guidelines” of this plan. • The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC). The grant is payable upon completion of the works as set out in the agreement and upon submission by the applicant of proof of payment for the works performed, photographs of the completed work, and a site visit by administration, to inspect the completed works. 	<p>Township will provide a grant that will cover up to 50% of the costs, up to:</p> <ol style="list-style-type: none"> 1) A maximum of \$10,000 towards the cost of accessible improvements to the principal façade that provides access to the building 2) A maximum of \$5000 towards the cost of accessible improvements for the interior that impairs access to patrons, to a total maximum improvement grant of \$15,000 	<ul style="list-style-type: none"> • Installation of ramps, lifts, and/or automatic door openers; and • Any other improvements that may bring a building up to building code, address health and safety concerns, or improve accessibility and removal of barriers, as approved by the Municipality. <p>Note: All construction must conform to the Ontario Building Code and Ontario Accessibility Laws and will require a Building Permit.</p>



Program 7 – Interior Improvements- Loan Only

Description	Program Specifics	Grant Amount	Examples of Eligible Costs
<p>The purpose of this loan is to provide funding to assist property owners in improving the aesthetic qualities of the buildings by renovating the interior of buildings. Priority will be given to loans that create or improve commercial accessible spaces.</p>	<ul style="list-style-type: none"> • Only the owner of a property may apply for the CIP Municipal Loan Program. This loan applies only to eligible projects that are receiving grant funding under Grant Program 2 (Building Improvement). The work must be completed within eighteen (18) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee. • An owner of a property may conduct the proposed work themselves, however, the Township will not grant funding for labour by the owner. • Applications will be accepted as per the “Implementation” section; however, the availability of loans cannot be guaranteed. Where the property is sold, or interest in the property is transferred to another entity within the 5-year interest-free loan repayment period, the remaining principal of the loan is repayable to the Township based on the approved loan repayment agreement signed by both the Township and the applicant. The loan repayment agreement will be registered on title. 	<p>The Township will provide an interest-free loan up to a maximum of \$10,000 (minimum loan of \$2,000), amortized in equal payments over a five-year period subject to the review and recommendation of the CIP Approvals Committee</p>	<ul style="list-style-type: none"> • Costs associated with materials and labour. • Installation of ramps, elevators, lifts, and/or automatic door openers. • Widening of doorways, entranceways, aisles. • Lowering of service counters. • Note: All construction must conform to the Ontario Building Code and Ontario Accessibility Laws and will require a Building Permit.

Design Criteria



Design Guidelines

Design Guidelines are to assist property owners and stakeholders with their initiatives to improve the physical environment of the downtown cores within the urban and rural hamlets and the commercial fringe areas, and to preserve and restore buildings of significant heritage interest that contribute to the enhancement of the community.

Design Guidelines are:

- A flexible tool for CIP area design and development. They are not strict “policies” or “regulations” and are not meant to restrict design but are important considerations to overall community look and feel.
- Wide-ranging, or general, and are recommended to be a target goal for all projects.
- Suggested guidelines – not a required checklist meant to be applied in all cases.

Objectives and Design Guidelines:

1) To develop and improve the built environment while encouraging pedestrian traffic and respecting local character and history.

- a) Repainting, cleaning or resurfacing of the street visible façade(s).
- b) Repair or restoration of façade masonry, brickwork or wood.
- c) Exterior woodwork.
- d) Replacement, repair or restoration of cornices, eaves, parapets and other architectural features.
- e) Paint (including removal, surface preparation, cleaning and/or painting).
- f) Installation or repair of street visible exterior lighting.
- g) Entranceway modifications to improvement appearance and/or accessibility to commercial units.
- h) Replacement of street visible windows.

2) To preserve and enhance the visual unity of the streetscape.

- a) To favour architectural design quality for restorations, renovations and repairs to existing buildings and for new infill buildings.

Commercial Awning

Commercial awnings can enhance a façade while improving the overall appearance and character of a shopping area.

- a) No rigid permanent canopies shall be permitted.
- b) Awnings are limited to retractable canopies, affixed to a building, to balance weather protection with daylight penetration and night-time storefront transparency. Retractable awnings also allow the covering to be open and closed according to the weather.
- c) Awnings shall be installed only on the ground floor over shop windows or doorways.
- d) Awnings shall not consume the full length of a façade.
- e) Awnings shall be installed at a consistent height and projection in order to harmonize their effect on the streetscape.

3) To improve the appeal the and attractiveness of commercial signage.

Dimensions

- a) Signs must conform to Section 3.15 of the Ontario Building Code as amended and may require a building permit.
- b) Signs attached to the same building should be located at similar height and be of similar size.
- c) Representational and iconic images are encouraged to supplement conventional textual signs to help establish a special character.
- d) Signs comprised of detached letters affixed to the wall are encouraged.

Lighting

- a) Large neon signs, internally lit signs and/or flashing signs are strongly discouraged.
- b) Signage shall be externally lit using gooseneck or sconce lighting, or other similarly shielded light source, attached to the building. No backlit or light box signage is permitted.
- c) Lighting shall be designed to prevent or limit light scatter or pollution.
- d) The use of LED or other energy saving lighting is encouraged.
- e) Signs that are to be located along a County Road and/or a Ministry of Transportation (MTO) Highway must obtain a sign permit from the United Counties of SDG and/or the MTO.

4) To create accessible, safe, vibrant, and pedestrian friendly streets.

Landscaping and Public Art

Landscaping and culture-based initiatives, such as public art, are essential to revitalization programs and are an innovative approach to sustainable development. Public art beautifies an area and helps to ensure that a community's surroundings reflect who they are and how they live, while landscaping features help to embellish the streetscape and create a vibrant and healthy environment.

Landscaping

The planting of trees on private property should be encouraged within the following parameters:

- a) Trees shall be planted with sufficient space to allow for root expansion and in accordance with the specifications provided by the Township of South Glengarry.
- b) Trees shall be planted in accordance with the provisions stipulated by Hydro One.
- c) The planting of hedges to delineate private property from the public-right-of-way is encouraged but shall not conflict with pedestrian-oriented street activity.
- d) In order to improve the private parking areas, any reconfiguration or repaving project shall include a typical surrounding low-lying hedge and/or green medians.
- e) Annual flowers and plants, or moveable landscape features such as; bird baths, arches, outdoor furniture will not be funded.

Hard Landscape

The addition of seasonal commercial terraces in the front setback, where possible, is encouraged.

- a) Commercial terraces shall be installed entirely on private property unless an encroachment permit has been obtained from the Township of South Glengarry.
- b) Appropriate heritage style materials (ex: wrought iron, wood) shall be used to define and embellish the outdoor space (ex: terrace railings, flower boxes).

- c) All paved parking areas must adhere to Ontario Accessibility laws.

Public Art

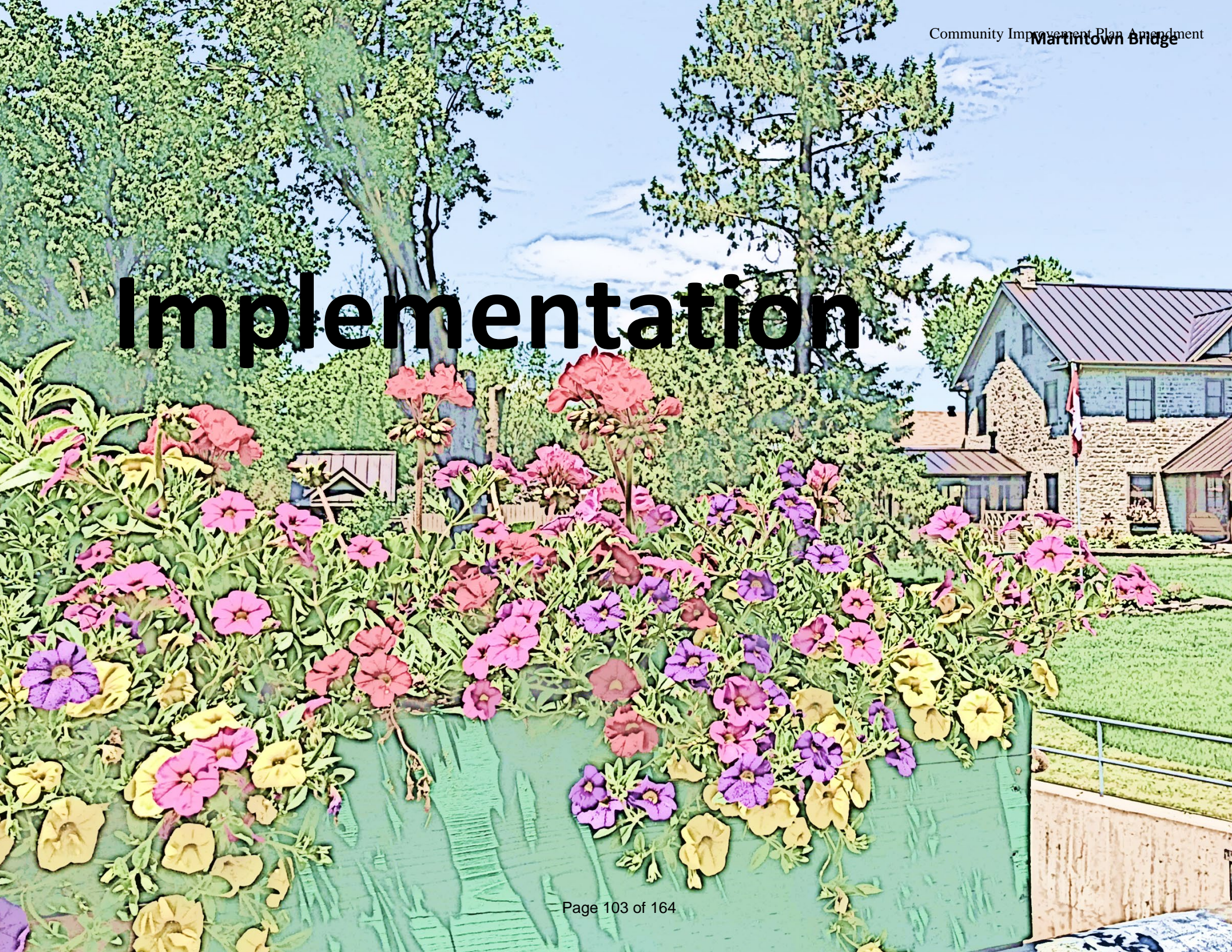
- a) Public art, such as murals, fountains, stained glass, and statues shall have a communal appeal and should clearly demonstrate a positive contribution to the community and to the surrounding environment.
- b) Public art shall be non-commercial and non-political in content.
- c) Public art shall be installed entirely on private property unless an encroachment permit has been obtained from the Township of South Glengarry.
- d) Public art may be subject to a legal agreement with the municipality.

5) To ensure that all residents and visitors have barrier free access South Glengarry.

Accessibility and Interior Layout

- a) To enhance the interior of existing structures in order to create a space that is accessible to all.
- b) All projects must conform with the Ontario Building Code and building permits must be issued before work begins.

Implementation



Application Process

Pre-Consultation: Prior to applying under the South Glengarry CIP, an applicant will be required to schedule a pre-consultation meeting with Township staff in order to ensure that a project proposed by an applicant is able to meet all the necessary application and eligibility requirements

Submitting a Complete Application: After conducting a pre-consultation meeting, an applicant may then submit a complete application to the Township. Staff will review the application and ensure that there are no application components missing.

CIPAC Application Review: Once the complete application has been received by the Township it is circulated to members of the Community Improvement Plan Approvals Committee (CIPAC), as well as any other additional municipal staff or agencies as required, for review. The CIPAC will review the application during a scheduled CIPAC meeting and make a recommendation to Council whether the application should be refused based upon the criteria and provisions within the Community Improvement Plan.

Council Decision: Upon the application being reviewed and evaluated, the application then proceeds to Council to make a decision whether to approve or refuse the application. There is no appeal for an application for an incentive program for a Community Improvement Plan. If the application is approved, the applicant shall then enter into an agreement with the Township regarding the conditions of the terms, duration, and any other provisions of the incentive program. This agreement

may be registered on title of the subject property. The approval process for a CIP application may take up to three (3) months.

Completion of Work: If the application is approved and an agreement is entered into, the applicant may proceed with having the work completed as per the application that has been submitted. The applicant will have eighteen (18) months to complete the work for all programs (with the exception for window displays in vacant storefronts), as per the agreement. If the approved work is not completed within the eighteen (18) month time period, the agreement and application will be declared null and void, and there will be no monies provided. If an applicant is unable to complete the work before the time period expires, they may write a letter to the CIP Approvals Committee (CIPAC) requesting that the time period be extended. This extension is subject to Council's approval.

For window displays in vacant storefronts visible from the street, works must be completed within six (6) months of the date of the agreement, or a written request for an extension must be submitted to the CIP Approvals Committee (CIPAC).

Approved Funding: Once the work is completed, the applicant must prove that payment has been made and submit photographs of the completed work to Administration. If Administration is satisfied that the work has been completed as per the application and an inspection of the work has been completed by Township staff, the approved funds will be provided to the applicant. If the actual costs of the project are greater than what was provided in the quote for the application, the municipality is not obligated to increase the amount of funding in the grant that was originally approved by

Council. In the event that the costs of the project are lower than what was provided in the quote for the application, the Municipality may lower the amount of funding provided to 50% of the actual cost of the project.

Application Requirements and Eligibility

In order to be eligible for any of the programs offered within this CIP, applicants must submit an application that is deemed to be complete by Township staff. Which must include the following:

1. All proposed projects must result in visible improvements or rehabilitation over the existing conditions and must not be for life cycle replacement of structures or portions thereof;
2. A completed application form;
3. Supporting materials, including but not limited to:
 - A. Site plan, model and/or professional drawings of the proposed work;
 - B. A minimum of two cost estimates from licensed contractors of the work to be completed for the proposed improvements; the cost estimates must be exclusive of taxes.
 - C. Any planning, building, or work permits that are necessary for the work to be completed;
 - D. Applicable reports/studies, as deemed by the Township;
 - E. Photographs of the existing building and/or property (historical where appropriate);

- F. The property must have no open building permits, outstanding taxes, or work orders against the property, the application will be deemed to be ineligible and the applicant will be provided the opportunity to remedy the situation in order to become eligible.
- G. Any additional information required by Township staff and/or Council.

Community Improvement Plan Approvals Committee

A Community Improvement Plan Approvals Committee (CIPAC) will be formed and will be responsible for the review of applications under the criteria and provisions of the CIP and will provide a recommendation to Council whether the application shall be approved refused. The CIPAC shall consist of members of the public, members of Council, and any applicable Township advisory staff. The committee will meet regularly to evaluate CIP applications.

Funding and Municipal Budget

Each year, Council shall allocate funds in an annual budget for the CIP incentive programs. If the funds remain unused after the year has ended, any remaining funds shall be carried over to the following year. Once this budget has been approved and funds have been allocated for the CIP, applications will begin to be accepted for that year on a first come first serve basis.

In the event that the applicant is unable to complete the approved work within the set time period and the applicant has not requested that the time period be extended or it has not been approved, there will be no funding made available to

the applicant and the Municipality will not be liable for any costs due to the applicant's failure to obtain funding. the applicant and the Municipality will not be liable for any costs due to the applicant's failure to obtain funding.

Monitoring

Monitoring and Data Collection

In order to ensure that the Community Improvement Plan is meeting its intended objectives and goals, reviews of the CIP will be completed. This will determine if the CIP is effective and whether improvements to the CIP should be made. A component of this review will take place through the collection of data from CIP projects. This may include collecting data regarding:

- Number of successful and unsuccessful applications;
- Number of applications for each incentive program
- Total approved funds for each type of incentive program
- Total cost of project by type of application
- Estimated increase in property assessment value

Feedback will also be collected during the application process in order to determine if there are any potential changes that may be needed to improve the Community Improvement Plan and its process.

Program Amendments

Based upon feedback that is gathered, amendments to the CIP may take place at any time. Depending upon the changes that are proposed, a formal amendment may be required, such as:

- A change in the boundary and area of the Community Improvement Project Area
- Additions or changes to the financial incentive programs that are offered within the Community Improvement Plan
- A change in the funds to be offered for a financial incentive program as defined within the Community Improvement Plan
- Changes to the eligibility criteria for applicants applying to CIP programs

Definitions



Definitions

Agreement: Terms, duration, conditions and default provisions of the grant/loan program between the property owner and the Township of South Glengarry.

Applicant: The registered owner, assessed owner or tenants of lands and buildings within the Community Improvement Project Area and any person to whom such an owner or tenant has assigned the right to receive a grant of loan.

Brownfield Site: Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant (Provincial Policy Statement 2014).

Building Permits: Issued by the Township of South Glengarry who is responsible for enforcing Ontario's Building Code and are required for the construction, renovation, demolition and certain changes of use of buildings.

Community Improvement: The planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement or energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

Community Improvement Plan (CIP): A plan for the community improvement of a Community Improvement Project Area.

Community Improvement Project Area (CIPA): A municipality or an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason.

Community Improvement Plan Advisory Committee (CIPAC): A committee consisting of members of the public including members of Council plus applicable Township advisory staff which meets regularly to evaluate CIP applications and makes a recommendation to Council.

Eligible Costs: The cost as detailed under each financial incentive program of this CIP. These include all capital cost categories for which the owner is entitled to program assistance from the Township, as may be approved and may be provided for in the CIP and further specified in any agreement that may be required to execute funding. Eligible costs do not equate to the maximum levels of financial assistance under individual programs.

Encroachment: Any object or material, including a building, structure, sign, apparatus, equipment, facility, fence, hedge, earth or rock, which is wholly or partly upon municipal property

Final Completion (i.e. project completion): The conclusion of proposed building/construction/landscaping or public artwork in its entirety, as well as subsequent final payments on all aspects of the project for which proof of payment may be provided by the applicant to the Township of South Glengarry

LED (Light-emitting diode): A semi-conductor device that emits light when a voltage is applied across it. The colour of the light depends on the semiconductor material used.

Life Cycle Replacement: Means any work for the renewal of any assets that are necessary to ensure that the buildings are structurally sound and maintained.

- a. Replacing old windows would be life-cycle. Restyling, returning heritage features, or making them more attractive would not be considered a life-cycle replacement.
- b. Replacing shingles on a roof that are deteriorating would be life-cycle replacement. Changing a roofline or remodel would not be considered life cycle replacement.

MPAC: Municipal Property Assessment Corporation

Municipal Portion: Taxes arising from that element of the total tax rate, set annually, which supports expenditures by the Township of South Glengarry.

Municipal Property: Common and public property including a highway, roadway or portion of common and public property under the ownership, control or authority of the Township of South Glengarry and includes any street, lane, road allowance, bridge, trestle, viaduct or structure that forms part of property or lands inclusive and all area between the lateral boundaries of lands owned or under control or authority of the Township of South Glengarry and includes the space from the ground to the sky within the lateral boundary of any highway or property.

Owner (Property Owner): The registered owner of the lands and includes any successors, assignees, agents, partners and any affiliated corporation. Financial assistance through tax-based funding is provided to the registered owner of the property irrespective of any assignment of those funds to another party by the owner under separate agreement between the owner and a third party.

SDG: The Corporation of the United Counties of Stormont Dundas and Glengarry.

Tenant: A person who occupies land or property rented from an owner.

Township: The Corporation of the Township of South Glengarry

Schedules



Lancaster – CIP Area



South Lancaster – CIP Area



Williamstown – CIP Area

Phase 1



Martintown - CIP Area

Phase 1



Green Valley – CIP Area

Phase 1



Glen Walter – CIP Area

Phase 2



North Lancaster – CIP Area

Phase 2



Bainsville – CIP Area

Phase 2



Glen Norman – CIP Area

Phase 2

Section 2:

Stay, Discover Grow Regional Incentive

The United Counties of Stormont, Dundas and Glengarry



11.0 Section 2 – Regional Incentives Program



ENTER DATE HERE
South Glengarry, Rev. 1



Where Ontario Began



1 – INTRODUCTION AND CONTEXT

1.0 PURPOSE

This section of the Community Improvement Plan (CIP) is supported and funded by the United Counties of Stormont, Dundas and Glengarry (SDG or the County). The County developed these regional incentives as part of a progressive framework to support broad economic development goals. As an upper-tier municipality with six unique local municipalities, SDG provides regional funding through this Program to advance economic priorities with demonstrable County-wide benefits.

Regional economic initiatives focus on projects linked to agriculture-related uses, Adaptive re-use of commercial, industrial, and institutional buildings/ structures, and the development of roofed accommodations across the County. The County offers customized financial programs within these areas based on the annual priorities of County Council.

1.1 AUTHORITY UNDER THE PLANNING ACT

Section 28 of the Planning Act permits local municipalities to adopt CIPs to encourage revitalization, redevelopment, and to advance local economic priorities. These programs help address community planning issues, breathe life into downtowns, and support key sectors within the region.

The Planning Act allows upper-tier municipalities to participate in local CIPs through Section 28 (7.2), as follows:

Grants or loans between upper and lower-tier municipalities

The Council of an upper-tier municipality may make grants or loans to the council of a lower-tier municipality and the council of a lower-tier municipality may make grants or loans to the council of the upper-tier municipality, for the purposes of carrying out a community improvement plan that has come into effect, on such terms as to security, and otherwise, as the council considers appropriate. This can only be done if the official plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans.



Regional Incentives Program

1.1.1 SDG Official Plan

The SDG Official Plan serves as the Official Plan for the entire region. This Plan includes two key policies that support the County's participation in local CIP programs:

3.5.1.10 Community Improvement

Local municipalities may undertake community improvement projects as authorized under Section 28 of the Planning Act (see Section 8.12.5). County Council may also make grants or loans to the Council of a lower tier municipality for the purpose of carrying out a community improvement plan, on such terms as Council considers appropriate.

8.12.5 Community Improvement

1. A Local municipality may, subject to the provisions of the Planning Act, carry out physical improvements within the community. The County may also make grants or loans to the Council of a local municipality for the purpose of carrying out a community improvement plan, on such terms as Council considers appropriate. In establishing a Community Improvement Area, consideration shall be given to the following matters:

- a. The extent or deficiencies in public services, public service facilities or infrastructure;
- b. Building stock, including municipal buildings, which do not meet a Local Municipality's Property Standards By-law;
- c. The presence of vacant buildings/lands that could be developed, re-developed or converted to another use;
- d. The opportunity to expand the supply of housing;
- e. The need to improve the streetscape or aesthetics of an area;
- f. The presence of incompatible land uses;
- g. The presence of older industrial lands (e.g. brownfields) that exhibit deficiencies but provide opportunities for redevelopment;

2. The intent of this Plan is to recognize the entire County as a Community Improvement Area eligible for the establishment of one or more Community Improvement Project Areas. A local Municipality may implement measures for Community Improvement including, but not limited to:

- a. The designation of Community Improvement Project Areas by By-law and the preparation of Community Improvement Plans for one or more project areas.
- b. Scheduling community improvement projects in accordance with municipal budgets.
- c. Enforcement of the Property Standards By-law.



Regional Incentives Program

- d. Utilizing senior government funding programs and/or partnering or soliciting financial support or contributions in kind from the public or private sector.
- e. Supporting, through the development of land use and design criteria, proposals for conversion, infill, redevelopment or intensification of land or buildings.
- f. Pursuant to Section 28 (3) of the Planning Act, a Local municipality may acquire and clear land for the purposes of implementing a program of community improvement.
- g. Preparing appropriate policies and guidelines to direct streetscape improvements in residential, commercial and industrial areas.
- h. Providing and encouraging buffering techniques to reduce the impact of incompatible land uses using mechanisms such as site plan control and development permits.
- i. Considering the use of property tax or other financial incentives for the redevelopment of 'Brownfield', older industrial areas, commercial areas, or other areas considered suitable for redevelopment.
- j. Supporting Municipal Heritage Committee and heritage conservation initiatives as set out in the heritage policies of this Plan.
- k. Providing grants or loans to the registered Owners or assessed Owners of lands and buildings within a community improvement project area to pay for the whole or any part of the cost of rehabilitating such lands, or in undertaking other measures which conform to the community improvement plan.
- l. To reduce flooding in hazard or flood prone lands by encouraging the conservation authorities to develop and identify a two-zone concept for flood plain management in areas of historical development.

1.2 R1.2 REGIONAL CONTEXT

The SDG Regional Incentives Program and Action Plan was implemented in 2018 after a year of review and public consultations. The program supports strategic economic development initiatives in the following areas:

- Tourism, agriculture-related, agri-tourism uses, and facility improvement projects.
- Adaptive re-use of commercial, institutional, and industrial buildings.
- Development of permanent, roofed accommodations.

Regional financial incentives are available in the following municipalities:

- 1) The Township of North Dundas;
- 2) The Municipality of South Dundas;
- 3) The Township of North Stormont;
- 4) The Township of South Stormont;
- 5) The Township of North Glengarry; and
- 6) The Township of South Glengarry.

The SDG Regional Incentives Program is incorporated into each local municipal Community Improvement Plan (CIP) and offers additional economic development tools. In some cases, different components of a project may be eligible for both local and County funding, subject to the general criteria outlined in Section 2.2.



Regional Incentives Program

1.3 SDG REGIONAL ECONOMIC GOALS

1. Stimulate investment in tourism and in the agricultural sector by funding diverse, on-farm expansions and agri-tourism.
2. Encourage redevelopment and private sector investment in existing building stock within the County to support employment, reduce the number of vacant commercial, institutional and industrial buildings, and increase the assessment base.
3. Increase the amount of permanent roofed accommodations within the County to specifically accommodate for an increase in tourism establishments that cater to short-term accommodations.

1.4 SDG REGIONAL INCENTIVES PROGRAM AREA

The approved Program area includes all lands within the local municipality. These lands have been designated by Municipal By-law.

The financial incentives included in this plan may be available to registered Owners or Tenants (upon written consent of the Owner) of land or buildings within the Program area.



Regional Incentives Program

2 FIANCIAL INCENTIVES

2.0 GENERAL

The County believes that providing 50% matching grant funding is one of the most direct, predictable, and simplest ways to stimulate private sector investment; attract and retain businesses; and increase taxable assessment within the region. These grants are available to eligible property *Owners* and authorized *Tenants*, including bona fide non-profit organizations. While some bona fide non-profit organizations are eligible for funding, **local municipalities and other governmental or quasi-governmental organizations; including conservation authorities, schools, hospitals, libraries, etc., are not eligible for funding.** See Section 2.2 for further details.

Where a property is eligible for local municipal funding through one element of the local CIP (e.g. Façade improvement), Regional Incentives Program funding will generally not be available for the same improvement. However, the County may fund a different type of improvement on the same property (e.g. landscaping), as part of the overall project.

An application for any financial incentive program contained within the Regional Incentives Program must include plans, estimates, contracts, reports and other details, as required to satisfy the **Regional Incentives Program Approvals Committee and Council.**

Funding under the Regional Incentives Program will flow to the local municipality where the successful application is situated and not to the applicant. Eligible grants will then be dispersed from the municipality to the applicant(s).

Grant payments will be allocated upon completion of the Program works, final inspection and approval, and/or issuance of any required certificates.



Regional Incentives Program

2.1 REGIONAL FINANCIAL INCENTIVE PROGRAMS

The following incentive programs may be offered during the term of this Program, subject to the availability of County resources:

1. Façade, Signage, and Property Improvement Grant.
2. Building Improvement/Restoration Grant.
3. Building Conversion/Expansion Grant.
4. Feasibility, Design, and Study Grant.
5. Planning Application and Permit Fees Grant.

The Regional Incentives Program is a collaborative effort between the County and its local municipalities. Applications will generally be received and initially reviewed by staff of the local municipality. Subsequently, applications will be reviewed by County staff and forwarded to the Regional Incentives Program Approvals Committee. The Regional Incentives Approvals Committee shall be responsible for recommending the approval of Regional Tourism grants to County Council. Final approval for all grants shall rest with County Council, who shall receive a summary report of all recommended grants as soon as reasonably possible after each Committee meeting. Subsequent to Council approval, the Regional Incentives Program Approvals Committee shall advise applicants of the success of their applications.

The composition of the Regional Incentives Program Approvals Committee is as follows:

- Three (3) members of County Council (must include the Warden or Warden's designate), appointed by County Council for a 2-year term. One of the members of County Council will act as Committee Chair.
- Two lay members, who are residents of SDG, appointed by County Council for a 2-year term.

County staff members may from time to time be asked to participate in the proceedings of a Committee meeting to provide clarification, support, or guidance. Under no circumstances shall non-Committee members vote on matters before the Committee.

Meetings will be subject to the protocols followed by Committees of Council.

Detailed information about each type of incentive is found in Section 2.3. Each year, the Regional Incentives Program Approvals Committee will determine specific intake dates and amounts available for each intake date.

2.2 GENERAL CRITERIA

- a) Eligible Owners and authorized Tenants of lands and buildings within the area designated within the local By-law may for funding under the Regional Incentives Program.



Regional Incentives Program

- b) The type of property or use subject to an application must be clearly identified as eligible. Generally, this includes properties with a full or partial commercial designation, or properties designated as agricultural, outdoor/recreational, etc.
- c) To be eligible for funding, proposed projects must demonstrate some level of improvement over the existing conditions and not simply represent a life-cycle replacement.
- d) All projects must demonstrate consistency with one or more of the SDG Regional Economic Goals identified in Section 1.3.
- e) All proposals must demonstrate conformity with the Official Plan and local Zoning By-law.
- f) To be eligible for funding, non-profit organizations must be incorporated.
- g) Non-profit organizations, whose annual budgets are comprised of greater than 50% funding from the County or a local municipality, are ineligible under this Program.
- h) Local municipalities, other governmental or quasi-governmental organizations are ineligible under this Program.
- i) All applicants are required to disclose all project funding sources. This Program will not fund the portion of a project being funded by a local CIP. However, complementary aspects of the same project may be eligible for funding.
- j) Successful applicants are required to enter into an Agreement with the County and the local municipality.
- k) A property may be eligible for multiple grants (See Section 2.1), however the total combined value of all grants approved for a single project will not exceed \$50,000 per property.
- l) Successful applicants are ineligible to participate in the Program again for two (2) calendar years.
- o) *By exception, applicants who received funding for phased projects prior to 2021, will be eligible to apply during the 2021 intake period, for additional phases of their ongoing projects. All eligible applications will be considered on a competitive basis. There is no guarantee of funding for any of the applicants.
- m) With the exception of the Feasibility, Design, & Study Grant and the Planning Application and Building Fee Grant, grants will not be applied retroactively to works started prior to the application intake date.
- n) For grant programs involving the reimbursement of fees, said fees must be paid in full by the applicant prior to being reimbursed. Proof of payment will be required during the final reporting processes.
- o) At the time of application, applicants must demonstrate that there are no outstanding building permit(s), property standards orders, property tax arrears, or any other outstanding municipal/County accounts receivable.
- p) All outstanding building permits, property standards orders, property tax arrears, or any other outstanding municipal/County accounts receivable on the subject property must be rectified before grant money will be distributed to an Applicant.
- q) All works approved under this Program shall comply with all relevant municipal policies and standards, including zoning, design guidelines (if any) and will be subject to planning and development approvals and building permits pursuant to the Ontario Building Code.
- r) All works approved for funding under this Program must be completed within twelve (12) months from the execution of the Agreement between the applicant, the County and the local municipality.
- s) Applicants may apply in writing to the Review Committee for an extension to complete their projects however the maximum extension is six (6) months (i.e. 18-months from the date of execution of the funding Agreement).



Regional Incentives Program

- t) The County reserves the right to discontinue any of the grant programs at any time. Notwithstanding, Applicants with approved grants will receive funding, provided they complete their project in accordance with their funding Agreement.
- u) Funding will not be provided for any labour supplied by the Applicant, either personally or via a company or person associated with the Applicant.
- v) Applicants must submit at least (2) written estimates for all work.
- w) Final grant totals will be determined according to the following:
 - 50% of the total invoices up to the maximum established within the funding Agreement.
 - Taxes are not eligible for reimbursement.
 - Additional expenditures incurred by Applicants exceeding the amounts specified in the funding Agreement do not qualify for funding.
 - Final grant totals will be adjusted to reflect 50% of amount established within the funding Agreement or final invoice, **whichever is lower.**



2.3 Regional Financial Grants Details

2.3.1 Façade, Signage, and Property Improvement Grant

Objective

To assist with improvements to a building's Façade or signage, or to assist with other eligible improvements to private property (i.e., parking and landscaping).

Grant Amount and Details

Façade Improvement Project – may cover 50% of eligible costs to a maximum of \$10,000. Maximum value may increase to \$12,500 if outdoor art (i.e. murals) is a component of the project; and/or if the building has more than one street address and/or storefront, more than one wall visible from a public street, or fronts onto a laneway or parking lot.

Eligible Façade Improvement costs may include:

- 1) Enhancements or improvements to exterior building treatments such as brickwork, cladding, siding, cornices, eaves, parapets, windows, doors, lighting, and awnings.
- 2) Exterior painting where a clear enhancement is made.
- 3) Chemical or façade cleaning.
- 4) The installation of permanent Outdoor Art; including items such as murals; sculptures; paintings; local heritage-based art pieces and displays; and other types of artwork that will promote local heritage, improve aesthetics and enhance tourism.
- 5) Redesign of entrances including changes to improve accessibility.
- 6) Other similar improvements or repairs required to enhance a building Façade.

Signage improvement project – For a signage improvement project, improvements to the main storefront sign of buildings are eligible. A grant may cover 50% of eligible costs to a maximum of \$2,500. The maximum value may increase to \$5,000 if the building has more than one street address and/or storefront; more than one wall visible from a public street; or fronts onto a laneway or parking lot.

Signage Improvement grants are intended to assist applicants with the replacement and updating of existing commercial signage and to help new business owners to implement new commercial signage elements. Commercial signage must be representative of the business' activities; and must comply with all respective municipal requirements and Building Code Standards.



Property improvement project - may cover 50% of eligible costs to a maximum of \$10,000.

Eligible Property Improvement costs may include:

- 1) Addition of landscaping features such as plants, sod, trees, and vegetation.
- 2) Addition of permanent landscaping elements such as fencing, benches, planters, and lighting.
- 3) *Addition of new parking/upgrades to existing parking areas.
- 4) *Improvements to rear building entrances and rear parking areas.
- 5) Addition of walkways.
- 6) Such other similar improvements and repairs that may be necessary to improve a property.
- 7) Property Improvements to facilitate new build construction, for the purpose of business expansion, including such elements as excavation work, land clearing and private water and waste-water installation (wells, septic tanks).

*Note that standalone parking lot improvement (e.g. asphaltting) will not be approved. Applications involving parking lot improvements must be part of an application involving other property improvements.

2.3.2 Building Improvement/Restoration Grant

Objective:

To assist with the improvement of existing buildings to improve aesthetics, bring buildings up to current Building or Fire Code standards, and/or improve accessibility.

Grant Amount and Details

Building Improvement/Restoration project - may cover 50% of the eligible cost to a maximum of \$10,000. The following projects may be eligible. Note that project elements deemed to be **Life-cycle replacements** will not be funded.

Eligible Building Improvement costs may include:

- 1) Structural repairs to walls, ceilings, floors, and foundations.
- 2) Interior restoration and design.
- 3) Repair/replacement/installation of building infrastructure, such as roofing, windows, and doors.
- 4) Repair/replacement/installation of plumbing, electrical, HVAC, and fire protection systems.
- 5) Weatherproofing.
- 6) Accessibility improvements.
- 7) Any other improvements that may bring a building up to code, or address health, safety, or risk management issues.
- 8) The services of a professional engineer, architect or planner to design and implement the project.



2.3.1 Building Conversion/Expansion Grant

Objective

To assist with the large-scale conversion, or expansion, of existing vacant space into new commercial, industrial, or mixed-use, agricultural-related uses, etc.

Grant Amount and Details

- a) **Projects under 5,000 square feet** are eligible for reimbursement of 50% of eligible costs to a maximum amount of \$20,000.
- b) **Projects over 5,000 square feet** are eligible for reimbursement of 50% of eligible costs to a maximum amount of \$50,000.

Eligible Building Conversion and Expansion costs may include:

- 1) Conversion of upper-storey space (whether vacant, office, commercial or other non-residential use) into new residential units.
- 2) Conversion of a building or a unit in a building into a hotel, inn or bed and breakfast.
- 3) Expansion of existing eligible uses to increase the gross floor area.
- 4) Environmental studies which are related to the conversion.
- 5) The services of a professional engineer, architect or planner to assist with the design and implementation of the project.

2.3.4 Feasibility, Design, and Study Grant

Objective

To financially assist with the completion of studies and plans to support a new business or development project.

Grant Amount and Details

50% of eligible costs to a maximum of \$2,000 for the following types of plans or studies:

Eligible Feasibility, Design and Study costs may include:

- 1) Concept plans.
- 2) Site plan drawings.
- 3) Feasibility studies.
- 4) Environmental studies.
- 5) Structural analyses.
- 6) Evaluation of existing and proposed mechanical, electrical and other building systems.
- 7) Traffic Impact Assessments.
- 8) Market analyses.
- 9) Business plans.
- 10) Any other study or plan as approved.

2.3.5 Planning Application and Building Permit Fee Grant

Objective

To assist with a portion of the fees required for planning applications or building permits in relation to an improvement project.

Grant Amount and Details

This grant may cover 50% of the municipal and/or County portion of the eligible cost to a maximum of \$2,500 including:

- Municipal and County planning application fees, including minor variances, site plans, zoning by-law amendments or Official Plan amendments.
- Municipal building permit fees or change of use permits.

3 MONITORING, TERM, AND AMENDMENTS

A variety of materials have been developed to assist in the implementation of the Regional Incentives Program, including marketing and promotional aids, information and guidelines for applicants, etc. While these documents are an integral part of the Program, they are not included here, do not form part of this document, and may from time to time be amended by the County without the need for an amendment to this document.

The SDG Regional Incentives Program follows the term and review cycle detailed in the local CIP. Based on the results of monitoring and evaluation efforts, adjustments may be made from time to time. Technical amendments will be permitted at the discretion of the local municipality. Any change to the SDG Regional Incentive Program area or to the value or type of financial programs will require consultation and approval by the County and will require an amendment to the local CIP in accordance with Section 28 of the *Planning Act*.

4 DEFINITIONS

Agriculture-related uses are farm related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity, in accordance with the Provincial Policy Statement.

Agri-tourism include farm-related tourism uses, including limited accommodations such as a bed and breakfast establishments, that promote the enjoyment, education or activities related to the farm operation, in accordance with the Provincial Policy Statement.

Façade refers to the front of a building and/or other exterior walls that are exposed to the public. Refers to the overall or multiple design element(s) of a building, not a single aspect.



Regional Incentives Program

Life-cycle replacement refers to a change to a building or property that is not a material improvement. Put another way, replacing “like for like” is considered a life-cycle replacement. Examples include:

- a) Replacing worn-out windows is a life-cycle replacement. However, restyling, returning heritage features, or making the windows more attractive can be considered a material property improvement.
- b) Replacing worn-out shingles is a life-cycle replacement. However, changing a roofline or covering an extension or remodel could be considered a material property improvement.

What is a life-cycle replacement is strictly within the purview of the Regional Incentives Program Approvals Committee.

Roofed Accommodations are defined as four-season short term, permanent fixed roof accommodations within or as an extension to existing buildings and includes premises such as hotels, motels, and Bed and Breakfast establishments.

Owner refers to the registered owner of the lands and includes any successors, assignees, agents, partners or affiliated corporations.

Tenant refers to the person(s) or entity who legally occupies or possesses a property under lease from the Owner.

INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry

MEETING DATE: May 3, 2021

SUBJECT: 2021 Roads Projects Update

PREPARED BY: Chris Leblanc, Acting Director of Roads & Waste Management

The following report is an overview and update of the scheduled infrastructure/roads work for 2021, as well as work that has been deferred. Administration is also seeking Council's feedback regarding potential/proposed projects as outlined below.

The existing road infrastructure in South Glengarry consists of:

- 153.9 km of pavement
- 84.2 km of surface treatment
- 145.5 km of gravel

Scheduled Road Work for 2021:

Location	Work	2021 Budget	Tender
Lancaster Village (NE Section)	Pad and Overlay	\$143,000	Not Tendered
Glendale Subdivision Hamlet (South Section)	Overlay	\$115,500	Tendered (SDG)
Glendale Subdivision Hamlet (North Section)	Overlay	\$325,500	Tendered (SDG)
Treehaven Road	Skin Patch	\$35,000	Tendered (SDG)
Richmond Court	Pulverized & Resurfaced	\$40,000	Tendered (SDG)
3 rd Line Road	Cold in Place Recycling & Overlay	\$750,000	Tendered (SDG)
West of HWY 34	Granular Overlay	\$354,255	Tendered/Awarded (SG)

Projects to be deferred:

Location	Scheduled Work	Reason for Deferral
Lancaster Village (NE Section)	Pad and Overlay	Road in the NE Quadrant requires base repairs and drainage improvements before reinstating asphalt to ensure the lifespan of the road.
Glendale Subdivision Hamlet (North & South)	Overlay	Deferred to allow replacement of culverts on Grey's Creek, municipal

		drain on Vine St. and Huron St., potential gas installation, reconstruction of Oak St., Huron St. and Rene St.
Richmond Court	Pulverize and Resurface	Base repairs and ditching need to occur before asphalt is reinstated to ensure the lifespan of the road.

The deferral of these projects results in the following savings:

Project	Savings
Richmond Court	\$40,000
Lancaster Village	\$143,000
Glendale Subdivision (south)	\$325,500
Glendale Subdivision (north)	\$136,500
Total Savings	\$645,000

Potential projects to complete as a result of savings:

Location	Work	Estimate
Glendale Subdivision	Replace culverts on Vine St. and Huron St.	Waiting for estimate from engineer
Richmond Court	Reconstruction	\$90,000 - \$100,000
Gore Road	Spot Repairs (in house)	TBD
Fallowfield Road	Spot Repairs (in house)	TBD
Cedar Grove Road	Spot Repairs (in house)	TBD
Frog Hollow Road	Spot Repairs (in house)	TBD
2 nd Line Road Bridge	Rehabilitation	\$300,000
Heron Road	18 Culverts needing replacement/rehabilitation	TBD
MacGillivray Road	19 Culverts needing replacement/rehabilitation	TBD
Wood Creek Municipal Drain (Conc. 3)	Replacement of Culvert	TBD

Administration is seeking Council's feedback and direction regarding the proposed projects outlined above, which would be completed as a result of the savings of the deferred projects. All proposed work is subject to Council's approval and a report will be brought to a subsequent meeting outlining estimated costs and work to be completed.

MINUTES

A virtual meeting of the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry was held at 9:00 a.m., April 19, 2021 with Warden Prevost in the Chair.

Present: Warden Prevost

Councillors: Armstrong, Byvelds, Fraser, Gardner, Landry,
MacDonald, McGillis, Smith, Warden, Wert, Williams

CAO: Simpson

Clerk: Casselman

1. Call Meeting to Order by Resolution
Resolution No. 2021-61

Moved by Councillor Armstrong
Seconded by Councillor Wert

THAT the meeting of the Council of the United Counties of Stormont, Dundas and Glengarry be hereby called to order.

CARRIED

2. Adoption of Agenda
Resolution No. 2021-62

Moved by Councillor Smith
Seconded by Councillor Byvelds

THAT Council approve the agenda.

CARRIED

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Adoption of Minutes

Resolution No. 2021-63

Moved by Councillor McGillis
Seconded by Councillor Gardner

THAT the minutes of the meetings, including the In-Camera minutes and Public Meeting minutes, of the Council of the United Counties of Stormont, Dundas and Glengarry, held March 15, March 25, March 29, April 7, and April 8, 2021, be adopted as circulated.

CARRIED

5. Delegations

6. Action Requests

a) Corporate Services

Resolution No. 2021-64

Moved by Councillor Fraser

Seconded by Councillor Gardner

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve the amendments to the Regional Incentives Program Policy document (March 2021), as amended, and the Terms of Reference, as amended, for the Regional Incentives Program Approvals Committee.

CARRIED

Resolution No. 2021-65

Moved by Councillor MacDonald

Seconded by Councillor Landry

That the Council of the United Counties of Stormont, Dundas and Glengarry approve a donation in the amount of \$1,000 to Habitat for Humanity Cornwall & The Counties, to be funded from the 2021 Council Donations budget.

CARRIED

b) Financial Services

Resolution No. 2021-66

Moved by Councillor Warden

Seconded by Councillor Byvelde

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve revisions to the Tangible Capital Assets Policy # 1-18.

CARRIED

Resolution No. 2021-67

Moved by Councillor Wert

Seconded by Councillor Gardner

THAT the Council of the United Counties of Stormont, Dundas and Glengarry authorize KPMG LLP to complete the service delivery review for the Financial Services Department for the price of \$35,000 plus H.S.T.;

AND THAT COVID-19 funding be used to offset the costs of the review;

AND THAT the Director of Financial Services be authorized to sign all necessary documents to give effect to the contract.

CARRIED

c) Transportation

Resolution No. 2021-68

Moved by Councillor McGillis

Seconded by Councillor Smith

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve a setback of up to 25.72m from the centreline of SDG County Road No.

14 for civic no. 4145 to facilitate the construction of a detached accessory building including coach house and authorize the Director of Transportation and Planning to issue a setback permit to recognize the same.

CARRIED

Resolution No. 2021-69

Moved by Councillor Byvelds

Seconded by Councillor Gardner

THAT the Council of the United Counties of Stormont, Dundas and Glengarry approve a setback of up to 23m from the centreline of SDG County Road No. 2 to facilitate the construction of a pumping station which will service the Dutch Meadows Subdivision in Morrisburg and authorize the Director of Transportation and Planning Services to issue a setback permit to recognize the same;

AND THAT Council authorize the Director to waive all fees associated with issuing this permit.

CARRIED

Resolution No. 2021-70

Moved by Councillor MacDonald

Seconded by Councillor Williams

THAT the Council of the United Counties of SDG approve the Municipal Class Environmental Assessment for the County Road 34 Alexandria Main Street Project;

AND THAT County Council authorize staff to post the Notice of Completion for the required public review period.

CARRIED

- d) Planning
- e) Court Services
- f) County Library
- g) IT Services

7. Tenders and Quotations

Resolution No. 2021-71

Moved by Councillor Warden

Seconded by Councillor Wert

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from Surgenor Chevrolet Buick GMC Cadillac for two (2) three-quarter ton trucks at the total price of \$82,630.00 plus H.S.T. and that the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 2021-72

Moved by Councillor Fraser

Seconded by Councillor Landry

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from J.R. Brisson Equipment Ltd. for the purchase of one (1) loader at the tendered price of \$241,487.00. plus H.S.T;

AND THAT Council authorize the disposal of SDG's 2000 Case 621C Loader to offset the purchase price either by accepting the dealer's proposed trade-in valuation of \$20,000 or by auction; whichever is determined to provide the best overall value to the Corporation;

AND THAT the Director of Transportation and Planning be authorized to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 2021-73

Moved by Councillor Armstrong

Seconded by Councillor Gardner

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from Aqua Drain Sewer Services Inc. for the Storm Sewer and Flushing and Camera Inspections at their unit prices totaling \$75,557.65 plus H.S.T.;

AND THAT the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 2021-74

Moved by Councillor Gardner

Seconded by Councillor Byvelds

THAT Council of the United Counties of Stormont, Dundas and Glengarry accept the joint tender from Miller Paving for micro surfacing at their unit prices totaling \$751,802.00 plus H.S.T.,

The joint tender includes the following:

United Counties of SDG (\$433,088.00)

Municipality of South Dundas (\$318,714.00)

AND THAT the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 2021-75

Moved by Councillor Warden

Seconded by Councillor Smith

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the joint tender from Atlantic Industries Limited for corrugated steel pipe at their unit

prices totaling \$110,209.06 plus H.S.T.

The joint tender includes the following:
United Counties of SDG (\$60,494.73);
City of Cornwall (\$9,062.18);
South Stormont (\$27,342.85) and
South Glengarry (\$13,309.30);

AND THAT the Director of Transportation and Planning Services be authorized to sign all necessary documents to give effect to the contract.

CARRIED

Resolution No. 2021-76

Moved by Councillor Williams
Seconded by Councillor MacDonald

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from Dalcon Constructors Ltd. for the comprehensive rehabilitation of the McPhee Bridge at their unit prices totaling \$1,163,000 plus H.S.T.;

AND THAT the Director of Transportation and Planning be authorized to sign all documents to give effect to the contract.

CARRIED

Resolution No. 2021-77

Moved by Councillor Warden
Seconded by Councillor Fraser

THAT the Council of the United Counties of Stormont, Dundas and Glengarry accept the tender from DW Building Restoration Services Inc. for the repair of the Boundary Road Bridge at their unit prices totaling \$134,386.50 plus H.S.T.;

AND THAT the Director of Transportation and Planning Services is authorized to sign all necessary documents to give effect to the contract

CARRIED

8. By-laws

Resolution No. 2021-78

Moved by Councillor Williams
Seconded by Councillor Wert

THAT By-law 5288, being a by-law to enter into a 10-year maple tapping lease with A&B Syrup at the Howard S. Mitchel Forest in Dalkeith, be read in open Council, signed and sealed

CARRIED

Resolution No. 2021-79

Moved by Councillor McGillis
Seconded by Councillor Warden

THAT By-law No. 5289, being a by-law to adopt Official Plan Amendment No. 6, a housekeeping amendment to the Official Plan of the United Counties of Stormont, Dundas and Glengarry, be read and passed in Open Council, signed and sealed
CARRIED

Resolution No. 2021-80

Moved by Councillor Warden
Seconded by Councillor Landry

THAT By-law No. 5290, being a By-law for the purpose of establishing an encroachment agreement between the United Counties of Stormont, Dundas and Glengarry and Dr. Hooman Ghomeshi, be read and passed in Open Council, signed and sealed.
CARRIED

Resolution No. 2021-81

Moved by Councillor Fraser
Seconded by Councillor MacDonald

THAT By-law No. 5291, being a by-law to authorize an agreement between the United Counties of Stormont, Dundas and Glengarry and Bell Canada to provide landline services, be read and passed in Open Council, signed and sealed
CARRIED

9. Consent Agenda

Resolution No. 2021-82

Moved by Councillor Gardner
Seconded by Councillor Armstrong

THAT all items listed under the Consent Agenda section of the Agenda be approved as recommended.
CARRIED

10. Boards and Committees

Various members of Council provided updates on Committee meetings and activities.

11. Key Information

Director de Haan provided an update on the 2021 Road Tour.

Director de Haan provided information on the Warden's House renovations and the County Administration Building roof.

Resolution No. 2021-83

Moved by Councillor Warden
Seconded by Councillor Byvelds

THAT Council direct staff to proceed with the tender for the structural work at the Warden's House.

CARRIED

Resolution No. 2021-84

Moved by Councillor Gardner
Seconded Councillor Landry

THAT Council direct staff to proceed with a slate style shingle roof for the County Administration Building.

CARRIED

12. Motions and Notices of Motions

13. Petitions

14. Miscellaneous Business

15. Unfinished Business Summary

16. Closed Session

Resolution No. 2021-85

Moved by Councillor Byvelds
Seconded by Councillor MacDonald

THAT Council proceed in-camera pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees – Human Resources Matter.

CARRIED

Resolution No. 2021-86

Moved by Councillor Smith
Seconded by Councillor Williams

THAT Council now rise and reconvene without reporting.

CARRIED

17. Ratification By-law

Resolution No. 2021-87

Moved by Councillor Wert
Seconded by Councillor McGillis

THAT By-Law No.5292, being a by-law to adopt, confirm and ratify matters dealt with by resolution, be read and passed in Open Council, signed and sealed.

CARRIED

18. Adjournment by Resolution
Resolution No. 2021-88

Moved by Councillor Landry
Seconded by Councillor Fraser

THAT Council adjourn to the call of the chair.
CARRIED

Warden

Clerk

DRAFT

MINUTES

A special virtual meeting of the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry was held at 6:30 p.m., April 21, 2021 with Warden Prevost in the Chair.

Present: Warden Prevost
Councillors: Armstrong, Byvelds, Fraser, Gardner, Landry,
MacDonald, McGillis, Smith, Warden, Wert, Williams
CAO: Simpson
Clerk: Casselman

1. Call Meeting to Order by Resolution
Resolution No. 2021-SM

Moved by Councillor Gardner
Seconded by Councillor Fraser

THAT the Special meeting of the Council of the United Counties of Stormont, Dundas and Glengarry be hereby called to order.

CARRIED

Roll Call was taken by the Clerk.

2. Adoption of Agenda
Resolution No. 2021-SM

Moved by Councillor Warden
Seconded by Councillor Wert

THAT Council approve the agenda, as presented.

CARRIED

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Agenda Items

4.1 COVID-19 Pandemic Response Update

- Invited Participants: MP Eric Duncan, MPP Jim McDonell, Dr. Paul Roumeliotis, Medical Officer of Health

Warden Prevost welcomed the invited participants and asked MPP Jim McDonell to provide an update on the provincial response to the COVID-19 pandemic. MPP McDonell spoke to the provincial vaccine roll-out, vaccine supply, and the lockdown

provisions put in place by the provincial government. Council members posed various questions to MPP McDonell and expressed concerns regarding vaccine supply equity and the lack of vaccine locations in the County. Further discussion was held regarding outdoor gatherings and enforcement of the lockdown regulations.

Dr. Roumeliotis spoke to ongoing vaccine efforts. Discussion was held regarding keeping outdoor spaces open to the public, the provincial border closure, the administration of second vaccine doses for long-term care employees, certain businesses being penalized by the provincial lockdown closures, and international flights coming into Canada.

Dr. Roumeliotis provided an update on the status of school closures and spoke to the AstraZenca vaccine. Further discussion was held regarding out of country travel in the future. MP Eric Duncan spoke to the various COVID-19 programs that his office could assist the public with and to a potential public inquiry into the pandemic response in Canada. Dr. Roumeliotis spoke to vaccine modeling thresholds and a regional approach for reopening. Warden Prevost thanked the invited participants for attending the meeting.

5. Adjournment by Resolution
Resolution No. 2021-SM

Moved by Councillor Armstrong
Seconded by Councillor Williams

THAT Council adjourn to the call of the chair.
CARRIED

Warden

Clerk

INFORMATION REPORT



REPORT TO: Council of the Township of South Glengarry

MEETING DATE: May 3, 2021

SUBJECT: Wharf Concert Series

PREPARED BY: Shauna Baggs, Economic Development & Communications Coordinator

The brightly coloured boat houses nestled along the South Lancaster Wharf are a favourite backdrop for many artists and photographers. The image has become a symbol of South Glengarry – calm waters, bright colours and natural beauty.

Recently, Administration was approached by a local Glengarry musician to hold a summer concert series on the Wharf. This unique idea is the perfect tourism attraction during the current COVID-19 restrictions because the audience would be enjoying the music on the water, safely distanced, by boat, canoe, or pontoon.

The proposed concert series (name TBD) would host a variety of music such as Celtic, Folk, light Pop/Rock, Jazz and Classical and would be scheduled in late afternoon (weather permitting) every second Sunday in July and August.

MCM Festival organization will be responsible for the administration and planning of the music series. MCM has experience running a Celtic Festival in North Glengarry. The Township would assist in promotion and sponsorship of the event.

The outdoor concert series lends itself well to health regulations and physical distancing. The unique location, target audience and the potential to become an annual attraction for South Glengarry offer both residents and visitors a unique experience.

The South Lancaster Wharf is municipal space that is open to public use. There are people who enjoy fishing off the Wharf. It is anticipated that the afternoon concerts will take place during a time when fishing is minimal. Property owners that back onto the Wharf will be notified and feedback will be encouraged. Access to electricity may be required. Administration will review installing an outlet on the lamp post at the entrance of the Wharf.

The promotion and partial sponsorship of this event will result in the expenditure of up to \$1,500 from the Economic Development budget. Additional funding through community partners will also be explored.

EMERGENCY PREPAREDNESS WEEK PROCLAMATION

BE IT RESOLVED THAT the Township of South Glengarry does recognize the importance of Emergency Management in Ontario and the goal of Emergency Preparedness Week is to raise community awareness and the need to be prepared within 72 hours for the possibility of an emergency;

AND WHEREAS during Emergency Preparedness Week, Ontario residents will identify and learn about risks in their communities and how they can protect themselves knowing the potential hazards and risks you face, planning ahead and being prepared are the best steps to ensure that you and your family will survive an emergency or disaster;

AND WHEREAS Although focused on personal preparedness, Emergency Preparedness Week also carries messages for business owners, municipal officials and utility operators; ensuring business continuity and updating emergency plans are all just as crucial in assuring community preparedness;

AND WHEREAS all levels of government have an important role to play in emergency preparedness and response, but ultimately, emergency preparedness is the responsibility of each and every one of us;

NOW THEREFORE, I, Mayor Frank Prevost, do hereby proclaim the week of May 2- 8, 2021 as **EMERGENCY PREPAREDNESS WEEK** in the Township of South Glengarry and encourage all citizens to begin today and learn how to prepare now for a safer tomorrow.

Dear Mayor and Council,

I am writing today to ask your council to consider proclaiming May 10, 2021, as the “**Day of Action Against Anti-Asian Racism**” - a nationwide movement that was initiated by a group of grassroots activists in Burnaby, BC.

Stand With Asians Coalition (SWAC) is a community of people in Canada who are concerned about the surge of anti-Asian racism in our cities. Vancouver has seen a staggering increase of over 700%, Burnaby - 350% increase, and Ottawa - 600% increase in 2020. A recent federally-funded study reported 1150 cases of racist attacks in Canada last year. Forty percent were reported in Ontario and forty-four percent were reported in B.C. Sixty percent of the cases were reported by women.

Stand With Asians Coalition brings allies together to raise awareness and to combat anti-Asian racism. We must condemn all forms of hate in public spaces as it creates unsafe conditions for members of the Asian, Black, Indigenous, People of Colour, and Racialized Communities.

May is Asian Heritage Month in Canada. The City of Burnaby is the first city in Canada that has officially made a proclamation, declaring May 10, 2021, as the “**Day of Action Against Anti-Asian Racism**”. Many cities on the West Coast, such as Vancouver, Surrey, Port Moody, Port Coquitlam, Richmond, the District of Missions and on the East Coast, Toronto and Ottawa, are also in the process of considering a similar proclamation. SWAC is organizing a **National Day of Action Against Anti-Asian Racism E Rally** on Zoom on May 10 at 5 PM PT/ 8 PM ET. Sign up [here](#).

I am writing to request that your council consider making a similar proclamation to support this initiative. Please see attached a copy of the City of Burnaby’s proclamation. After the release of your proclamation, we ask that you kindly inform our SWAC organizer, Doris Mah, at 604-729-3107 or doriswkmah@gmail.com. Thank you for your consideration of this matter.

Doris Mah (she/her)
Burnaby resident
[SWAC](#) Organizer

City of Burnaby



Proclamation

DAY OF ACTION AGAINST ASIAN RACISM

Whereas Burnaby RCMP reported a 350 per cent increase in anti-Asian hate crimes during the first year of the COVID-19 pandemic; and

WHEREAS The Canadian Charter of Rights and Freedoms 15 (1) states that Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability; and

WHEREAS The City of Burnaby's Social Sustainability Vision states that Burnaby strives to be a caring, inclusive, vibrant, safe, livable and just city; and that we must embrace diversity, celebrate culture and creativity, foster belongings and participation, and adapt well to a changing world; and

WHEREAS Every resident in Burnaby deserves safe public spaces without the fear of discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability; and

WHEREAS May is Asian Heritage Month in Canada.

NOW THEREFORE I, MIKE HURLEY, MAYOR OF BURNABY,
DO HEREBY PROCLAIM MAY 10 AS

“DAY OF ACTION AGAINST ASIAN RACISM”

IN THE CITY OF BURNABY.

Dated this Twenty-sixth Day
of April, 2021 A.D.

MIKE HURLEY
MAYOR





www.springwater.ca
2231 Nursery Road
Minesing, Ontario
L9X 1A8 Canada

April 16, 2021

To: MP Shipley,
48 Alliance Blvd Suite 104
Barrie, Ontario

Sent via email

RE: Clean Fuel Standard

Good day,

At its regular meeting on April 7, 2021, Council of the Township of Springwater passed resolution C146C-2021 endorsing the following letter presented by the Township of Springwater's Agricultural Advisory Committee regarding the Clean Fuels Standard:

Dear Mr. Shipley,

The purpose of this letter is to discuss the Proposed Clean Fuels Standard that is being considered for legislation. As members of the Springwater Township Agricultural Advisory Committee, we have serious concerns with this proposal. This proposal in its current form, has the potential to be catastrophic to the Canadian farmer. The proposed rules and regulations for restrictions on land use are detrimental to the long-term viability of Canadian agriculture.

If this proposal goes ahead, Canadian farmers will be unable to make improvements to their land to make it more efficient for the use of crop production, thus making them unable to meet the needs of food supply needed for the ever-growing population. Making improvements to land for crop production is essential to the growing demand in food supply for our country and should not have restrictions placed upon it. Instilling restrictions in this manner is no different than telling a homeowner that any renovations made after a specific date disqualifies any future renovations.

The restrictions being imposed through the Clean Fuels Standard will make it so Canadian farmers are unable to recoup costs that they are spending in order to meet the needs of the growing population in Canada. Having these restrictions in place, will have buyers seeking products elsewhere, out of country. What will this do to Canada's economy?

The ideas proposed, 'setbacks from watercourses and woodlands,' would come at a tremendous cost to the Canadian farmers who have purchased, paid taxes, and cared for, for generations, are suddenly unable to use the land for renewable fuel purposes.

How will these costs be recovered if the farmer is unable to utilize this land for crop production? Is a farmer going to have to build separate grain storage to store products that are ineligible for renewable energy at a cost of hundreds of thousands of dollars? Isn't it important that the Canadian Government work with Canadian farmers, not impose unworkable rules and regulations that hinder crop production and create a competitive disadvantage with other countries?

The Canadian Government has shown little regard for Canadian farmers in some of their policies and proposed legislation in recent years. The Clean Fuels Standard combined with the recent Carbon Tax, has the potential to put many Canadian farmers out of business. We need our governments to work with Canadian farmers in order to provide for the growing need of food supply in our country.

Please contact Chair David Spring to discuss this further at (705) 730-4033. We look forward to your support on this matter.

Sincerely,

A handwritten signature in black ink that reads "Don Allen". The signature is written in a cursive style with a long horizontal stroke at the end.

Don Allen
Mayor, Township of Springwater

David S. Spring
Chairperson of the Springwater Township Agricultural Advisory Committee

Cc:
Hon., Jonathan Wilkinson, Minister of Environment and Climate Change;
MPP Doug Downey,
Hon., Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
All Ontario Municipalities



Town of
SOUTH BRUCE PENINSULA

Box 310, 315 George Street, Wiarton, Ontario N0H 2T0 Tel: (519) 534-1400 Fax: (519) 534-4862
1-877-534-1400

April 23, 2021

Doug Downey
Attorney General
McMurtry-Scott Building
720 Bay Street, 11th Floor
Toronto ON M7A 2S9

Dear Honorable Mr. Downey:

Re: Lottery Licensing to Assist Small Organizations

Small organizations are the foundation of rural Ontario. Thousands of hours of selfless volunteerism are logged each year by organizations who may not necessarily be considered not-for profit or charitable. That doesn't mean that they don't contribute to our communities; small organizations cook for the homeless, clean up parks and flower beds, read to young people, teach life skills to young adults, organize parades, put on concerts...the list goes on.

Many of these small organizations are not eligible to receive a lottery license. This makes it impossible for them to continue to be successful as their fundraising capabilities are extremely limited.

Through this correspondence, we request that you give serious consideration to instituting an additional level of lottery licensing which would enable small organizations to obtain a lottery license. Those who are not able to sustain a non-profit or charitable status could still receive a lottery license if their proceeds benefit the community. Thresholds could be placed on the prize values and perhaps even the number of events which could be held in a calendar year.

We hear over and over again about the hardships in our community and we know that there are organizations who have the ability to help and are not permitted to. Understanding this, Council adopted a resolution seeking your consideration.

R-226-2021

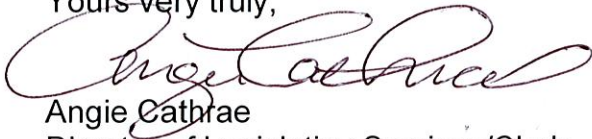
*It was **Moved** by J. Kirkland, **Seconded** by K. Durst and **Carried***

***That** staff are directed to contact the Ministry responsible for Alcohol and Gaming of Ontario to seek their assistance in implementing an additional level of licensing which would permit small organizations to hold fundraisers as a method of sustaining our community and organizations;*

And further that all municipalities in Ontario are sent this resolution to seek their assistance in lobbying the Ministry.

We look forward to your consideration of our request.

Yours very truly,



Angie Cathrae
Director of Legislative Services/Clerk
519-534-1400 ext 122
Tol Free 1-877-534-1400
angie.cathrae@southbrucepeninsula.com

cc: MPP Bill Walker, All Ontario Municipalities

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext 4585
mantond@cambridge.ca**

April 21, 2021

Re: Resolution - City of Cambridge Council – Request for Paid Sick Leave

At the Special Council Meeting of April 20, 2021, the Council of the Corporation of the City of Cambridge passed the following motion:

Mover: Councillor Wolf
Seconder: Councillor Reid

WHEREAS as a result of the COVID-19 pandemic and the increase in cases in Ontario, our hospitals and Intensive Care Units are overrun with people sick with the virus;

AND WHEREAS according to the Provincial Science Advisory Table on COVID-19 we need to protect essential workers and support them with paid sick leave;

AND WHEREAS it is being reported that the drivers of transmission are indoor work places, particularly industrial workplaces, warehouses, and distribution centres;

AND WHEREAS the COVID-19 crisis has unmasked the inequalities in our Province as most of the people now getting sick are the most vulnerable in our society and are those who cannot afford to stay home and often live and work in crowded conditions;

AND WHEREAS Workers who are denied paid sick days do not avoid illness, they bring the infections to work with them, and they transmit them to their coworkers, employees without paid sick leave;

THEREFORE BE IT RESOLVED that Cambridge Council urge the Honourable Doug Ford, Premier to require Ontario employers to provide no less than five paid sick days annually to workers — after three months of employment — by amending the

Employment Standards Act, 2000, or through a different mechanism and to provide necessary funding, fiscal relief and/or support to employers so that all workers in Ontario have access to no less than 10 paid sick days annually in the event of a declared infectious disease emergency, such as the COVID-19 pandemic and ensure all Ontario workers have access to protected and paid emergency leave so care can be provided to children, parents, and/or other family members who may become ill and that all workers may receive paid time off to enable them to receive the COVID-19 Vaccine.

AND FURTHER that upon Council's approval of this motion that it be forwarded to the Association of Municipalities of Ontario, the Provincial Minister of Labour, the Premier, and each Ontario municipality.

Should you have any questions related to the approved resolution, please contact me.

Yours truly,



Danielle Manton
City Clerk



Township of The Archipelago

9 James Street, Parry Sound ON P2A 1T4

Tel: 705-746-4243/Fax: 705-746-7301

www.thearchipelago.on.ca

April 9, 2021

21-073

**Moved by Councillor Barton
Seconded by Councillor Manner**

RE: Road Management Action On Invasive Phragmites

WHEREAS Phragmites australis (Phragmites) is an invasive perennial grass that continues to cause severe damage to wetlands and beaches in areas around the Great Lakes including Georgian Bay; and

WHEREAS Phragmites australis grows and spreads rapidly, allowing the plant to invade new areas and grow into large monoculture stands in a short amount of time, and is an allelopathic plant that secretes toxins from its roots into the soil which impede the growth of neighboring plant species; and

WHEREAS Phragmites australis results in loss of biodiversity and species richness, loss of habitat, changes in hydrology due to its high metabolic rate, changes in nutrient cycling as it is slow to decompose, an increased fire hazard due to the combustibility of its dead stalks, and can have an adverse impact on agriculture, particularly in drainage ditches; and

WHEREAS invasive Phragmites has been identified as Canada’s worst invasive plant species by Agriculture and Agrifood Canada; and

WHEREAS the Ontario government has made it illegal to import, deposit, release, breed/grow, buy, sell, lease or trade invasive Phragmites under the Invasive Species Act; and

WHEREAS Phragmites occupy over 4,800 hectares of land around Lake St. Clair alone, while 212 hectares of Phragmites occupy land along the St. Lawrence River. The Georgian Bay Area is particularly affected by Phragmites australis, with more than 700 stands along the shorelines and multiple visible stands on the highways and roads that threaten valuable infrastructure and wetland areas; and

WHEREAS volunteers, non-governmental organizations, and various municipalities have invested tens of thousands of dollars in investments and labour annually for more than eight years in executing managements plans to control invasive Phragmites on roads, coasts, shorelines and in wetlands; and

WHEREAS roads and highways where Phragmites that are left untreated become spread vectors that continually risk new and treated wetlands and coastal shoreline areas; and

WHEREAS according to “Smart Practices for the Control of Invasive Phragmites along Ontario’s Roads” by the Ontario Phragmites Working Group, best road management practices for Phragmites australis include early detection, herbicide application, and cutting; and

WHEREAS these best management practices are most effective when used in a multi-pronged approach as opposed to when used as stand-alone control measures; and

WHEREAS mother nature does not recognize political boundaries. Therefore, it is imperative that Municipalities, Districts, the Province, and the Federal government work together in collaboration to eradicate Canada’s worst invasive plant species Phragmites australis;

NOW THEREFORE BE IT RESOLVED that Council for the Corporation of the Township of The Archipelago directs its staff to implement best management practices to promote early detection of invasive Phragmites, and to implement best management practices for invasive Phragmites, and to join the Ontario Phragmites Working Group to collaborate on the eradication of Phragmites in Ontario.

BE IT FURTHER RESOLVED that Council for the Corporation of the Township of The Archipelago directs staff to insert clean equipment protocols into tenders and that there is oversight that the protocols are followed; and

BE IT FURTHER RESOLVED that Council for the Corporation of the Township of The Archipelago requests the Ontario Ministry of Transportation to map and treat invasive Phragmites annually on all its highways; and

BE IT FURTHER RESOLVED that the Ontario Ministry of Transportation (MTO) communicates the strategy on mapping (detecting sites) and controlling invasive Phragmites on provincial highways, the specific highway management plans and results by each MTO region and each highway in the region and work in coordination with the Township of The Archipelago; and

BE IT FURTHER RESOLVED that Council for the Corporation of the Township of The Archipelago directs its staff to send this resolution to all municipalities that are part of the Georgian Bay watershed, to all municipalities in the Great Lakes watershed, to the Minister of Transportation, Christopher Balasa the Manager, Maintenance Management Office, and MPP Norman Miller.

BE IT FINALLY RESOLVED that Council for the Corporation of the Township of The Archipelago requests all levels of government to consider funding support to aid the Township of The Archipelago in managing invasive phragmites; and directs staff to send a copy of this resolution to the Ontario Minister of Environment, Conservation and Parks and the Minister of Environment and Climate Change Canada.

Carried.

Good day,

Please be advised that the Council of the Township of South Stormont adopted the following resolution on April 14, 2021:

Resolution No. 100/2021

Moved By: Councillor Woods

Seconded by: Councillor MacIsaac

Whereas Eastern Ontario is dealing with a third wave of the Covid-19 virus, rising positive case numbers and increasing hospital pressure;

And whereas Council and residents alike are gravely concerned about the lack of vaccine supply for residents in Eastern Ontario, the inconsistent messaging coming from the provincial government, and the dire situation faced by small businesses across the region;

And whereas this situation is increasingly unacceptable.

Now therefore be it resolved that Council of the Township of South Stormont calls on the federal and provincial governments to do more to get an increased number of vaccines to our local health unit so they can continue to vaccinate and help the residents and businesses of Eastern Ontario;

And further, that this resolution be forwarded to the Prime Minister, Premier and our federal and provincial representatives demanding their support and action on behalf of the residents of Eastern Ontario.

CARRIED

Thank you for your consideration.



Municipality of Killarney

April 21, 2021

Mail & Email: info@southglengarry.com
clerkdept@shuniah.org

Main Office:
32 Commissioner Street
Killarney, Ontario
P0M 2A0

Tel: 705-287-2424
Fax: 705-287-2660

E-mail:
inquiries@municipalityofkillarney.ca

Public Works Department:
1096 Hwy 637
Killarney, Ontario
P0M 2A0

Tel: 705-287-1040
Fax: 705-287-1141

website:
www.municipalityofkillarney.ca

Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building Queen's Park
Toronto, ON M7A 1A1
Email: premier@ontario.ca

Dear Premier Ford:

Attached hereto is Resolution #21-114 that was passed by the Council of the Municipality of Killarney at their Regular Meeting held April 14th, 2021 in which Council supports the resolutions passed by the Township of Glengarry and the Municipality of Shuniah urging you Premier Ford and the Province of Ontario to procure approved COVID-19 vaccines to be distributed to the residents of Ontario, increase the Province's vaccination rate to keep pace with the doses that have been received and accelerate the launch of its COVID-19 vaccine booking system.

We look forward to your favorable reply regarding this request.

Sincerely,
THE MUNICIPALITY OF KILLARNEY


(Mrs.) Angie Nuziale,
Administrative Assistant

Attachments

*cc: Township of South Glengarry
Municipality of Shuniah
Hon. Christine Elliott, Minister of Health
Hon. Peter Bethlenfalvy, Minister of Finance
Local MPPs*

Word: Letters-Glengarry-Shuniah-Vaccine Rollout-21-04-2021



*The Corporation of the Municipality of Killarney
32 Commissioner Street
Killarney, Ontario
P0M 2A0*

MOVED BY: Michael Reider

SECONDED BY: Jim Rook

RESOLUTION NO. 21-114

BE IT RESOLVED THAT the Municipality of Killarney hereby supports Resolution No. 75-2021 passed by the Township of South Glengarry on March 1, 2021 which urges Premier Ford and the Province of Ontario to procure approved COVID-19 vaccines to be distributed to the residents of the Province of Ontario, increase the Province's vaccination rate to keep pace with the doses that have been received and accelerate the launch of its COVID-19 vaccine booking system.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
<input checked="" type="checkbox"/> CARRIED	Robert Campbell	X	
<input type="checkbox"/> DEFEATED	John Dimitrijevic	X	
<input type="checkbox"/> TABLED	Barbara Anne Haitse	X	
<input checked="" type="checkbox"/> RECORDED VOTE (SEE RIGHT)	Michael Reider	X	
<input type="checkbox"/> PECUNIARY INTEREST DECLARED	Jim Rook	X	
<input type="checkbox"/> WITHDRAWN	Nancy Wirtz	X	

I, Candy K. Beauvais, Clerk-Treasurer of the Municipality of Killarney do certify the foregoing to be a true copy of Resolution #21-114 passed in a Regular Council Meeting of The Corporation of the Municipality of Killarney on the 14th day of April 2021.


Candy K. Beauvais
Clerk Treasurer

CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Lyle WARDEN RESOLUTION NO 75-2021

SECONDED BY SAM McDONELL DATE March 1, 2021

WHEREAS COVID-19, a disease caused by the 2019 novel coronavirus, has resulted in the deaths of almost 7,000 Ontarians;

AND WHEREAS Canada currently lags behind dozens of nations in terms of the proportion of the population that has received doses of COVID-19 vaccines;

AND WHEREAS the federal government has moved too slowly and is failing to foster domestic vaccine-production capacity;

AND WHEREAS the number of administered vaccines in Ontario is not keeping pace with the number of doses that have been received by the provincial government;

AND WHEREAS the provincial COVID-19 vaccine booking system is not yet operational;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of South Glengarry urges Premier Doug Ford and the Province of Ontario to procure approved COVID-19 vaccines to be distributed to the residents of the Province of Ontario, increase the Province's vaccination rate to keep pace with the doses that have been received and accelerate the launch of its COVID-19 vaccine booking system;

AND FURTHERMORE that this resolution be forwarded to Premier Doug Ford, MPP Jim McDonell, Hon. Christine Elliot, Minister of Health, Hon. Peter Bethlenfalvy, Minister of Finance and all Ontario municipalities.

CARRIED DEFEATED POSTPONED


Mayor Frank Prevost



COUNCIL RESOLUTION

SOUTH GL

Resolution No.: 111-21

Date: Mar 23, 2021

Moved By: Barbara Bland

Seconded By: Donna Smith

THAT Council hereby supports the correspondence of the the Township of South Glengary resolution in support of Provincial Vaccine Rollout dated March 1, 2021.

THAT Council further directs the Clerk to circulate correspondence to the Honourable Doug Ford Premier of Ontario, MPP Michael Gravell, MPP Judith Monteith-Farrell, Honourable Christine Elliott, Minister of Health, Honourable Peter Bethlenfalvy, Minister of Finance and all municipalities within the Province of Ontario.

Carried

Defeated

Amended

Deferred

Windy Landry
Signature

Municipality of South Glengary, 420 Leslie Avenue, Thunder Bay, Ontario P7B 1X8

SG-M-21

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY
BY-LAW NUMBER 40-2021
FOR THE YEAR 2021**

***BEING A BY-LAW A BY-LAW TO ADOPT, CONFIRM AND RATIFY
MATTERS DEALT WITH BY RESOLUTION.***

WHEREAS s.5 (3) of the *Municipal Act, 2001*, provides that the powers of municipal corporation are to be exercised by its Council by by-law; and

AND WHEREAS it is deemed expedient that the proceedings, decisions and votes of the Council of the Corporation of the Township of South Glengarry at this meeting be confirmed and adopted by by-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF SOUTH GLENGARRY ENACTS AS FOLLOWS:**

1. **THAT** the action of the Council at its regular meeting of May 3, 2021 in respect to each motion passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and;
2. **THAT** the Mayor and the proper officers of the Township of South Glengarry are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, The Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. **THAT** if due to the inclusion of a particular resolution or resolutions this By-law would be deemed invalid by a court of competent jurisdiction then Section 1 to this By-law shall be deemed to apply to all motions passed except those that would make this By-law invalid.
4. **THAT** where a "Confirming By-law" conflicts with other by-laws the other by-laws shall take precedence. Where a "Confirming By-law" conflicts with another "Confirming By-law" the most recent by-law shall take precedence.

***READ A FIRST, SECOND AND THIRD TIME, PASSED, SIGNED AND
SEALED IN OPEN COUNCIL THIS 3RD DAY OF MAY, 2021.***

MAYOR: _____

CLERK: _____