



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL AGENDA

TUESDAY, MAY 12, 2020 @ 7:00 P.M.

MAPLETON TOWNSHIP OFFICES

**COUNCIL TO MEET USING VIRTUAL TECHNOLOGY**

Join Zoom Meeting:

<https://us02web.zoom.us/j/87676776317?pwd=bm10d29DQ0xxQ2drS3c0RURKZWWh0dz09>

Meeting ID: 876 7677 6317

Password: 569422

One tap mobile +1 778 907 2071

**1. Call to Order**

Mayor to call the virtual meeting to order.

In response to COVID-19 and recommendations by World Health Organization and the Guelph-Dufferin-Wellington Health Unit to exercise social distancing, Township of Mapleton facilities, including the Township Office are currently closed. Members of the public are invited to observe this open meeting electronically by accessing the meeting live-streaming video (info above).

**2. Roll Call to be taken**

**3. Declaration of Pecuniary Interest**

**4. Confirmation of Minutes**

4.1 Council Meeting dated April 28, 2020

***RECOMMENDATION***

*THAT the minutes of the Township of Mapleton Council Meeting held on April 28, 2020 be confirmed as circulated in the agenda package.*

**5. Matters arising from Minutes**

**6. Matters under The Planning Act and Matters Arising – none**

## 7. Delegations and Matters Arising from Delegations

- 7.1 a) Desired Living, CEO Stuart Roxburgh  
Re: Retirement Residences (Alma) Presentation
- b) Follow-up to Delegation

### **RECOMMENDATION**

*THAT the Desired Living Retirement Residences Presentation be received for information.*

## 8. Minutes from Committees – none

## 9. Reports and Updates from Staff

### 9.1 Building Department

- i) Building Report BD2020-06  
Re: Report for April Month End and Year to Date (YTD)

### **RECOMMENDATION**

*THAT Township of Mapleton Council receive Building Department Report BD2020-39 dated May 12, 2020 regarding April Month End and Year to Date (YTD).*

### 9.2 Finance Department

- i) Finance Report FIN2020-10  
Re: Final Tax Rate

### **RECOMMENDATION**

*THAT the Township of Mapleton Council receive for information Finance Report FIN2020-10 dated May 12, 2020 regarding final tax rates for 2020; AND FURTHER THAT the associated tax rate by-law be approved as provided.*

- ii) Finance Report FIN2020-11  
Re: 2020 Q1 Operating Budget Variance Report

### **RECOMMENDATION**

*THAT Township of Mapleton Council receive Finance Report FIN2020-11 regarding the Q1 2020 Operating Budget Variance as information.*

- iii) Finance Report FIN2020-12  
Re: Treasurers Statement DCRF

**RECOMMENDATION** THAT Township of Mapleton Council receive Finance Report FIN2020-12 dated May 12, 2020 regarding the 2019 Treasurer's Statement - Development Charges Reserve Fund (DCRF) as information.

### 9.3 Public Works Department

- i) Public Works Report PW2020-10  
Re: 2020 Public Works Capital Program Status Update

**RECOMMENDATION**

THAT Township of Mapleton Council receive Public Works Report PW2020-10 dated May 12, 2020 regarding the 2020 Public Works Capital Program Status Update for information.

## 10. Approval of By-Laws

- 10.1 By-law Number 2020-022 being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton, Part Lot 17, Concession 5, 7329 Fourth Line, Peel Township, ZBA 2020-03
- 10.2 By-law Number 2020-033 being a by-law to adopt and set the tax rates for 2020

**RECOMMENDATION**

THAT By-laws Numbered:

- 2020-022 being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton, Part Lot 17, Concession 5, 7329 Fourth Line, Peel Township, ZBA 2020-03
  - 2020-033 being a by-law to adopt and set the tax rates for 2020
- be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

## 11. Correspondence for Council's Direction – none

## 12. Correspondence for Council's Information

- 12.1 Farm Property Tax Rate Program – Provincial Review
  - i) Township of Armour - Resolution dated April 28, 2020 Re: support for Mapleton resolution
  - ii) Municipality of Tweed - Resolution dated April 28, 2020 Re: support for Mapleton resolution
  - iii) City of London - Acknowledgement dated April 22, 2020 Re: Mapleton resolution

iv) MPP Pettapiece – email to Minister of Finance dated May 6, 2020 Re: Mapleton resolution

12.2 Resident email correspondence, dated May 5, 2020  
Re: Notice of Passing By-law 2020-026

12.3 Centre Wellington Tier 3 Water Budget Study  
Re: Community Liaison Group Meeting - Notice and Agenda

12.4 GRCA correspondence, dated May 4, 2020  
Re: Impact of Covid-19 pandemic on operations

12.5 Watch File  
The link to view the April 30, 2020 issue: <https://tinyurl.com/yc2w88s6>  
The link to view the May 7, 2020 issue: <https://tinyurl.com/y8uyzj8c>

**13. Notices of Motion**

**14. Notice Provision** – none

**15. Other Business**

**16. Council Tracking Sheet**

**17. Closed Session** – none

**18. Confirmatory By-law Number 2020-034**

***RECOMMENDATION***

*THAT By-law Number 2020-034 being a by-law to confirm all actions and proceedings of the Council of the Corporation of The Township of Mapleton be hereby read a first, second and third time signed by the Mayor and the Clerk and sealed with the Corporate Seal.*

**19. Adjournment**

PLEASE NOTE: Alternate Formats and Communication Support

The Township is committed to providing residents with communication support and alternate format of documents upon request. For more information or to make a request, please call the Township of Mapleton office at 519-638-3313.



# Township of Mapleton

## 2020 Calendar

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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February						
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March						
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29	30	31				

April						
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May						
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31						

June						
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July						
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August						
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30	31					

September						
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October						
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November						
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29	30					

December						
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20	21	22	23	24	25	26
27	28	29	30	31		

- Regular Council 7pm
- Regular Council 1pm
- Council Conference
- Committee of Adjustment
- Parks and Recreation Committee
- Economic Development Committee
- Statutory Holiday (Office Closed)

Note: Council Meeting dates as per Procedure By-law



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL MEETING

TUESDAY, APRIL 28, 2020 @ 1:00 P.M.

**COUNCIL MET USING VIRTUAL TECHNOLOGY**

**1. Call to Order**

Mayor Davidson welcomed attendees and called the virtual meeting to order at 1:00 p.m.

In response to COVID-19 and recommendations by World Health Organization and the Guelph-Dufferin-Wellington Health Unit to exercise social distancing, Township of Mapleton facilities, including the Township Office are currently closed. Members of the public were invited to observe this open meeting electronically by accessing the meeting by live-streaming.

**2. Roll Call was taken by the Clerk**

PRESENT: IN COUNCIL ADMIN OFFICE  
Gregg Davidson, Mayor

VIDEOCONFERENCE CALL  
Paul Douglas, Councillor  
Dennis Craven, Councillor  
Marlene Ottens, Councillor

REGRETS: Michael Martin, Councillor

Clerk Barb Schellenberger stated quorum has been met.

STAFF PRESENT: IN COUNCIL CHAMBERS  
Barb Schellenberger, Municipal Clerk

VIDEOCONFERENCE CALL  
Manny Baron, CAO  
Larry Wheeler, Deputy Clerk  
Sam Mattina, Director of Public Works  
John Morrison, Director of Finance  
Patty Wright, Chief Building Official

**3. Declaration of Pecuniary Interest – none stated**

**4. Confirmation of Minutes**

4.1 Public Meeting under the Planning Act dated February 11, 2020

**RESOLUTION 2020-08-01**

Moved: Councillor Douglas

Seconded: Councillor Craven

THAT the minutes of the Township of Mapleton Public Meeting under the Planning Act held on February 11, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

4.2 Public Meeting under the Planning Act dated March 10, 2020

**RESOLUTION 2020-08-02**

Moved: Councillor Douglas

Seconded: Councillor Craven

THAT the minutes of the Township of Mapleton Public Meeting under the Planning Act held on March 10, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

4.3 Council Meeting dated March 10, 2020

**RESOLUTION 2020-08-03**

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the minutes of the Township of Mapleton Council Meeting held on March 10, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

4.4 Council Meeting dated March 24, 2020

**RESOLUTION 2020-08-04**

Moved: Councillor Craven

Seconded: Councillor Ottens

THAT the minutes of the Township of Mapleton Council Meeting held on March 24, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

4.5 Special Meeting of Council dated April 7, 2020

**RESOLUTION 2020-08-05**

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the minutes of the Township of Mapleton Council Special Meeting held on April 7, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

4.6 Council Meeting dated April 14, 2020

**RESOLUTION 2020-08-06**

Moved: Councillor Craven

Seconded: Councillor Ottens

THAT the minutes of the Township of Mapleton Council Meeting held on April 14, 2020 be confirmed as circulated in the agenda package.

**CARRIED**

**5. Matters arising from Minutes – none**

**6. Matters under The Planning Act and Matters Arising – none**

**7. Delegations and Matters Arising from Delegations**

7.1 a) Proposed Alma Retirement Development presented by Andrea Sinclair, MHBC Planning

b) Proposed Alma Retirement Development Partnership presented by Stuart Roxburgh

**RESOLUTION 2020-08-07**

Moved: Councillor Douglas

Seconded: Councillor Craven

THAT the delegation of Ms. Sinclair and Mr. Roxburgh representing Alma Retirement Development proposal be received for information;

AND FURTHER THAT staff continue to assist the developer with the processes.

**CARRIED**

- 7.2 OCWA presentation by Don Irvine  
Re: Update on OCWA 2019 regulatory reporting

**RESOLUTION 2020-08-08**

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the OCWA 2019 regulatory reporting update be received for information.

**CARRIED**

**8. Minutes from Committees – none**

**9. Reports and Updates from Staff**

9.1 Finance Department

- i) Finance Report FIN2020-09

Re: COVID-19 Financial Mitigation and Relief Measures

**RESOLUTION 2020-08-09**

Moved: Councillor Craven

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Finance Report FIN2020-09 regarding COVID-19 Financial Mitigation and Relief Measures; and

1. enact a By-law to provide for financial relief for stipulated penalty and interest for taxes and for water and wastewater billings in default.

**CARRIED**

9.2 Public Works Department

- i) Public Works Report PW2020-05

Re: Safe Drinking Water Act Reporting – 2019 Drayton & Moorefield Water Systems

**RESOLUTION 2020-08-10**

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT Public Works Report PW2020-05 reporting on the 2019 Drayton & Moorefield Water Systems in accordance with The Safe Drinking Water Act, Ontario Reg. 170/03, be hereby received.

AND THAT Council acknowledge receipt of the Section 11, 2019 Annual Reports, and the Schedule 22, 2019 Summary Reports for both the Drayton Water Supply System and the Moorefield Water Supply System satisfying legislative requirements.

**CARRIED**

- ii) Public Works Report PW2020-08

Re: Post COVID19 Federal Infrastructure Stimulus Program

**RESOLUTION 2020-08-11**

Moved: Councillor Ottens

Seconded: Councillor Craven

THAT Township of Mapleton Council receive Public Works Report PW2020-09 dated April 28, 2020 regarding the Capital Works 2020 Positive Variance Reallocation;

AND THAT Council approve the staff recommendation to reallocate a portion of the positive variance resultant from the tender award for RFT 2020-01 Replacement of Culvert MB015, (Project sheet #18055), in the amount of \$70,000 in order to complete Phase two of the work awarded through tender RFT2019-14, 2019 Bridge and Culvert Maintenance Program.

**CARRIED**



- iii) Public Works Report PW2020-09  
Re: Capital Works 2020 Positive Variance Reallocation

**RESOLUTION 2020-08-12**

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Public Works Report PW2020-08 dated April 28, 2020 regarding Post COVID19 Federal Infrastructure Stimulus Program

AND FURTHER THAT Township of Mapleton Council, authorize the Director of Public Works to procure Engineering resources in the amount of approximately \$145,000, before HST, to bring two infrastructure projects with a combined estimated value of \$1,805,000.00, before HST, to shovel ready status, making them eligible for application to this program.

**CARRIED**

9.3 Source Water Protection

- i) Source Water Protection Report SWP2020-01  
Re: Township of Mapleton 2019 Source Protection Annual Report

**RESOLUTION 2020-08-13**

Moved: Councillor Ottens

Seconded: Councillor Craven

THAT Township of Mapleton Council receive Source Water Protection Report SWP2020-01 dated April 28, 2020 regarding Township of Mapleton Source Protection Annual Reports.

**CARRIED**

**10. Approval of By-Laws**

**RESOLUTION 2020-08-14**

Moved: Councillor Craven

Seconded: Councillor Douglas

THAT By-laws Numbered:

- 2020-029 Being a by-law to authorize the Mayor and CAO to execute a Site Plan Agreement between Orvie Weber and The Corporation of the Township of Mapleton
- 2020-030 Being a rating by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act. (Driscoll, West Part Lot 13, Concession 10, Maryborough)
- 2020-031 to provide for financial relief for stipulated penalty and interest for taxes and for water and wastewater billings in default.

be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

**CARRIED**

**11. Correspondence for Council's Direction – none**

**12. Correspondence for Council's Information** was circulated with the agenda.

**13. Notice of Motion**

**RESOLUTION 2020-08-15**

Moved: Councillor Craven

Seconded: Councillor Ottens

THAT Township of Mapleton Council request staff to investigate and report back concerning a sidewalk along Wellington Rd 17 towards Highway 6 from Wellington Rd 7 intersection for the length of six houses due to safety concerns.

**CARRIED**

14. **Notice Provision** – none
15. **Other Business** – none
16. **Council Tracking Sheet** – no updates requested
17. **Closed Session** – none
18. **Confirmatory By-law Number 2020-032**

**RESOLUTION 2020-08-16**

Moved: Councillor Douglas

Seconded: Councillor Craven

THAT By-law Number 2020-032 being a by-law to confirm all actions and proceedings of the Council of the Corporation of The Township of Mapleton be hereby read a first, second and third time signed by the Mayor and the Clerk and sealed with the Corporate Seal.

**CARRIED**

19. **Adjournment**

There being no further business, the meeting adjourned at 2:27 p.m.

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Mayor Gregg Davidson

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Clerk Barb Schellenberger

**PLEASE NOTE: Alternate Formats and Communication Support**

The Township is committed to providing residents with communication support and alternate format of documents upon request. For more information or to make a request, please call the Township of Mapleton office at 519-638-3313.

**From:** stuart roxburgh <[snroxburgh@yahoo.com](mailto:snroxburgh@yahoo.com)>  
**Sent:** Friday, May 8, 2020 3:33 PM  
**To:** Manny Baron; Barb Schellenberger  
**Subject:** Business partnership

Good day Manny and Barb,

Please find below the request for the partnership.

We are looking for the following for the partnership agreement.

Grants:

Currently we are working with INAC services for our grant writing and they have been great to work with. They know the system very well and we would like them to continue to work with us.

We are looking for support for applications to receive further grants and interest free money that will be available through us as a partnership and through the Township for this type of project.

As an example for the Township:

The [Green Municipal Fund](#) will contribute up to 80% to a maximum of \$10 million in grants and loans for private sector/municipal-partnered environmental projects. Projects must contribute to cleaner air, water, or soil by pertaining to sustainable transportation, land use, greenhouse-gas reduction, or energy, waste, or water management. Eligible costs include:

- Materials and supplies, including shipping
- Consultant fees, including travel/accommodation
- Communications costs, including meetings and advertising
- Equipment rental
- In-kind contribution of staff time
- Renovation costs (for field tests only)
- Capital costs (for field tests and projects)

Planning, feasibility study, and field test projects are eligible for grants of up to 50% to a maximum of \$175,000. Although the lead applicant is typically the municipality benefiting from the project, the private sector partner is also eligible for support. Funding has been awarded for electric vehicle charge stations, the integration of innovative wind turbine technologies as well as photovoltaic and tidal power generation.

Additional request:

We are looking at asking the government sectors for patient money as well with your assistance for this will be the State of the Art Ag Residence. The residence will have superb ventilation systems allowing for the reduction in any future issues of viruses such as COVID 19, while the whole project will increase economic growth including 92 new jobs and a 7 acre greenhouse, it will also allow for community residents to remain in Mapleton Township and allow for further tax revenue. The 250 Unit complex

with a greenhouse, medical/other services utilizing Net Zero technologies will foster future sustainable growth.

In addition to this, we are asking for the Township to:

- Earmark \$500,000 for available interest free funds that will be paid back over 10 years post project. These funds will cover costs that will be for the development of the project.
- Partnership with the sewage management for the MBR system and disposal of the fecal waste (grey water will be transformed to potable water and discharged appropriately)
- Support for the MBR project to the GRCA and MOE
- Support for the Official Plan to allow for the project for any County and Provincial changes required
- Minimize fees on the build and taxes - taxes to be in full year 1 post construction
- Support to request funds from Federal and Provincial Government Officials for patient money as this project will boost rural community infrastructure and support job creation post the COVID-19 pandemic and increase economic sustainability
- Utilize appropriate Municipal staff/affiliations to assist with us to complete this project
- Ensure that we are on the Agenda to discuss with Council when required to ensure a steady time frame is met
- Allow for marketing to be completed through your resources (ie: Website, newsletters, etc)

In return we are willing to give 15% of the net proceeds collected from the entire operation post construction of the project.

We look forward to discussing this partnership with you as we believe that this will be a great Community project. This project will better lives and economics within the Township, creating better services; all while ensuring the Community remains together and allowing Agriculture to prosper.

Sincerely yours

Stuart Roxburgh  
CEO Desired Living  
(519) 831-5900

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**  
**BUILDING REPORT BD2020-06**

TO: Mayor Davidson and Members of Council  
FROM: Patty Wright, Chief Building Official  
RE: Report for April Month End and Year to Date (YTD)  
DATE: May 12, 2020

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**RECOMMENDATION:**

THAT Township of Mapleton Council receive Building Department Report BD2020-06 dated May 12, 2020 regarding April Month End and Year to Date (YTD).

**BACKGROUND:**

Attached you will find a report showing the following:

- Permits issued in April 2020
- Permits issued YTD in 2020
- Total value for permits issued for April 2020
- Total value for permits issued YTD 2020
- Fees collected in April 2020
- Fees collected in YTD 2020
- Comparable totals from previous years

**PREVIOUS PERTINENT REPORTS:** None.

**DISCUSSION:**

The 3-year average of fees collected by the Building Department for the month of April is \$57,367.04 therefore the current month is below the 3-year average. Year to date numbers range from \$112,001.30 to \$170,955.55 over the past 3 years and the average of fees collected to date from 2017-2019 is \$135,158.51. The current year to date is within the 3-year range and above the 3-year average.

**CONSULTATION:** None.

**FINANCIAL IMPLICATIONS:**

As this report is primarily for permit activity, financial implications are not addressed at this time.

**SUMMARY:** The building department has no concerns at this time.

**COMMUNICATONS:** None.

## **STRATEGIC PLAN:**

**Municipal Infrastructure:** Building activity is indicative of demand for services within the town limits.

**The Local Economy:** Provides an indicator of the current building climate and what areas of the economy are growing.

**Recreation:** N/A

**Municipal Administration:** N/A

**Financial Responsibility:** The building department strives to support building in the Township while remaining a net zero cost to the tax base.

Prepared By:  
Patty Wright, CBCO, CPSO, CMMIII  
Chief Building Official

Reviewed By:  
Manny Baron  
CAO

Attach A: Monthly Summary

Attachment A

TOWNSHIP OF MAPLETON						
April 2020						
Description	Permits	YTD	Value	Value YTD	Fees	Fees YTD
Single Family Dwelling	1	13	\$ 290,000.00	\$ 4,550,000.00	\$ 3,187.25	\$ 43,807.95
SFD Additions/Renovations		1		\$ 200,000.00		\$ 705.00
SFD Accessories	1	4	\$ 5,000.00	\$ 195,000.00	\$ 225.80	\$ 2,800.40
Decks		3		\$ 9,000.00		\$ 466.00
Agricultural	13	32	\$ 3,286,000.00	\$ 7,688,500.00	\$ 31,861.76	\$ 75,644.85
Agricultural Commercial		0		\$ -		\$ -
Agricultural Industrial		0		\$ -		\$ -
Septic Systems	2	12	\$ 57,000.00	\$ 244,000.00	\$ 1,000.00	\$ 5,750.00
Industrial		2		\$ 49,000.00		\$ 1,025.20
Institutional		1		\$ 613,800.00		\$ 682.00
Commercial		2		\$ 255,000.00		\$ 6,349.40
Cottages - New/Additions/Renovations		1		\$ 40,000.00		\$ 355.40
Designated Structures	1	2	\$ 13,000.00	\$ 16,500.00	\$ 125.00	\$ 250.00
Assembly Building		1		\$ 1,800,000.00		\$ 8,550.70
Demolition		3		\$ 61,000.00		\$ 450.00
Multi Units		0		\$ -		\$ -
<b>TOTAL APRIL 2020</b>	18		\$ 3,651,000.00		\$ 36,399.81	
<b>TOTALS YEAR TO DATE 2020</b>	77		\$ 15,721,800.00		\$ 146,836.90	
<b>TOTAL APRIL 2019</b>	31		\$ 4,847,500.00		\$ 46,639.85	
<b>TOTALS YEAR TO DATE 2019</b>	93		\$ 14,261,700.00		\$ 112,001.30	
<b>TOTAL APRIL 2018</b>	47		\$ 10,065,700.00		\$ 92,004.85	
<b>TOTALS YEAR TO DATE 2018</b>	96		\$ 17,134,960.00		\$ 170,637.15	

## THE CORPORATION OF THE TOWNSHIP OF MAPLETON

### FINANCE REPORT FIN2020-10

TO: Mayor Davidson & Members of Council  
FROM: Heather Trottier, Financial Analyst /Deputy Treasurer  
RE: Final Tax Rates – 2020  
DATE: May 12, 2020

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#### **RECOMMENDATION:**

THAT the Township of Mapleton Council receive for information Finance Report FIN2020-10 dated May 12, 2020 regarding final tax rates for 2020;

AND FURTHER THAT the associated tax rate by-law be approved as provided.

#### **BACKGROUND:**

All Upper Tier Municipalities including County of Wellington (By-Law 5660-20) establish property tax ratios and tax reductions for prescribed property classes and subclasses for the year 2020. Subsequently, the weighted assessment for all property classes within each individual Lower Tier Municipality can be determined. The residential tax rate and all other tax rates were then calculated in order to levy the approved budgeted estimates of all sums required, as per Mapleton By-Law 2019-104 (page 6).

#### **PREVIOUS PERTINENT REPORTS:**

By-Law 2019-104 to pass 2020 budget levy passed Dec 10, 2019.

#### **DISCUSSION:**

The 2020 property taxes to be levied and collected by and for the Township of Mapleton are \$8,502,691.

The 2020 property taxes to be levied and collected on behalf of the County of Wellington (By-Law 5661-20) are \$10,965,969.

The 2020 property taxes to be levied and collected for School Purposes are \$3,647,612

Attachment 1 illustrates our Mapleton taxable assessment, plus the weighted tax ratio's utilized to calculate our Mapleton weighted assessment. Further, tax rates are calculated for the County of Wellington, the Township of Mapleton, and for School Purposes.



**FINANCIAL IMPLICATIONS:**

Once the 2020 property tax rates as presented here have been affirmed by Council, the Finance Department anticipates invoicing and mailing the two final 2020 tax instalments (due Sep 28<sup>th</sup> and Nov 27<sup>th</sup>) during the second week of July. Several final tax invoices will include unpaid and overdue water and sewer charges, as well as Tile Drain Loan prescribed principal & interest payments.

**SUMMARY:**

The Province of Ontario regulates the form and content of the municipal tax bill under Regulation 75/01. The actual tax bill is legislatively known as Schedule 1. Schedule 2 is an explanation of the changes and is comprised of two parts – Tax Change Summary Information, and Explanation of Tax Changes. Schedule 2 mandates a comparison of 2020's three main levies versus 2019 levies, plus it identifies the amount of tax increase attributable to the impact of current value reassessment.

**COMMUNICATION:**

The final tax bills will be mailed with the pamphlet "Stay Informed with the County of Wellington" and our own tax information brochure.

Prepared By:  
Heather Trottier  
Financial Analyst

Reviewed by:  
John Morrison  
Director of Finance

Reviewed by:  
Manny Baron  
CAO

Attachment 1: 2020 Phased-In CVA Weighted Assessment & Levy Requirement.  
Attachment 2: Draft By-law

**Attachment 1  
2020 Phased-In CVA Weighted Assessment & LEVY Requirement**

RTC/RTQ	Description	2020 Roll of Return	Weighted Tax Ratio	Weighted Assessment	Tax Rates			Municipal Taxes		
					Mapleton	County	School Boards	Mapleton	County	School Boards
RT	residential/farm (RT)	1,127,411,120	1.000000	1,127,411,120	0.00476387	0.00614399	0.00153000	\$ 5,370,840	\$ 6,926,803	\$ 1,724,939
MT	multi-residential (MT)	2,604,000	1.900000	4,947,600	0.00905135	0.01167358	0.00153000	\$ 23,570	\$ 30,398	\$ 3,984
FT	farmland (FT)	1,618,315,342	0.250000	404,578,836	0.00119097	0.00153600	0.00038250	\$ 1,927,361	\$ 2,485,728	\$ 619,006
CT	commercial (CT)	31,804,900	1.491000	47,421,106	0.00710293	0.00916069	0.00924236	\$ 225,908	\$ 291,355	\$ 293,952
IT	industrial (IT)	19,988,438	2.400000	47,972,251	0.01143329	0.01474558	0.01250000	\$ 228,534	\$ 294,741	\$ 249,855
PT	pipeline (PT)	11,945,000	2.250000	26,876,250	0.01071871	0.01382398	0.01250000	\$ 128,035	\$ 165,127	\$ 149,313
TT	managed forests (TT)	8,384,600	0.250000	2,096,150	0.00119097	0.00153600	0.00038250	\$ 9,986	\$ 12,879	\$ 3,207
RH	residential taxable shared (RH)	24,000	1.000000	24,000	0.00476387	0.00614399	0.00153000	\$ 114	\$ 147	\$ 37
CU	commercial excess land (CU)	265,300	1.491000	395,562	0.00710293	0.00916069	0.00924236	\$ 1,884	\$ 2,430	\$ 2,452
CX	commercial vacant land (CX)	36,700	1.491000	54,720	0.00710293	0.00916069	0.00924236	\$ 261	\$ 336	\$ 339
IH	industrial taxable shared (IH)	100,000	2.400000	240,000	0.01143329	0.01474558	0.01250000	\$ 1,143	\$ 1,475	\$ 1,250
IU	industrial excess land (IU)	643,100	2.400000	1,543,440	0.01143329	0.01474558	0.01250000	\$ 7,353	\$ 9,483	\$ 8,039
LT	large industrial (LT)	9,905,900	2.400000	23,774,160	0.01143329	0.01474558	0.01250000	\$ 113,257	\$ 146,068	\$ 123,824
IX	industrial vacant land (IX)	1,122,900	2.400000	2,694,960	0.01143329	0.01474558	0.01250000	\$ 12,838	\$ 16,558	\$ 14,036
I7	industrial small scale on farm (I7)	50,000	2.400000	120,000	0.01143329	0.01474558	0.00245000	\$ 572	\$ 737	\$ 123
JT	new construction industrial (JT)	26,261,100	2.400000	63,026,640	0.01143329	0.01474558	0.00980000	\$ 300,251	\$ 387,235	\$ 257,359
JU	new constr ind excess land (JU)	59,800	2.400000	143,520	0.01143329	0.01474558	0.00980000	\$ 684	\$ 882	\$ 586
XT	new construction commercial (XT)	20,922,300	1.491000	31,195,149	0.00710293	0.00916069	0.00924236	\$ 148,610	\$ 191,663	\$ 193,371
XU	new constr comm excess land (XU)	210,000	1.491000	313,110	0.00710293	0.00916069	0.00924236	\$ 1,492	\$ 1,924	\$ 1,941
		<u>2,880,054,500</u>		<u>1,784,828,574</u>				<u>\$8,502,691</u>	<u>\$10,965,969</u>	<u>\$3,647,612</u>

**2020 Phased-In CVA Weighted Assessment & PIL Requirement**

RTC/RTQ	Description	2020 Roll of Return	Weighted Tax Ratio	Weighted Assessment	Mapleton	County	School Boards	Mapleton	County	School Boards
CF	commercial full (CF)	2,089,700	1.491000	3,115,743	0.00710293	0.00916069	0.00924236	\$ 34,157	\$ 19,143	\$ -
CG	commercial general no school (CG)	397,000	1.491000	591,927	0.00710293	0.00916069	0.00000000	\$ 2,820	\$ 3,637	\$ -
CY	commercial full vacant land (CY)	56,000	1.491000	83,496	0.00710293	0.00916069	0.00924236	\$ 915	\$ 513	\$ -
		<u>2,542,700</u>		<u>3,791,166</u>				<u>\$ 37,892</u>	<u>\$ 23,293</u>	<u>\$ -</u>
	<b>Total Tax Levy and PIL</b>	<u><u>2,882,597,200</u></u>		<u><u>1,788,619,740</u></u>				<u><u>8,540,583</u></u>	<u><u>10,989,262</u></u>	<u><u>3,647,612</u></u>

# THE CORPORATION OF THE TOWNSHIP OF MAPLETON

## DRAFT BY-LAW

Being a by-law to adopt and set the tax rates for 2020

**WHEREAS** Section 312 of the *Municipal Act, S.O. 2001, c. 25*, as amended, provides that a local municipality shall each year, pass a by-law to levy a separate tax rate on the assessment in each property class in the local municipality for local municipal purposes;

**AND WHEREAS** Sections 307, 308 and 312 of the *Municipal Act, S.O. 2001, c. 25*, as amended requires tax rates to be established in the same proportion to tax ratios;

**AND WHEREAS** the Corporation of the County of Wellington By-law Number 5660-20 establishes tax ratios and tax reductions for prescribed subclasses for 2020;

**AND WHEREAS** the Corporation of the County of Wellington has passed By-law Number 5661-20 being a by-law to establish and levy tax rates for County purposes for 2020;

**AND WHEREAS** the tax rates for education purposes have been prescribed by the Province of Ontario in Ontario Regulation 400/98;

**AND WHEREAS** the Assessment Roll compiled in 2019 and upon which taxes for 2020 are to be levied, was received from the Municipal Property Assessment Corporation in December 2019, the taxable assessment for real property, according to the said last assessment roll;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MAPLETON ENACTS AS FOLLOWS;**

- 1) **THAT** the sums to be raised by means of taxation for township purposes for the year 2020, totaling \$8,502,691 as outlined in Schedule "A" attached hereto, are hereby adopted.
- 2) **THAT** for the year 2020 there shall be levied and collected upon the whole assessment for real property, according to the last assessment roll, the rates of taxation as follows for General, County, and Education purposes, with General Levy being listed in Schedule 'A';
- 3) **THAT** other local improvement and special charges including tile drainage loans plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
- 4) **THAT** the amounts imposed by the rates for the Commercial, Industrial and Multi-Residential classes shall become adjusted according to the provisions of Section 329 of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 5) **THAT** the rates herein imposed for all classes shall become due and payable in two (2) equal instalments, as nearly as may be, and the dates for such payments shall be as follows:

Third Instalment	September 28, 2020
Fourth Instalment	November 27, 2020
- 6) **THAT** non-payment of amounts on the due dates shall constitute default.
- 7) **THAT** the Treasurer shall deliver by first class mail to the residential address or place of business of such person indicated on the last revised assessment roll, a

**TOWNSHIP OF MAPLETON  
DRAFT BY-LAW**

Page 2 of 3

printed Tax Bill specifying the amount of taxes payable, the due dates, and the late payment rates to be applied upon default.

- 8) **THAT** where the sum of the taxes for which any person is chargeable in 2020 for municipal, county, education, and any other purpose, upon any real property assessed in one parcel to the same owner would according to the assessment thereon be less than \$20.00, the sum of such tax shall be deemed to be \$20.00.
- 9) **THAT** failure to receive the aforesaid Tax Bill in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.
- 10) **THAT** all instalments not paid on or before the due dates shall be charged a penalty of one and one quarter percent (1.25%) per month on the second business day of default and one and one quarter percent (1.25%) interest on the first day of each calendar month thereafter, in accordance with Section 345 of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 11) **THAT** the Treasurer be authorized to accept partial payment from time to time, provided it does not affect the collection of taxes on properties that have been registered for tax sale.
- 12) **THAT** in accordance with Section 347(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, the Treasurer be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time, but no such payment shall be received after a tax arrears certificate has been registered under Part XI of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 13) **THAT** current taxes and tax arrears are payable by cash, cheque or debit at the Township of Mapleton Municipal Office, 7275 Sideroad 16 or by cheque mailed to P. O. Box 160, Drayton Ontario N0G 1P0. Taxes are also payable at most Financial Institutions, via the internet, by telephone banking and pre-authorized payment plans. After the afore mentioned due dates, banks will no longer be authorized to accept tax payments.
- 14) **THAT** pursuant to Section 342(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, the Treasurer is provided with the authority, on the default of payment of any instalment by the day named above for payment thereof, to collect the subsequent instalment forthwith.
- 15) **THAT** the Treasurer is hereby invested with all powers and authority provided by the Municipal Act, for the collection of all unpaid and overdue taxes.
- 16) **THAT** this By-law shall come into force and take effect upon the final passing thereof.

**READ** a first, second and third time this 12<sup>th</sup> day of May, 2020.

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Mayor Gregg Davidson

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Clerk Barb Schellenberger

**TOWNSHIP OF MAPLETON  
DRAFT BY-LAW**

Page 3 of 3

**Schedule 'A'**

**General Tax Rate and Levy for Mapleton Township 2020**

Rate Code	Description	Weighted Tax Ratio	Tax Rate	General Levy
RT	residential/farm (RT)	1.000000	0.00476387	\$ 5,370,840
MT	multi-residential (MT)	1.900000	0.00905135	\$ 23,570
NT	new multi-residential (NT)	1.100000	0.00524026	\$ -
FT	farmland (FT)	0.250000	0.00119097	\$ 1,927,361
CT	commercial (CT)	1.491000	0.00710293	\$ 225,908
IT	industrial (IT)	2.400000	0.01143329	\$ 228,534
LT	large industrial (LT)	2.400000	0.01143329	\$ -
PT	pipeline (PT)	2.250000	0.01071871	\$ 128,035
ST	shopping centre (ST)	1.491000	0.00710293	\$ -
TT	managed forests (TT)	0.250000	0.00119097	\$ 9,986
R1	res/farm farmland class I (R1)	0.750000	0.00357290	\$ -
RH	residential taxable shared (RH)	1.000000	0.00476387	\$ 114
CU	commercial excess land (CU)	1.491000	0.00710293	\$ 1,884
CX	commercial vacant land (CX)	1.491000	0.00710293	\$ 261
C1	commercial farmland class I (C1)	0.750000	0.00357290	\$ -
CH	commercial taxable shared (CH)	1.491000	0.00710293	\$ -
CJ	comm vacant land taxable shared (CJ)	1.491000	0.00710293	\$ -
GT	parking lot (GT)	1.491000	0.00710293	\$ -
IH	industrial taxable shared (IH)	2.400000	0.01143329	\$ 1,143
IJ	industrial excess land shared (IJ)	2.400000	0.01143329	\$ -
IU	industrial excess land (IU)	2.400000	0.01143329	\$ 7,353
LT	large industrial (LT)	2.400000	0.01143329	\$ 113,257
LU	large ind excess land (LU)	2.400000	0.01143329	\$ -
IX	industrial vacant land (IX)	2.400000	0.01143329	\$ 12,838
I1	industrial farmland class I (I1)	0.750000	0.00357290	\$ -
I4	industrial farmland class II (I4)	2.400000	0.01143329	\$ -
I7	industrial small scale on farm (I7)	2.400000	0.01143329	\$ 572
SU	shopping centre excess land (SU)	1.491000	0.00710293	\$ -
JT	new construction industrial (JT)	2.400000	0.01143329	\$ 300,251
JU	new constr ind excess land (JU)	2.400000	0.01143329	\$ 684
KT	new construction large industrial (KT)	2.400000	0.01143329	\$ -
KU	new constr large ind excess land (KU)	2.400000	0.01143329	\$ -
XT	new construction commercial (XT)	1.491000	0.00710293	\$ 148,610
XU	new constr comm excess land (XU)	1.491000	0.00710293	\$ 1,492
YT	new construction office building (YT)	1.491000	0.00710293	\$ -
				\$ 8,502,691

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**  
**FINANCE REPORT FIN2020-11**

TO: Mayor Davidson and Members of Council  
FROM: John Morrison BA, CPA, CGA Director of Finance  
RE: 2020 Q1 Operating Budget Variance Report  
DATE: May 12<sup>th</sup>, 2020

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**RECOMMENDATION:**

THAT Township of Mapleton Council receive Finance Report FIN2020-11 regarding the Q1 2020 Operating Budget Variance as information.

**BACKGROUND:**

All departments monitor their revenues and expenditures on an ongoing basis. The intent of this report is to highlight and summarize trends and to ensure that all material variances are mitigated as effectively as possible. As is typical with most forecasts, accuracy increases as the year progresses and more information and data become available.

**PREVIOUS PERTINENT REPORTS:**

None

**DISCUSSION:**

Based on our financial position as of March 31<sup>st</sup>, 2020 staff is projecting, a small year-end deficit of \$115,021.

The Township's operations have been impacted by the COVID19 pandemic. Seasonal needs also impact operating expenditures. Accordingly, revenue and associated expenditures are not linearly proportional.

In developing this forecast, staff made the following assumptions. Where a revenue or an expenditure is known, it was projected. Where a revenue or an expenditure is seasonal in nature, the budget is the projection. Where a revenue or an expenditure is linear in nature, the trend was projected.

**Variances by Department**

<i>Budget Variance by Department</i>	YTD Actual	Annual Budget	Projection	Forecast Surplus/(Deficit)	Variance % of Gross Budget
Taxation	(\$106,996)	(\$197,794)	(\$124,110)	(\$73,684)	-37.3%
Unconditional Grants	(\$208,175)	(\$832,700)	(\$832,700)	\$0	0.0%
General Government	\$485,953	\$1,487,069	\$1,579,302	(\$92,233)	-6.2%

Protection to Persons & Property	\$289,425	\$878,814	\$877,653	\$1,161	0.1%
Transportation Services	\$2,725,049	\$5,793,147	\$5,793,147	\$0	0.0%
Environment Services	\$413,569	\$0	(\$45,267)	\$45,267	0.0%
Health Services	(\$13,910)	\$111,751	\$113,008	(\$1,257)	-1.1%
Social & Family Services	(\$25,244)	\$0	(\$25,361)	\$25,361	#DIV/0!
Recreation & Culture	\$313,092	\$888,472	\$908,108	(\$19,636)	-2.2%
Planning & Development	\$109,435	\$373,932	\$373,932	\$0	0.0%
<b>Total General Operating</b>	<b>\$3,982,198</b>	<b>\$8,502,691</b>	<b>\$8,617,712</b>	<b>(\$115,021)</b>	<b>-1.4%</b>

Table 1

The variances by department (table 1), convey to Council the effective and efficient use of tax supported dollars in delivering our core municipal services.

### Key Points

General government is trending into a deficit position of \$92,233. Legal costs for the water and wastewater RFP continue to accrue into the first quarter of 2020. In Q1, the Township incurred \$40,853 in legal expenses for the RFP. Assuming the RFP is quickly concluded, the projection for these legal costs corresponds to \$62,955 of the deficit projection. Currently, the total actual dollar spent for the legal services stands at \$310,557.

Further in Q1, the Township's policy for waiving all fees and charges for service organizations using recreational facilities took effect. The cost for Q1 was \$4,275. Assuming that restrictions of the COVID-19 pandemic are lifted by Q3, the year-to-date cost for waiving fees and charges for service organizations could amount to \$12,825 in this fiscal year.

Social & Family services is currently trending a surplus. New Horizons provided the Township \$25,000 to fund a senior's engagement program. For the moment, the COVID-19 pandemic has put this outreach program on hold.

Recreation & cultural activities are experiencing revenue losses due to the COVID-19 pandemic. Staff has projected that at a minimum the loss could tally to \$32,461. This loss is somewhat offset by internal recoveries of \$12,825, the waived fees and charges for service organizations.

Environmental services may either be in a surplus or deficit position by year-end. Council had approved a long-term plan for the water and wastewater rates should there be no successful proponent for the RFP being issued for the provision of water and wastewater services and incorporated that plan into the budget. Given the delay in the RFP evaluation process Council had been set to increase water and wastewater rates on April 1<sup>st</sup>. However, with the onset of the COVID-19 pandemic Council deferred the rate increase until July. This decision has reduced the revenue forecast by \$79,933. As an offset, the long-term plan also included provisions in the budget for a debenture charge of \$125,200. This charge assumed

that the utility ratepayer would pay the taxpayer for borrowed and needed funds for financing capital expenditures. The capital spending program could be delayed.

### Variations by Category

To provide an alternative view, the projected year end variance was also broken down by major account categories.

Table 2

<i>Budget Variance by Category</i>	YTD Actual	Annual Budget	Projection	Forecast Surplus/(Deficit)	Variance % of Gross Budget
<b>Revenue</b>					
Taxation	(\$107,047)	(\$278,834)	(\$205,150)	(\$73,684)	-26.4%
Grants	(\$345,382)	(\$1,744,858)	(\$1,769,858)	\$25,000	1.4%
Transfers from other Funds	\$0	(\$319,350)	(\$319,350)	\$0	0.0%
User Fees, Permits & other charges	(\$320,559)	(\$1,334,788)	(\$1,315,152)	(\$19,636)	-1.5%
Utilities Rates & Charges	(\$225,876)	(\$1,407,265)	(\$1,327,332)	(\$79,933)	-5.7%
Other revenues	\$0	(\$36,766)	(\$36,766)	\$0	0.0%
<b>Total Revenue</b>	<b>(\$998,864)</b>	<b>(\$5,121,861)</b>	<b>(\$4,973,608)</b>	<b>(\$148,253)</b>	<b>-2.9%</b>
<b>Expenses</b>					
Salaries & Benefits	\$925,424	\$3,821,983	\$3,821,983	\$0	0.0%
Utilities & insurance	\$118,999	\$701,645	\$704,873	(\$3,228)	-0.5%
Contracted Services	\$207,153	\$1,189,299	\$1,251,893	(\$62,594)	-5.3%
Operating & maintenance	\$480,233	\$2,336,564	\$2,363,294	(\$26,730)	-1.1%
Transfers to other Funds	\$3,066,995	\$4,286,345	\$4,285,761	\$584	0.0%
Financial expenses	\$182,257	\$1,288,716	\$1,163,516	\$125,200	9.7%
<b>Total Expenses</b>	<b>\$4,981,062</b>	<b>\$13,624,552</b>	<b>\$13,591,320</b>	<b>\$33,232</b>	<b>0.2%</b>
<b>Total General Operating</b>	<b>\$3,982,198</b>	<b>\$8,502,691</b>	<b>\$8,617,712</b>	<b>(\$115,021)</b>	<b>-1.4%</b>

The variances, by category (table 2), is intended to convey to Council groupings of expenditures required to deliver services and an insight into potential budget pressures.

### Key Points

Emergency relief measures for the COVID-19 pandemic provided for a 60-day deferral of interest and penalties for tax installments and water and wastewater billings. Over a five-month period the total cost for the interest and penalty deferral will at a minimum be near \$75,000 in foregone revenue.

The Township's Reserve and Reserve Fund policy ensure that contributions from the operating budgets to reserves and reserve funds are transferred upon the approval of the budget.



As more data becomes available staff will refine its year-end projections and identify the more significant trends (if any) in each expense category.

**CONSULTATION:**

N/A

**FINANCIAL IMPLICATIONS:**

Operating surplus/deficits are impacted by seasonal needs. Staff will continue to monitor those impacts. YTD financial statements, actual versus budget, with prior year comparatives have been added for Council’s review.

**SUMMARY:**

Staff is projecting a staff is projecting, a year-end deficit of \$115,021. Projections are subject to significant refinements as the fiscal year progresses.

**COMMUNICATION:**

n/a

**STRATEGIC PLAN:**

**Municipal Infrastructure:** n/a

**The Local Economy:** n/a

**Recreation:** n/a

**Municipal Administration:** n/a

**Financial Responsibility:**

Operating surplus/deficits will be conveyed to Council on a quarterly basis.

Prepared By:  
John Morrison  
Director of Finance

Reviewed By:  
Manny Baron  
CAO

**Attachments:**

1. YTD Income Statement by department
2. YTD Income Statement by category

**INCOMESTATEMENT -OPERATING**



For Period Ending 31-Mar-2020

	LYTD ACTUAL	LYTD ANNUAL BUDGET	VARIANCE	%	YTD ACTUAL	YTD ANNUAL BUDGET	VARIANCE	%
<b>General Operating</b>								
Taxation	(109,955)	(196,661)	(86,706)	44.09	(106,996)	(197,794 )	(90,798)	45.91
Unconditional Grants	(208,875)	(835,500)	(626,625)	75.00	(208,175)	(832,700 )	(624,525)	75.00
General Government	(227,119)	1,301,617	1,528,736	117.45	485,953	1,487,069	1,001,116	67.32
Protection to Persons & Property	324,919	834,674	509,755	61.07	289,425	878,814	589,389	67.07
Transportation Services	2,485,975	5,152,045	2,666,070	51.75	2,725,049	5,793,147	3,068,098	52.96
Environment Services	220,649	0	(220,649)	0.00	413,569	0	(413,569)	0.00
Health Services	(14,340)	91,040	105,380	115.75	(13,910)	111,751	125,661	112.45
Social & Family Services	5,775	0	(5,775)	0.00	(25,244)	0	25,244	0.00
Recreation & Culture	324,904	912,744	587,840	64.40	313,092	888,472	575,380	64.76
Planning & Developments	135,836	546,770	410,934	75.16	109,435	373,932	264,497	70.73
<b>Total General Operating</b>	<b>2,937,768</b>	<b>7,806,729</b>	<b>4,868,961</b>	<b>62.37</b>	<b>3,982,198</b>	<b>8,502,691</b>	<b>4,520,493</b>	<b>53.17</b>

## Budget Variance by Category



For Period Ending 31-Mar-2020

	LYTD ACTUAL	LYTD ANNUAL BUDGET	VARIANCE	%	YTD ACTUAL	YTD ANNUAL BUDGET	VARIANCE	%
<b>General Operating</b>								
<b>Revenue</b>								
Taxation	(113,511)	(277,681)	(164,170)	59.12	(107,047)	(278,834)	(171,787)	61.61
Grants	(836,236)	(1,754,378)	(918,142)	52.33	(345,382)	(1,744,858)	(1,399,476)	80.21
Transfers from other Funds	0	(319,350)	(319,350)	100.00	0	(319,350)	(319,350)	100.00
User Fees, Permits & Charges	(320,623)	(1,179,958)	(859,335)	72.83	(320,559)	(1,334,788)	(1,014,229)	75.98
Utilities Rates & Charges	(229,199)	(1,181,587)	(952,388)	80.60	(225,876)	(1,407,265)	(1,181,389)	83.95
Other revenues	0	(36,045)	(36,045)	100.00	0	(36,766)	(36,766)	100.00
<b>Total Revenue</b>	<b>(1,499,570)</b>	<b>(4,748,999)</b>	<b>(3,249,429)</b>	<b>68.42</b>	<b>(998,864)</b>	<b>(5,121,861)</b>	<b>(4,122,997)</b>	<b>80.50</b>
<b>Expenses</b>								
Salaries & Benefits	862,402	3,498,353	2,635,951	75.35	925,424	3,821,983	2,896,559	75.79
Utilities & Insurance	300,959	685,708	384,749	56.11	118,999	701,645	582,646	83.04
Contracted Services	203,489	1,174,074	970,585	82.67	207,153	1,189,299	982,146	82.58
Operating & Maintenance	434,768	2,351,324	1,916,556	81.51	480,233	2,336,564	1,856,331	79.45
Transfers to other Funds	2,448,055	3,667,405	1,219,350	33.25	3,066,995	4,286,345	1,219,350	28.45
Financial expenses	187,665	1,178,864	991,199	84.08	182,257	1,288,716	1,106,459	85.86
<b>Total Expenses</b>	<b>4,437,338</b>	<b>12,555,728</b>	<b>8,118,390</b>	<b>64.66</b>	<b>4,981,062</b>	<b>13,624,552</b>	<b>8,643,490</b>	<b>63.44</b>
<b>Total General Operating</b>	<b>2,937,768</b>	<b>7,806,729</b>	<b>4,868,961</b>	<b>62.37</b>	<b>3,982,198</b>	<b>8,502,691</b>	<b>4,520,493</b>	<b>53.17</b>

## THE CORPORATION OF THE TOWNSHIP OF MAPLETON

### FINANCE REPORT FIN2020-12

TO: Mayor Davidson and Members of Council

FROM: John Morrison, Director of Finance

RE: 2019 Treasurer's Statement- Development Charges Reserve Fund

DATE: May 12, 2020

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#### **RECOMMENDATION:**

THAT Township of Mapleton Council receive Finance Report FIN2020-12 dated May 12, 2020 regarding the 2019 Treasurer's Statement - Development Charges Reserve Fund (DCRF) as information.

#### **BACKGROUND:**

The Development Charges Act, 1997, as amended (DCA) require that financial statements relating to a municipality's development charges by-laws and reserve funds be provided annually to council, the public and upon request the Ministry of Municipal Affairs and Housing (MMAH). The prescribed information to be contained in the statements is regulated through subsection 43 (2) of the DCA and sections 12 and 13 of Ontario Regulation 82/98 (O.Reg. 82/98).

#### **DISCUSSION:**

Development charges are one-time fees collected on new residential and non-residential buildings to finance a portion of the capital infrastructure requirements associated with growth. Amounts collected are held in designated Development Charge Reserve Fund accounts and accumulate interest. The growth-related spending authority is approved annually as part of the Township's budget process with capital projects included in the current background study being eligible for development charge funding.

In 2020, a new Development Charge By-law 2020-26 and background study was adopted, replacing the expiring By-law 2015-34 and its background study. Working with Watson & Associates staff identified a number of capital projects eligible for funding under the old By-law expiring on April 15<sup>th</sup>, 2020. As permitted under the Act, eligible capital expenditures and loan repayments, principle and interest, adjusted the DC reserves in 2019. The Treasurer's statement (Schedule A) provides a summary of the financial activity of the various Development Charge Reserve Funds.

Revenues consist of contributions collected at the time of building permit issuance, plus interest earned in the fiscal year. Transfers for funding are made in accordance with the Township's background Study in support of the Development Charge By-law. The closing balance as of December 31 is the balance in each Development Charge Reserve Account. Under the DC Act, reserves are permitted to be negative, funding coming from future DC charges.

As background information, the Development Charges Act, 1997 (DCA) requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a municipality shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates.
- the money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per s.5(1) 2-8).
- money may be borrowed from the fund but must be paid back with interest (O. Reg.82/98, s.11(1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter);
- DC reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (s.37).

#### **CONSULTATION:**

The CAO and management team are involved in the work related to the Background Study. The senior department leaders provide detailed information on growth-related capital for the ten-year period that the Background Study covers. As part of the annual budget process each year, the budgeted capital project submissions are reviewed with Department Heads to indicate which projects may be eligible for funding from the specific DC Reserves.

#### **FINANCIAL IMPLICATION:**

Development Charges (DCs) are fees collected which assist in financing a portion of capital requirements as they relate to growth. The Development Charge By-law sets the fees for collection at the building permit stage. These DC fees are collected and deposited into the separate Development Charge Reserve Fund in accordance with legislative requirements. Interest accrues on these

funds and draws are made for eligible capital expenditures. DC's are a form of financing for capital as it relates to growth and such fees are governed under the Development Charges Act.

In 2019, DC funds accrued \$309,015 in additional revenue and earned \$32,061 in interest. There was a transfer to capital of \$1,658,102 and a transfer of \$52,488 for loan repayments, principle and interest.

**SUMMARY:**

It is recommended that the Development Charge Reserve Fund Statement for the year ended December 31, 2019 (Schedule A) be received.

**COMMUNICATIONS:**

The Development Charge Reserve Fund Statement is to be made available to the public and the Ministry of Municipal Affairs and Housing upon request.

**STRATEGIC PLAN:**

**Municipal Infrastructure:** n/a

**The Local Economy:** n/a

**Recreation:** n/a

**Municipal Administration:** n/a

**Financial Responsibility:**

To provide Council financial information about the DC reserve funds.

Respectfully submitted by,  
John Morrison  
Director of Finance

Reviewed by,  
Manny Baron  
CAO

Schedule A –Treasurer's Statement – Development Charges Reserve Funds (DCRF)

Schedule B –Transfers to Capital

Schedule C –Transfers for Loan repayments



**Township of Mapleton**

**Treasurer's Statement - Development Charges Reserve Funds (DCRF)**

**For the Period January 1, 2019 to December 31, 2019**

	Fire Protection	Transportation	Water	Waste Water	Parks & Recreation	Administration	Total
<b>Balances as of January 1, 2019</b>	\$22,308	\$1,265,485	\$274,871	\$199,287	\$269,108	\$112,755	\$2,143,814
<b>Revenues</b>							
Development Charges Collected							
Residential	\$1,071	\$168,213	\$20,754	\$34,849	\$29,224	\$10,611	\$264,722
Non- Residential	\$386	\$34,578	\$2,730	\$3,554	\$880	\$2,167	\$44,293
Other Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prepaid Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$334	\$18,926	\$4,111	\$2,980	\$4,025	\$1,686	\$32,061
<b>Sub-Total</b>	\$1,791	\$221,717	\$27,594	\$41,383	\$34,128	\$14,464	\$341,076
<b>Expenditures</b>							
Transfers (To)/From Capital *	\$70,068	\$1,393,357	\$0	\$0	\$27,583	\$167,094	\$1,658,102
Transfers (To)/From DCRF (Loan Repayment)							
Principal	\$0	\$18,257	\$2,282	\$2,282	\$9,128	\$0	\$31,949
Interest	\$0	\$11,737	\$1,467	\$1,467	\$5,868	\$0	\$20,539
Section 17 O.Reg. 82/98 Credits							
<b>Sub-Total</b>	\$70,068	\$1,423,351	\$3,749	\$3,749	\$42,580	\$167,094	\$1,710,591
<b>Balances as of December 31, 2019</b>	<b>(\$45,969)</b>	<b>\$63,851</b>	<b>\$298,716</b>	<b>\$236,920</b>	<b>\$260,656</b>	<b>(\$39,875)</b>	<b>\$774,299</b>

\* See Attachment 1 for details (if applicable)

The Township of Mapleton is compliant with s.s. 59.1(1) of the Development Charges Act, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the Development Charges Act or another Act.





		Fire Protection	Transportation	Water	Waste Water	Parks & Recreation	Administration	Total	
<b>Debt Charges</b>									
2018	\$	26,510.96	\$ -	\$ 15,149.11	\$ 1,893.63	\$ 1,893.63	\$ 7,574.60	\$ -	\$ 26,510.96
2019	\$	25,977.41	\$ -	\$ 14,844.22	\$ 1,855.52	\$ 1,855.52	\$ 7,422.16	\$ -	\$ 25,977.41

**Schedule C Transfer for Loan Repayments**

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**  
**PUBLIC WORKS REPORT PW2020-10**

TO: Mayor Davidson and Members of Council  
FROM: Sam Mattina, CET, CMM III, Director of Public Works  
RE: 2020 Public Works Capital Program Status Update  
DATE: May 12, 2020

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**RECOMMENDATION:**

THAT Township of Mapleton Council receive Public Works Report PW2020-10 dated May 12, 2020 regarding the 2020 Public Works Capital Program Status Update for information.

**BACKGROUND:**

In 2017 Mapleton Township established a 10 year capital program to manage the townships infrastructure. The infrastructure under consideration includes Municipal Facilities, Roads, including all associated assets, Bridges and Culverts, Water and Wastewater systems, Storm water management systems, Storm water collection systems and Township fleet rolling stock.

A Capital Plan and Work Program is the key factor in the successful implementation and execution of the corporate asset management plan and policy which has been legislated by the province of Ontario.

The Capital Plan and Capital Work Program development is dependent on a number of legislated tools utilized by staff to formulate it.

These tools include, staff maintenance inspections and reporting on Township lineal assets, facility structural inspections and reporting, infrastructure inspections and reporting such as the Ontario Structural Inspection Manual (OSIM) program, a Road Condition Survey, a Fleet replacement strategy, and sanitary sewer closed circuit television inspections.

This report is being prepared as per Mayor Davidson's verbal request of May 4, 2020 to provide an update on the progress of the capital program implementation to date.

**PREVIOUS PERTINENT REPORTS:**

None

**DISCUSSION:**

The implementation of the Capital Program is a complex process consisting of many levels with many factors affecting each level throughout the process.

Additionally, it must be noted that the speed of process implementation of each level is impacted by many inter-related components including external factors that make up the process.

As many projects as possible are formulated and administered in house by Township staff. If the project however, cannot be administered in house, then staff will procure outside engineering services to assist with the project design, tender compilation, contract administration and contract inspections.

In general, the steps to organizing and implementing a capital road project consist of the following;

These below steps are fairly generic across the board on all types of capital program contracts that are prepared and tendered and generally depict the process involved in executing a tendered project from initiation to completion. The overall process timeline varies depending on contract value and scope and could run from 6 weeks to 42 weeks. To illustrate in simple terms the steps involved, below is a typical task, process flow for a simple road reconstruction project.

#### Road Projects

- Identify and Quantify Scope of work.
  - This may require the hiring of an engineering consultant to investigate the project physical parameters by under taking the following tasks;
    - Topographic survey
    - Drainage analysis; to identify any existing defects and any GRCA requirements
    - Subsurface analysis; test holes or bore holes are required in order to determine the strength of the underlying surface and its ability to support the road and its anticipated traffic load.

From the above; the engineering task will include;

- Quantify the project requirements
- Estimate the cost of the work
- Prepare the tender documents
  - It is very important to ensure that the tender documents are comprehensive and complete. If the specifications contain loose wording or descriptions or lack of detail, the results of this would be;
    - Time lost during tender period
    - Numerous communications and complaints from bidders during tender period which result in overall delays to the process, additional encumbrances on staff and increased pre-tender costs
    - Inflated bid prices for tendered items post tender close
    - Extended tender execution timeframes and potential litigation over claim disputes
- Advertise the tender
- Issue the tender

- Administer the tender closing, analyze results and award the tender.
- Council approval may be required adding 4 weeks to the process.
- Administer the execution of the work
  - Prevention of scope creep thus managing costs
- Inspection of the work
  - This is a critical component to ensure project specification compliance and quality control.
- Address ongoing issues as they arise throughout the construction process
  - Unanticipated physical discoveries in the field, causing potential cost increases
  - Complaints from the public
  - Third party claims
- Process progress payments and certification of completion to the specifications
- Commissioning of the project

Each Capital Project that staff oversee generally follows the above process template. With over 43 Capital Projects in the que for Public Works to deliver, the process is continuous and overlapping, leaving little room for error.

It can be said that diligent pre-tender quality assurance is therefore a key factor in successful project delivery

The 2020 to 2029 Capital Forecast is attached for reference and labelled, Attachment #1. A table, listing 2020 project information and status, as of May 1, 2020, is attached to this report as Attachment #2.

#### **SUMMARY:**

The 2020 Public Works Capital Program is comprised of 43 projects. The 2020 program value (including \$1.8M for the wastewater pumping station and forcemain and \$1.8M for the Stimulus Program projects) is \$7.7 Million dollars. Removing those two projects, the program value becomes \$5,903,600.

To date, May 1, 2020 Staff have implemented \$1,055,338 in contracts with \$4,848,262 remaining.

Staff continue to push forward with the execution of the 2020 capital program despite obstacles inherent to the process itself in addition to staff capacities and limitations exacerbated by the presence of the COVID19 Pandemic which we are currently experiencing.

#### **CONSULTATION:**

None

#### **FINANCIAL IMPLICATIONS:**

The Capital Plan and Capital Forecast are funded generally through tax based revenues. Careful financial planning is required in order to successfully implement and carry out the capital plan and forecast. The individual projects are funded through

various accounts in order to properly track and allocate the actual costs. The 2020 Public Works Capital Plan is valued at \$5,903,600.

**COMMUNICATION:**

None

**STRATEGIC PLAN:**

***Municipal Infrastructure:*** Maintaining and upgrading municipal infrastructure to serve local residents and businesses and to encourage growth

***The Local Economy:***

***Recreation:***

***Municipal Administration:***

***Financial Responsibility:***

Prepared By:  
Sam Mattina, CET. CMM III  
Director of Public Works

Reviewed By:  
Manny Baron  
CAO

Attachment #1 - 2020 to 2029 Capital Forecast

Attachment #2 – Table listing 2020 project information and status, as of May 1, 2020



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2028

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
<b>Capital Projects</b>												
Bridges Culvert Replacement General	18050	\$ 40,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 200,000
Bridges PB011 Sideroad 21 Replace	18051	-	-	60,000	715,000	-	-	-	-	-	-	775,000
Bridges MB015 replace	18055	459,000	-	-	-	-	-	-	-	-	-	459,000
Bridges MB009 rehabilitation	18056	-	30,600	510,000	-	-	-	-	-	-	-	540,600
Bridges PB037 Yatton Sideroad	18057	15,300	-	-	-	-	-	-	-	-	-	15,300
Bridges - U/S and D/S of Bridge and Culvert creek/	19058	50,000	-	50,000	50,000	-	50,000	50,000	-	50,000	50,000	350,000
Bridges- Bridges and Culvert repair Minor Repair	19059	-	70,000	-	70,000	-	70,000	-	70,000	-	-	280,000
Bridges - Inspections For OSIM Report	19060	40,000	-	40,000	-	50,000	-	50,000	-	50,000	-	230,000
Bridges -Replacement of Culvert Under 3m/Relining	19062	150,000	-	-	-	200,000	-	-	-	200,000	-	550,000
Bridges -Major Rehab PB 025	19063	-	650,000	-	-	-	-	-	-	-	-	650,000
Bridges- Replacement of Bridge PB029	19065	-	-	-	40,000	484,000	-	-	-	-	-	524,000
Bridges -Replacement of Bridge PB015	19066	-	-	-	-	40,000	522,500	-	-	-	-	562,500
Bridges - Minor Rehab PB021	19067	-	-	-	-	253,000	-	-	-	-	-	253,000
Bridges - Minor Rehab MB014	19068	-	-	-	-	132,000	-	-	-	-	-	132,000
Bridges- Replacement of Bridge MB002	19070	-	-	-	-	-	40,000	1,402,500	-	-	-	1,442,500
Bridges- Major Rehab PB013	19071	-	-	-	-	-	-	-	275,000	-	-	275,000
Bridges- Replacement of Bridge PB019	19072	-	-	-	-	-	-	40,000	951,500	-	-	991,500
Bridges Major Rehab PB030	19073	-	-	-	-	-	88,000	-	-	-	-	88,000
Bridges - Replacement of Bridge PB016	19075	-	-	-	-	-	-	-	40,000	990,000	-	1,030,000
Bridges -Replacement of Bridge PB031	19076	-	-	-	-	40,000	698,500	-	-	-	-	738,500
Bridges -Replacement of Bridge PB045	20139	-	-	-	-	-	-	-	-	-	600,000	600,000
<b>Subtotal Bridges &amp; Culverts</b>		754,300	750,600	710,000	875,000	1,199,000	1,519,000	1,542,500	1,336,500	1,350,000	650,000	10,686,900



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
Road Reconstruction Sideroad 6 - C3 Rd 86	18031	-	-	1,073,760	-	-	-	-	-	-	-	1,073,760
Road Reconstruction 8th Line - SR 16 to SR 17	18032	-	285,000	-	-	-	-	-	-	-	-	285,000
Road Reconstruction SDR 17 (Cty Rd 86 to Cty Rd 45	18034	600,000	-	-	-	-	-	-	-	-	-	600,000
Road Reconstruction Andrews Dr (Wellington to Dale	18035	-	-	-	221,500	-	-	-	-	-	-	221,500
Road Reconstruction John Street Reconstruction	18036	-	51,950	-	-	-	-	-	-	-	-	51,950
Road Reconstruction Sideroad 15 WR 8 to Conc 12	18037	-	-	-	-	750,100	750,100	772,800	-	-	-	2,273,000
Road Reconstruction SR 15 Hollen Rd to Conc 6	18039	-	-	-	-	210,000	-	-	-	-	-	210,000
Road Reconstruction C3, WR 10 TO 1.344 Km E of Dia	18040	-	-	-	-	-	218,500	-	-	-	-	218,500
Road Reconstruction South Mill St WR 45 to Hill St	18042	77,200	-	-	-	-	-	-	-	-	-	77,200
Road Reconstruction Edward St (Pine to Wellington)	18043	-	-	101,000	-	-	-	-	-	-	-	101,000
Road Reconstruction 8th Line Wr 12 to Sideroad 17	18044	-	-	-	-	421,000	-	-	-	-	-	421,000
Road Reconstruction Con 4, Sideroad 3 to WR 9	18045	-	-	-	-	-	427,800	-	-	-	-	427,800
Road Reconstruction Sideroad 12 Con 16 to WR 109	18047	-	-	53,500	-	-	-	-	-	-	-	53,500
Road Reconstruction Twelfth Line WR 17 to Sideroad	18048	-	-	-	352,800	-	-	-	-	-	-	352,800
Sidewalks	18059	133,000	133,000	70,000	70,000	70,000	70,000	80,000	80,000	80,000	80,000	866,000
Road Reconstruction-Robin St- John St to End	19100	-	-	112,000	-	-	-	-	-	-	-	112,000
Road Condition Assessment	19101	-	-	-	-	60,000	-	-	-	-	-	60,000
Road Reconstruction-Elm St-Wood St to End	19103	27,000	-	-	-	-	-	-	-	-	-	27,000
Road Reconstruction-SDR 17- Fourth Line to Sixth L	19104	-	-	-	-	-	-	-	497,200	497,200	512,300	1,506,700
Road Reconstruction-Lakeview Dr- Wellington Rd 11	19108	-	-	-	73,300	-	-	-	-	-	-	73,300
Road Reconstruction-Lakeview Dr-Road One B to IB.	19109	-	-	-	52,800	-	-	-	-	-	-	52,800
Road Reconstruction-Sailing Club Rd - WRd 11 to 0.	19111	-	-	-	687,500	-	-	-	-	-	-	687,500
Road Reconstruction-SDR18- 2.439 N of Third Line t	19114	-	-	-	-	-	-	193,000	-	-	-	193,000
Road Reconstruction-SDR19 - 0.338 Km N of Fourth L	19116	-	-	-	-	-	-	-	491,700	491,800	491,800	1,475,300
Road Reconstruction-SDR20- 2.425 Km N of Welling R	19119	-	-	-	-	-	-	-	-	157,800	-	157,800



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
Road Reconstruction-SDR15 - Hollan Rd to Concessio	19122	-	-	-	-	-	-	-	206,200	-	-	206,200
Asset Management Plan	19129	-	50,000	-	-	-	-	50,000	-	-	-	100,000
Road Reconstruction-James Street Rothsay	19130	-	-	-	150,000	-	-	-	-	-	-	150,000
Road Reconstruction-SDR 19- WR86 to 1.243km N of W	20115	-	-	-	-	-	-	-	-	-	510,000	510,000
Road Reconstruction-SDR 19 .41km jN of 6th to 8th	20117	-	-	-	-	-	-	-	-	-	1,436,450	1,436,450
Road Reconstruction-Yatton SDR-3rd LN to .725km N	20118	-	-	-	-	-	-	-	-	-	117,860	117,860
Road Reconstruction-Con 6 - WR10 to SR6	20123	485,000	-	-	-	-	-	-	-	-	-	485,000
Road Reconstruction-Con5 - SDR15 to WR10	20126	-	-	614,400	-	-	-	-	-	-	-	614,400
Road Reconstruction-SDR21 14th to 16th Ln	20140	-	1,155,000	-	-	-	-	-	-	-	-	1,155,000
Road Reconstruction -Edward St from Wellington RD	20141	-	-	-	-	305,000	-	-	-	-	-	305,000
Roads - Miscellaneous asphalt patching (various lo	20142	150,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,050,000
Roads -Storm Pond Rehabilitation	20143	250,000	301,400	301,400	301,400	301,400	301,400	301,400	301,400	-	-	2,359,800
<b>Subtotal Roads &amp; Sidewalks</b>		<b>1,722,200</b>	<b>2,076,350</b>	<b>2,426,060</b>	<b>2,009,300</b>	<b>2,217,500</b>	<b>1,867,800</b>	<b>1,497,200</b>	<b>1,676,500</b>	<b>1,326,800</b>	<b>3,248,410</b>	<b>20,068,120</b>
Replace P/U 09-T-103	18089	-	41,000	-	-	-	-	-	-	-	-	41,000
Replace Tandem 04-T44	18090	280,000	-	-	-	-	-	-	-	-	-	280,000
Backhoe 2000 JD	18092	300,000	-	-	-	-	-	-	-	-	-	300,000
Replace Tandem 05-T-33	18093	280,000	-	-	-	-	-	-	-	-	-	280,000
Lawn Tractors	18094	-	29,640	-	-	-	-	-	-	-	-	29,640
Replace P/U 12-T-105	18095	-	-	60,000	-	-	-	-	-	-	-	60,000
Replace - Pickup GM Silverodo 2006	19052	-	-	51,000	-	-	-	-	-	-	-	51,000
PMD Olympia Ice Resurfacer	19056	-	-	-	-	-	-	-	200,000	-	-	200,000
Replace - Tandem International T-022 2012	19077	-	-	-	-	-	-	-	300,000	-	-	300,000
Replace - Tandem International T-099 2010	19078	-	-	-	-	-	300,000	-	-	-	-	300,000
Replace - Pickup Dodge T-101 2016	19079	-	44,000	-	-	-	-	-	-	-	-	44,000





# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
Replace - Pickup Ford F450 T-11 2013	19081	-	-	-	74,000	-	-	-	-	-	-	74,000
Replace - Pickup Ford F450 T-12-2016	19082	-	-	-	-	-	-	93,000	-	-	-	93,000
Replace - Pickup GMC SIERRA T-07 2013	19083	-	-	-	-	-	65,000	-	-	-	-	65,000
Replace - Bandit Chipper 2014	19084	-	-	-	-	56,000	-	-	-	-	-	56,000
Replace - CAT BLACKHOE 2011	19085	-	-	-	132,000	-	-	-	-	-	-	132,000
Replace - Grader VOLVO G960 3-1 2006	19086	-	-	-	-	-	-	480,000	-	-	-	480,000
Replace - 6070 New Holand TU 2014	19088	-	-	-	-	-	-	-	267,000	-	-	267,000
Replace - PRONODUST SNOWBLOWER	19089	-	-	-	-	35,000	-	-	-	-	-	35,000
Replace - Roadside mower attachment	19090	-	-	-	-	-	30,000	-	-	34,000	-	64,000
Replace - Load Trail Trailer	19092	-	-	-	5,500	-	-	-	-	-	-	5,500
Replace - HUSTLER 4818 Lawnmower 2017	19093	-	-	-	-	7,500	-	-	-	-	-	7,500
Replace - KUBOTA F3990 Lawnmower	19094	-	46,000	-	-	-	-	48,000	-	-	-	94,000
Replace - KUBOTA 3000 Blower Tractor 2013	19095	-	-	-	-	-	46,000	-	-	-	-	46,000
Replace - LS 4041 Tractor/Loader 2012	19096	-	-	-	41,000	-	-	-	-	-	-	41,000
Replace - JD 997 Lawnmower 2013	19097	-	22,500	-	-	-	-	-	-	-	-	22,500
Replace -KUBOTA 1511 Lawnmower 2018	19098	-	-	-	-	-	26,000	-	-	-	-	26,000
Replace - FERRIS 5100 Lawnmower 2014	19099	-	-	25,000	-	-	-	-	-	-	-	25,000
Replace - Miska Trailer Landscape Trailers	20128	-	-	-	-	-	-	-	-	-	10,000	10,000
Replace - GMC Pickup purchased 2018	20129	-	-	-	-	-	-	-	-	-	50,000	50,000
Fleet - Trailer for PMD	20130	8,000	-	-	-	-	-	-	-	-	-	8,000
Replace - Ferris 5100 Lawnmowers	20131	-	-	-	-	-	-	-	-	-	30,000	30,000
<b>Subtotal Fleet &amp; Equipment</b>		868,000	183,140	136,000	252,500	98,500	467,000	621,000	767,000	34,000	90,000	3,517,140
Alma paint interior	19047	5,000	-	-	-	-	-	-	-	-	-	5,000
Alma Roof Repairs	19049	-	-	-	-	-	-	75,000	-	-	-	75,000
MCC Kitchen Renovation	19043	-	-	-	50,000	-	-	-	-	-	-	50,000



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
MCC Patio Furniture	19044	-	-	-	-	3,500	-	-	-	-	-	3,500
MCC - 300 chairs at \$100/ea	19051	-	-	-	30,000	-	-	-	-	-	-	30,000
PMD New Skate Floor & Refrigeration system	18081	-	-	-	-	-	-	900,000	-	-	-	900,000
PMD Ramp for Accessibility & Replacement of Ent Do	19021	-	-	-	-	30,000	-	-	-	-	-	30,000
PMD Main Entrance Parking Space Extension	19022	-	-	-	-	-	-	-	250,000	-	-	250,000
PMD Main Parking lot Pavement	19023	-	-	-	-	-	-	-	210,000	-	-	210,000
PMD Engineering Consulting Services for Arena flo	19025	-	-	-	-	30,000	-	-	-	-	-	30,000
PMD Structural Adequacy Inspection	19026	-	-	-	-	7,000	-	-	-	-	-	7,000
PMD Structural repairs	19027	-	50,000	-	-	-	50,000	-	-	-	-	100,000
PMD Floor washing Machine	19029	-	-	-	-	-	-	-	-	20,000	-	20,000
PMD Replacement Compressor-1 Refrigerator Plant	19030	-	60,000	-	-	-	-	-	-	-	-	60,000
PMD Dressing Room Flooring	19031	-	-	90,000	-	-	-	-	-	-	-	90,000
PMD Replacement Compressor-2 Refrigerator Plant	19032	-	-	-	60,000	-	-	-	-	-	-	60,000
PMD Chiller and Pump	19033	-	-	-	-	-	-	70,000	-	-	-	70,000
PMD Replacement of Condenser	19034	-	-	-	-	-	50,000	-	-	-	-	50,000
PMD Replace Floor Hall	19035	-	-	-	-	-	-	-	75,000	-	-	75,000
PMD New portable Stage and Sound system	19036	-	-	25,000	-	-	-	-	-	-	-	25,000
PMD 3-Glass Door Refrigerators (one per year)	19037	5,000	5,000	5,000	-	-	-	-	-	-	-	15,000
PMD Renovation Kitchen, Bar and Board Room	19038	-	-	-	-	-	-	-	100,000	-	-	100,000
PMD Dehumidifier	19039	30,000	-	-	-	-	-	-	-	-	-	30,000
PMD Roof Insulation and Covering, Inside.	19041	-	-	-	-	-	-	50,000	-	-	-	50,000
PMD Renovation of Toilets	19042	50,000	-	-	-	-	-	-	-	-	-	50,000
PMD - exit door from main Hall for AODA	20133	15,000	-	-	-	-	-	-	-	-	-	15,000
PMD - improve exterior wall drainage	20134	15,000	-	-	-	-	-	-	-	-	-	15,000
PMD - replace heaters in lobby	20135	7,000	-	-	-	-	-	-	-	-	-	7,000



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
PMD - replace non compliant heaters on arena floor	20136	10,000	-	-	-	-	-	-	-	-	-	10,000
PMD - renovation design & plan	20145	25,000	-	-	-	-	-	-	-	-	-	25,000
<b>Subtotal Facilities</b>		162,000	115,000	120,000	140,000	70,500	100,000	1,095,000	635,000	20,000	-	2,457,500
Future 50/50	18078	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Alma swings	19053	10,000	-	-	-	-	-	-	-	-	-	10,000
Moorefield baseball diamond lighting upgrades	19133	75,000	-	-	-	-	-	-	-	-	-	75,000
<b>Subtotal Parks</b>		105,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	285,000
Pumper 70 Drayton - replacement	19008	-	-	-	-	-	-	-	-	365,000	-	365,000
Tanker 88 Moorefield - replacement	19009	-	-	295,000	-	-	-	-	-	-	-	295,000
Pumper 80 Moorefield - replacement	19010	-	-	-	-	-	365,000	-	-	-	-	365,000
Unit 1 replacement at both stations	19013	-	40,000	-	-	-	-	-	-	-	-	40,000
Self Contained Breathing	19014	-	-	-	-	-	385,000	-	-	-	-	385,000
Air Bottle Refilling Station	19015	-	-	-	-	-	65,000	-	-	-	-	65,000
Thermal Imaging Camera	19016	-	-	-	-	8,000	-	-	-	-	8,000	16,000
Extrication Tools	19017	32,500	-	-	-	-	-	-	-	-	-	32,500
Portable Pumps - Fire	19018	5,000	-	5,000	-	5,000	-	5,000	-	-	5,000	25,000
Portable Generators -Fire	19019	-	4,000	-	4,000	-	-	4,000	-	4,000	-	16,000
Defibrillators	19020	-	-	6,000	-	-	-	-	6,000	-	-	12,000
<b>Subtotal Fire Services</b>		37,500	44,000	306,000	4,000	13,000	815,000	9,000	6,000	369,000	13,000	1,616,500
Rate Study and Financial Plan	18025	-	-	-	20,000	-	-	-	-	20,000	-	40,000
Wastewater Capacity Increase to 1300m3/day - react	18026	-	-	-	4,100,000	-	-	-	-	-	-	4,100,000
Waterworks - Service Breaks Program	18062	27,300	40,000	-	40,000	-	40,000	-	50,000	-	50,000	247,300
Contingency for - Drayton & Moorefield Water Mains	18063	88,100	53,500	30,000	37,500	34,500	33,000	22,500	22,500	27,500	52,500	401,600
Water Tower	18065	-	2,117,000	-	-	-	-	-	-	2,117,000	-	4,234,000



# The Corporation of the Township of Mapleton

## Capital Budget 2020 - 2029

		Budget 2020	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	Ten Year Total
Contingency for - Drayton & Moorefield Wastewater	18068	146,500	38,500	91,300	13,300	31,300	13,300	17,500	117,000	48,500	33,500	550,700
Storm water Infiltration, (I&I)	18070	55,000	55,000	-	-	-	-	80,000	80,000	-	50,000	320,000
Sludge Removal	18071	-	-	-	-	-	-	-	-	200,000	-	200,000
Growth Projects, (special studies)	18073	38,600	-	-	-	-	40,000	-	-	-	-	78,600
Wastewater - Pumping Station and Forcemain	19001	1,800,000	-	5,000	-	5,000	-	5,000	-	5,000	-	1,820,000
<b>Subtotal Water &amp; Wastewater</b>		<b>2,155,500</b>	<b>2,304,000</b>	<b>126,300</b>	<b>4,210,800</b>	<b>70,800</b>	<b>126,300</b>	<b>125,000</b>	<b>269,500</b>	<b>2,418,000</b>	<b>186,000</b>	<b>11,992,200</b>
Computers, tablets and Servers	18001	5,000	15,000	5,000	10,000	25,000	10,000	5,000	10,000	5,000	25,000	115,000
Township Office - New Carpet, Blinds, and Flooring	18002	25,000	25,000	5,000	5,000	-	-	-	-	-	-	60,000
Alma Downtown	18021	-	240,000	-	-	-	-	-	-	-	-	240,000
Columbarium & Master Plan	18085	-	-	-	-	80,000	-	-	-	-	-	80,000
Fire Dept -Drayton parking lot paving	19003	-	-	-	-	-	30,000	-	-	-	-	30,000
Health Dept - Drayton Outside Railing and Counter	19006	-	-	-	-	-	-	-	-	17,000	-	17,000
Township Adm Office - Lighting upgrades to LED in	19007	75,000	-	-	-	-	-	-	-	-	-	75,000
Fire Dept - new flooring in Moorefield	20137	10,000	-	-	-	-	-	-	-	-	-	10,000
Fire Dept - interior in Moorefield	20138	5,000	-	-	-	-	-	-	-	-	-	5,000
Purchase Order Software	20144	16,600	-	-	-	-	-	-	-	-	-	16,600
<b>Subtotal Other Assets</b>		<b>136,600</b>	<b>280,000</b>	<b>10,000</b>	<b>15,000</b>	<b>105,000</b>	<b>40,000</b>	<b>5,000</b>	<b>10,000</b>	<b>22,000</b>	<b>25,000</b>	<b>648,600</b>
<b>Total Expenditures</b>		<b>5,941,100</b>	<b>5,773,090</b>	<b>3,854,360</b>	<b>7,526,600</b>	<b>3,794,300</b>	<b>4,955,100</b>	<b>4,914,700</b>	<b>4,720,500</b>	<b>5,559,800</b>	<b>4,232,410</b>	<b>51,271,960</b>
<b>Sources of Funding</b>												
Capital reserve		2,128,910	2,525,090	1,788,355	2,411,800	1,982,279	2,365,579	3,132,479	2,796,779	1,872,800	2,385,189	23,389,260
Protective service reserve		37,500	44,000	306,000	4,000	13,000	815,000	9,000	6,000	369,000	13,000	1,616,500
Cemetary reserve		-	-	-	-	80,000	-	-	-	-	-	80,000
Current revenue		900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	9,000,000
Environment reserve fund		2,140,500	1,096,137	126,300	3,151,160	70,800	126,300	125,000	269,500	1,669,779	166,000	8,941,476

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
1	Bridges and Culverts	Various Small Culvert Replace	18050	40,000	Compilation of scope and specifications in progress				Anticipate tender let by early June;
2	Bridges and Culverts	Replace Bridge PB015 Sideroad 15	18055	459,000	Tender closed and awarded	328,606	130,393	Moorefield Excavating	Used 80k of +ve variance to fund 19059 see report PW2020-09. Work to commence in July
3	Bridges and Culverts	Repairs to Bridge PB037 Yatton Sideroad	18057	15,300	Scope currently being assessed. Work may be performed Jarlian Construction in coincidence with current work on tender 2019-14				Work scope being assessed. This is a boundary road. There may be cost sharing involved.
4	Bridges and Culverts	Bridges U/S and D/S of Bridge and Culvert creek	19058	50,000	Continuation of tender 2019-14 part of two stage tender started in 2019 and to be completed in 2020 performing required OSIM identified deficiencies on numerous Township wide bridges and culverts	120,000	(-70,000)	Jarlian Construction	Work has begun for 2020. Transfer of \$80k positive variance from 18055 approved through report PW2020-09 April 28, 2020
5	Bridges and Culverts	Bridges – Bi-annual Structural	19060	40,000	Working on finalization of inspection reporting sheet.	No tender will be issued. Job		Anticipate project completion	Assignment will be discussing with GM Blueplan as they

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
		Inspections for OSIM Report				will be negotiated with GM Blueplan		by September 2020, in order to drive 2021 Capital Plan	have performed the previous two OSIM studies. Anticipate June assignment. Late September completion.
6	Bridges and Culverts	Bridges – Replacement of Culvert Under 3M/Relining	19062	150,000	Compilation of scope and specifications in progress.				In house. Anticipate June tender work performed in July and August
<b>SUBTOTAL</b>				<b>754,300</b>		<b>448,606</b>	<b>305,694</b>		
7	Bridges and Culverts	Major Rehab of PB025	19063	650,000	Awarded task to make this project Shovel Ready to R.J. Burnside. Cost \$48,000 + HST.				Shovel Ready Stimulus Program Candidate Council permission Report PW2020-09 April 28, 2020
8	Roads	Road reconstruction SDR 17 (WR 86-WR 45)	18034	600,000	Engineering and contract administration awarded to CIMA+. Design work underway. Tender anticipated July 28 Project completion October 2.	Tender close planned for July 28, 2020			CIMA+
9	Roads	Road Recon.	18042	77,200	Not yet initiated				In house

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
		South Mill Street, WR45 to Hill Street. Sec P402A							
10	Sidewalks	Sidewalk Repair Program	18059	133,000	Compilation of scope and specifications in progress Identification of work required and report upcoming to council to determine scope of work, i.e. connect gaps or remove pieces, add sections, perform repairs, etc.	Anticipate tender ready by mid June 2020. Work performed in July and August			In House Project will be combined with additional \$59k operating funds, for a total of \$192k.
11	Roads	Road Recon Elm St, Wood St to end, Sec D012	19103	27,000	Not yet initiated				In house
12	Roads	Road Recon. Con 6 WR 10-SDR 6	20123	485,000	Engineering and contract administration awarded to CIMA+. Design work underway. Tender anticipated July 28 Project completion October 2.	Tender close planned for July 28, 2020			CIMA+

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
13	Roads	Roads-Misc. asphalt patching	20142	150,000	Compilation of scope and specifications in progress	Tender issuance anticipated for mid-June 2020			In-house Anticipate June tender issuance. Work to be performed in July and August
14	Roads	Roads-Storm Water Mgmt. Pond Maint.	20143	250,000	Design and contract administration for two ponds; Tender compilation in progress. Anticipate ready to issue tender in late May. Work to be undertaken in July 2020.	Issue tender anticipated closing late May 2020			GHD Consultants. Two ponds are; River Run Road and Drayton Industrial Road SWM Ponds.
<b>SUBTOTAL</b>				<b>2,372,200</b>		-----	<b>2,372,200</b>		
15	Fleet & Equip.	Replace Tandem 04-T44	18090	280,000	Sole source issued Feb 2020.	\$278,590.00	1,410	Viking-Cives; issued in conjunction with Project 18093	In house
16	Fleet & Equip.	Four Wheeled Loader	18092	300,000	Tender issued and closing May 7, 2020				In house; to replace 410 JD RT backhoe
17	Fleet & Equip.	Replace Tandem 05-T-33	18093	280,000	Sole source issued Feb 2020	\$278,590.00	1,410	Viking-Cives; issued in conjunction with Project 18090	In house



Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
18	Fleet & Equip.	Fleet – Trailer for PMD	20130	8,000	Waiting for update from Staff on status	No tender required			In house
<b>SUBTOTAL</b>				<b>868,000</b>		<b>557,180</b>	<b>310,820</b>		
19	Facilities	Alma Paint Interior	19047	5,000	Completed; Work was organized by Bruce Whale	\$3000	2,000		In house
20	Facilities	PMD 3-Glass Door Refrig.	19037	5,000	Staff obtaining quotes	No tender required			In house
21	Facilities	PMD – Dehumidifier	19039	30,000	Completed	\$29,450	550	KORE Mechanical	In house
22	Facilities	PMD – Reno of Toilets	19042	50,000	On hold due to COVID19				Consultant to be procured
23	Facilities	PMD – exit door from main hall for AODA	20133	15,000	On hold due to COVID19				In house
24	Facilities	PMD – improve exterior wall drainage	20134	15,000	Not yet initiated				In house
25	Facilities	PMD – replace heaters in lobby	20135	7,000	completed	\$4537	2,463	Gleeson	In house

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
26	Facilities	PMD – replace non-compliant heaters on arena floor	20136	10,000	Heaters are purchased but not installed due to COVID19	\$8,325	1,675	Mapleton Mechanical	In house
27	Facilities	PMD – Reno design & plan	20145	25,000	On hold as renovations not taking place until 2027				In house
<b>SUBTOTAL</b>				<b>162,000</b>		<b>45,312</b>	<b>116,688</b>		
28	Parks	Future 50/50	18078	20,000	Funds allocated as per P&R committee recommendations				In house There are some funds remaining from 2020. Surplus likely will supplement the 2021 funds
29	Parks	Alma swings	19063	10,000	Waiting for update from staff				In house
30	Parks	Moorefield baseball diamond lighting upgrades	19133	75,000	Waiting for action from Electrician, Cal Deen			Cal Deen	In house
<b>SUBTOTAL</b>				<b>105,000</b>		-----	<b>105,000</b>		
31	Water & Wastewater	Waterworks – service Breaks Program	18062	27,300	This is a contingency item. Spending is occasional and unplanned				In house

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
32	Water & Wastewater	Contingency for – Drayto & Moorefield Water Mains	18063	88,100	This is a contingency item. Spending is occasional and unplanned				In house
33	Water & Wastewater	Contingency for – Drayton & Moorefield Wastewater	18068	146,500	This is a contingency item. Spending is occasional and unplanned				In house
34	Water & Wastewater	Storm Water Infiltration (I&I)	18070	55,000	Not initiated. Delayed due to COVID19				In house
35	Water & Wastewater	Growth projects (special studies)	18073	38,600	This is a contingency item.				In house
36	Water & Wastewater	Wastewater – pumping station and forcemain	19001	1,800,000	Not initiated; waiting for water/wastewater RFP results				BLG LLP
<b>SUBTOTAL</b>				<b>2,155,500</b>		-----	<b>2,155,500</b>		
37	Other Assets	Computers, Tablets & Servers	18001	5,000	Administered by CAO				
38	Other Assets	Township office –	18002	25,000	Administered by CAO				

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
		new carpet, blinds & flooring							
39	Other assets	Township adm office – lighting upgrades to LED	19007	75,000	On hold due to COVID19			Cal Deen	In house
40	Other assets	Fire dept – new flooring in Moorefield	20137	10,000	Only one quote received so far. Waiting for second quote. Work Administered and coordinated by Fire Chief				In house
41	Other assets	Fire dept – interior in Moorefield	20138	5,000	Work has been awarded. Coordinated by Fire Chief; Not sure if completed	\$4240.	760	Man with a brush	In house
42	Other assets	Purchase order software	20144	16,600	Status unknown; Coordinated by Finance Director				In house
<b>SUBTOTAL</b>				<b>136,600</b>		<b>4,240</b>	<b>132,360</b>		
43	Reconst. Sideroad 21; 14th In to 16th In	Roads	20140	1,155,000	Awarded task to make this project Shovel Ready to GM Blueplan in order to apply for Federal Stimulus Grant Program. Cost \$36,100 + HST				GM Blue Plan Shovel Ready Stimulus Program Candidate Council permission Report PW2020-09 April 28, 2020

Number	Category	Project Title	Proj Sheet #	Budget 2020 (A) HST extra	Current Status	Tendered Value, (B) HST extra	Variance (A-B) (C)	Awarded to	Comment
					Major reconstruction plus rehabilitation of two of three culvert structures. (\$200k towards culvert PB034 and \$215k to culvert PB035 included).				
<b>SUBTOTAL</b>				<b>1,155,000</b>		-----	<b>1,155,000</b>		
<b>GRAND TOTAL</b>				<b>7,708,600</b>		<b>1,055,338</b>	<b>6,653,262</b>		

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**

**BY-LAW NUMBER 2020-022**

**Being a By-law to amend By-law 2010-080, being a  
Zoning By-law for the Township of Mapleton**

**Part Lot 17, Concession 5  
7329 Fourth Line, Peel Township  
ZBA 2020-03**

**WHEREAS** the Council of the Corporation of the Township of Mapleton deems it desirable to amend said By-law Number 2010-080, as amended;

**NOW THEREFORE** the Council of the Corporation of the Township of Mapleton enacts as follows:

1. That By-law Number 2010-080, is hereby amended by changing the zoning on the map forming Schedule 'A-1', as it applies to Part Lot 17, Concession 5 (Peel), with a municipal address of 7329 Fourth Line, Mapleton as illustrated on Schedule 'A' attached to and forming part of this By-law from:
  - **Agricultural (A) to Agricultural Exception (A 31.230)**
  - **Natural Environment (NE) to Natural Environment Exception (NE 31.231)**
2. THAT Section 31, Exception Zone, is amended by the inclusion of the following new exception;

<b>31.230</b> Part Lot 17, Concession 5 (Peel), of 7329 Fourth Line, Mapleton	Notwithstanding Section 6.17.2, MDS II, or any other section of this by-law to the contrary, the minimum setback between the liquid manure tank and the neighbouring dwelling located at 7313 Fourth Line shall be 205 m (672.5 ft).
<b>31.231</b> Part Lot 17, Concession 5 (Peel), of 7329 Fourth Line, Mapleton	In addition to the uses permitted in the Natural Environment (NE) zone, a liquid manure tank is permitted in accordance with Grand River Conservation Authority approval.

3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 2010-080, as amended.
4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Mapleton, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ** a first, second and third time and passed this 14<sup>th</sup> day of April 2020.

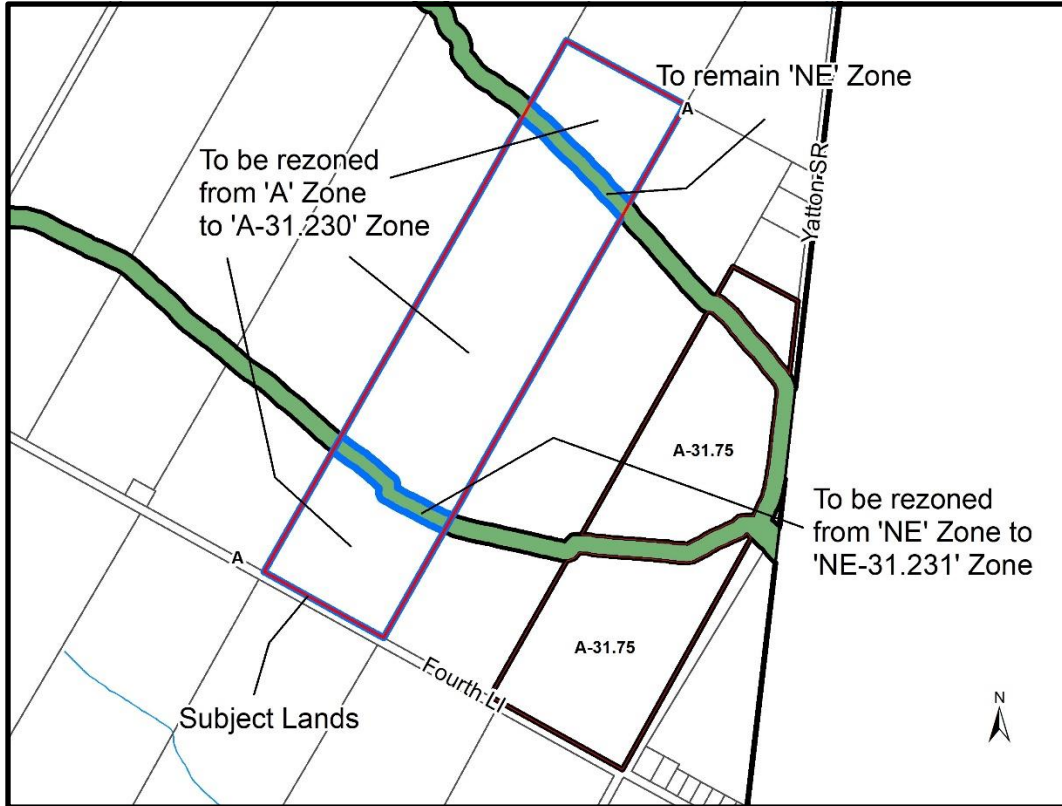
\_\_\_\_\_  
Mayor Gregg Davidson

\_\_\_\_\_  
Clerk Barb Schellenberger

**THE TOWNSHIP OF MAPLETON**

**BY-LAW NO 2020-022**

**Schedule "A"**



**Rezoned from Agricultural (A) to Agricultural Exceptions (A-31.230) and Natural Environment (NE) to Natural Environment Exception (NE-31.231)**

**EXPLANATORY NOTE**  
**BY-LAW NUMBER 2020-022**

**SUBJECT LAND**

The subject land is legally as Part Lot 17, Concession 5 (Peel) and is Municipally known as 7329 Fourth Line. The subject property has an area of approximately 40 ha (98.8 ac) and has an existing dwelling, barns and shed.

**PURPOSE AND EFFECT**

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a liquid manure tank within the Natural Environment (NE) zone and provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements for the proposed liquid manure tank. The applicants are proposing to construct an addition to an existing dairy barn and a new liquid manure storage area on the subject land. The proposed liquid manure tank will be setback approximately 205 m (672 ft) from the closest neighbours dwelling and located partially within the NE Zone. The minimum distance separation required is 244 m (800 ft) and a manure tank is not a permitted use within the NE Zone.



**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**

**BY-LAW NUMBER 2020-033**

Being a by-law to adopt and  
set the tax rates for 2020

**WHEREAS** Section 312 of the *Municipal Act, S.O. 2001, c. 25*, as amended, provides that a local municipality shall each year, pass a by-law to levy a separate tax rate on the assessment in each property class in the local municipality for local municipal purposes;

**AND WHEREAS** Sections 307, 308 and 312 of the *Municipal Act, S.O. 2001, c. 25*, as amended requires tax rates to be established in the same proportion to tax ratios;

**AND WHEREAS** the Corporation of the County of Wellington By-law Number 5660-20 establishes tax ratios and tax reductions for prescribed subclasses for 2020;

**AND WHEREAS** the Corporation of the County of Wellington has passed By-law Number 5661-20 being a by-law to establish and levy tax rates for County purposes for 2020;

**AND WHEREAS** the tax rates for education purposes have been prescribed by the Province of Ontario in Ontario Regulation 400/98;

**AND WHEREAS** the Assessment Roll compiled in 2019 and upon which taxes for 2020 are to be levied, was received from the Municipal Property Assessment Corporation in December 2019, the taxable assessment for real property, according to the said last assessment roll;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MAPLETON ENACTS AS FOLLOWS;**

- 1) **THAT** the sums to be raised by means of taxation for township purposes for the year 2020, totaling \$8,502,691 as outlined in Schedule "A" attached hereto, are hereby adopted.
- 2) **THAT** for the year 2020 there shall be levied and collected upon the whole assessment for real property, according to the last assessment roll, the rates of taxation as follows for General, County, and Education purposes, with General Levy being listed in Schedule 'A';
- 3) **THAT** other local improvement and special charges including tile drainage loans plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
- 4) **THAT** the amounts imposed by the rates for the Commercial, Industrial and Multi-Residential classes shall become adjusted according to the provisions of Section 329 of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 5) **THAT** the rates herein imposed for all classes shall become due and payable in two (2) equal instalments, as nearly as may be, and the dates for such payments shall be as follows:

Third Instalment	September 28, 2020
Fourth Instalment	November 27, 2020
- 6) **THAT** non-payment of amounts on the due dates shall constitute default.
- 7) **THAT** the Treasurer shall deliver by first class mail to the residential address or place of business of such person indicated on the last revised assessment roll, a

**TOWNSHIP OF MAPLETON  
BY-LAW NUMBER 2020-033**

Page 2 of 3

printed Tax Bill specifying the amount of taxes payable, the due dates, and the late payment rates to be applied upon default.

- 8) **THAT** where the sum of the taxes for which any person is chargeable in 2020 for municipal, county, education, and any other purpose, upon any real property assessed in one parcel to the same owner would according to the assessment thereon be less than \$20.00, the sum of such tax shall be deemed to be \$20.00.
- 9) **THAT** failure to receive the aforesaid Tax Bill in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.
- 10) **THAT** all instalments not paid on or before the due dates shall be charged a penalty of one and one quarter percent (1.25%) per month on the second business day of default and one and one quarter percent (1.25%) interest on the first day of each calendar month thereafter, in accordance with Section 345 of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 11) **THAT** the Treasurer be authorized to accept partial payment from time to time, provided it does not affect the collection of taxes on properties that have been registered for tax sale.
- 12) **THAT** in accordance with Section 347(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, the Treasurer be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time, but no such payment shall be received after a tax arrears certificate has been registered under Part XI of the *Municipal Act, S.O. 2001, c. 25*, as amended.
- 13) **THAT** current taxes and tax arrears are payable by cash, cheque or debit at the Township of Mapleton Municipal Office, 7275 Sideroad 16 or by cheque mailed to P. O. Box 160, Drayton Ontario N0G 1P0. Taxes are also payable at most Financial Institutions, via the internet, by telephone banking and pre-authorized payment plans. After the afore mentioned due dates, banks will no longer be authorized to accept tax payments.
- 14) **THAT** pursuant to Section 342(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, the Treasurer is provided with the authority, on the default of payment of any instalment by the day named above for payment thereof, to collect the subsequent instalment forthwith.
- 15) **THAT** the Treasurer is hereby invested with all powers and authority provided by the Municipal Act, for the collection of all unpaid and overdue taxes.
- 16) **THAT** this By-law shall come into force and take effect upon the final passing thereof.

**READ** a first, second and third time this 12<sup>th</sup> day of May, 2020.

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Mayor Gregg Davidson

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Clerk Barb Schellenberger

**TOWNSHIP OF MAPLETON  
BY-LAW NUMBER 2020-033**

Page 3 of 3

**Schedule 'A'**

**General Tax Rate and Levy for Mapleton Township 2020**

Rate Code	Description	Weighted Tax Ratio	Tax Rate	General Levy
RT	residential/farm (RT)	1.000000	0.00476387	\$ 5,370,840
MT	multi-residential (MT)	1.900000	0.00905135	\$ 23,570
NT	new multi-residential (NT)	1.100000	0.00524026	\$ -
FT	farmland (FT)	0.250000	0.00119097	\$ 1,927,361
CT	commercial (CT)	1.491000	0.00710293	\$ 225,908
IT	industrial (IT)	2.400000	0.01143329	\$ 228,534
LT	large industrial (LT)	2.400000	0.01143329	\$ -
PT	pipeline (PT)	2.250000	0.01071871	\$ 128,035
ST	shopping centre (ST)	1.491000	0.00710293	\$ -
TT	managed forests (TT)	0.250000	0.00119097	\$ 9,986
R1	res/farm farmland class I (R1)	0.750000	0.00357290	\$ -
RH	residential taxable shared (RH)	1.000000	0.00476387	\$ 114
CU	commercial excess land (CU)	1.491000	0.00710293	\$ 1,884
CX	commercial vacant land (CX)	1.491000	0.00710293	\$ 261
C1	commercial farmland class I (C1)	0.750000	0.00357290	\$ -
CH	commercial taxable shared (CH)	1.491000	0.00710293	\$ -
CJ	comm vacant land taxable shared (CJ)	1.491000	0.00710293	\$ -
GT	parking lot (GT)	1.491000	0.00710293	\$ -
IH	industrial taxable shared (IH)	2.400000	0.01143329	\$ 1,143
IJ	industrial excess land shared (IJ)	2.400000	0.01143329	\$ -
IU	industrial excess land (IU)	2.400000	0.01143329	\$ 7,353
LT	large industrial (LT)	2.400000	0.01143329	\$ 113,257
LU	large ind excess land (LU)	2.400000	0.01143329	\$ -
IX	industrial vacant land (IX)	2.400000	0.01143329	\$ 12,838
I1	industrial farmland class I (I1)	0.750000	0.00357290	\$ -
I4	industrial farmland class II (I4)	2.400000	0.01143329	\$ -
I7	industrial small scale on farm (I7)	2.400000	0.01143329	\$ 572
SU	shopping centre excess land (SU)	1.491000	0.00710293	\$ -
JT	new construction industrial (JT)	2.400000	0.01143329	\$ 300,251
JU	new constr ind excess land (JU)	2.400000	0.01143329	\$ 684
KT	new construction large industrial (KT)	2.400000	0.01143329	\$ -
KU	new constr large ind excess land (KU)	2.400000	0.01143329	\$ -
XT	new construction commercial (XT)	1.491000	0.00710293	\$ 148,610
XU	new constr comm excess land (XU)	1.491000	0.00710293	\$ 1,492
YT	new construction office building (YT)	1.491000	0.00710293	\$ -
				<b>\$ 8,502,691</b>



# CORPORATION OF THE TOWNSHIP OF ARMOUR

## RESOLUTION

Date: April 28, 2020

Motion # 3

That the Council of the Township of Armour supports the Township of Mapleton and requests that the Province of Ontario review the Farm Property Tax Rate Program in light of economic competitiveness concerns between rural and urban municipalities.

**Moved by:**

Blakelock, Rod	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>
MacPhail, Bob	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>
Whitwell, Wendy	<input checked="" type="checkbox"/>

**Seconded by:**

Blakelock, Rod	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>
MacPhail, Bob	<input type="checkbox"/>
Ward, Rod	<input checked="" type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated

*[Handwritten Signature]*  
\_\_\_\_\_

Declaration of Pecuniary Interest by: \_\_\_\_\_

Recorded vote requested by: \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
MacPhail, Bob	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>

The Corporation of the  
**MUNICIPALITY OF TWEED**

Item 12.1 ii)  
May 12, 2020

255 Metcalf St., Postal Bag 729  
Tweed, ON K0K 3J0  
Tel.: (613) 478-2535  
Fax: (613) 478-6457



Email: [info@twp.tweed.on.ca](mailto:info@twp.tweed.on.ca)  
Website: [www.tweed.ca](http://www.tweed.ca)  
[facebook.com/tweedontario](https://facebook.com/tweedontario)



April 30, 2020

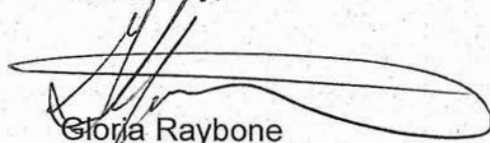
Township of Mapleton  
7275 Sideroad 16  
Drayton ON, N0G 1P0

Attention: Larry Wheeler  
Deputy Clerk

Dear Sir:

I wish to advise that Council, at their regular meeting held April 28, 2020 passed a resolution in support of the Township of Mapleton's resolution regarding a request that the province review the farm property class tax program in light of economic competitiveness concerns between rural and urban municipalities.

Yours truly,

  
Gloria Raybone  
CAO/Treasurer

/lw

**From:** Woolsey, Heather <hwoolsey@London.ca>

**Sent:** April 22, 2020 12:25 PM

**Subject:** A Resolution to Request the Province of Ontario Review the Farm Property Class Tax Rate Programme in Light of Economic Competitiveness Concerns between Rural and Urban Municipalities

Good afternoon,

On behalf of the City Clerk, thank you for your email submitting a resolution to do with Farm Property Class Tax Rate Programme.

The London City Council has a policy with respect to resolutions from other municipalities directing the City Clerk to acknowledge such resolutions with the advice that the London City Council does not take action on resolutions received from other municipalities, but rather prefers to make its position on given subjects known through the appropriate municipal association or if it deems it necessary to do so, directly to the concerned Minister(s) of the Senior Government(s) involved.

Sincerely,



**Heather Woolsey**

Administrative Assistant II, Administration & Legislation

City Clerk's Office

City of London

P.O. Box 5035, London, Ontario N6A 4L9

P: 519.661.CITY (2489) ext. 4599 | Fax: 519.661.4892

[hwoolsey@london.ca](mailto:hwoolsey@london.ca) | [www.london.ca](http://www.london.ca)

**From:** Pettapiece-co, Randy <randy.pettapiececo@pc.ola.org>  
**Sent:** Wednesday, May 6, 2020 5:47 PM  
**To:** 'minister.fin@ontario.ca' <minister.fin@ontario.ca>  
**Cc:** 'minister.omafra@ontario.ca' <minister.omafra@ontario.ca>; Barb Schellenberger <BSchellenberger@mapleton.ca>  
**Subject:** Township of Mapleton

**Hon. Rod Phillips, MPP**  
**Minister of Finance**

**Dear Minister,**

**Ever since I was first elected in 2011, small and rural municipalities have raised persistent concerns regarding the province's Farm Property Class Tax Rate Programme.**

**The Township of Mapleton recently passed a resolution regarding this issue. It is attached.**

**Also included is a very thorough report from the County of Wellington. We need the Ministry of Finance to take seriously our concerns. The resolution states that this programme has not been reviewed since it was implemented in 1998.**

**I would appreciate if you would carefully review the township's resolution. Please respond directly to the township and send me a copy of your response.**

**Thank you for your attention to this important matter.**

**Randy Pettapiece, MPP**  
**Perth-Wellington**



APR 16 2020

April 3, 2020

Randy Pettapiece, MPP  
55 Lorne Ave E, Unit 2  
Stratford, ON  
N5A 6S4

Dear Mr. Pettapiece, MPP

**Re: A Resolution to Request the Province of Ontario Review the Farm Property Class Tax Rate Programme in Light of Economic Competitiveness Concerns between Rural and Urban Municipalities**

Please be advised that at its March 10, 2020 meeting, the Council of the Township of Mapleton carried the following Resolution 2020-04-14:

WHEREAS the Province of Ontario implemented changes to property assessment and introduced taxation reform which came into effect in 1998;  
AND WHEREAS prior to 1998 farm properties were subject to taxation at the base residential tax rate and qualified farmers applied annually to the province to be reimbursed 75% of the farm portion of the taxes paid to the local municipality;  
AND WHEREAS the province changed the method of delivering farmer's rebates by creating the Farm Property Class Tax Rate Programme under the jurisdiction of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA);  
AND WHEREAS rather than apply annually and wait for property tax rebates, the delivery of the programme shifted to local municipal governments and onto the property tax system;  
AND WHEREAS eligible farmland assessment values are now locally subsidized by 75% of their full current value assessment (CVA) to produce a lower weighted assessment base which is used for tax rate setting purposes;  
AND WHEREAS the effect of the locally subsidized weighted assessment shifts an increased burden of tax onto all other property classes within the municipality;  
AND WHEREAS these taxation reforms were originally supposed to be revenue neutral and offset by funding from the Ontario Municipal Partnership Fund (OMPF) and its predecessor the Community Reinvestment Fund (CRF);  
AND WHEREAS the province has been reducing support from the Ontario Municipal Partnership Fund while the cost of the farm tax rebate programme is continuously increasing;  
AND WHEREAS an economically competitive agricultural industry provides affordable food and agricultural products to all Ontarians and is a provincial objective that should be cost shared amongst all of its citizens;  
AND WHEREAS the cost of this programme disproportionately falls upon property taxpayers in rural municipalities;  
AND WHEREAS higher property taxes in rural municipalities is creating economic competitiveness issues between rural and urban municipalities;

(over for page two)





Page 2 of 2, Mapleton Resolution  
Re: Prov. Review of Farm Property Class Tax Rate Programme

AND WHEREAS the province hasn't undertaken a review of this programme since it was implemented in 1998;

NOW THEREFORE the Council of the Township of Mapleton requests that:

5. The Province of Ontario undertake a review of the Farm Property Tax Class Rate Programme to determine:
  - u. The appropriateness of the cost of the Farm Property Tax Class Rate Programme falling disproportionately amongst rural residential and business property owners when the benefit of an economically competitive agricultural industry and affordable food and agricultural products is a provincial objective that should be shared amongst all taxpayers in Ontario;
  - v. The adequacy of funding being provided to rural municipalities to offset the cost of the Farm Property Tax Class Rate Programme;
  - w. The differences between the amount of property taxes paid in rural and urban municipalities and the root causes of those differences;
  - x. Economic competitiveness concerns with disproportionately higher average property taxes being paid in rural municipalities;
  - y. Other methods of delivering the farm tax rebate programme to farmland owners where the cost can be shared province-wide.

AND BE IT FURTHER RESOLVED THAT this motion be sent to Hon. Doug Ford, Premier of Ontario, Hon. Steve Clark, Minister of Municipal Affairs and Housing, Hon. Rod Phillips, Minister of Finance, Hon. Ernie Hardeman, Minister of Agriculture, Food & Rural Affairs, MPP Randy Pettapiece, Hon. Ted Arnott, all Ontario Municipalities, Rural Ontario Municipal Association (ROMA) and Association of Municipalities of Ontario (AMO).

Attached you will find the County of Wellington Committee Report dated January 16, 2020 regarding the 'Farm Property Class Tax Rate Programme' for review and consideration.

Should you have any questions or concerns, please contact the undersigned.

Sincerely,

Barb Schellenberger  
Municipal Clerk

Attach. (1)



# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Administration, Finance and Human Resources Committee  
**From:** Ken DeHart, County Treasurer  
**Date:** Thursday, January 16, 2020  
**Subject:** Farm Property Class Tax Rate Programme

### Background:

The Province of Ontario implemented changes to property assessment and introduced taxation reform which came into effect in 1998. Prior to this, farm properties were subject to taxation at the base residential tax rate and farmers applied annually to the Minister of Finance to be reimbursed 75% of the farm portion of taxes paid to the local municipality.

As part of assessment reform, the Province changed the method of delivering farmer's rebates by creating the Farm Property Class Tax Rate Programme under the jurisdiction of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Under the new programme, rather than apply annually and wait for property tax rebates, delivery of the programme shifted to local municipal governments and onto the property tax system. Eligible farmland assessment values are now discounted by -75% of their full current value assessment (CVA) to produce a lower weighted assessment base which is used for tax rate setting purposes. With residential tax rates being the benchmark ratio of 1.0, farmlands have been set in legislation to have a 0.25 ratio or lower. The effect of the discounted weighted assessment shifts an increased burden of tax onto all other property classes in the County by way of increasing the benchmark tax rate. Doing so has a pronounced effect on the residential sector which comprises 78% of the County's levy base. By comparison, farmland taxes comprise 7% of the total levy base.

	2019 CVA	% raw CVA	WTD CVA	% Wtd CVA	2019 Levy	% of Levy
<b>Residential</b>	<b>12,584,607,345</b>	<b>68.02%</b>	<b>12,584,474,157</b>	<b>77.91%</b>	<b>77,709,877</b>	<b>77.91%</b>
Multi Residential	86,932,592	0.47%	165,171,925	1.02%	1,019,946	1.02%
<b>Farmland</b>	<b>4,499,862,369</b>	<b>24.32%</b>	<b>1,124,965,592</b>	<b>6.96%</b>	<b>6,946,730</b>	<b>6.96%</b>
Commercial	863,761,038	4.67%	1,287,867,708	7.97%	7,952,660	7.97%
Industrial	368,081,028	1.99%	882,959,280	5.47%	5,452,326	5.47%
Pipeline	41,303,954	0.22%	92,933,897	0.58%	573,872	0.58%
Managed Forest	55,959,714	0.30%	13,989,929	0.09%	86,389	0.09%
County Total	18,500,508,040	100.00%	16,152,362,486	100.00%	99,741,800	100.00%

### Challenges facing Rural Municipalities

Shifting of farmland discounted assessment onto residential taxpayers is specific to rural municipalities. Schedule A shows the difference between raw (unweighted) assessment roll values and resulting weighted assessment in Wellington County as compared to a typical urban municipality. In 2019 the residential tax class comprised 68.02% of Wellington County's assessment base, but the residential class pays 77.91% of property taxes once tax ratios are factored in. The farmland ratio of 0.25 has the effect of increasing the residential tax burden by approximately 10% across the County.

Conversely, in an urban municipality with very little farm tax class, the residential assessment base of 78.50% is reduced to 66.27% of total weighted assessment used for tax rate setting purposes. A reduction of more than 12% off the residential tax burden. This causes Wellington County economic competitiveness issues for the County's southern municipalities that border a number of urban municipal centres. Tax policy treatment greatly favours urban municipalities in Ontario.

Since the cost of providing the Farm Property Class Tax Rate Programme was downloaded by the province in 1998; provincial funds have been allocated annually to rural municipalities to offset the tax loss. This was supposed to be a revenue neutral allocation. However, each year transfer amounts from the Ontario Municipal Partnership Fund (OMPF) continue to decline. The Table below shows that a total tax levy of \$34,669,691 was necessary in order to provide the farmland tax incentive rebate benefiting 5,807 farm property owners in Wellington. The OMPF allocation county-wide in 2019 was \$7,065,800 leaving a shortfall of more than \$27 million in levy which is shifted onto every other property owner in Wellington County. This translates to \$754 per property in the County or 15.7% of total taxes for the typical homeowner. This is a significant amount of additional property tax burden that our residents continue to bear annually and which are subject to increase depending on market value of farmlands.

In essence, County residents are providing the -75% rebate instead of the Province for the Farm Property Class Tax Rate Programme, creating significant financial hardship amongst our ratepayers and limiting the County's economic competitiveness with neighbouring jurisdictions.

**WELLINGTON COUNTY - 2019 FARMLAND PROPERTIES  
OMPF FUNDING TO MITIGATE COST OF FARM PROPERTY CLASS TAX REBATE**

<b>Municipality</b>	<b>Municipal Rebates</b>	<b>Municipal OMPF Grant</b>	<b>Municipal Levy Impact</b>	<b>County Rebate* Distribution</b>	<b>Total Additional Levy Required</b>
Puslinch	\$ 232,040	\$ 415,700	\$ (183,660)	\$ 2,846,353	\$ 2,662,693
Guelph/Eramosa	\$ 1,137,235	\$ 490,300	\$ 646,935	\$ 3,120,713	\$ 3,767,649
Erin	\$ 890,468	\$ 593,300	\$ 297,168	\$ 2,852,697	\$ 3,149,866
Centre Wellington	\$ 1,987,127	\$ 319,600	\$ 1,667,527	\$ 5,553,231	\$ 7,220,758
Mapleton	\$ 5,235,570	\$ 837,400	\$ 4,398,170	\$ 1,961,338	\$ 6,359,507
Minto	\$ 1,446,483	\$ 1,604,600	\$ (158,117)	\$ 1,153,001	\$ 994,884
Wellington North	\$ 2,900,554	\$ 1,296,800	\$ 1,603,754	\$ 1,844,780	\$ 3,448,534
Wellington County	\$ 20,840,213	\$ 1,508,100	\$ 19,332,113		
<b>Total</b>	<b>\$ 34,669,691</b>	<b>\$ 7,065,800</b>	<b>\$ 27,603,891</b>	<b>\$ 19,332,113</b>	<b>\$ 27,603,891</b>

<b>Additional levy required to provide farm rebate after OMPF grant</b>			
<b>Total Properties **</b>	36,607	<b>Tax per property</b>	<b>\$754</b>
<b>Less # of Farms</b>	5,807		
	30,800	<b>Excluding farms</b>	<b>\$896</b>
<b>Population</b>	<b>97,610</b>	<b>Tax per resident</b>	<b>\$283</b>

\* County farm rebate distribution based on local municipal levy % share

\*\* excludes special/exempt properties

## Farm Application Deadline Requirements

Another challenge faced by rural municipalities is how the farm application and deadline requirements are administered by OMAFRA (now by AgriCorp). In any given year, many farm owners do not submit their applications within the specified deadline. The result is that many bona fide farm properties end up 'flipping' out of the discounted farm class and into the full residential tax class upon the next roll return. The assessment of these farm values are no longer discounted when calculating total weighted assessment, which is used for tax rate setting purposes.

This creates two distinct ongoing problems for rural municipalities. One is that the benchmark residential tax rate is lower than it otherwise would be; and two, upon approval of the late applications by OMAFRA, municipalities must refund the -75% difference in farm taxes retroactive to January of the current or sometimes even the preceding taxation year. There is no administrative or monetary penalty for late applications. Each year Wellington County finds approximately \$20,000,000 of farmland valuation excluded from the farmland discount programme due to late applications.

This year staff identified a major anomaly with farmland assessment loss of close to \$90,000,000. Upon enquiry, it was reasoned that the extremely high change in farm CVA was due to administrative changes as programme delivery shifted from OMAFRA to AgriCorp. County staff expect that most of the outstanding farm applications will be approved and revert back to the farm tax rate during 2020. Staff have included an additional \$300,000 in estimated property tax write-offs into the 2020 budget to set aside additional funds in preparation for the County's share of potential write-offs as tabled below:

### 2019 FARMLAND CVA CHANGE OVER TO RESIDENTIAL RT CLASS

(Between September 25 in-year growth and final November 2019 growth)

Possible write-off amounts IF all properties revert back to AGRICORP approved FTIP

	PUSLINCH	GET	ERIN	CTR WELL	MPLTN	MINTO	WN	COUNTY	
Est Prop Count	-20	-24	-26	-18	-22	-19	-28	-157	
Farm CVA Loss	8,500,000	17,500,000	13,000,000	10,000,000	19,000,000	5,000,000	16,500,000	89,500,000	
Res Tax Rate	0.00167135	0.00260652	0.00295749	0.00321969	0.00476387	0.00544891	0.00481749	0.00617506	
Res Taxes	14,206	45,614	38,447	32,197	90,514	27,245	79,489	552,668	
Farm Tax Rate	0.00041784	0.00065163	0.00073938	0.00080492	0.00119097	0.00136223	0.00120437	0.00154376	
Farm Taxes	3,552	11,404	9,612	8,049	22,628	6,811	19,872	138,167	
Potential w/o *	(\$10,655)	(\$34,211)	(\$28,835)	(\$24,148)	(\$67,885)	(\$20,433)	(\$59,616)	(\$414,501)	
								<b>Grand Total*</b>	<b>(\$660,285)</b>

\* excludes Education Tax Component

## Farmland Property Assessment Valuation

The Municipal Property Assessment Corporation (MPAC) is responsible for placing current market value assessment (CVA) on all properties in Ontario. The most recent province-wide reassessment updating the base year to January 1, 2016 was returned for the 2017 tax year. As mandated by the Province, any assessment increases are phased-in over a 4-year cycle. MPAC reported the average farmland increase province-wide was 64% and residential CVA increased by 18%. By comparison, Wellington County CVA has increased by 68% and 13% respectively.

In the 2016 Assessment Update Summary, MPAC reports they have strengthened the accuracy and equity of farm valuations by improved sales verification processes of bona fide farmer-to-farmer sales along with undertaking a comprehensive review of vacant farmland sales as far back as January 2008. They report that upward trends continue to increase provincially as demand for farmland outweighs the supply and non-agricultural buyers continue to purchase farmlands creating competition. Agri-Food Canada reported the net worth of an average farm was expected to reach \$2.8 million in 2017.

Staff conducted a preliminary review of open market farm sales in Wellington County during 2018 and 2019. The data reveals that the current 2016 base year CVA of farm properties sold continue to be under-assessed by 27.43%. Sale prices ranged from \$26,000 to \$4,200,000.

<b>Wellington County</b>	<b>2019 Farm Sales</b>	<b>2018 Farm Sales</b>	<b>Total Sales</b>
Number of valid farm sales	97	108	205
Total CVA of farm sales	90,515,500	89,366,400	179,881,900
Combined sale prices	130,333,790	117,533,356	247,867,146
Difference sales to assessment	39,818,290	28,166,956	67,985,246
As a percentage	30.55%	23.97%	27.43%

\* source MPAC Municipal Connect

### **Assessment Act Considerations**

Current value assessment is defined as “the amount of money the fee simple, if unencumbered, would realize if sold at arm’s length by a willing seller to a willing buyer.” For farm properties, the province has clearly indicated that farm properties are to be treated different from the concept of current value. Section 19(5) of the Assessment Act requires that current value of the land and buildings should only be used when sales are for farm-purposes only and reflect the productivity of the land for farming purposes.

MPAC assessment methods must only consider farmer-to-farmer sales. In this case, the Assessment Act requires MPAC to exclude any sales to persons whose principal occupation is other than farming. This has the effect of excluding any other type of buyer and highest and best-use considerations from current value assessment.

From a land productivity perspective, land classes are adjusted for their productivity. For example, Class 1 farmlands are the most productive for crops, while on the other end of the scale, Class 6 is for swamp and scrublands that are the least productive. Lands in Wellington County and in particular, the southern portion of the County sell for far more per acre than what farms are assessed at for farm purposes. Analysis undertaken with regard to current assessment appeals shows that the best lands (Class 1) are currently being assessed in the \$14,000 to \$16,000 per acre range for farms. Sales of larger land holdings are selling in the range of \$20,000 to \$25,000 per acre range.

The intent of Section 19(5) of the Assessment Act is to limit and protect farm property from current value considerations outside of farming. This means that generally speaking, farms are naturally under-assessed from general market considerations – providing favourable assessments to the farming community in comparison to true market value.

### Other Assessment Considerations

- Farm owners who reside on the property do pay a residential tax component for their home plus one acre of land at the farmland rate. However, the valuation is based on a replacement cost method that produces a much lower value (\$223,125) than non-farm residences (\$424,187) as shown here on the average (County) property value and tax comparison.

#### Average 2019 Farm and Residential Value and Taxes

2019 farm house CVA	223,125	<b>2019 Average Residential Property CVA</b>	<b>\$424,187</b>
2019 Farmland CVA	901,900		
<b>Average 2019 total farm CVA</b>	<b>\$1,125,025</b>		
2019 farm house taxes	\$2,526		
2019 farmland taxes	\$2,553		
<b>2019 total farm taxes</b>	<b>\$5,079</b>	<b>2019 Average residential taxes</b>	<b>\$4,803</b>

- As seen above, while the average farm value is assessed at over 2.6x the value of the average residential property, overall taxes are comparable.
- According to MPAC's 2019 Market Change Profile report, of the 6,465 properties classified as farms, 1,892 are owned and/or occupied by non-farmers. Although the property owners are not engaged in farm activity or business, their properties are valued as if they are. These non-farmers benefit from lower residential structure values and lower land values, which translate to lower taxes simply by nature of leasing their land to a bona fide local farmer. This treatment can be perceived as rather unfair to typical residential property owners in Wellington County.
- Many owners of farmland also enjoy other property tax discounts if they are eligible to enter into either the Managed Forest Tax Incentive Programme (0.25 ratio) or the Conservation Land Programme which is fully exempt from property taxes.
- In order to receive the farm class tax discount, the owner must have a Farm License and be in the business of farming. Municipal taxes paid are then able to be written off as a business expense on annual income tax returns. Whereas residential property owners are not able to do so.

### Impacts of Assessment Increases on the Farming Community

Being predominantly a rural community with strong roots planted in farm trades, Wellington County farmers observed significant increases in their farmland valuation. It is acknowledged that farmland values have increased significantly in the County of Wellington. In the 2012 base year valuation, farmland made up 19.8% of the County's assessment base and 5.4% of the taxable assessment base. For the 2016 base year valuation, farmland now makes up 25.1% of the Wellington County assessment base and 7.2% of the taxable assessment base.

Recently, groups such as the Christian Farmers Federation of Ontario (see correspondence received on this agenda) and the Ontario Federation of Agriculture began approaching local Councils to lower the farmland ratio below 0.25 in order to help offset property tax increases. Their efforts have been successful in some municipalities. Schedule B lists the municipalities that have implemented farmland ratio reductions in Ontario as reported to BMA Consultants in the 2019 Municipal Study Report.

When reviewing the list of municipalities on Schedule B, the majority of those municipalities have very little farmland valuation. Many of the urban municipalities that have granted farm ratio reductions have a much higher commercial and industrial base and farmland makes up a much lower percentage of their assessment base than Wellington County.

Many of the other Counties and rural municipalities that have granted ratio reductions (Brant, Chatham-Kent, Dufferin, Grey, Lambton and Oxford) are located further away from the GTA. These municipalities generally have lower residential assessment values and are not competing with GTA municipalities for business to the same extent as Wellington County.

### Property Taxes as a Percentage of Income

- OMAFRA reported that in 2018, Wellington County farmers generated \$804,000,000 of revenue at the farm gate. The table below shows farm property taxes as a percentage of farm income to be 1.49%. Average household income in Wellington County for the same period was \$118,474. Average property tax as a percentage of residential income was significantly higher at 4.02%.

<u>Average Farm and Residential Assessment and Taxation</u>	<u>2018</u>
County average residential value	409,368
Total average property taxes *	4,764
Average income	118,474
<b>Portion of residential income devoted to property taxes</b>	<b>4.02%</b>
Total farm taxes paid in Wellington County *	11,971,488
County farmers income **	804,000,000
<b>Portion of farm income devoted to property taxes</b>	<b>1.49%</b>

\* total taxes include County, local and Education

### Closing Comments

Farmland values have been increasing significantly in the County of Wellington, much like other areas of the province. However, there does not appear to be an imbalance in the level of property tax burden shared by the local farming community in comparison to the average residential taxpayer in Wellington County. Under current legislation, farmland benefits from favourable property tax and assessment treatment.

The County's current assessment base cannot bear a further shift from farmland taxes onto other property types and maintain its economic competitiveness. Wellington County does not have a comparable commercial and industrial assessment base to neighbouring urban municipalities that would support such a shift without significantly burdening our residential and business class owners. Provincial grants such as the Ontario Municipal Partnership Fund, which were originally setup to compensate rural municipalities for the loss in farm taxes has been declining, leaving Wellington County taxpayers to support the industry without adequate province-wide cost sharing.

Wellington County is supportive of its local farming community. We recognize the importance of the agricultural industry on the County and in the Province of Ontario. Wellington supports the farming communities' interests in remaining economically competitive. The County is supportive of returning

the responsibility of funding the farm property class tax rebate programme back to the Province where it could be shared province-wide. Residents in urban municipalities, while retaining the benefits of cheap food and agricultural products, are not contributing financially to the economic competitiveness of the industry.

**Recommendation:**

That the Farm Property Class Tax Rate Programme report be received for information; and

That Wellington County support agricultural industry efforts in lobbying the Province to provide adequate funding to rural municipalities; and

That County Council pass a resolution in support of returning the responsibility of administering the Farm Property Class Tax Rate Programme back to the Province.

Respectfully submitted,



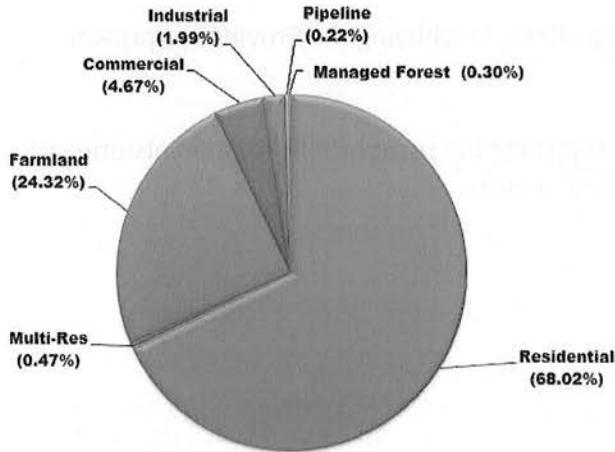
Ken DeHart, CPA, CGA  
County Treasurer



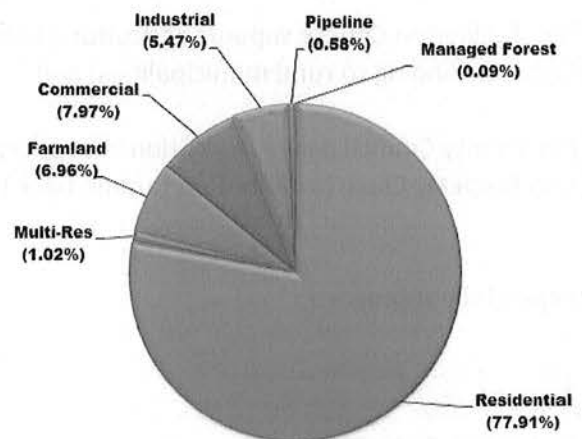
## SCHEDULE A

### Farm Property Class Tax Rate Programme

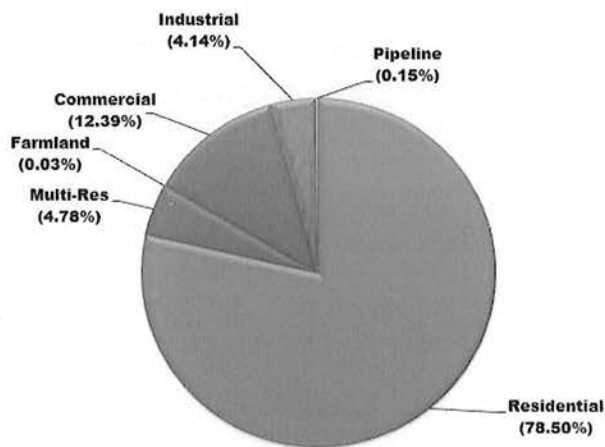
**Unweighted Assessment by Property Tax Class 2019**  
(Share of Property Value - Wellington - Rural)



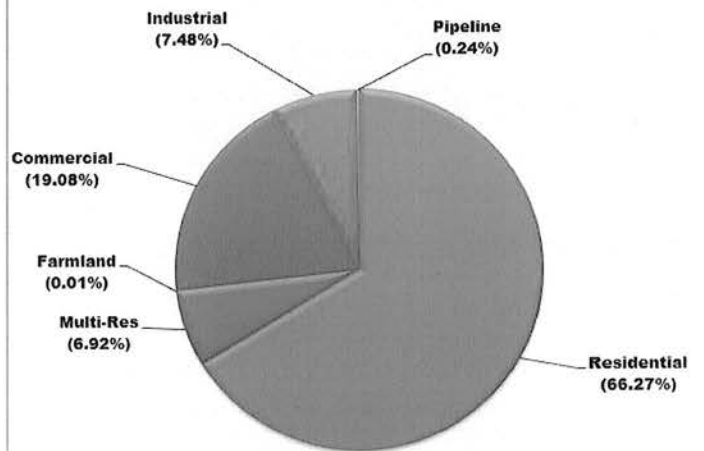
**Weighted Assessment by Property Tax Class 2019**  
(Share of Property Taxes - Wellington - Rural)



**Unweighted Assessment by Property Tax Class 2019**  
(Share of Property Value - Urban)



**Weighted Assessment by Property Tax Class 2019**  
(Share of Property Taxes - Urban)



## SCHEDULE B

### Farm Property Class Tax Rate Programme Municipalities with Farmland Ratio Reductions Implemented - 2019

Municipality *	Ratio	Farmland CVA **
Brant County	0.2400	1,319,886,818
Caledon	0.1708	998,099,123
Chathan-Kent	0.2200	5,281,633,220
Dufferin County	0.2300	1,174,945,084
Durham Region	0.2000	2,416,491,305
Greater Sudbury	0.2000	30,618,833
Grey County	0.2400	2,659,127,624
Halton Region	0.2000	971,078,709
Hamilton	0.1767	1,390,781,027
Kingston	0.2125	81,575,403
Lambton County	0.2260	4,794,630,528
London	0.1028	425,488,846
North Bay	0.1500	605,465
Ottawa	0.2000	1,561,813,865
Oxford County	0.2350	5,665,102,027
Prince Edward County	0.2319	401,646,726
Sarnia	0.2260	181,579,114
<hr/>		
Average Ratio & CVA	0.2036	1,726,770,807
<hr/>		
<b>Wellington County</b>	<b>0.2500</b>	<b>4,464,961,956</b>

\* 2019 BMA Study Report - participating municipalities

\*\* from MPAC Provincial Market Change Profile Report

MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

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Date	Page	Description
1/15/54	1	[Illegible]
1/15/54	2	[Illegible]
1/15/54	3	[Illegible]
1/15/54	4	[Illegible]
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1/15/54	13	[Illegible]
1/15/54	14	[Illegible]
1/15/54	15	[Illegible]

**From:** Tom <[tjd.doyle@gmail.com](mailto:tjd.doyle@gmail.com)>  
**Date:** May 5, 2020 at 6:47:34 AM EDT  
**To:** Manny Baron <[mbaron@mapleton.ca](mailto:mbaron@mapleton.ca)>  
**Cc:** Gregg Davidson <[gdauidson@mapleton.ca](mailto:gdauidson@mapleton.ca)>, Barb Schellenberger <[BSchellenberger@mapleton.ca](mailto:BSchellenberger@mapleton.ca)>, Larry Wheeler <[LWheeler@mapleton.ca](mailto:LWheeler@mapleton.ca)>, Michael Martin <[MMartin@mapleton.ca](mailto:MMartin@mapleton.ca)>, Marlene Ottens <[MOttens@mapleton.ca](mailto:MOttens@mapleton.ca)>, Paul Douglas <[pdouglas@mapleton.ca](mailto:pdouglas@mapleton.ca)>, Dennis Craven <[DCraven@mapleton.ca](mailto:DCraven@mapleton.ca)>  
**Subject: Re: Consent**

Good morning All,

The Clerk was nice enough to send out the Notice of Passing, By-law 2020-026. In it I found this statement.

"No key map has been provided as the by-law applies to all lands located within the municipality of The Corporation of the Township of Mapleton."

So I have a question for all of you. Given that most of the physical land that would be shown on the map, if there were a map shown, is privately owned, what makes The Corporation of the Township of Mapleton (the Corporation) think that those land owners consent to the authority presumed by the Corporation to be held by the Corporation for the enactment and application of By-law 2020-026 or any other by-law valid?

As far as I can tell, Council is not representing the land owners within the boundaries of what the Corporation claims to have authority. If Council were actually representing the land owners all discussions regarding physical land, and any by-laws related to the use of that land, would be minuted and available for review by the land owners. Clearly this is not the case.

So if you could please point to the legislation, in both common and civil law, as they equally authoritative and recognized sources of the law of property and civil rights in Canada, that gives the Corporation the authority that it has presumed, it would be greatly appreciated.

Oh, before you go sending me on a wild goose chase, [Ontario is not included as a province in Canada](#) so let's not play the Constitution card again.

Tom Doyle

**DRINKING WATER  
SOURCE PROTECTION**

Our Actions Matter

LAKE ERIE  
SOURCE PROTECTION  
REGION



Item 12.3 May 12, 2020

Centre Wellington

# **Centre Wellington Tier 3 Water Budget Study Community Liaison Group (CLG) Webcast Meeting**

**Wednesday, May 20, 2020 at 6:30 p.m.**

**[www.sourcewater.ca/CW-Tier3/CLG](http://www.sourcewater.ca/CW-Tier3/CLG)**

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Due to ongoing precautions to help stop the spread of COVID-19 and following the direction and recommendations of federal and provincial governments, CLG meetings will be held virtually. Members of the public are welcome to view the webcast at [www.sourcewater.ca/CW-Tier3/CLG](http://www.sourcewater.ca/CW-Tier3/CLG). This is the fifth CLG meeting for this study.

The CLG provides a forum for stakeholders and residents to provide feedback during the study, as well as receive information about the project's progress. In addition to the Project Team, the CLG is composed of representatives from various sectors, including: business, large water users, agriculture, environment and the general public.

**More information about the Centre Wellington Tier 3 Water Budget Study, the CLG Terms of Reference, and the meeting agendas are available at:**

**[www.sourcewater.ca/CW-Tier3](http://www.sourcewater.ca/CW-Tier3)**

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**Centre Wellington Tier 3 Water Budget  
Study**

**Community Liaison Group Meeting #5**

Wednesday, May 20, 2020

6:30 – 8:30 pm

***Meeting Purpose:***

- 1) Provide a refresh of the study process, scope and key participants;
- 2) Provide an overview of the threats and climate change assessments and policy approaches;
- 3) Receive feedback and discuss the threats and climate change assessments and draft policy approaches; and
- 4) Address any questions about the process overall.

**AGENDA**

6:15 pm	<b>Log in and set up</b>
6:30 pm	<b>Welcome and Introductions</b> Facilitator, LURA Consulting
6:40 pm	<b>Threats Assessment and Climate Change Assessment</b> David Van Vliet, Matrix Solutions Inc.
7:10 pm	<b>Discussion</b>
7:40 pm	<b>Draft Policy Approaches</b> Martin Keller, Lake Erie Source Protection Region
7:55 pm	<b>Discussion</b>
8:25 pm	<b>Next Steps and Wrap Up</b> Martin Keller and LURA
8:30 pm	<b>Adjourn</b>



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6  
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 4, 2020

Manny Baron  
Chief Administrative Officer  
Township of Mapleton

By email: [mbaron@mapleton.ca](mailto:mbaron@mapleton.ca)

Dear Manny Baron:

I am writing to provide you with an update regarding the impact of the COVID-19 pandemic on GRCA operations.

As we have navigated through this situation, our top priority has been to ensure the health and safety of our staff, while meeting the priorities of public safety, our legal responsibilities, and maintaining our flood operations.

Since the March 11 declaration of the COVID-19 world pandemic by the World Health Organization, the GRCA, like watershed municipalities, has implemented a number of incremental measures to assist in stopping the spread of the virus in our communities. The GRCA's nature centres were closed, March break camps were cancelled, all facilities, buildings and conservation areas (including passive-use lands) were closed to the public and the majority of staff were sent to work from home, where possible. Subsequently, the GRCA cancelled all spring tree planting activities, several upcoming events such as the Children's Water Festivals, volunteer activities and the Mill Creek Rangers program for 2020. The GRCA has also suspended taking any new overnight reservations for camping until further notice.

Based on legislation put in place by the provincial government in response to the pandemic, the GRCA has determined the following services are critical during the pandemic:

- 1) Flood operations and management
- 2) Land management and property/asset security
- 3) Planning and Permits (Section 28 of the Conservation Authorities Act)
- 4) Source Water Protection (reduced services)
- 5) Programs that support business operations

Given the restrictions in place, the GRCA is currently not performing any regular maintenance on GRCA property, except as it relates to flood operations infrastructure or as required by legal obligations.

The GRCA has been taking a phased approach in its response to COVID-19, which includes a reduction in operations and costs for discretionary spending, deferring capital projects where possible, the delay of student hiring, the greater use of reserves, the cancellation or deferral of special projects, and scaling back its workforce as needed. On April 27, following consultation with the GRCA board of directors, we made the difficult decision to temporarily reduce our staffing needs during this pandemic. This decision will impact our ability to deliver certain programs, which have been deemed non-critical at this time (e.g. the Rural Water Quality Program, Environmental Education, stewardship/restoration services, some forestry services, etc.). In addition, given the

restrictions in place and our reduced operations, some of the critical work may take longer to complete.

In the coming days, GRCA staff will be contacting municipal staff to discuss further details regarding the services and programs that will be temporarily reduced.

All of our organizational decisions are being made to balance the need to ensure we can continue to provide critical services now and in the longer term, while balancing our compassion for staff with the financial impacts to our organization as a result of this pandemic. Please be assured that the GRCA will continue to deliver critical services to the community, while balancing its fiscal responsibility.

If you have any questions, please do not hesitate to contact me at [slawson@grandriver.ca](mailto:slawson@grandriver.ca) or 519-621-2763, ext. 2210.

Sincerely,

A handwritten signature in black ink that reads "Lawson". The signature is written in a cursive, flowing style.

Samantha Lawson  
CAO, Grand River Conservation Authority



**TOWNSHIP OF MAPLETON COUNCIL TRACKING SHEET**

**FOR MAY 12, 2020 COUNCIL MEETING**

<b>Subject for Action</b>	<b>Department</b>	<b>Comments</b>
Wastewater Capacity (long term and short term)	CAO & DPW	Work continues to not lose sight of this project, staff continue to work with Mark Rodger to ensure we come up with a solution that best fits the needs of the users and rate payers.
Cemetery By-law	DPW & CLK	Staff have updated the bylaw based on Bereavement Authority of Ontario (BAO) guidelines and will be submitted to Council for consideration.
Council Video Recording	CAO & CLK	Camera has been installed, will begin to record our council meetings once the pandemic is over.
Modernization Grant	CAO	Phase 2 of the grant was the joint submission for IT services. Glad to report we received 5 submissions. Scoring of the submissions were done on March 5. *project is on hold until pandemic is over*
Concession 3	DPW	Working with the County of Wellington to assess current state of road conditions and develop of a repair plan to keep the road at a safe useable condition for 2020. A site meeting has been arranged with County Staff for the week of May 11, 2020. The 2020 Road Study will re-evaluate its priority for rehabilitation/reconstruction and will update the 2021 and beyond Capital Budget Forecast.

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**

**BY-LAW NUMBER 2020-034**

**Being a by-law to confirm all actions and proceedings of the Council of the Corporation of the Township of Mapleton**

**WHEREAS** Section 5 of the Municipal Act, S.O. 2001 c. 25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

**AND WHEREAS** Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

**NOW THEREFORE** the Council of the Corporation of the Township of Mapleton enacts as follows:

1. All actions and proceedings of the Council of the Corporation of the Township of Mapleton taken at its meetings held on Tuesday, May 12, 2020, except those taken specifically by By-law and those required by law to be done by Resolution only are hereby sanctioned, confirmed and adopted as though they were set out herein.
2. The Mayor, or in his absence, the Presiding Officer and the Clerk, or in his/her absence, the Deputy Clerk, are hereby authorized and directed to do all things necessary to give effect to the foregoing.
3. The Mayor, or in his absence, the Presiding Officer and the Clerk, or in his/her absence, the Deputy Clerk, are hereby authorized and directed to execute all documents required by law to be executed by them as may be necessary in order to implement the foregoing and the Clerk, or in his/her absence, the Deputy Clerk, is hereby authorized and directed to affix the seal of the Corporation to any such documents.

**READ** a first, second and third time on Tuesday, May 12, 2020.

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Mayor Gregg Davidson

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Clerk Barb Schellenberger