



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Monday September 11, 2023

REGULAR MEETING OF COUNCIL

7:00 p.m., Keystone Complex, 35921 Talbot Line, Shedden/Via Video Link

1. CALL TO ORDER

2. ADDENDUM TO AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION AND REVIEW OF MINUTES

- (a) Draft Minutes of Regular Council Meeting of August 14, 2023 and the Special Council Meeting of September 5, 2023
- (b) Draft Minutes of the August 14, 2023, Court of Revision – Bogart Drain 'C' 2023
- (c) Draft Minutes of the War Memorial Committee Meeting of July 18, 2023
- (d) Draft Minutes of the Communities in Bloom Committee Meeting of August 16, 2023

5. DELEGATION

- (a) **7:30 p.m.** – Elizabeth VanHooren and Betsy McClure, **Kettle Creek Conservation Authority - Apportioning Agreement**
- (b) **8:00 p.m.** – Aileen Murray, **Mellor Murray Consulting Inc. RE: Draft Strategic Plan**

6. DRAINAGE

7. PLANNING

8. REPORTS

- (a) FIR 2023-09 Activity Report – August 2023
- (b) FIR 2023-10 Cancer Prevention Taskforce
- (c) ENG 2023-42 Activity Report – August 2023
- (d) ENG 2023-38 Talbotville Meadows Phase 2
- (e) ENG 2023-43 Commercial Bag Tags and Green Bin Quotations
- (f) ENG 2023-44 Highway 3 Widening Comments

- (g) ENG 2023-45 Southwold Planting Guidelines
- (h) ENG 2023-46 Union Road and Talbot Line Signals
- (i) FIN 2023-11 Q2 Financial Report
- (j) CBO 2023-15 Activity Report – August 2023
- (k) CAO 2023-40 Activity Report – August 2023
- (l) CAO 2023-41 Shedden Open Space Park Renaming
- (m) CAO 2023-42 Municipal Recognition of September 30th, 2023 as National Day for Truth and Reconciliation
- (n) CAO 2023-43 Diversity, Equity and Inclusion Plan
- (o) CAO 2023-44 Enabling Alternative Accommodation

9. CORRESPONDENCE

- (a) Chatham-Kent Resolution RE: Ontario Big City Mayors – Infrastructure Funding
- (b) Fee Waiver Request Fingal -Shedden & District Optimist Club Halloween Party

10. BY-LAWS

- (a) By-law No. 2023-46, being a by-law to enter into a development agreement, Talbotville Meadows, Phase 2
- (b) By-law No. 2023-49, being a by-law to enter into an apportioning agreement with Kettle Creek Conservation Authority
- (c) By-law No. 2023-50, to establish, maintain and operate a system to provide for the curbside collection of household and institutional, commercial and industrial non-hazardous waste and organic material.
- (d) By-law No. 2023-51 being a By-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on September 5 and September 11, 2023

11. OTHER BUSINESS *(For Information Only)*

- (a) Ministry of Infrastructure RE: Red Tape Reduction for Designated Broadband Projects.
- (b) Ministry of Municipal Affairs and Housing RE: Building Faster Fund
- (c) Ministry of Natural Resources and Forestry RE: Streamlining of Approvals under the *Aggregate Resources Act* and Supporting Policy
- (d) Letter from Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs RE: Increasing Deadstock Capacity Initiative
- (e) Municipality of Central Elgin RE: ZBA 42264 Ron McNeil Line
- (f) MTO Notice of Commencement and PIC: Highway 401 and Colonel Talbot Road Interchange Reconfiguration and Highway 4 and Glanworth Drive Bridge Replacements

12. CLOSED SESSION

- (a) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Section 239(2)(e)) – (2 items) Drainage Act Recovery & Utilities and Insurance Claims.

13. ADJOURNMENT:

NEXT REGULAR MEETING OF COUNCIL

Monday September 25, 2023 @ 7:00 P.M.

**Keystone Complex, 35921 Talbot Line,
Shedden/Via Video Link**



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Regular Council Meeting

Monday August 14, 2023

7:00 p.m. Keystone Complex, 35921 Talbot Line, Shedden/Via Video Link

COUNCIL PRESENT: Mayor Grant Jones
Deputy Mayor Justin Pennings
Councillor John Adzija
Councillor Sarah Emons
Councillor Scott Fellows

ALSO PRESENT: Jeff Carswell, CAO/Clerk
Lisa Higgs, Clerk
Michele Lant, Director of Corporate Services/Treasurer
Aaron Van Oorspronk, Director of Infrastructure & Development Services
Jeff McArthur, Director of Emergency Services/Fire Chief
Josh Mueller, Planner
June McLarty, Corporate Services Clerk

Mayor Jones called the meeting to order at 7:00 p.m. He welcomed back Lisa Higgs from her maternity leave and thanked Jeff Carswell for covering in Lisa's absence.

ADDENDUM TO AGENDA: None

DISCLOSURES: None

ADOPTION AND REVIEW OF MINUTES:

Council Minutes – Adopt

2023-243 Deputy Mayor Pennings – Councillor Adzija

THAT the Minutes of the Regular Council Meeting of July 10, 2023
are hereby adopted.

CARRIED

Committee Minutes – Review

2023-244 Councillor Adzija – Councillor Emons

THAT Council has reviewed the minutes of the Draft Minutes of the Southwold Young at Heart Committee Meeting of July 20, 2023, the Draft Minutes of the Talbotville Station Technological Advisory Committee Meeting of July 31, 2023 and the Draft Minutes of the Economic Development Committee Meeting of August 2, 2023.

CARRIED

DRAINAGE:

COURT OF REVISION – Bogart Drain ‘C’ 2023

Members – Court of Revision Bogart Drain ‘C’ 2023

2023-245 Councillor Emons – Deputy Mayor Pennings

THAT Council of the Township of Southwold appoints Grant Jones as Chair, Justin Pennings, John Adzija, Sarah Emons and Scott Fellows as members of the Court of Revision for the Bogart Drain ‘C’ 2023.

AND THAT Council adjourn and form Court of Revision for the Bogart Drain ‘C’ 2023 at **7: 03 p.m.**

CARRIED

Adjournment Court of Revision – Bogart Drain C 2023

2023-246 Deputy Mayor Pennings – Councillor Adzija

THAT the Court of Revision for the Bogart Drain ‘C’ 2023 adjourns at **7:05 p.m.**

AND THAT the regular meeting of Council reconvenes.

CARRIED

Gregory Drainage Works Petitions

Section 4 Petitions- Goodhue and 927470 Ontario Ltd.

2023-247 Councillor Emons – Deputy Mayor Pennings

THAT Council of the Township of Southwold receives and decides to proceed with the petitions for the Gregory Drainage Works under Section 4 (1) of the Drainage Act that was received from Steve Goodhue and 927470 Ontario Ltd; and,

THAT Council instructs the Clerk to send notice required under Section 5 (1) (b) of the Drainage Act to the petitioners, OMAFRA and Kettle Creek Conservation Authority; and

THAT Council will appoint an engineer under the appropriate section of the Drainage Act after the 30-day period specified in Section 6(1) and 7 (1) has passed.

CARRIED

Section 78 – Ferguson

2023-248 Councillor Fellows – Deputy Mayor Pennings

THAT Council of the Township of Southwold receives the request to improve the Gregory Drainage Works, as described in the petition submitted by Mac Ferguson, under Section 78 (1) of the Drainage Act and decides to proceed; and

THAT Council instructs the Clerk to send notice required under Section 5 (1) (b) of the Drainage Act to the petition and OMAFRA and under Section 78(2) of the Drainage Act to Kettle Creek Conservation Authority; and

THAT Council will appoint an engineer under the appropriate section of the Drainage Act after the 30-day period specified in Section 6(1) and 7 (1) has passed.

CARRIED

PLANNING:

PLA 2023-26 Consent Application E60-23 Gifford/Dale C/O Strik Baldinelli Moniz Ltd, 37362 Lake Line and 37360 Lake Line

2023-249 Deputy Mayor Pennings – Councillor Adzija

THAT Council recommends approval to the Land Division Committee of the County of Elgin for consent application, E60-23 subject to the Lower-Tier Municipal conditions in Appendix Two of Report PLA 2023-26.

CARRIED

PLA 2023-27 Consent Application E66-23 Balser/Easton, 8934 Iona Road

2023-250 Councillor Emons – Councillor Adzija

THAT Council recommends approval to the Land Division Committee of the County of Elgin for consent application, E66-23 subject to the Lower-Tier Municipal conditions in Appendix Two of Report PLA 2023-27.

CARRIED

Zoning By-law Amendments

7:15 p.m. ZBA 2023-07, Ralph and Anne DeVries Farms Ltd, 32698 Scotch Line

In attendance: Ralph and Anne DeVries, Wes Whalls, Sandfred Woolley

Opening of Public Meeting for ZBA 2023-07

2023-251 Deputy Mayor Pennings – Councillor Fellows

THAT Council of the Township of Southwold now sits as a public meeting under the Planning Act to consider Zoning By-law Amendment file no. 2023-07, filed by Ralph and Anne DeVries Farms Ltd, 32698 Scotch Line opens at **7:15 p.m.**

CARRIED

The Mayor called the meeting to order and stated this is a public meeting as required by Section 34 of the Planning Act to afford any person an opportunity to make representation with respect to a proposed Zoning By-law Amendment to rezone the subject property legally described as CON SNBTR S PT Lots 1, 2 and 3 and described municipally as 32698 Scotch Line.

The proposed Zoning By-law Amendment (ZBA) Application would rezone the retained parcel from Agricultural 1 (A1) Zone to Agricultural 3 (A3) Zone to prevent future residential development and ensure that the retained parcel continues to be utilized for agricultural uses.

The Mayor asked if any member of Council had a disclosure of interest concerning the proposal. None were declared.

The Mayor asked what method of notice and when was the notice given to the public for the meeting. The Clerk responded that a notice was mailed to the neighbouring property owners with 120 meters of the subject lands and emailed to commenting agencies on July

14th, 2023. A sign was posted on the subject property prior to the deadline of July 25th, 2023.

Planner Josh Mueller presented this report.

The Mayor asked if comments were received from staff. The Clerk responded yes and that staff comments were received as detailed in the Planning Staff Report.

The Mayor asked if any written submissions were received on this application. The Clerk responded that agency comments were received, as detailed in the Planning Staff Report. No public comments were received at the time of writing the Planning Staff Report.

The Mayor stated that before he opened the floor to questions from the public, please be advised if any person from the public wishes to receive further information on the action of Council regarding the decision on the application for Zoning By-law Amendment, please ensure they email their name, address, postal code and phone number to the Planner or Clerk by August 15th, 2023. Any person that has contacted the Planner to be part of this public meeting will receive this further information automatically.

The Owners of the property, Ralph and Anne DeVries identified themselves. They had no additional comments.

The Mayor asked if there were any members of the public who would like to make any oral comments on the application. Sanford Woolley identified himself as a tenant and requested access to the buildings on the property and Mayor Jones indicated that the public meeting was not the correct forum for that request.

The Mayor asked if any member of Council had any comments or questions on the application. None were received.

No additional comments or questions were received from Council or the public.

PLA 2023-25 ZBA 2023-07 Ralph and Anne DeVries Farms Ltd., 32698 Scotch Line

2023-252 Councillor Adzija – Councillor Emons

THAT Council approves the proposed Zoning By-law Amendment Application ZBA 2023-07, in accordance with the site-specific By-law contained within Appendix Two of Report PLA 2023-25.

CARRIED

The Mayor stated that please be advised that the decision may be appealed to the Ontario Land Tribunal by the applicant. This public meeting is now concluded.

Closing of Public Meeting for ZBA 2023-07

2023-253 Deputy Mayor Pennings – Councillor Adzija

THAT the public meeting to consider the applications to amend the zoning on the property owned by Ralph and Anne DeVries Farms Ltd., 32698 Scotch Line, closes at **7:21 p.m.**

CARRIED

PLA 2023-28 Consent Application E67-23 Lyle, 39564 Fingal Line

2023-254 Deputy Mayor Pennings-Councillor Fellows

THAT Council recommends approval to the Land Division Committee of the County of Elgin for consent application, E67-23 subject to the Lower-Tier Municipal conditions in Appendix Two of Report PLA 2023-28.

CARRIED

REPORTS:

FIR 2023-08 Activity Report – June and July 2023

Jeff McArthur presented this report to Council.

ENG 2023-36 Activity Report – July 2023

Aaron VanOorspronk presented this report to Council.

DELEGATION:

Jennifer Buchanan, Graham Scott Enns LLP

7:30 p.m. – 7:47 p.m.

2022 Financial Statements

2023-255 Councillor Fellows – Councillor Emons

THAT the Financial Statements for the Year Ended December 31, 2022 of the Corporation of the Township of Southwold, as prepared and presented by Graham Scott Enns, LLP be approved;

AND THAT the Mayor, CAO/Clerk and/or Treasurer, as required, be authorized to the sign the following documents associated with the 2022 Year End:

1. Financial Statements
2. Management's Responsibility for Financial Reporting
3. Management Representation Letter
4. Audit findings letter

CARRIED

REPORTS:

ENG 2023-37 Bulk Water Station Upgrade

2023-256 Councillor Emons – Deputy Mayor Pennings

THAT Report ENG 2023-37 relating to Bulk Water Station upgrades, be received for information; and,

THAT the quotation submitted by FlowPoint Environmental Systems in the amount of \$22, 206.90, excluding HST (Harmonized Sales Tax), be accepted.

CARRIED

ENG 2023-39 Waste Management Update

STAFF DIRECTION

Staff was directed by Council to determine options for collecting waste from commercial businesses and report back a future Council meeting.

DELEGATION:

St. Thomas Elgin Local Immigration Partnership Overview

8:22 p.m. – 8:45 p.m.

Petrusia Hontar provided an overview of the St Thomas Elgin Local Immigration Partnership.

REPORTS:

CBO 2023-14 Activity Report – July 2023

This report was presented to Council.

Economic Development Committee Report 2023-01

2023-257 Councillor Fellows – Deputy Mayor Pennings

THAT Michelle Hoffsuemmer be appointed to the Economic Development Committee.

CARRIED

CAO 2023-35 Activity Report – July 2023

Jeff Carswell presented this report to Council.

CAO 2023-36 Strategic Plan – Draft Strategic Priorities, Mission, Vision, Goals and Objectives

2023-258 Deputy Mayor Pennings – Councillor Adzija

THAT Council provide feedback and direction on the Draft- Strategic Priorities, Mission, Vision, Goals and Objectives of the Strategic Plan.

CARRIED

Elgin County Council Highlights – July 11, July 25, and August 8, 2023

Mayor Jones presented the Elgin County Council Highlights to Council.

CORRESPONDENCE:

Elgin Group Policing Agreement

2023- 259 Councillor Fellows – Councillor Emons

THAT Council of the Township of Southwold accepts the extension to the Elgin Group Policing Agreement.

CARRIED

BY-LAWS:

- By-law No. 2023-38, being a by-law to provide for drainage works – Bogart Drain 'C' 2023, third and final reading.
- By-law No. 2023-42, being a by-law to amend By-law No. 2011-14, Ralph and Anne DeVries Farms Ltd, 32698 Scotch Line
- By-law No. 2023-43, being a by-law to amend By-law No. 2022-47, appoint a Chief Administrative Officer and Clerk
- By-law a No. 2023-44, being a by-law to amend By-law No. 2021-73 – User Fees-Garbage Bag Tags.
- By-law No. 2023-45, being a by-law to amend By-law No. 2023-32, Local Improvement Charges
- By-law No. 2023-47 being a by-law to execute an amending agreement for the provision of the Police Services for the Elgin Group Municipalities

By-law 2023-38

2023-260 Councillor Emons – Deputy Mayor Pennings

THAT By-law No. 2023-38, be read a third time and finally passed this 14th day of August 2023.

CARRIED

By-laws

2023-261 Deputy Mayor Pennings – Councillor Emons

THAT By-law Nos. 2023-42, 2023-43, 2023-44, 2023-45, 2023-47 and be read a first and second time, considered read a third time and finally passed this 14th day of August 2023.

CARRIED

CLOSED SESSION:

2023-262 Deputy Mayor Pennings – Councillor Adzija

THAT Council of the Township of Southwold now moves into a session of the meeting that shall be closed to the public at **9:12 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- A trade secret or scientific, technical, commercial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice

significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization (Section 239 (2) (i)) – MTO Technical Documents

- A position, plan, procedure, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239 (2)(k)) – Sanitary Sewer Updates
- Personal Matters about identifiable individual, including municipal or local board employees (Section 239(2)(b)) – 2 items- Southwold Scholarship and Municipal Asset Naming

CARRIED

STAFF DIRECTIONS

Staff were given directions by Council to the items that were discussed in the Closed Session.

Adjournment of Closed Session

2023-263 Deputy Mayor Pennings – Councillor Adzija

THAT Council of the Township of Southwold adjourns the Closed Session of the Regular Council meeting at **10:38 p.m.**

CARRIED

Student Scholarships

2023-264 Councillor Fellows – Councillor Emons

THAT Council adopt the recommendations in CAO Report 2023-38 RE: Student Scholarships

CARRIED

BY-LAW:

- By-law No. 2023-48, being a By-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on August 14th, 2023

Confirming By-law

2023-265 Deputy Mayor Pennings – Councillor Adzija

THAT By-law No. 2023-48 be read a first and second time.

CARRIED

2023-266 Councillor Emons – Councillor Fellows

THAT By-law No. 2023-48 be read a third time and finally passed this 14th day of August, 2023.

CARRIED

ADJOURNMENT:

2023-267 Deputy Mayor Pennings – Councillor Emons

THAT Council for the Township of Southwold adjourns this Regular meeting of Council at **10:39 p.m.**

CARRIED

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

MINUTES

Special Council Meeting – Closed Session
Tuesday September 5, 2023
6:30 p.m. Keystone Complex, 35921 Talbot Line, Shedden

COUNCIL PRESENT: Mayor Grant Jones
Deputy Mayor Justin Pennings
Councillor John Adzija
Councillor Sarah Emons
Councillor Scott Fellows

ALSO PRESENT: Lisa Higgs, CAO/Clerk
Aaron VanOorspronk, Director of Infrastructure & Development
Services

Mayor Jones called the meeting to order at 6:35 p.m.

ADDENDUM TO AGENDA: None

DISCLOSURES: None

CLOSED SESSION:

2023-268 Deputy Mayor Pennings – Councillor Fellows

THAT Council of the Township of Southwold now moves into a session of the meeting that shall be closed to the public at **6:35 p.m.** in accordance with Section 239 (2) of the Municipal Act, S.O. 2001, c. 25 for discussion of the following matters;

- A position, plan, procedure, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (section 239 (2)(k)) – Sanitary Services Negotiations

CARRIED

Adjournment of Closed Session

2023-269 Councillor Fellows – Councillor Emons

THAT Council of the Township of Southwold adjourns the Closed Session of the Special Council meeting at **8:39 p.m.**

CARRIED

STAFF DIRECTION

Staff was given direction from Council on the item that was discussed in the Closed Session.

ADJOURNMENT:

2023-270 Councillor Adzija – Deputy Mayor Pennings

THAT Council for the Township of Southwold adjourns this Special meeting of Council at **8:40 p.m.**

CARRIED

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs



Meeting of the Court of Revision

Bogart Drain 'C' 2023

Monday August 14, 2023

**Held at the Keystone Complex, 35921 Talbot Line, Shedden, Ontario/Via
Video Link**

COURT OF REVISION – Bogart Drain 'C' 2023

C of R 2023-05 MOVED BY: Sarah Emons
SECONDED BY: Justin Pennings

THAT Council of the Township of Southwold appoints Grant Jones as Chair, Justin Pennings, John Adzija, Sarah Emons and Scott Fellows as members of the Court of Revision for the Bogart Drain 'C' 2023.

AND THAT Council adjourn and form Court of Revision for the Bogart Drain 'C' 2023 at **7: 03 p.m.**

CARRIED

Chairman Grant Jones stated that this the Court of Revision as required by the Drainage Act to afford any person assessed in the Bogart Drain 'C' 2023 provisionally adopted by By-law No. 2023-38 on June 26, 2023 to make an appeal with respect to their assessments.

Chairman Jones asked if everyone was notified in an appropriate way that is required to be notified under the Drainage Act.

Clerk Lisa Higgs responded yes. On June 28, 2023 all parties required to be notified under Section 46 of the Drainage Act were sent by regular mail or email a copy of the Provisional By-law with a Notice of the Sitting of this Court of Revision. This notice also informed all landowners of the Drainage Act requirements to notify the Clerk in writing of an appeal to the Court of Revision 10 days before the first sitting of the Court of Revision.

Chairman Jones asked if any appeals were received in writing 10 days prior to this sitting of this Court of Revision from any assessed landowner.

Clerk Lisa Higgs responded no.

C of R 2023-06 MOVED BY: Scott Fellows
SECONDED BY: Justin Pennings

RESOLVED THAT the Court of Revision adopts the assessment schedule contained in the report dated June 9, 2023 for the Bogart Drain 'C' 2023.

CARRIED

C of R 2023-07 MOVED BY: Justin Pennings
SECONDED BY: John Adzija

RESOLVED THAT the Court of Revision for the Bogart Drain 'C' 2023 adjourns at **7:05 p.m.**;

AND THAT the regular meeting of Council reconvenes.

CARRIED

Chairperson

Secretary-Treasurer



Southwold War Memorial Committee

July 18, 2023
Township Office, Fingal
1:30 PM

Attending: Sarah Emons, Len Lynch, Bill Aarts, Rev Diane Macpherson, Rev John Brown

Staff Resource: Caitlin Wight

Guests: Leah Morise, Karen Lynch

Regrets: Sandy Annett, Gayle Bogart

Called to order at 1:33 PM

Motion to approve Minutes from April 25, 2023, meeting by Rev Dianne Macpherson, Seconded by Bill Aarts. All in favour. Carried.

Motion to approve the agenda for the July 18, 2023, meeting by Rev Dianne Macpherson, Seconded by Len Lynch. All in favour. Carried.

Motion to approve recommendation to council for Leah Morise and Karen Lynch to formally join the War Memorial Committee by Rev Dianne Macpherson, Seconded by Bill Aarts. All in favour. Carried.

Business Arising from Minutes

- The Crosses for the kids
 - Need 20 more and Stan Lidster put together the last ones. Karen Lynch will check in to see if he could make more of the wooden crosses.
- School Choir is a go again this year and will perform In Flanders Fields – Rev Dianne Macpherson confirmed with Music Teacher.

- Question was raised if the Legion would object to the having the kids in front of the flags. Len Lynch to inquire and find out.
- Committee would like to provide some education to the kids of the Choir. Committee wants to educate future generations on the why. Len and Diane will put together some educational information to provide to Teachers for some curriculum ideas for September.
- Wreaths – Bill Aarts to check with Karen Vecchio's office on where we could obtain new ones, and how many we can get. Ideally would like to replace 5 per year, until they are all replaced. Will need to get them out to determine which should be replaced first.

Plans for November 5, 2023

- Silver Cross Family – Dubber – Middlemarch.
 - Pat Temple has information regarding the family for Len Lynch. Rev Dianne Macpherson to check in with her on this.
 - Talbotville – Guy Clark – Joyce Potts, a descendent of Wilf Potts, Daughter Gayle is still around.
 - Names on Plaque – there are enough names for some time (approx. 20 years). If there are no descendants, they can still be honoured regardless, committee discussed.
- Video – there will not be a video this year.
- Keystone Complex
 - Deputy Mayor Pennings, Corey Pemberton, John Price, and Len Lynch met on the updating of the AV. Plan was discussed and it is moving ahead.
 - Relocation of the audio control equipment, tubing in the ceiling for cables, and updates to the lighting.
- Celebratory event this year? Not this year
 - Next year (2024) is the 100th anniversary of the RCAF.
 - Ted Barris will talk about the RCAF British Commonwealth Training.
- What will Ted Barris be speaking on this year?
 - Will speak on The Great Escape.
- COPA
 - Bill has not followed up with Charlie yet.
- Connection Transcript for the Kids during the wreath laying
 - Rev John Brown and Len Lynch to get together to discuss.
 - Discussion on kids being of an age they just want to complete the action of laying the wreath.

- If there is a change from the simple cross to a particular design – opportunity for discussion with the kids on why the wreaths and crosses are laid.
 - Floral crosses – up by the airplane
 - 19 crosses for the 19 fatalities at No. 4 B&G School
- Kids learn about the 19 crosses through the youth choir.
- Purpose of the committee is to educate future generations, and it will be valuable when the time comes for the new crosses for the kids.
- Extend invitation to the kids to the airplane after the ceremony to learn about the meaning of the 19 crosses.
- Programs
 - Copy provided to Caitlin with edits to be made in yellow.
 - Discussion of inside video monitors
 - Rev Dianne Macpherson to read Silver Cross from inside the Comble, while wreath placed outdoors?
 - Leah Morise to do a picture for the presentation on the monitor.
- Displays – Committee discussed that maybe the time has passed for this portion of the event.
- Oneida Veteran – connect with Mayor Jones on obtaining information so a Dignitary Invitation can be sent.
- New ribbons for the wreaths – Rev Dianne Macpherson to inquire with Ansell's about getting new ones. Early September committee will need to go through the wreaths to determine what needs to be ordered for ribbons.
- Audio Book – Councillor Emons to get a physical copy of the book, Southwold Remembers, for Grayden to complete the audiobook recording. PDF copy unavailable.

Other Business

- Cross – looking to get one 3-4 feet high, steel, scaled vertically / horizontally.
 - RCAF Logo – permissions for use? Len to check with Blair Ferguson
 - For placement where the airplane is
 - Len Lynch to find out on the red metal poppies from Tom Spicer.
 - Caitlin to inquire with husband on the ability to produce this, and if able to provide a quote.
- Caitlin to email committee copies of the previous programs
- Need to get photos of Ken Monteith and Duncan McPhail for the in memoriam – Warden portrait photos?

Next Meeting

The next meeting will be Tuesday, September 12th, at 1:30 p.m. at the Keystone Complex in Shedden.

Adjournment

The meeting was adjourned at 2:25 p.m.

DRAFT



MINUTES

CIB COMMITTEE

@ 10:30 a.m.

August 16, 2023

Fingal Ball Park Pavilion, 8086 Millpark Street



Attendees: Shelley Smith
Jo-Anne Cummings-Stinson
Christine McArthur
June McLarty, Staff Resource
Karen Graff
Cathy Koyle
Heidi Hering

Regrets: Grant Jones, Dave Nichols, Shannan Worotny

Shelley called the meeting to order at 10:30 a.m. at the Fingal Ball Park Pavilion.

2023-14 Moved by: Heidi Hering – Seconded by: Karen Graff

RESOLVED THAT the agenda for the August 16th, 2023 meeting be approved.

Carried

2023-15 Moved by: Heidi Hering – Seconded by: Christine McArthur

RESOLVED THAT the minutes of the June 21st, 2023 meeting be approved as discussed

Carried

Volunteer Appreciation Evening

The Committee confirmed the final details for the Volunteer Appreciation Evening.

Flower Boxes – North Shedden and Grass Cutting

The flower box for north Shedden will be ready to plant next year.

The Committee discussed the grass cutting around the flower and step boxes. More work needs to be done on some of them. The Committee considered what could be done to rectify this problem.

Other Business

The flower seeds for next year have been ordered.

Volunteers will be asked at the Volunteer Evening if any of the sign boxes need repairs or soil added to them.

The flags around the Township look beautiful.

Help may be needed when it is time to put the step boxes into storage for the winter.

Kathy has volunteered to water any boxes if someone is away.

Adjournment

2023-16 Moved by: Karen Graff – Seconded by: Heidi Hering

RESOLVED THAT the meeting of the Community in Bloom Committee be adjourned at **11:41 a.m.** to meet again on **Wednesday February 21st, 2024** at **10:30a.m.** at Council Chambers, 35663 Fingal Line, Fingal.

Carried

Shelly Smith - Chair

June McLarty – Staff Resource

Draft



COST APPORTIONING AGREEMENTS



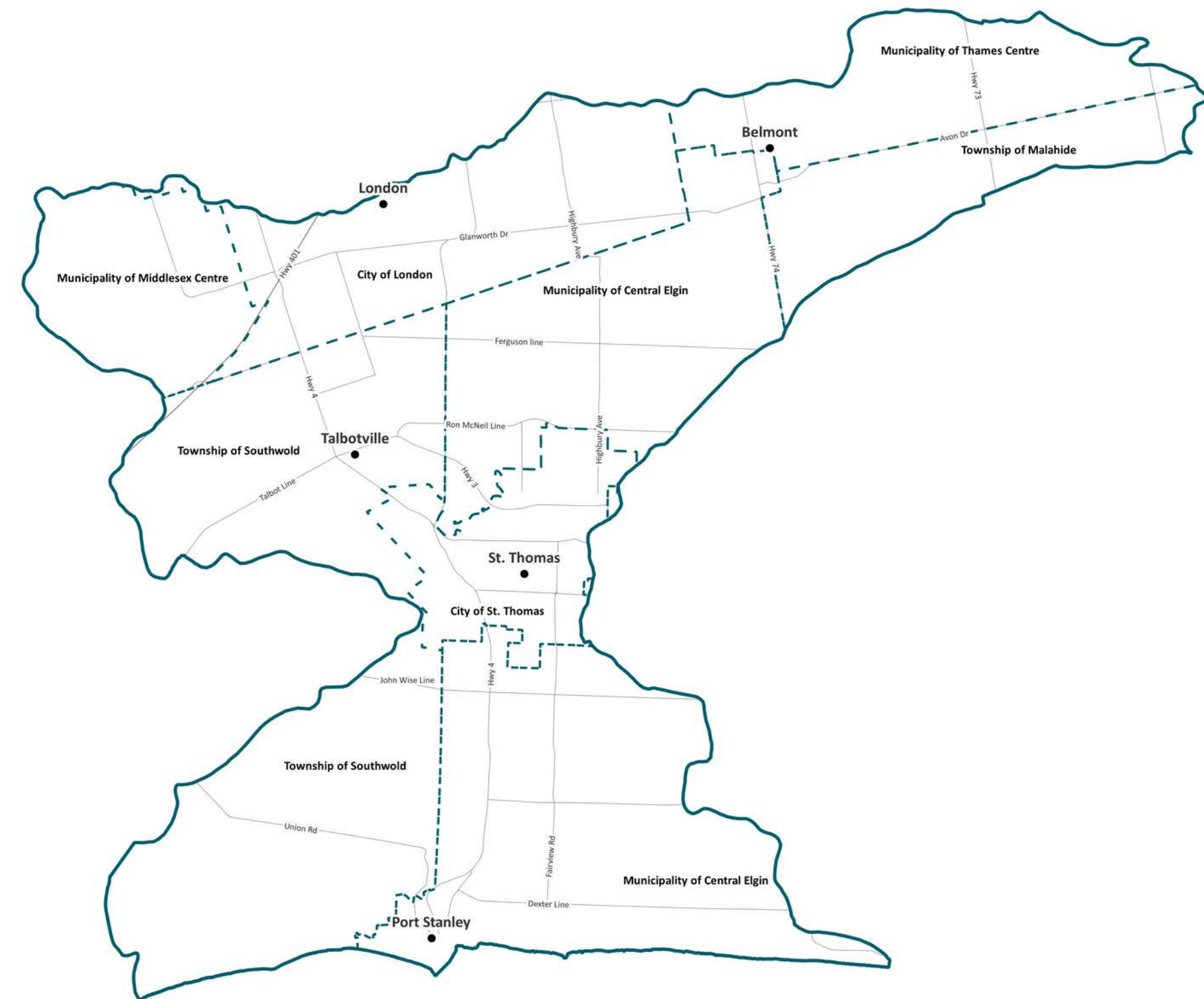
Kettle Creek
Conservation Authority

Conservation Authorities Act enacted in 1946

CAs work in partnership to deliver watershed-based programming that protect people and property from flooding and other natural hazards, conserve natural resources for social and economic benefit.



Southwold has the Kettle Creek
and Lower Thames Valley
watersheds within its boundaries.



Funding Sources

Self-Generated Funding
User Fees
Fundraising



Provincial Transfer Payment

Municipal Levy

Categorization of Programs and Services

1

Mandatory

Mandatory programs and services where municipal levy can be used without an agreement.

2

Non-Mandatory

Municipality requests a CA to deliver a program or service on their behalf.

3

Other

A program or service, a CA deems advisable to implement in their watershed. Agreement required if municipal levy is used.

KCCA's Programs and Services Categories

Category 1	Category 2			Category 3	
	Agreement	Municipality	Date/Status	Agreement Proposed	No Agreement Required
Risk of Natural Hazards	Kettle Creek Dog Park	Central Elgin/St. Thomas	2014/Current	Watershed Monitoring	Campgrounds
Planning and Regulations	Belmont and Union Conservation Areas	Central Elgin	2020/Current	Tree Planting	Land Acquisition
Flood Forecasting/Warning/Low Water	Elgin County Woodlands Conservation Bylaw	County of Elgin	2023/Current		Stewardship
Dam Operations	Requires an Apportioning Agreement				Education
Natural Hazard Technical Studies					
Conservation and Management of CA Lands					
Significant Areas Management					
Land Acquisition/Disposition					
Inventory of CA Owned Lands					
Conservation Area Strategy					
Provincial Water Quality Monitoring					
Drinking Water Source Protection Program					
Watershed-Based Management Strategy					
General Operating Expenses					
Administration/Communications					
Information Technology/GIS					

Tree Planting

KCCA plants ~50,000 trees per year in the watershed through a mixture of large-scale plantings on public and private lands, over the counter tree sales and through the planting of large stock trees on roadsides and community volunteer events.



Environmental Monitoring

While water quality monitoring through the Provincial Water Quality and Groundwater Monitoring Networks are considered Category 1 (mandatory programs), KCCA monitors additional sites that are considered Category 3 including six surface water quality sites, sampling benthic invertebrates at 25 locations, and evaluating fish communities through electrofishing at a minimum of 15 sites per year.



Agreement Requirements

- Be in place by January 1, 2024.
- Specify a termination date.
- Specify a review date within at least six months of the termination date.
- Provide for a minimum review every five years if the agreements is for longer than five years.
- Provide for early termination requirements.
- Include a process for resolution of disputes.
- Be approved by a resolution of the municipal council of each participating municipality.
- Be published on the Authority's website once finalized.



Questions?



A GUIDE TO COST APPORTIONING AGREEMENTS



Kettle Creek
Conservation Authority

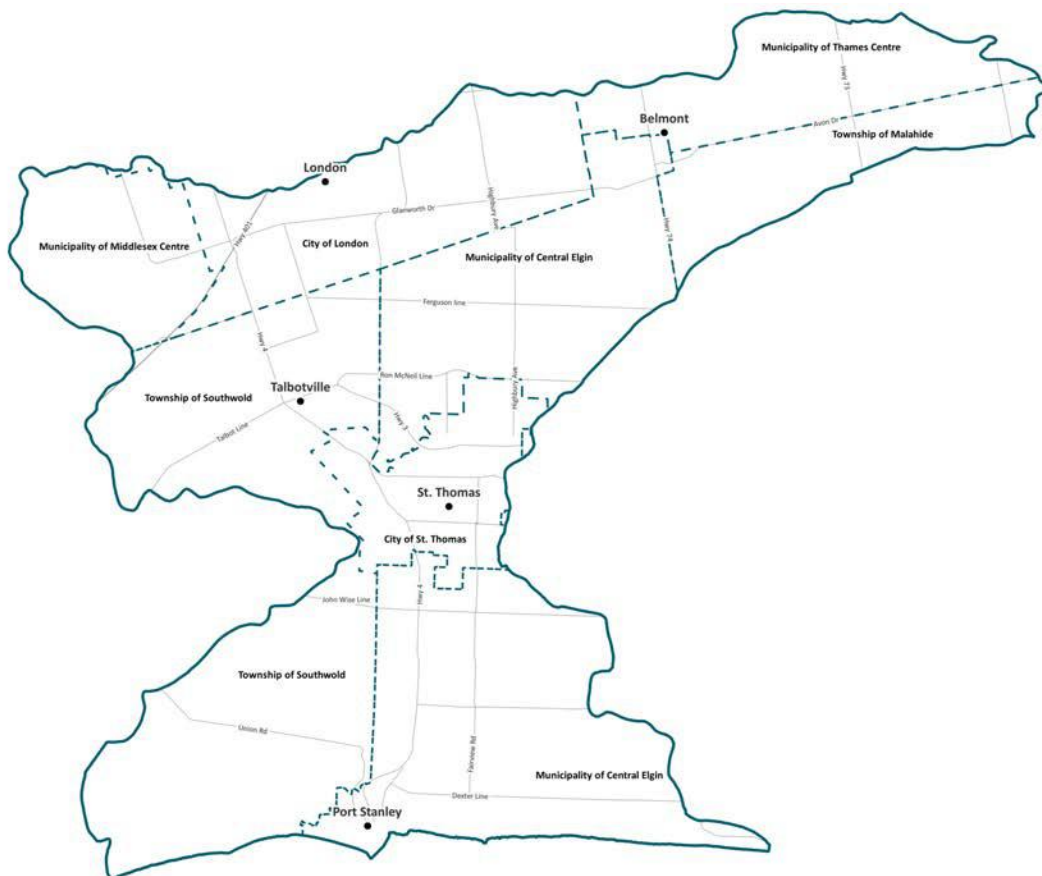
Conservation Authorities

The *Conservation Authorities Act* was enacted in 1946 by the province of Ontario in response to concerns expressed by agricultural, naturalist and sports groups who highlighted that much of the renewable natural resources of the province were in an unhealthy state because of poor land, water and forestry practices during the 1930s and 1940s.

Conservation Authorities are local watershed management agencies that deliver programs and services to protect and manage impacts on water and other natural resources, in partnership with all levels of government, landowners and many other organizations.

The Kettle Creek Conservation Authority (KCCA), incorporated in 1965, works in partnership with 7 member municipalities (London, St. Thomas, Central Elgin, Southwold, Malahide, Thames Centre and Middlesex Centre) which appoint 10 members to the Board of Directors. The Board of Directors makes program decisions and allocates funds.

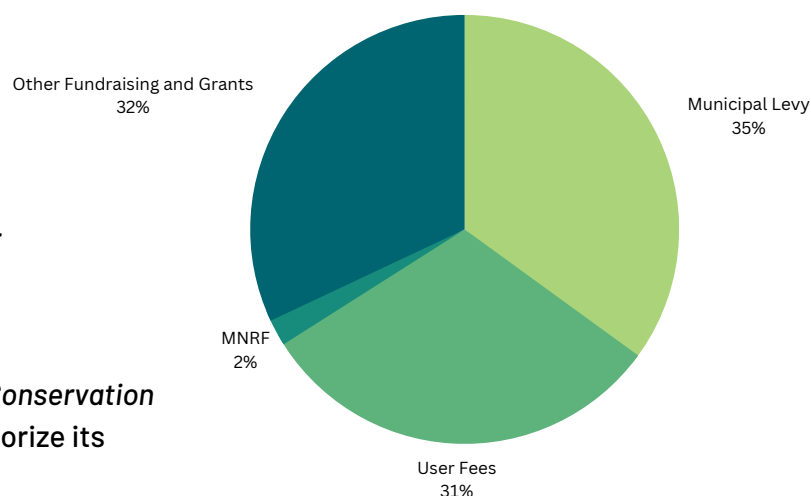
KCCA undertakes watershed-based programs to protect people and property from flooding and other natural hazards and to conserve natural resources for economic, social and environmental benefits. Positive actions in one part of the watershed will have positive impacts downstream. All municipalities benefit when these programs are undertaken on a watershed basis.



Changes to the CA Funding Model

Conservation Authorities are funded primarily through municipal levies, special project funding and self-generated revenues (campgrounds, fees for service). Each CA is eligible for a transfer payment from the Ministry of Natural Resources and Forestry for mandatory programs and services. These sources of funding have not changed.

However, in accordance with changes to the *Conservation Authorities Act*, KCCA is now required to categorize its programs and services into three categories.



KCCA: Annual General Report 2022

Category 1: Mandatory programs and services where municipal levy can be used without an agreement.

Category 2: Non-mandatory programs and services the CA delivers at the request of a municipality through an MOU or agreement.

Category 3: Other non-mandatory programs and services a CA determines are advisable to implement in the CA's jurisdiction. These programs and services may use municipal funding support when a Cost Apportioning Agreement is in place. Programs and services in Category 3 may also be funded through other means. In the latter situation, a Cost Apportioning Agreement with the municipality is not required.

The following chart provides a summary of KCCA's programs and services and their respective categories.

Category 1	Category 2			Category 3	
	Agreement	Municipality	Date/Status	Agreement Proposed	No Agreement Required
Risk of Natural Hazards	Kettle Creek Dog Park	Central Elgin/St. Thomas	2014/Current	Watershed Monitoring	Campgrounds
Planning and Regulations	Belmont and Union Conservation Areas	Central Elgin	2020/Current	Tree Planting	Land Acquisition
Flood Forecasting/Warning/Low Water	Elgin County Woodlands Conservation Bylaw	County of Elgin	2023/Current		Stewardship
Dam Operations					Education
Natural Hazard Technical Studies					
Conservation and Management of CA Lands					
Significant Areas Management					
Land Acquisition/Disposition					
Inventory of CA Owned Lands					
Conservation Area Strategy					
Provincial Water Quality Monitoring					
Drinking Water Source Protection Program					
Watershed-Based Management Strategy					
General Operating Expenses					
Administration/Communications					
Information Technology/GIS					

Cost Apportioning Agreements

Conservation Authorities must enter into Cost Apportioning Agreements with member municipalities by January 1, 2024 for any Category 3 programs and services that will continue to require municipal funding support. Over half of the programs and services included in KCCA's Category 3 program area are supported through self-generated means including fundraising, grant proposal writing and user fees and operate independent of municipal levy. These programs include Campgrounds, Stewardship, Education and Land Acquisition.

KCCA is looking for municipal funding support to continue for the Tree Planting and Environmental Monitoring programs as Category 3 programs and services. The municipal levy apportioned to these program areas in 2023 was \$139,337.



Environmental Monitoring

While water quality monitoring through the Provincial Water Quality and Groundwater Monitoring Networks are considered Category 1 (mandatory programs), KCCA monitors additional sites that are considered Category 3 including six surface water quality sites, sampling benthic invertebrates at 25 locations, and evaluating fish communities through electrofishing at a minimum of 15 sites per year.

Surface water and benthic monitoring sites are distributed throughout the watershed to provide a comprehensive analysis of local watershed conditions and are reported every five years through the Watershed Report Card. This long-term historical data is integral to the development of the mandatory Watershed Based Resource Management Strategy.



Tree Planting

Currently, KCCA's forest cover is estimated at 14.15%, well below the 30% recommended by Environment Canada.

KCCA plants ~50,000 trees per year in the watershed through a mixture of large-scale plantings on public and private lands, over the counter tree sales and through the planting of large stock trees on roadsides and community volunteer events.

This program area is crucial for bolstering forest cover, increasing biodiversity and is a cost-effective means to mitigate the effects of climate change, flooding and erosion. KCCA strives to match funds provided by its member municipalities with its own fundraising efforts.





Agreement Requirements

According to subsection 21.1.2 of the *Conservation Authorities Act*, Cost Apportioning Agreements must:

- Be in place by January 1, 2024.
- Specify a termination date.
- Specify a review date within at least six months of the termination date.
- Provide for a minimum review every five years if the agreements is for longer than five year.
- Provide for early termination requirements.
- Include a process for resolution of disputes.
- Be approved by a resolution of the municipal council of each participating municipality.
- Be published on the Authority's web site once finalized.

Timeline



If you have questions or require further information, please contact:

Elizabeth VanHooren, General Manager, Kettle Creek Conservation Authority
elizabeth@kettlecreekconservation.on.ca or 519-631-1270 x222





Township of Southwold Strategic Plan

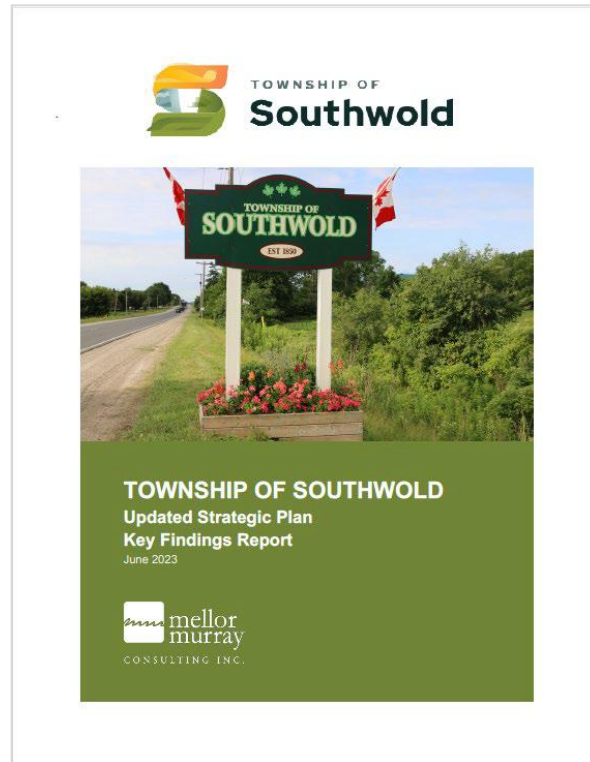
September 11, 2023



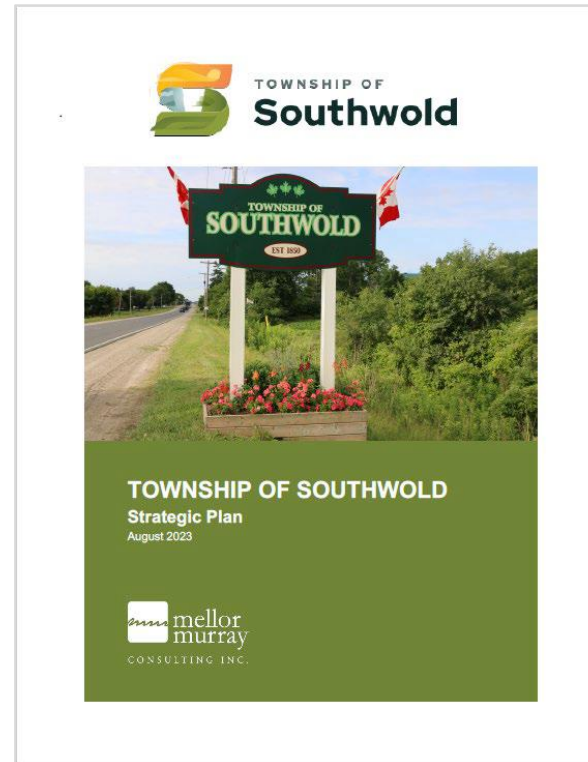
Strategic Planning Process



Project Reports



Key Findings Report
July 2023



Strategic Plan
August 2023



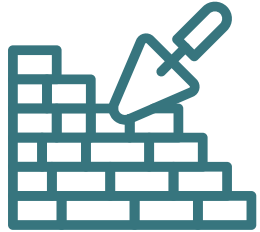
Implementation Plan
Fall 2023

Strategic Priorities

The issues that must be addressed to ensure a positive future for Southwold



4



Managing Growth/ Building Community

Thoughtful planning that supports current residents and provides a welcoming environment for newcomers



Economic Development

Investment readiness and support for new and existing businesses



Cost management/Accountability

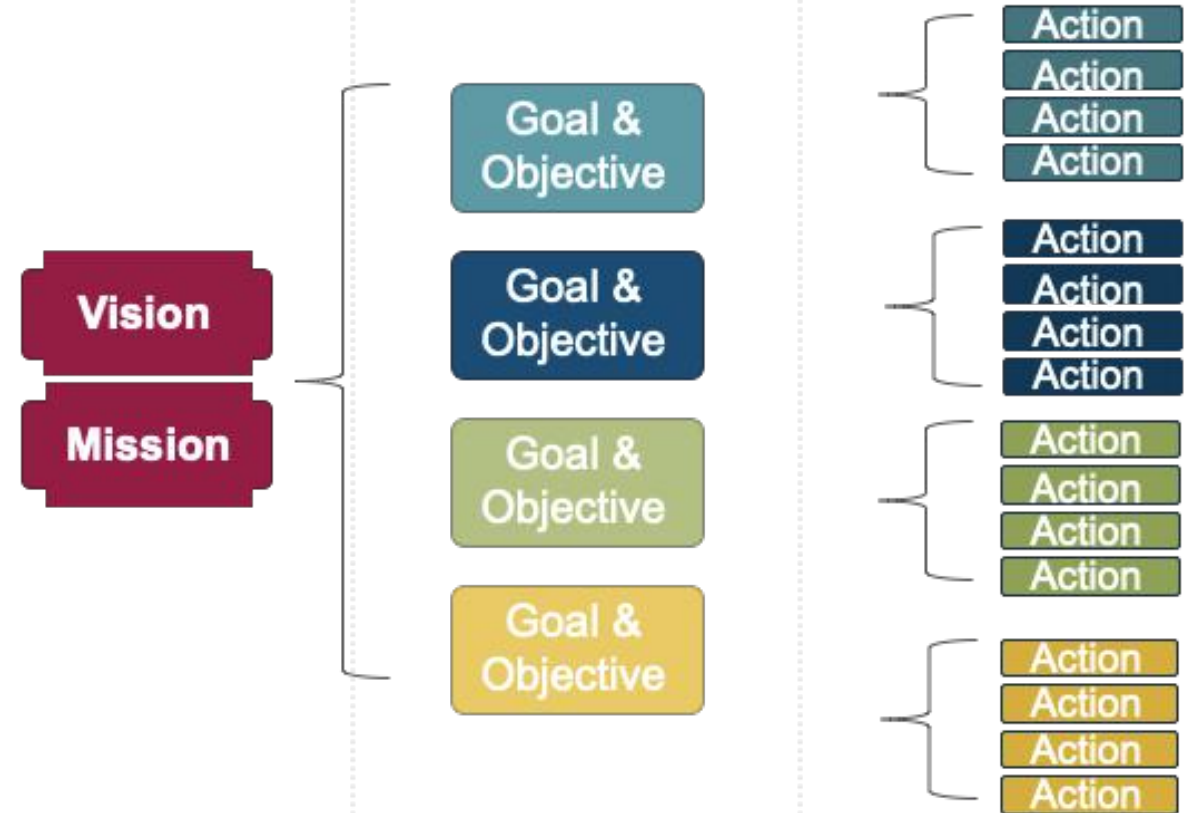
Prudent financial management to address current needs and prepare for the future

Strategic Plan Elements

4 Goals and Objectives

6 Objectives

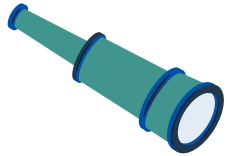
23 Actions



Vision & Mission



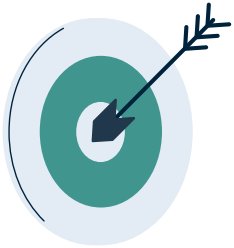
Vision



The Township of Southwold is a vibrant, safe and growing rural community recognized for its high quality of life and economic opportunity.

The future state that the Township of Southwold is working towards.

Mission







To provide quality municipal services that support growth, prosperity and exceptional quality of life through prudent management.

What the Township of Southwold does and why.

Goals & Objectives



	Goal Broad based end state needed to achieve the mission	Objective The desired outcome as a result of the end state
	Managed growth	<ul style="list-style-type: none">• Policies and programs that manage growth, maintain community character, protect agricultural land and align with community capacity• Infrastructure to support identified residential and industrial growth areas
	Welcoming and supportive neighbourhoods	<ul style="list-style-type: none">• Inclusive, resident-focused programs, services, and facilities throughout Southwold
	Economic opportunity	<ul style="list-style-type: none">• Investment readiness and support for new and existing businesses
	Fiscal responsibility and accountability	<ul style="list-style-type: none">• Prudent financial management to address current needs and prepare for the future.• Engaged and informed residents, businesses, and other interested parties

Implementation Plan



Detailed Implementation Plan

Goal 1	Managed Growth		
Objective	<ul style="list-style-type: none"> • Policies and programs that manage growth, maintain community character, protect agricultural land, and align with community capacity. • Infrastructure to support identified residential and industrial growth areas. 		
Goal 1 Actions	Partners	Time Frame	Priority
1. Establish a wastewater infrastructure plan that includes the location, capacity, staging, and budget required to support projected residential and commercial growth.	Elgin County, ICI developers, residential developers	Short term and ongoing	Critical
2. Develop long-term plans and budgets for municipal infrastructure investment and operations.	Southwold, third party consultants	Medium term and ongoing	High
3. Allocate sufficient resources and seek external sources of funding to address Southwold's hard and soft infrastructure needs.	Southwold, provincial, federal governments, Federation of Canadian Municipalities	Medium term and ongoing	High
4. Establish policies and incentives to support mixed residential development with a focus on affordable and attainable housing within existing residentially zoned areas.	Residential developers, Elgin County, Ministry of Housing	Short term and ongoing	High
5. Continue to maintain policies that protect agricultural land and recognize agriculture's contribution to Southwold's economy and community culture.	Ontario Federation of Agriculture, OMAFRA, Elgin County	Short term and ongoing	High

Thank you!



Aileen Murray B.Comm, Ec.D. (F)

Mellor Murray Consulting Inc.

amurray@mellormurray.ca 519-784-7944



TOWNSHIP OF
Southwold



TOWNSHIP OF SOUTHWOLD

Strategic Plan

August 2023

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murray**
CONSULTING INC.

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Contents

1. Introduction	2
2. Strategic Priorities.....	3
3. Vision and Mission	4
4. Goals and Objectives.....	4
5. Strategic Actions	5



1. Introduction

The Township of Southwold's Strategic Plan will guide Council and administration's efforts over the next four years to support a high quality of life and economic opportunity in this growing community.

Southwold is a rural community of 4,990 people (July 2022) in Elgin County located west of the City of St. Thomas, south of the City of London and south of the primarily rural Middlesex County.

The background to the development of the Strategic Plan is detailed in a Key Findings Report issued in May 2023. The Key Findings Report includes the results from detailed economic and demographic analysis and broad-based community engagement.

This report represents Phase 3 of the Strategic Planning Process. The Strategic Plan builds on the Key Findings Report with a review of Strategic Priorities identified by Southwold Council in July 2023. The Strategic Plan includes the Township's vision, mission, goals, objectives and actions.

Figure 1: Strategic Planning Process





2.Strategic Priorities

Strategic priorities are those issues that must be addressed to ensure a positive future for Southwold.

Southwold Council identified three main strategic priorities based on the research and analysis and community consultation conducted through the strategic planning process.

They are:

Managing growth/building community: Thoughtful planning and investment that balances the needs of current residents, newcomers and commercial development while protecting agricultural land.

Economic development: Investment readiness and support for new and existing businesses

Cost management/ accountability: Prudent financial management to address current needs and prepare for the future.



3. Vision and Mission

The vision statement is a short phrase describing the future that the Township of Southwold is ultimately working towards. The mission is a one sentence statement of what the Township of Southwold does and why. Together the vision and mission provide the foundation for a series of goals and objectives.



VISION

The Township of Southwold is a vibrant, safe, and growing rural community recognized for its high quality of life and economic opportunity.



MISSION

To provide quality municipal services that support growth, prosperity, and exceptional quality of life through prudent management.

4. Goals and Objectives

Goals and objectives provide further definition and direction for the strategic plan.

Goals are the broad end states that the Township of Southwold wants to achieve.

Objectives are the desired outcomes as a result of the goals.

	Goal	Objective
	1. Managed Growth	<ul style="list-style-type: none">• Policies and programs that manage growth, maintain community character, protect agricultural land, and align with community capacity.• Infrastructure to support identified residential and industrial growth areas.
	2. Welcoming and supportive neighbourhoods	<ul style="list-style-type: none">• Inclusive, resident-focused programs, services, and facilities throughout Southwold.
	3. Economic opportunity	<ul style="list-style-type: none">• Investment readiness and support for new and existing businesses.
	4. Fiscal responsibility and accountability	<ul style="list-style-type: none">• Prudent financial management to address current needs and prepare for the future.• Engaged and informed residents, businesses, and other interested parties.



5.Strategic Actions

Strategic actions are the specific, measurable steps required to achieve the goals and objectives. The following section provides the rational and specific actions related to the four goal and objectives.

	Goal 1	Managed Growth
	Objectives	<ul style="list-style-type: none">• Policies and programs that manage growth, maintain community character, protect agricultural land, and align with community capacity.• Infrastructure to support identified residential and industrial growth areas.

The Township of Southwold has experienced significant residential development of 9% over the past five years. It is also part of a region experiencing major industrial growth. The increased demand for serviced residential and employment land is creating an unprecedented need for expanded infrastructure. Wastewater infrastructure, in particular, is required to support investment in Southwold.

It will be critically important to focus the Township's resources with an infrastructure plan that will prioritize, stage, and scope its infrastructure investments. The infrastructure plan will allow the Township to determine the required capital and ongoing costs and the Township's capacity to fund these investments.

A wastewater infrastructure plan is one key component of the long-term vision required for the capital investment plan. The infrastructure plan will also help the Township's to advocate and apply for funding from the provincial and federal government.

The community engagement conducted through this strategic planning process highlighted the need for a greater range of housing formats and budgets to best support a growing, diverse population. There is also a strong desire to protect the agricultural land that is so vital to the local economy and community culture.


The Township should review its existing policies and provide additional supports and incentives to encourage a greater range of housing with more affordable and attainable housing options. Strategies to increase residential density will ensure that the residential development supports population growth with while retaining Southwold's finite resource of agricultural land.

High speed, reliable and affordable internet and cellular connectivity are also essential services for households and businesses in Southwold. The Township should continue to support initiatives that will expand services to underserved areas and provide the critical connections needed to support families and economic development.



GOAL 1 ACTIONS

- 1.1. Establish a wastewater infrastructure plan that includes the location, capacity, staging, and budget required to support projected residential and commercial growth.
- 1.2. Develop long-term plans and budgets for municipal infrastructure investment and operations.
- 1.3. Allocate sufficient resources and seek external sources of funding to address Southwold's hard and soft infrastructure needs.
- 1.4. Establish policies and incentives to support mixed residential development with a focus on affordable and attainable housing within existing residentially zoned areas.
- 1.5. Continue to maintain policies that protect agricultural land and recognize agriculture's contribution to Southwold's economy and community culture.
- 1.6. Support and participate in initiatives to expand and enhance internet access throughout the Township.

	Goal 2	Welcoming and supportive neighbourhoods
	Objective	<ul style="list-style-type: none">• Inclusive, resident-focused programs, services, and facilities throughout Southwold.

Community parks, programs and facilities are also important forms of infrastructure that contribute to residents' quality of life. The Township has an important role in bringing residents together and creating a place that sustains and supports their social, physical, and emotional wellbeing.

The Township's programs and services need to support demographic shifts and a growing population. The community consultation also revealed a desire for cycling trails and sidewalks to connect Southwold's communities and bring residents to the Township's parks, sports fields, and recreation centres. Childcare and active living activities for seniors were identified as important programs to support the needs of specific segments of the community.

Community festivals and celebrations, beautification efforts, sports programs, volunteering, youth engagement and environmental conservation are some of the ways Southwold can connect community members, celebrate community character, create welcoming and supportive neighbourhoods while building civic pride.


The Township's support of local arts, heritage and cultural can provide economic benefits and add to residents' wellbeing by building community identity and pride,



fostering social inclusion, connecting residents to the past, providing platforms for creative expression and establishing a unique Southwold identity.

GOLA 2 ACTIONS

- 2.1 Establish long-term plans to maintain and enhance parks, programs and facilities that support social interactions throughout Southwold.
- 2.2 Expand active transportation links between Southwold communities.
- 2.3 Explore opportunities to expand age specific programs and services such as childcare and active living programs for seniors.
- 2.4 Maintain and support events and programs that create civic pride, support community character, and encourage community involvement.
- 2.5 Support and promote local arts, heritage, and culture.

	Goal 3	Economic Opportunity
	Objective	<ul style="list-style-type: none">Investment readiness and support for new and existing businesses.

Southwold's Community Economic Development Plan established in 2020 includes five goals:

1. Community Engagement
2. Investment Readiness
3. Branding/Communication
4. Business Development
5. Enhanced Infrastructure

Since that time some of the specific actions have been addressed and others are no longer priorities. A review of the 2020 strategy will provide an opportunity to update the priority and timing of the strategic actions.

Since the strategy was adopted, Southwold Township has welcomed a new Amazon warehouse facility which is expected to create approximately 1,000 jobs. Other investments in neighbouring communities are expected to create thousands of new jobs in manufacturing and other supporting industries. Workforce development will be a critical consideration for new and existing businesses in Southwold and should be considered in the updated strategy.

There has also been increased interest and demand for large industrial sites since 2020. Southwold needs respond to this demand by compiling information on the



industrially zoned land, determining the owners' interest in selling and considering the costs and timing to provide the required infrastructure for development.

Another critical element in supporting investment inquiries will be compiling and providing local and regional economic development data. The economic and demographic data in the Key Findings Report includes 2021 Census data that was not available when the 2020 Strategy was completed. The Township needs to proactively compile local and regional data to respond to investment opportunities as they emerge.

The Township should also maintain regular contact with Elgin County and the Western Ontario Wardens' Caucus (WOWC) economic development committees efforts which could support Southwold Township's economic development goals.

Existing businesses are the foundation of Southwold's economy. Meetings with the business owners and operators can provide insights into how to retain and assist businesses to grow. It can also help determine the opportunities and barriers to attracting additional investment in the community.


Finally, community engagement participants shared their dissatisfaction with the appearance and limited use of Shedden's four corners. There were several suggestions including establishing a small business resource centre, commercial business location or additional community services. Southwold Township should ensure that current zoning provides the maximum flexibility to support a variety of uses to revitalize this important intersection. Community Improvement Plan incentives could also be an important consideration to support the rehabilitation and redevelopment of the area.

GOAL 3 ACTIONS

- 3.1 Update and implement the 2020 economic development strategy to reflect the emerging challenges and opportunities related to major regional investments.
- 3.2 Engage with industrial landowners to determine their interest in selling and the property specifications required for development.
- 3.3 Compile and share local and regional economic development data to ensure Southwold is investment ready.
- 3.4 Identify opportunities to attract commercial service providers to meet local demand in urban settlement areas.
- 3.5 Establish a business visitation schedule to assess and address local business opportunities and barriers.
- 3.6 Leverage and partner in County and other regional economic development programs and initiatives.



3.7 Explore opportunities for additional, alternative uses that will enhance Shedden's four corners.

	Goal 4	Fiscal responsibility and accountability
	Objectives	<ul style="list-style-type: none">• Prudent financial management to address current needs and prepare for the future.• Engaged and informed residents, businesses, and other interested parties.

Council and Southwold residents are keenly aware that the infrastructure needed to support growth is both essential and expensive. Supporting economic development efforts will help to expand and diversify Southwold's tax base which will help to support this investment.

Southwold Council has been wise stewards of the Township's financial resources. It has maintained healthy reserves and managed its debt to minimize the risk associated with escalating interest rates. Southwold Township has low tax rates compared to neighbouring jurisdictions and is committed to remaining competitive. It will need to monitor its tax rates in comparison with its peers to balance its competitive tax rates with the investment in infrastructure to support the community's current and future needs.

Southwold Township has a team of loyal, hardworking staff members, many with very long tenures that are key to efficient Township operations. Providing competitive wages, investing in employee training, and maintaining a supportive work environment will be important considerations to continue to attract and retain a high performing staff.

The need for regular communications with Southwold's constituents was a key theme during the community consultations. Residents and businesses want to be informed about the strategic plan and its implementation. Southwold needs to continue to explore and identify the most effective methods and channels for providing regular updates to its constituents including online and more conventional communications tools. A formal communications plan with established goals and outcomes and regular review and refinement will help to identify the most effective methods for connecting and deepening the relationship with residents and businesses.



GOAL 4 ACTIONS

Financial management

- 4.1 Support economic development efforts to expand and diversify Southwold's tax base.
- 4.2 Support the long-term sustainability of municipal finances through stable, healthy reserves and thoughtful borrowing.
- 4.3 Protect and sustain Southwold's infrastructure while retaining competitive tax rates.
- 4.4 Recruit, develop and retain a high performing workforce with competitive salaries, training programs and a supportive work environment.

Engaged and informed stakeholders

- 4.5 Develop a communications plan to introduce the strategic plan and provide updates on its implementation.
- 4.6 Explore additional channels and strategies to increase and expand communications with residents and businesses.

6. Next Steps

This Strategic Plan is intended to guide Southwold Council for the next four years to achieve its vision of a vibrant, safe, and growing rural community that offers a high quality of life and economic opportunity.

The implementation plan is the final element in the strategic planning process. It will be developed following approval of the Strategic Plan vision, mission, goals, objectives, and actions. The implementation plan will identify the priority level, timing, and related performance measures of the strategic actions. Together the strategic plan and the implementation plan will provide the Township of Southwold with the tools to plan and measure its progress towards its goals. Providing regular updates to Southwold's ratepayers will help to continue the positive momentum and encourage greater engagement with the community.



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Jeff McArthur, Director of Emergency Services/Fire Chief

REPORT NO: FIR 2023-09

SUBJECT MATTER: Activity Report for the Fire Chief, August 2023

Recommendation(s):

None – For Council Information.

Purpose:

To update Council on Fire Department Activities for August 2023.

Background:

Department updates on its activities and meeting(s) since last report:

- a. *Calls for service* – a total of 22 emergencies were responded to in the months of August including one vehicle extrication, and a mutual aid response for tanker support.
- b. *Public Education* – fire safety information was provided at a Soil and Crop Association Meeting and at Shedden Fair. Standby coverage was provided at the Fair Demolition Derby.

Firefighters have been promoting Thursday Sept. 28, 2023 as Ontario's first Test Your Smoke Alarm Day. Last year there were 133 fire fatalities in the province – the most in 20 years. As part of Test Your Smoke Alarm Day, all Ontarians are encouraged to learn more about smoke alarms, fire safety, and home fire escape planning, which can save the lives of you and your loved ones.

- c. *Meetings* – fire chief attended a County Chiefs meeting in Aylmer.
- d. *Inspections* – one inspection was completed.
- e. *Recruitment* – fall recruitment is underway for the Talbotville Station.
- f. *Boot Drive* – firefighters collected \$6750.50 for Muscular Dystrophy Canada during their boot drive in front of the Talbotville Station.

Report on any outstanding /unresolved concerns, issues:

- a. The Fire Chief is working with the County Coordinator on a solution to outdated mapping issues regarding fire response zones.
- b. Two probationary firefighters attended a DZ course in Malahide.

Training Undertaken by Staff:

- a. Department training topics included agility testing and auto extrication.

Capital Project Progress :

2023	Budget	Status/Comments
SCBA/Cylinders	\$26,200	Complete
Bunker Gear	\$12,500	Ordered
Hoses & Appliances	\$5,000	Ongoing
Radios & pagers	\$4,000	Ordered
Shedden Station – 4 th bay	\$150,000	In planning
Talbotville Fire Station	\$1,250,000	In progress

2020	Budget	Status/Comment
Shedden Digital Sign	\$20,000.00	In progress

2019	Budget	Status/Comment
Automatic Door Closure	\$500.00	

Financial Implications:

None.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:

Jeff McArthur, Fire Chief

"Submitted electronically"

Approved by:

Lisa Higgs, CAO/Clerk



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Jeff McArthur, Director of Emergency Services/Fire Chief

REPORT NO: FIR 2023-10

SUBJECT MATTER: Cancer Prevention Taskforce

Recommendation(s):

None – for Council Information.

Purpose:

To provide Council with a summary of the Cancer Prevention Taskforce.

Background:

An informal group of seven SFD members including the fire chief, met three times late in 2022 to review the Provincial Firefighter's cancer prevention checklist, which is a self-audit tool for fire services to learn how to protect fire personnel from exposure to contaminants that may cause cancer or other occupational illnesses. The goal was to find areas within our department that we can collectively improve on when it comes to cancer prevention.

Overall, our department is being proactive in some areas, however the taskforce did find areas for improvement. For reference, the Provincial checklist has been included as a part of this report, with a few notes included from taskforce discussion. Highlighted recommendations are listed below. Fire hall specific recommendations, for consideration for planning of the new Talbotville Station and/or the addition of a 4th bay to the Shedden Station are listed separately.

General recommendations

1. Update the Respiratory Protection Program, dated 2014.
2. Improve post-use cleaning and decontamination of SCBA.
3. Ensure hands and face are cleaned before eating or drinking on scene.
4. Refine procedures for removing and transporting contaminated bunker gear from the fire scene to the station.

5. Improve gross decontamination of equipment, including SCBA and fire hose.
6. Wearing proper respiratory protection during overhaul and investigation.
7. Encourage firefighters to have a spare set of clean clothing at the station, and to utilize the washing machines at each station.
8. Ensure regular interior cleaning and decontamination of apparatus.
9. Have firefighters wear disposable medical gloves during decontamination.

Fire hall specific recommendations:

1. Purchase a gear extractor - a specialized washing machine - for in house bunker gear cleaner. With a gear dryer, several sets of gear can be washed, dried, and returned to service within 24 hours.
2. Design a separate laundry room with ventilation and slight negative pressure.
3. Design considerations for "clean" and "dirty" areas.
4. Consider a decontamination equipment washing machine.

Financial Implications:

Most of the recommendations are procedural in nature and can be implemented within the department at no notable cost. The potential equipment purchases have already been previously discussed and/or considered and staff will include them in upcoming budget considerations.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☒ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.

☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Jeff McArthur, Fire Chief
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk

Ministry of Labour, Training and Skills Development

Firefighter's cancer prevention checklist



Use this self-audit tool for fire services to learn how to protect fire personnel from exposure to contaminants that may cause cancer or other occupational illnesses.

Overview

Employers, supervisors and workers all play a role in taking responsibility for health and safety in the workplace. Understanding your duties, responsibilities and rights under [Ontario's Occupational Health and Safety Act](#) (OHSA) is integral to ensuring all workers stay safe and healthy at work. The goal is to prevent workplace injuries, illnesses and deaths.

Purpose

The purpose of this checklist is to help Ontario's fire service employers and workers increase their knowledge about measures to prevent exposure to contaminants, including those that cause cancers and other occupational illnesses. Fire services must take steps to minimize or prevent exposures, to keep their workplaces healthy and safe.

How to use this checklist

We encourage employers and workers of fire services to work through this checklist together. Using this self-audit tool, employers can identify opportunities to prevent or reduce exposure to cancer-causing contaminants and take steps to improve health and safety in the workplace.

Checklist items are numbered to make it easy for workplaces to discuss and reference items as they work through the checklist

You can read the [Firefighter guidance notes](#) for more information and materials.

Background

Routes of entry

The two major routes of entry for contaminants affecting firefighters are inhalation and skin absorption.

Inhalation

Inhalation exposure may occur by:

- not wearing a respiratory protection device during fire suppression, salvage, overhaul or investigations
- handling or cleaning soiled personal protection equipment (PPE) and other equipment without a respirator
- respirator leakage
 - o facepiece problems including distortion, valves and deterioration
 - o facepiece seal if the user is not clean shaven where the facepiece meets the skin
 - o fit testing not conducted
- overbreathing while wearing a respirator during high workload

Skin absorption

Skin absorption exposure may occur by:

- unprotected skin due to improperly wearing PPE
- permeation through bunker gear, balaclava and gloves, resulting in contamination of neck, face, wrists, hands or groin
- handling or cleaning soiled PPE or other equipment without rubber gloves
- wearing contaminated PPE and clothing (wash them thoroughly and replace as needed)
- insufficient personal hygiene (not thoroughly washing or showering after fire)

As you work through the checklist, consider the measures and procedures that the fire service can implement to prevent the inhalation and skin absorption of contaminants.

Decontamination

Contaminants from fire suppression activities can be inhaled and absorbed through the skin. Soiled or contaminated ensembles and ensemble elements are a hazard to firefighters since soils and contaminants can be flammable, toxic, or carcinogenic. Additionally, soiled or contaminated ensemble elements can have reduced protective performance.

Firefighter bunker gear is designed for protection against heat at the fire scene. However, contaminants can penetrate through the bunker gear. The balaclava and gloves are of different construction than the bunker gear, potentially resulting in skin contamination at the face, neck, hands, and wrist. Contaminants detected in the groin area can come through the bunker pants zipper or waistline.

Routine cleaning of soiled equipment, apparatus and PPE items is important to reduce the risk of exposure.

Respirators must also be properly cleaned and sanitized. Filtering facepiece respirators (such as the N95 disposable mask) are not to be washed and must be disposed of after use.

After use, the following should be decontaminated to remove any residual contaminants:

- areas where PPE is washed
- equipment used for decontamination (such as extractors)
- shower facilities for workers

Checklist

Part A: programs

Respiratory protection program

A respiratory protection program protects workers from airborne contaminants.

Refer to [Regulation 833 – Control of Exposure to Biological or Chemical Agents](#) for the relevant occupational exposure limits, and requirements for the employer to develop written measures and procedures regarding the selection, care and use of respirators.

Refer to [CAN/CSA-Z94.4-19, Selection, use, and care of respirators](#) for guidance on the administration of an effective respiratory protection program in the workplace.

The table below contains recommended elements to be included in a respiratory protection program.

Number	Respiratory protection program element	Is this element included in your program?
1	Program administration - the program is administered by a competent person	Yes/No Comments: Program is outdated....2014 Plan to redue the pogram
2	Roles and responsibilities - the roles and responsibilities of the workplace parties are established	Yes/No Comments:
3	Hazard situations - situations where respirators are required to be worn are identified	Yes/No Comments:

Number	Respiratory protection program element	Is this element included in your program?
4	Hazard assessment - potential airborne contaminants have been identified	Yes/No Comments:
5	Respirator selection - appropriate respirators have been chosen based on the hazard assessment and requirements of Reg. 833	Yes/No Comments:
6	Fit testing - worker fit testing occurs at least every 2 years	Yes/No Comments: N95 , SCBA
7	Training - workers are trained on the use, care, storage, inspection, maintenance, cleaning, proper fitting, and limitations of the respirator, before first use	Yes/No Comments: Wescodyne - Cleaner Dishsoap

Number	Respiratory protection program element	Is this element included in your program?
8	Use, maintenance, storage - procedures are in place for the proper use, maintenance and storage of the respirators	Yes/No Comments:
9	User screening – workers are screened to determine whether they are medically eligible to use a respirator	Yes/No Comments:
10	Records and program evaluation - records are retained and the program is regularly evaluated to ensure it remains effective	Yes/No Comments: Needs improvement

Air management program

An air management program ensures workers using self-contained breathing apparatus (SCBA) are provided with an adequate volume of safe air to breathe from safe cylinders and that the cylinders are stored and transported safely.

Refer to [CSA Z180.1-19 Compressed breathing air and systems](#) for guidance on the design, construction, commissioning, calibration, testing, operation and maintenance of components for compressed breathing air systems.

The table below contains recommended elements to be included in an air management program.

Number	Air management program element (CSA Z180.1-19)	Is this element included in your program?
11	Monitoring of air levels during SCBA use – procedures are in place to ensure workers regularly monitor their air levels while using SCBA to prevent an out-of-air situation	<div>Yes/No</div> <div>Comments:</div> <div>Radio prompts from IC</div>
12	Filling of cylinders - procedures are in place to fill cylinders safely with clean air that meets the purity requirements in CSA Z180.1-19	<div>Yes/No</div> <div>Comments:</div> <div>Rely on St. Thomas.</div> <div>Talbotville will have a filling station in the new hall</div>
13	Cylinder replacement - procedures are in place to ensure cylinders are replaced as recommended by the manufacturer	<div>Yes/No</div> <div>Comments:</div> <div>New Carbon cylinders 15years life span</div> <div>Buy 4 a year</div> <div>First 2 numbers listed on the bottle lable are the year puchased</div>

Number	Air management program element (CSA Z180.1-19)	Is this element included in your program?
14	Secure transportation of cylinders - when transported in vehicles, cylinders are secured against tipping, falling or damage	<p>Yes/No</p> <p>Comments:</p> <p>Cylinder carrier Cylinders are strapped down New trucks will have cylinder carriers incorporated</p>
15	Secure storage of cylinders – cylinders are stored securely to prevent tipping, falling or damage	<p>Yes/No</p> <p>Comments:</p> <p>Cages and carriers</p>
16	Hydrostatic testing of cylinders - procedures are in place to ensure cylinders receive hydrostatic testing every 5 years	<p>Yes/No</p> <p>Comments:</p> <p>St. Thomas for filling Tillsonburg for hydrostatic</p>

Part B: work practices – scene/fire training ground

On the fireground or fire training ground, PPE protects firefighters from contaminants. In order to be effective, PPE must be worn properly and at all times when exposure can occur.

Some best practices for using and decontaminating PPE at the scene are listed below. The goal is to decrease worker exposure to contaminants by:

- using appropriate PPE
- limiting the spread of contaminants through a combination of personal hygiene practices
- cleaning gear on the fire ground (gross decontamination)
- isolation of contaminated PPE

One example of gross decontamination would be using water from a hose to remove visible contaminants from bunker gear and other equipment.

Bagging soiled gear at the scene is a good practice to reduce exposure to firefighters during transportation from the fire scene to the assigned fire hall for cleaning. Bagging soiled bunker gear at the scene will also prevent unnecessary contamination of the interior crew compartment of the apparatus and personal vehicles.

ALARA

The 'As Low As Reasonably Achievable' (ALARA) principle should apply to all activities. The ALARA principle recognizes that although it may not be possible to reduce exposures to zero, efforts should be made to reduce workplace exposures as much as necessary to limit harm.

The table below contains best practices for work on scene or on the fire training ground.

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
17	Apparatus windows and doors are kept shut	Yes/No Comments:	Yes/No Comments:
18	PPE is properly worn at all times on the fireground or fire training ground	Yes/No Comments: Sealed gear bags Biohazard bags for fluid/blood contamination need to improve using decon pack	Yes/No Comments:
19	PPE, including appropriate respiratory protection, is properly worn at all times during salvage and overhaul and during fire investigations	Yes/No Comments: A must not a suggesstion Lead by example Air monitoring should be done at gas and fire calls	Yes/No Comments: Improve air monitoring improve paperwork documentation

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
20	Hood is exchanged when air cylinder exchanged	Yes/ No Comments: We do not have the amount of gear to accomodate this	Yes/No Comments:
21	No person enters the hot zone without full PPE	Yes/No Comments: Room for improvement	Yes/No Comments:
22	Pump operators wear PPE, including SCBA, if smoke present	Yes/ No Comments: concern at car fires annalyze how to attack	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
23	Gross decontamination of PPE is done before removing face piece – see above for note on ALARA principle	Yes/No Comments: Room for improvement add fan to the decon OG Carry mask in webbing of helmet?	Yes/No Comments:
24	PPE is removed before entering rehab area, where weather permits	Yes/No Comments: Room for improvement OG - PPE remove as much in Rehab	Yes/No Comments: update OG
25	Air quality is monitored in rehab area	Yes/No Comments:	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
26	Hands and face are cleaned before eating	Yes/No Comments: When on scene - wipes in trucks needs improvement	Yes/No Comments:
27	Post-fire wipes are provided and used for head and neck	Yes/No Comments:	Yes/No Comments:
28	Contaminated crew do not enter truck	Yes/No Comments: We are good at removing gear for bio hazards such as blood and oils, gas, but we needs improvement after fires	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
29	Contaminated gear is allowed to air out for 30 minutes before bagging, if possible	Yes/ No Comments:	Yes/No Comments:
30	Contaminated gear is bagged at scene	Yes /No Comments:	Yes/No Comments:
31	Contaminated gear is transported from scene outside crew compartment	Yes /No Comments:	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
32	Where weather does not allow gear removal, disposable coveralls are worn over dirty PPE in apparatus to reduce cross-contamination	Yes/ No Comments: No very practical	Yes/No Comments:
33	Contaminated gear is taken to fire hall for cleaning (not home)	Yes /No Comments: Yes most do and bag up to be sent out for professional cleaning. New hall in Talbotville will have an extractor	Yes/No Comments:
34	Where crew compartment seats have integrated SCBA brackets: <ul style="list-style-type: none"> • clean SCBA is placed in seats, or • dirty SCBA has undergone gross decontamination and is bagged before placing in seat 	Yes/No Comments: Packs are not cleaned well enough after fires. Looking into SCBA decon washer for potential at new hall	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
35	Gross decontamination of hose and equipment is done at scene, as much as possible	Yes/No Comments: Needs improvement visibly dirty hose is cleaned at scene, most clean up is done at the hall Potential hose washer at new hall	Yes/No Comments:
36	Contaminated gear that is carried in personal vehicles is in a closed container	Yes/No Comments: Gear carried in P/V is in contained bag and not carried in the passenger compartment	Yes/No Comments:
37	Crew returns directly to fire hall for further decontamination	Yes/No Comments: Who showers after calls Decon of gear complete?	Yes/No Comments:

Number	Work practice	Does this work practice take place on scene?	Is there a SOP ¹ ?
38	Fire investigators: <ul style="list-style-type: none"> • wear SCBA, or • wear powered air-purifying respirator (PAPR) with air monitoring per NFPA 1500, or • wear respiratory protection as determined by an assessment per CSA Z94.4-19 	Yes/ No Comments:	Yes/No Comments:

¹ Standard operating procedure

Part C: work practices – fire hall

Laundry rooms and laundry areas

If a ventilated laundry room is available, the laundry room should be kept under slight negative pressure at more than 1 cfm/square foot to prevent the spread of contaminants from soiled gear to the rest of the workplace. If there is no laundry room, the laundry area should be located away from bunker gear air dryers, clean bunker gear storage areas and other occupied areas, so as not to expose workers nearby or contaminate clean gear.

Laundering and drying bunker gear

To prevent damage to bunker gear, the manufacturer's recommendations should be followed.

Refer to [NFPA 1851 Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting](#) for guidance on laundering bunker gear.

Wash/dry temperatures should be less than 40 C. Detergent within a pH range between 6 to 10.5 should be used.

Extractors are commonly used for routine cleaning of bunker gear outer shell, bunker gear inner lining, balaclava and gloves. The g-force of extractors should not exceed 100 g for all elements.

Gear air dryers are commonly used for drying clean bunker gear.

Showering

Taking a shower with soap and water is encouraged as soon as possible after a fire call to remove contaminants on the skin, which can be absorbed into the body. If a shower is not available, washing of any potentially exposed skin (such as the face, neck, wrists and hands) is encouraged after a fire call.

Clean vs dirty areas

Bunker gear should be kept in restricted areas of the fire hall and should never enter the living areas. A combination of signage and markings on the floor can help separate clean areas from dirty areas.

Storing clean bunker gear on the apparatus floor

If the apparatus floor is not equipped with a direct local exhaust system from the tailpipes of vehicles, then exhaust emissions from the apparatus can be captured by general mechanical ventilation at 20,000 cfm (or more) per operating truck and 100 cfm/horsepower for diesel-fuelled vehicles. If the apparatus floor has only natural ventilation, then clean bunker gear should not be stored on the apparatus floor to prevent contamination of clean gear with diesel soot.

The table below contains best practices for work at the fire hall.

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
39	Fire hall has a laundry room (a separate laundry room is recommended)	Yes/No Comments: Both halls have washers Condideration for the new station	N/A
40	Laundry room has ventilation	Yes/No Comments:	N/A

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
41	Laundry room ventilation is under slight negative pressure	Yes/No Comments:	N/A
42	Laundry room is decontaminated after use	Yes/No Comments:	Yes/No Comments:
43	Fire hall has a laundry area (a reasonable alternative when there is no separate laundry room)	Yes/No Comments:	N/A

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
44	Laundry area is away from other work spaces	Yes/No Comments:	N/A
45	Laundry area is away from unprotected workers	Yes/No Comments:	N/A
46	Laundry area is away from clean PPE storage	Yes/No Comments:	N/A

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
47	Laundry area is away from gear air dryer	Yes/No Comments:	N/A
48	Extractor used for soft gear	Yes/No Comments:	N/A
49	Extractor instructions are posted	Yes/No Comments:	Yes/No Comments:

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
50	Extractor maintenance program in place	Yes/No Comments: Sani Gear	Yes/No Comments:
51	Correct pH level soap available for extractor	Yes/No Comments:	N/A
52	Extractor is decontaminated after use	Yes/No Comments:	Yes/No Comments:

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
53	Gear air dryer available	Yes/ No Comments:	N/A
54	Clothing worn under bunker gear is washed separately from regular laundry	Yes/ No Comments: need to promote habits for home	Yes/No Comments:
55	Crews have spare clean clothing at the station to wear after showering	Yes/ No Comments: encourage FF to have a change of clothes at fire hall	Yes/No Comments:

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
56	Truck bay / apparatus floor ventilation is adequate for storing clean bunker gear on the apparatus floor (see introductory paragraph on "Storing clean bunker gear on the apparatus floor")	Yes/ No Comments: Talbotville station will have a clean side for bunker gear with proper ventilation and discussion of doors on clean section	N/A
57	Apparatus is washed inside and out after every fire call	Yes/ No Comments: Outside of apparatus are washed but we do not spend a lot of time deconing the inside	Yes/No Comments:
58	Apparatus cabin air filter inspected after every fire call and replaced as needed	Yes/ No Comments:	Yes/No Comments:

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
59	Apparatus cabin air filtration system is cleaned quarterly	Yes/ No Comments: Review manufacturing recommendations	Yes/No Comments:
60	A regular apparatus interior cleaning schedule is established and followed.	Yes /No Comments: Cleaned but not regular schedule add to monthly truck checks	Yes/No Comments:
61	Shower facilities with soap and water are available at the fire hall, or where no showers are available, facilities to wash potentially exposed skin (neck, face, wrists, hands) are available	Yes /No Comments:	N/A

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
62	Shower or washing occurs as soon as possible upon return to fire hall	Yes/No Comments: Most shower at home after calls	Yes/No Comments:
63	Dirty areas versus clean areas of the fire hall are indicated	Yes/No Comments: Shedden has specified areas Talbotville does not, will in the new hall	N/A
64	"No Bunker Gear Beyond This Point" signage posted	Yes/No Comments: Signs need to be put back up in shedden	N/A

Number	Work practice	Does this work practice take place at the fire hall?	Is there a SOP ¹ ?
65	Dirty areas have surfaces that are easy to clean (not carpet)	Yes/No Comments:	N/A

¹ Standard operating procedure

Part D: inspection of PPE

Personal protective equipment (PPE) protects workers from contaminants. PPE needs to be maintained in good condition in order to provide protection. Regular inspection of the various PPE elements should be conducted to ensure they are in good condition. Where PPE is found to require repair or cleaning, it should be removed from service and clearly identified as being out of service.

Refer to [CAN/CSA-Z94.4-19, Selection, use, and care of respirators](#) for guidance on respirator inspections.

Refer to [NFPA 1851 Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting](#) for guidance on inspecting these items.

The table below provides details on personal protective equipment inspections.

Number	PPE item	Does routine inspection occur after each use?	Does advanced inspection occur annually?	Is there a SOP ¹ on inspection?
66	Respirator – SCBA ²	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:
67	Respirator – PAPR ³	Yes/No Comments:	N/A	Yes/No Comments:

Number	PPE item	Does routine inspection occur after each use?	Does advanced inspection occur annually?	Is there a SOP ¹ on inspection?
68	Respirator – APR ⁴	Yes/No Comments:	N/A	Yes/No Comments:
69	Mask flow test equipment (ie. PosiChek)	N/A	Yes/No Comments:	Yes/No Comments:
70	Helmet	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:

Number	PPE item	Does routine inspection occur after each use?	Does advanced inspection occur annually?	Is there a SOP ¹ on inspection?
71	Boots	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:
72	Bunker coats: outer shell	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:
73	Bunker coats: inner lining	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:

Number	PPE item	Does routine inspection occur after each use?	Does advanced inspection occur annually?	Is there a SOP ¹ on inspection?
74	Bunker pants: outer shell	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:
75	Bunker pants: inner lining	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:
76	Balaclava/hood	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:

Number	PPE item	Does routine inspection occur after each use?	Does advanced inspection occur annually?	Is there a SOP ¹ on inspection?
77	Gloves	Yes/No Comments:	Yes/No Comments:	Yes/No Comments:

¹ Standard operating procedure

² Self-contained breathing apparatus

³ Powered air-purifying respirator

⁴ Air-purifying respirator

The table below discusses PPE training.

Number	PPE practice	Is this element included in your program?
78	Workers receive training in use, removal, disposal, cleaning, inspection and limitations of PPE	Yes/No Comments:

Part E: use of PPE during decontamination activities

Proper PPE should be worn to protect workers from contaminants while they are handling soiled equipment or decontaminating surfaces.

When in the laundry room area, soiled bunker gear must be handled while wearing appropriate PPE such as disposable coveralls, safety glasses, rubber gloves, and N95 masks to prevent exposure via inhalation and skin absorption during laundering activities.

After laundering soiled gear, appropriate PPE should be worn while decontaminating the surfaces of the laundry room/area and extractor.

Some examples of PPE that could be used for various tasks are included in the checklist below – this list is not exhaustive and there may be other tasks in your fire hall that require PPE.

The table below outlines PPE use during decontamination activities.

Number	Activity	During this activity, do workers wear: <ul style="list-style-type: none">• N95 respirator¹• safety glasses• rubber gloves• coveralls?	Is there a SOP ² ?
79	Handling/ decontamination of soiled soft/hard gear	Yes/No Comments:	Yes/No Comments:

Number	Activity	During this activity, do workers wear: • N95 respirator ¹ • safety glasses • rubber gloves • coveralls?	Is there a SOP ² ?
80	Decontamination of laundry area/room	Yes/No Comments:	Yes/No Comments:
81	Decontamination of shower facilities	Yes/No Comments:	Yes/No Comments:
82	Decontamination of apparatus - crew compartment and exterior	Yes/No Comments: Needs improvement - should be wearing medical gloves when doing any decon	Yes/No Comments:

Number	Activity	During this activity, do workers wear: • N95 respirator ¹ • safety glasses • rubber gloves • coveralls?	Is there a SOP ² ?
83	Decontamination of hose at station	Yes/No Comments: Need to be wearing proper PPE	Yes/No Comments:

¹ Elastomeric or filtering facepiece

² Standard operating procedure

Notes for improvement in department

New hall will have extractor

Improve bunker gear cleaning after calls - contact let Chief know and gear can be sent out usually next business day

Officers that carry gear should be bringing it back to the hall after calls to clean

SCBA should be cleaned before returning to the truck

looking into cost of SCBA washer for new hall

Rotate cylinders

Budget for hose washers

Suggestion for new hall - gear side should have doors and proper ventilation

Promote FF's to have change of clothes at hall, soap, towel

Further information

Purchasing equipment

When purchasing new apparatus, hose or other equipment, consider ease of cleaning. For example, non-porous crew compartment seats are easier to clean than fabric.

Cancer prevention resources

Visit Ontario's Ministry of Health website for more [cancer prevention information and resources](#).

Related

Read [WSIB Document Number 23-02-01 Cancers in Firefighters and Fire Investigators, effective July 4, 2018](#) to learn about the prescribed cancers and the circumstances under which they will be presumed to be work-related occupational diseases, as set out in [O. Reg. 253/07 Firefighters](#), under the [Workplace Safety and Insurance Act, 1997, S.O. 1997, c. 16, Sched. A](#).

Read [Regulation 833 – Control of Exposure to Biological or Chemical Agents](#) for respiratory protection program requirements and respirator use and selection.

Read [O. Reg. 714/94 – Firefighters - Protective Equipment](#) for structural firefighting protective garment requirements.

Read [CSA Z180.1-19 Compressed breathing air and systems](#) for guidance on the purity of compressed breathing air supplied to service outlets and for breathing air systems required to produce, store and distribute such air.

Read [NFPA 1851 Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting](#) for guidance on the selection, care, and maintenance of fire fighting protective ensembles to reduce health and safety risks associated with improper maintenance, contamination, or damage.

Read [NFPA 1500 Standard on Fire Department Occupational Safety, Health and Wellness Program](#) for guidance on occupational safety and health programs for fire departments.

Read about how and when to [report an occupational illness](#) to the Ministry of Labour, Training and Skills Development.

Connect with the [Firefighter Cancer Support Network](#).



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Paul Van Vaerenbergh, Public Works Superintendent

Brent Clutterbuck, Drainage Superintendent

Kevin Goodhue, Water/Wastewater & Compliance Superintendent

REPORT NO: ENG 2023-42

**SUBJECT MATTER: Activity Report for Infrastructure and Development team -
August 2023**

Recommendation(s):

None – For Council Information.

Purpose:

The purpose of the report is to update Council on the Infrastructure and Development Services team activities for August 2023.

Development:

- Attended MTO Public Information Centre for the Highway 3 Widening
- Completed Surface Treated Road Tour for Budget Preparation
- Attended DWQMS Management meetings with St. Thomas and OCWA
- Fingal Heritage Park Yard Hydrant Installation completed.
- Continued work with consultants for the Talbotville Firehall Design
- Met with Hydro One Planners to discuss future growth
- Continued work with Central Elgin for Shared Sanitary Servicing

- Total list of active subdivision/site plan files is shown below:

<u>Development Files</u>	<u>New this Month</u>	<u>Stage of Development Process</u>	<u>Settlement Area</u>
Talbotville Meadows Phase 1		Residential build out, working towards request for assumption	Talbotville
Ridge Phase 2		Residential build out, working towards request for assumption	Talbotville
The Clearing		Residential build out	Talbotville
Enclave Phase 1		Residential build out, working towards request for assumption	Talbotville
Florence Court		Residential build out, working towards request for assumption	Ferndale
Talbotville Meadows Phase 2		Earth works and construction of underground infrastructure	Talbotville
40134 Talbot Line		Site plan agreement	Talbotville
McBain Line		Draft plan, working towards engineering submission	Ferndale
35743 Horton Street (Stoss)		Studies, preparing for draft plan submission	Shedden
4509 Union Road (Turville)		Studies, preparing for draft plan submission – Spring 2024 Servicing	North Port Stanley
8068 Union Road		Studies, preparing for draft plan submission	Fingal

10247 Talbotville Gore Road		Studies, preparing for site plan	Talbotville
Talbotville Meadows Blocks 177 & 178		Pre-Consultation	Talbotville
4324 Thomas Road		Studies, preparing for draft plan submission	North Port Stanley
7882 Union Road		Pre-Consultation	Fingal
11085 Sunset Road		Pre-Consultation	Talbotville
35556 Fingal Line		Background information	Fingal
North of 9877 Union Road		Pre-Consultation	Shedden
Teetzel Development		Background information	Shedden
8115 Union Road		Consultation	Fingal
Field north/east of John Street		Consultation	Shedden
11570 Wonderland Road (Marcel Equipment)		Site Plan Design	Talbotville



Infrastructure

a) **Water and Sanitary**

- Locates have increased again with fibre contractors completing work
- Completing meter repairs
- Building meter assemblies for office.
- Repairing curbstops.
- Hydrant asset management review and flushing
- Meter reading
- Map marking water infrastructure
- Repairing signs
- Co-ordinating future water services
- Hydrants and sample station painting and weed eating
- Locate training
- Dead end Flushing

• **Roads and Bridges**

- Road Painting Completed.
- New Community Signs Ordered, awaiting delivery for install.
- Roadside Cutting and Mulching
- New Roads Employee Brady Johnson started; he is local from the big town of Paynes Mills, and has been a great fit so far.

2023 Capital Project Process:

2023	Budget	Status/Comment
Water and Sewer		
Shedden and Fingal Sewer		Working with Central Elgin on agreement; RFP on hold until scope can be clarified
Roads		
Hard Surface Projects	\$400,000.00	Pricing on curbs and asphalt have been received
Public Works Building	\$200,000	90% design, planning to tender before Christmas
Lynhurst Subdivision	\$2,975,000	Complete
Talbotville Sidewalks	\$ 100,000	Construction to start Week of September 11 th

Lynhurst Excess Soil Removal	\$65,000	Complete
------------------------------	----------	----------

b) Drainage:

Drains Before Council:

Construction:

- **McIntosh #2 Drain 9 Sept 15)** Construction complete
- **A&C Jones Drain (July 21):** Construction complete
- **GH Pennings Drain:** Construction complete

In the hands of the Engineer

- **Ryan Drain (Sept 19):** We are waiting for the proponent to complete some lot grading and swale construction in the development. Once completed the engineer will present his report.
- **Third Line – Magdala Drain (formerly Con 3, Lot 5 Drain): (June 12)**
Council returned to Engineer.
- **Bogart Drain Ext. (Dec 15):** The proponent has asked that this drain be put on hold for the time being.
- **Taylor Drain: (Mar. 21):** We are waiting for the geotechnical report from the bore holes completed in the proposed bore area under the 401.
- **Palmer/Bush Line Drain** (Aug. 2022): Meeting to review the proposal of the Engineer has been scheduled for September 13th.
- **Bogart Drain Branch C** (Aug 2022) By-law passed. Tenders will be sent out soon
- **Gregory Drainage Works** (2023) On-site meeting has been held.

Drains Initiated in Neighboring Municipalities: Nil.

Maintenance:

- Work being assigned to contractors as requests coming in.
- Drainage Superintendent has been out in the field looking at maintenance requests and fielding landowner questions.

Railways:

CN rail has filed an application with the Canadian Transportation Agency against the City of Sarnia with regards to the Drainage Act. The Rural Ontario Municipal Association has filed for intervener status in this drainage dispute.

Chatham Kent has filed legal action with regards to their ongoing issues with CN and CP.

I attended a presentation at the AMO conference with the Mayor where we learned about the issues and how they are moving forward with ROMA support. There was a constitutional lawyer that presented on what his opinion was of the railway's stance that they are not bound by provincial laws and statutes and municipal by-laws because they are federally regulated. We also heard from Chatham Kent and how they are proceeding.

Grant Application:

2022 Capital Project Process:

2022	Budget
McIntosh #2	21,099.00
Anticipated 2023	Budget
G.H. Pennings Drain - Oneida Road crossing	\$15,539.00
G.H. Pennings Drain - water line special	\$2,160.00
A.& C. Jones Drain - Lake Line	\$22,963.00

Financial Implications:

None.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Infrastructure and Development
Services Team
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2023-38

SUBJECT MATTER: Talbotville Meadows Phase 2 Subdivision Agreement

Recommendation(s):

THAT Report ENG 2023-38 relating to the Talbotville Meadows Phase 2 Subdivision Agreement, be received for information;

AND THAT Council approve By-Law 2023-46 - Talbotville Meadows Phase 2 Subdivision Agreement.

Purpose:

This report presents the final revision of the Phase 2 Subdivision Agreement for the Talbotville Meadows Subdivision.

Background:

Staff have been in negotiation with representatives of Farhi Holdings Corporation to finalize a Subdivision Agreement for Phase 2 of the Talbotville Meadows. The Agreement establishes the roles and responsibilities of the parties involved in the development, with consideration for matters including works to be completed, site conditions, utilities, and assumption terms. This Agreement aims to address some of the shortcomings of the Phase 1 Agreement, clarifying items that were ambiguous and adding further stipulations, where required. Some of the major items that were addressed are as follows:

- Section 6.2 Works to be Installed - relating to Developer installed fencing as identified by the plans. A clause has been added defining the timelines for installation and procedure for the Township to hire its own contractor to finish the fencing at the developer's cost, if it is not completed.

- Section 6.3 Schedule of Works – Staff have included a section related to excessive noise outside of working hours as well as included a financial penalty for violations.
- Section 6.9 Street sweeping on Roads and Municipal Owned Roads – Requirements for sweeping were clarified, and thresholds were incorporated to increase frequency of sweeping for times of increased construction traffic.
- Section 6.10 Temporary Parking Plan – in analyzing comparator municipalities it is understood that in the City of St. Thomas, the developer would provide the parking plan and the City would subsequently pass a By-law to enforce the temporary plan, with fines being issued by the City’s enforcement team. Staff propose adopting a similar strategy. This plan could either be temporary, or include the enactment of the permanent no parking zones.
- Section 10.5 Final Acceptance and Assumption – Assumption can be requested at 85% build out of Phase 2.

The complete draft agreement is attached to the Agenda as By-Law No. 2023-46.

Financial Implications:

N/A

Conclusion:

Staff believe the final draft of the agreement applies lessons learned from previous developments, incorporating amendments to ensure the community grows in a responsible manner. Staff recommend it for approval and adoption.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.

☒ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety

☒ Exercising good financial stewardship in the management of Township expenditures and revenues.

☐ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Aaron VanOorspronk, CET.
Director of Infrastructure and
Development Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2023-42

SUBJECT MATTER: Commercial Bag Tags and Green Bin Quotations

Recommendation(s):

THAT Report ENG 2023-42 relating to Commercial Bag Tags and Green Bin Quotations be received for information and,

THAT Council approve the organics cart quotation supplied by Rehrig Pacific Company in the amount of \$50,650 plus HST and,

THAT Council accept the proposed Waste Management Bylaw 2023-50

Purpose:

This is a follow up to the previous Council report 2023-39 Waste Management Update.

Background:

Commercial Bag Tags

At its meeting on August 14th Council received report 2023-39 Waste Management Update, which provided information regarding recent changes in the collection program for recycling and garbage. There was a lengthy discussion, including participation from a member of the business community, regarding the collection of commercial waste, and the enforcement of disposal limits that were previously ignored by the collection agent. Council directed staff to investigate the logistics and associated costs of a commercial bag tag program.

If adopted by Council, the proposed Commercial Bag Tag program would require new, differently styled tags be printed, and a registry of all existing commercial rate payers in the Township be formed to maintain the integrity of the program. Once in place, commercial ratepayers would visit the Township Office, provide proof of identification and ownership of one or more commercially zoned lands, paying the commercial rate.

Once confirmed, Staff would supply the business with 100 additional bag tags for their use and mark them off the registry for that year.

Commercial Bag Tag Costs:

The following chart estimates the costs to provide the Commercial Bag Tags to the Township's 67 registered Commercial Rate Payers.

Component	Total
Tags	\$ 1,000
Administrative Costs	\$ 7,000
Tonnage Costs	\$ 21,000
Estimated Total Cost/Year	\$ 29,000

Staff's opinion still supports the principle that businesses who profit from the generation of waste should consider disposal of the waste in their business model. This is in line with the principles of neighbouring municipalities and provincial legislation for medium to large businesses. Staff do not recommend implementing a Commercial Bag Tag Program; however Staff serve at the pleasure of Council and would implement the program as directed.

Organics Collection

Additionally, Council directed staff to review and seek additional quotes for the supply and delivery of organics green carts. Using the provided contact with the City of Toronto, staff solicited a quotation from two suppliers, "Rehrig Pacific Company" located in Ontario that supplies the city of Toronto with its green cart, the second supplier "Toter" is located out of North Carolina. The quotations are summarized below, and attached as Appendix A, along with supporting information.

Supplier	Cost Per Cart	Shipping Costs	Total for 750 Carts	Estimated Delivery
Toter	\$66.78 CAD	\$ 4,099 CAD	\$53,809.37 CAD	45 days
Rehrig Pacific Company	\$ 66.00 CAD	\$5,400 CAD	\$50,650 CAD (includes one time stamp fee of \$1,000)	60 days

Based on the submitted pricing, Staff recommend proceeding with the quotation supplied by Rehrig Pacific Company. Once approved, Staff will collaborate with our collection agency to coordinate roll out of an organics program in the identified urban areas. The initial order of 750 bins would be enough to supply the current residents with an organics cart each, however an additional order would need to be considered as part of the 2024 Budget to address future residents as they move in. Staff recommend the creation of a mail out package that would include helpful information on the use of the green cart and the proposed collection schedule; this would be mailed out in advance of the green cart or could be attached with the cart. Staff recommend delivery to the resident's house instead of resident pickups, as delivery would encourage use, this can be completed by in-house Staff.

Staff are recommending that the roll-out of digesters for rural properties take place at the same time as the distribution of organics bins in the settlement areas. There will be a communication strategy that is developed for both new organics options. Digesters will be available for pick-up and remain optional for rural property owners.

Waste Management By-Law

Upon reviewing the Township's waste management services, Staff discovered the absence of a formal by-law outlining the requirements for Waste Management. Attached to the Agenda as By-Law 2023-50 is the proposed Waste Management By-Law, tailored to align with existing practices within the Township, borrowing from the City of St. Thomas' existing by-law. It covers the conditions of curbside collection, including but not limited to eligible properties, schedules, collection times, container size, qualifying materials, and more. Adopting a Waste Management By-Law would put enforceable best practices into effect, the majority of which are already practiced by the Township's residents and businesses.

Financial Implications:

The purchase of the green carts will be funded by the Green Lane Trust as identified in the 2023 Budget at \$58,000. If implemented, a Commercial Bag Tag program would be funded through the Waste Management Budget.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
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Respectfully Submitted by:
Aaron VanOorspronk, CET.
Director of Infrastructure and
Development Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



841 Meacham Rd, Statesville, NC, 28677

PHONE: 800-424-0422 FAX: 833-930-1124

WQ-10285365

Sell To:

Contact Name	Aaron Van Oorspronk	Ship To Name	Township of Southwold
Bill To Name	Township of Southwold	Ship To	35663 Fingal Line
Bill To	35663 Fingal Line Fingal, ON N0L 1K0 Canada		Fingal, ON N0L 1K0 Canada
Email	development@southwold.ca		
Phone	(519) 769-2010		
Mobile	(519) 280-3502		

Quote Information

Salesperson	Shane Gore	Created Date	8/28/2023
Salesperson Email	sgore@wastequip.com	Expiration Date	9/12/2023
		Quote Number	WQ-10285365
			Please Reference Quote Number on all Purchase Orders

Product	Product Description	Selected Option	Quantity	Sales Price	Total Price
**Plastics - 79264	Model 79264 - Toter 64 Gallon EVR II Universal/Nestable Cart	---Body Color - (940) Green ---Lid Color - (940) Green ---Body Hot Stamp on Both Sides (New) in White ---Wheels - 10in Sunburst ---Toter Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	750.00	\$48.75	\$36,562.50

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$36,562.50
Shipping Terms	FOB Origin	Shipping	\$3,015.00
		Tax	\$0.00
		Grand Total	\$39,577.50

Additional Information

Additional Terms Our Quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms & Conditions of Sale ("WQ T&C") located at: <https://www.wastequip.com/terms-conditions-of-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. These WQ T&Cs may be updated from time to time and are available by hard copy upon request.

Additional Information Pricing is based on your anticipated Order prior to the expiration of this Quote, including product specifications, quantities and timing, accepted delivery within 45 days of Order acceptance by Toter. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change.



841 Meacham Rd, Statesville, NC, 28677

PHONE: 800-424-0422 FAX: 833-930-1124

WQ-10285365

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

From: [Dennis Monestier](#)
To: [Aaron VanOorspronk](#)
Subject: RE: Organics Bin Quote
Date: September 5, 2023 5:05:04 PM
Attachments: [image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Correct and the delivery time is 6 to 8 weeks

Dennis Monestier | Environmental Sales Manager – Canada

Rehrig Pacific Company

dmonestier@rehrig.com | 647 968 6199



From: Aaron VanOorspronk <development@southwold.ca>

Sent: Tuesday, September 5, 2023 3:54 PM

To: Dennis Monestier <DMonestier@Rehrig.com>

Subject: RE: Organics Bin Quote

Thanks Dennis,

Just to confirm the total would come to \$50,650 plus HST?

Is it still a two week lead time?



Aaron VanOorspronk

Director of Infrastructure & Development Services

email development@southwold.ca

tel 519-769-2010

cell 519-280-3502

Township of Southwold

35663 Fingal Line, Fingal, Ontario, N0L 1K0



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copying, forwarding, disclosing, or otherwise using it or any part of it in any form whatsoever.

From: Dennis Monestier <DMonestier@Rehrig.com>
Sent: Tuesday, September 5, 2023 3:42 PM
To: Aaron VanOorspronk <development@southwold.ca>
Subject: RE: Organics Bin Quote

Aaron,

240L green carts would be \$59.00 plus \$7.20 Freight and \$1000 for brand plate set up fee based on quantities below.

Regards

Dennis Monestier | Environmental Sales Manager – Canada
Rehrig Pacific Company
dmonestier@rehrig.com | 647 968 6199



From: Aaron VanOorspronk <development@southwold.ca>
Sent: Tuesday, September 5, 2023 1:22 PM
To: Dennis Monestier <DMonestier@Rehrig.com>
Subject: RE: Organics Bin Quote

Good morning Dennis,

Could you provide a formal quotation for 750 bins?



Aaron VanOorspronk
Director of Infrastructure & Development Services

email development@southwold.ca
tel 519-769-2010
cell 519-280-3502

Township of Southwold
35663 Fingal Line, Fingal, Ontario, N0L 1K0



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From: Dennis Monestier <DMonestier@Rehrig.com>
Sent: Friday, August 18, 2023 4:00 PM
To: Aaron VanOorspronk <development@southwold.ca>
Subject: RE: Organics Bin Quote

This would be \$66.00 plus freight (\$7500 for FTL) 936 to a trailer load

2 week leadtime

Dennis Monestier | Environmental Sales Manager – Canada
Rehrig Pacific Company
dmonestier@rehrig.com | 647 968 6199



From: Aaron VanOorspronk <development@southwold.ca>
Sent: Friday, August 18, 2023 2:57 PM
To: Dennis Monestier <DMonestier@Rehrig.com>
Subject: Organics Bin Quote

Hi Dennis,

I was wondering if I could get a quote for 1000, green, 64 gal organics EVR carts, delivered to the Township address below. We would like the Southwold "S" logo printed on the sides as well if possible. As well if purchased what is the delivery time frame?



Aaron VanOorspronk
Director of Infrastructure & Development Services
email development@southwold.ca
tel 519-769-2010
cell 519-280-3502

Township of Southwold
35663 Fingal Line, Fingal, Ontario, N0L 1K0



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2023-43

SUBJECT MATTER: Highway 3 Widening Comments

Recommendation(s):

THAT Report ENG 2023-43 relating to Highway 3 Widening Comments be received for information and,

THAT Council approve and authorize Staff to formally submit the comments to the Ministry of Transportation.

Purpose:

This report seeks Council's endorsement of the compiled comments in regards to the Environmental Assessment of the planned Highway 3 expansion.

Background:

On August 17th, 2023, the Ministry of Transportation, along with their engineering consultant Stantec, conducted a Public Information Centre (PIC) with the primary objective of presenting project proposals and garnering valuable feedback from both agencies and the public. During the event, a range of options pertaining to intersection and highway enhancements were displayed; these options can be viewed at highway3elgin.ca. Staff members and Council representatives engaged in constructive dialogue with the project's design team, as well as counterparts from neighboring municipalities. After the meeting, Staff from the County of Elgin, Central Elgin, and Southwold exchanged their respective insights on the proposed design alternatives, with a shared goal of formulating a unified and collaborative community response, which includes the following:

Ron McNeil/Wonderland Road/Ford Road Interchange:

- Alternative 3 preferred (Figure 1).
- Ford Road closure with cul-de-sac to prevent major arterial through traffic.
- Direct connection to Wonderland Road.
- Limited property acquisition.
- Support for future servicing along Ford Road.

**Wellington Road/Talbot Line Interchange:**

- Alternative 2 preferred (Figure 2).
- Alignment of Wellington Road shifted to the west to allow existing intersection to be maintained with minor detour during construction.
- Interchange ramp alignment does not encourage use of Water Tower Line.
- Design must accommodate anticipated traffic signals at Wellington Road and McBain Line.



Figure 2

Additional Design Considerations:

- Highway 3 divided highway cross section to consider median protection for driver safety.
- Noise barriers be installed where shown to be beneficial for adjacent development.
- Highway interchange illumination be incorporated.
- All existing municipal infrastructure and services (i.e. watermains, drains) be replaced and to include casing sleeves to support future maintenance and upgrades.
- Replacement of the Secondary Watermain across the proposed ROW.
- Expanding traffic study area to include Clinton Line, Southminister Bourne and new Amazon property developments to accommodate anticipated peak demands.
- MTO to provide clarification of any intentions that may exist to download existing portions of Provincial highways post project implementation.
- MTO to provide clarity on any proposed uploads of existing County of Local Municipal Infrastructures
- Design to consider paths of travel and use of agricultural equipment.
- MTO to confirm project will not impact Glanworth overpass at Highway 401
- This work shall not preclude the addition of an intersection on to Wellington Road to accommodate a secondary access from McBain subdivision

Financial Implications:

N/A

Conclusion:

These comments represent a combined effort by Council and Staff for the County of Elgin, the Municipality of Central Elgin, and the Township of Southwold. They provide input for the project design team that promotes the local community's interests in the project. Once approved, Staff will formalize and submit the comments to the Ministry.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
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- ☒ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Aaron VanOorspronk, CET.
Director of Infrastructure and
Development Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2023-45

SUBJECT MATTER: Southwold Planting Guidelines

Recommendation(s):

THAT Report ENG 2023-45 relating to Southwold Planting Guidelines be received for information and,

THAT Council authorize Staff to amend the Design Guidelines to include the Planting Guide.

Purpose:

This report seeks Council's endorsement of a planting guide to be included in the Township's Design Guidelines.

Background:

Council adopted Design Guidelines for the Township during its meeting on April 11, 2023. These guidelines establish standards for the design and construction of infrastructure within the Township. Included in these guidelines are standards for the restoration of open spaces and directives concerning plantings in various contexts. Subsequently, during discussions with Staff, Councillor Emons proposed the idea of incorporating a planting guide to further emphasize the Township's standards for native plantings. Recognizing that this practice is common among other municipalities, Staff agreed that it would help clarify planting expectations within the Township.

To create the Southwold Planting Guide, attached as Appendix A, Staff collaborated with the Kettle Creek Conservation Authority and Councillor Emons, leveraging their expertise in these areas. This guide promotes multi-beneficial plantings throughout the Township, which not only help maintain habitat and food sources for wildlife but also support ecological diversity while enhancing the aesthetics of open spaces within the Township. In most cases, these specified plantings would entail no additional cost, as they

would replace other non-native plantings. A brief summary of the benefits of a native species-centered planting guide is provided below:

Ecosystem Health: Native plants support local wildlife by providing food and habitat, promoting biodiversity, and enhancing overall ecosystem health.

Water Efficiency: Native plants are adapted to local conditions, requiring less water than non-native species and contributing to water conservation efforts.

Reduced Maintenance: They typically need less care, such as fertilizers and pesticides, making them a cost-effective and low-maintenance landscaping option.

Soil Improvement: Native plants often have deep roots that help prevent soil erosion and improve soil quality over time.

Resilience: They are better suited to withstand local environmental challenges, such as droughts and pests, reducing the need for intervention.

Aesthetic Appeal: Native plantings can create visually pleasing, natural landscapes.

Climate Adaptation: Native plants are often more resilient to changing climate conditions, making them an important choice for sustainable landscaping.

Financial Implications:

N/A

Conclusion:

The adoption of a planting guide will serve to reinforce the directives outlined in the Design Guidelines, demonstrating the Township's commitment to good environmental stewardship. Additionally, it provides valuable information to the public for planting on their own property, should they choose to do so.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

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Respectfully Submitted by:
Aaron VanOorspronk, CET.
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"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF Southwold

Planting Guide

The following woody plants are native to southern Ontario. These species are adapted to the local climate and are hardier than non-native species. The following species would be ideal to plant on roadsides, parks, open space, and non-roadside environments in the Township of Southwold.

Some species have very specific sun and soil moisture requirements; use the details below to guide

(R): Listed as rare in Ontario, don't plant in large numbers.

(C): Carolinian species, rarely found north of London

(S): Spreads easily

Soil Moisture:

- Wet (swap, wetland habitats)
- Moist (intermediate between wet and dry)



Kentucky Coffee-tree (*Gymnocladus dioica*)

Boulevard/Roadside:

TREES:				
Scientific Name	Common Name	Light Level	Soil Moisture Condition	Notes
<i>Acer x freeman</i>	Freeman Maple	Sun	Moist (Well-drained)	Great for planting along rural roads.
<i>Acer saccharinum</i>	Silver Maple	Sun	Wet to Moist (Prefers deep, moist acidic soil)	Can interfere with drainage tiles. Be careful when planting near buildings, sidewalks, or drainage tile. Can withstand some flooding and moderate drought tolerance.
<i>Acer rubrum</i>	Red Maple	Part Shade	Wet to Moist (Rich, sandy, well-drained and clay soils)	Poisonous to horses
<i>Gleditsia triacanthos</i>	Honey-locust	Sun to Part Shade	Moist to Dry	
<i>Quercus macrocarpa</i>	Burr Oak	Sun to Part Shade	Moist (well-drained sandy or clay loam soils)	Hosts beneficial insects
<i>Quercus rubra</i>	Red Oak	Sun	Dry	
<i>Quercus alba</i>	White Oak	Sun to Part Shade	Moist (deep, well-drained)	Nuts for wildlife

<i>Gymnocladus dioica</i>	Kentucky Coffee-tree (R, C)	Part Shade	Moist	Large seed pods
<i>Liriodendron tulipifera</i>	Tulip Tree (C)	Sun	Wet to Moist	Showy flower
<i>Platanus occidentalis</i>	Sycamore	Part Shade (C)	Wet to Moist	Seed balls for wildlife
<i>Acer saccharum</i>	Sugar Maple	Sun to Part Shade	Moist	
<i>Celtis occidentalis</i>	Hackberry	Sun to Part Shade	Moist	

Rural Ditches/Roadside Planting Mixes:

Ontario Seed Company Rural Ontario Native Roadside Mixture (8145)

St. Williams Nursery & Ecology Centre Roadside & Forest Edge Seed Mix

Parks/Open Space/ Non-Roadside Environment:

TREES:				
Scientific Name	Common Name	Light Level	Soil Moisture Conditions	Notes
<i>Acer rubrum</i>	Red Maple	Part Shade	Wet to Moist (Well-drained and clay soil)	Poisonous to horses. Prefers wet soil but has slight drought tolerance
<i>Gelditsia triacanthos</i>	Honey-locust	Sun to Part Shade	Moist to Dry	Moderate tolerance for both flooding and drought.
<i>Gymnocladus dioicus</i>	Kentucky Coffee-tree (R, C)	Part Shade	Moist (well-drained, wet and clay soils)	Large seed pods
<i>Juglans nigra</i>	Black Walnut	Sun	Moist (Well-drained)	Large nut, allelopathic
<i>Juniperus virginiana</i>	Eastern Red Cedar (S)	Sun	Moist to Dry	Small tree, good in hedges
<i>Picea glauca</i>	White Spruce	Part to Full Sun	Moist (Well-drained, moist fertile soils)	
<i>Pinus strobus</i>	White Pine	Part to Full Sun	Moist (Well-drained and dry soils)	Can tolerate everything from dry, rocky ridges to bogs
<i>Platanus occidentalis</i>	American Sycamore	Part Shade (C)	Wet to Moist (Rich soils, tolerates seasonal flooding and heavy clay)	Seed balls for wildlife
<i>Prunus nigra</i>	Canada Plum	Sun	Moist (Well-drained)	Small tree, edible fruit
<i>Prunus pensylvanica</i>	Pin Cherry	Sun	Moist to Dry	Berries for wildlife
<i>Quercus alba</i>	White Oak	Full to Part Shade	Moist (Well-drained)	Nuts for wildlife
<i>Quercus rubra</i>	Red Oak	Sun	Dry	
<i>Liriodendron tulipifera</i>	Tulip Tree (C)	Sun	Wet to Moist	Showy flower. Grows best in sand
<i>Thuja occidentalis</i>	White Cedar	Part Shade	Wet to Dry	Can be pruned to a hedge
<i>Celtis occidentalis</i>	Hackberry	Sun to Part Shade	Moist (Rich and well-drained)	
<i>Larix laricina</i>	Tamarack	Part Shade	Variety	Drops needles in fall



SHRUBS:				
Scientific Name	Common Name	Light Level	Soil Moisture Conditions	Notes
<i>Amelanchier alnifolia</i>	Saskatoon Berry	Sun to Part Shade	Moist to Dry	
<i>Ceanothus americanus</i>	New Jersey Tea J	Sun to Part Shade	Moist to Dry	
<i>Juniperus communis</i>	Common Juniper	Sun	Dry	Low evergreen
<i>Prunus pumila</i>	Sand Cherry	Sun	Moist (Well-drained)	
<i>Rosa Carolina</i>	Carolina Rose	Sun	Dry	Showy flower
<i>Shepherdia canadensis</i>	Buffaloberry	Sun	Dry	
<i>Viburnum lentago</i>	Nannyberry	Part Shade	Moist (Well-drained)	Showy flower
<i>Viburnum opulus var. Americanum</i>	Highbush Cranberry	Part Shade	Moist (Shady, well-drained)	Red fall foliage
<i>Cornus sericea</i>	Red Osier Dogwood	Sun	Wet to Moist	Red branches
<i>Aronia melanocarpa</i>	Black Chokeberry	Sun	Wet to Moist	Berries for wildlife
<i>Amelanchier</i>	Serviceberry	Part Shade	Moist (Well-drained)	Berries for wildlife
<i>Cercis Canadensis</i>	Eastern redbud	Part Shade	Moist (but not soggy)	Seeds in capsules



Serviceberry (*Amelanchier spp*)



Nannyberry (*Viburnum lentago*)



Red Osier Dogwood (*Cornus sericea*)

PERENNIALS:				
Scientific Name	Common Name	Light Level	Soil Moisture Conditions	Description
<i>Anaphalis margaritacea</i>	Pearly Everlasting	Sun to Part Shade	Moist (Well-drained)	Grows 1-3 ft. tall and white with yellow centres. Prefers somewhat dry, sandy, or gravelly conditions.
<i>Asclepias tuberosa</i>	Butterfly weed	Sun	Dry	Low maintenance, Bushy, 1-3 ft. perennial known for its large, flat-topped clusters of bright-orange flowers. Prefers an acidic soil that is sandy or rocky.
<i>Aster ericoides</i>	Heath Aster	Sun	Dry	Typically grows 1-3 ft tall. With small, daisy-like flowers. Easily grown in average, dry to medium, well-drained soils in full sun to part shade. Best in sandy loams or rocky soil with good drainage.
<i>Aster novae-angliae</i>	New England Aster	Sun	Moist (Well-drained)	Stout, leafy plant typically growing 3-6 ft. tall with bright, rose-purple flowers with orange centers. Grow naturally and easily in sites including prairies, marshes, and forest edges.
<i>Campanula rotundifolia</i>	Bluebells/Harebells	Sun to Part Shade	Moist (Well-drained)	Long lasting, Flat, star-shaped, five-lobed, light blue flowers. Does well in a variety of sites including rock gardens, sandy and well-drained soils.
<i>Chamerion angustifolium</i>	Fireweed	Sun to Part Shade	Moist (Well-drained)	Grows up to 2-5 ft. tall on upright, often reddish, and primarily unbranched. Easily grown in organically rich, well-drained soil. Prefers part shade in hot summer climates. This plant can be both persistent and aggressive in garden areas.
<i>Coreopsis lanceolata</i>	Lance-leaf Coreopsis	Sun to Part Shade	Dry	Grows in small clumps but forms extensive colonies with yellow flower heads. Found in prairies and meadows, tolerant of drought and poor, rocky soils. Thrives in a sunny and dry location and grows quickly.

<i>Desmodium canadense</i>	Showy Tick Trefoil	Full or Partial Sun	Moist to dry sandy conditions	Bushy, hairy plant, of pink or rose-purple pea-like flowers. Grows in moist meadows and fields, in prairies and along stream or lake shorelines and along forest edges.
<i>Echinacea pallida</i>	Pale Purple Coneflower	Sun to Part Shade	Moist to Dry	Known as a pale purple coneflower, is a coarse, hairy perennial of prairies. Low maintenance, easily grown in average, dry to medium, well-drained soil. Plants usually rebloom without deadheading.
<i>Euphorbia corollata</i>	Flowering Spurge	Sun	Dry	A slender, diffusely branched and when wounded can produce a toxic milky cell sap. Performs best in well-drained soils including prairies and meadows.
<i>Fragaria virginiana</i>	Wild Strawberry	Sun to Part Shade	Moist to Dry	A Wild Strawberry is a ground-hugging plant rising from a fibrous, perennial root system. Found in patches in fields and dry openings. This plant produces the finest sweetest, wild strawberry.
<i>Geum triflorum</i>	Prairie Smoke	Sun	Dry	A reddish pink to purplish, nodding, globular flowers that bloom in late spring with the fruiting heads which follow. Best grown in dry, well-drained soils in full sun. Tolerates deer, drought, and dry soil. Grown in mass on prairies, meadow, rock garden, or naturalized area.
<i>Liatris aspera</i>	Rough blazing star	Sun	Dry	Covered with lavender blooms in late summer and perfect for medium or dry-well drained soils. Ideal for dry perennial borders, rock gardens or low-growing dry meadows.
<i>Lupinus perennis</i>	Wild Lupine	Sun to Part Shade	Moist to Dry	Blue, pea-like flowers in an upright., elongated, terminal cluster on an erect stem with palmately compound leaves. Found in sunny areas of bare sand.
<i>Monarda punctata</i>	Horse Mint	Sun	Dry (Well-drained)	Gives off a sweet and pleasant aroma. Dried, the leaves and flowers have a great medicinal value. Prefers hot and dry areas with slightly sandy soil.
<i>Oenothera biennis</i>	Evening Primrose	Sun to Part Shade	Dry	Leafy stalk bloom lemon-scented, large yellow flowers. Stem hairy, often purple-tinted.
<i>Opuntia humifusa</i>	Eastern Prickly pear	Sun	Dry	Grows in sandy and rocky soils. A cactus bearing few yellow flowers, often with reddish centres and flat, fleshy, green pads covered with clusters of reddish-brown, barbed bristles.
<i>Penstemon hirsutus</i>	Hairy Beardtongue	Sun to Part Shade	Dry	A woolly-stemmed plant with open, stalked clusters of lavender to violet, trumpet-shaped flowers with whitish lips. Found in dry woodlands and open fields.
<i>Pycnanthemum tenuifolium</i>	Hairy Mountain-mint	Sun to Part Shade	Moist to Dry	Easily grown in average, well-drained soil in full sun to part shade. A vigorous and sometimes aggressive grower. May be grown in open areas near ponds and streams.
<i>Ratibida pinnata</i>	Yellow Coneflower	Sun to Part Shade	Moist to Dry	Typically occurs in dry woods, prairies and along railroad tracks. Grows in average, well-drained soil in full sun. Prefers clay or sandy soils. Tolerates poor, dry soils.
<i>Silphium laciniatum</i>	Compassplant	Sun to Part Shade	Moist to Dry	A tallgrass species that has sunflower-like, yellow blooms and deeply cut, lobbed leaves.
<i>Silphium terebinthinaceum</i>	Prairie Dock	Sun	Moist – Slightly dry	Excellent for naturalizing in prairies, cottage, gardens, rock garden, wildflower garden or native plant garden. Very large, wide, spade-shaped basal leaves subtend 3-8 ft. flowering stalk. A bright yellow, composite flower is numerous on older plants.
<i>Solidago rigida</i>	Stiff Goldenrod	Sun to Part Shade	Dry – Moist (Well-drained)	Rare species in Ontario, mainly because of loss of habitat. Lots of large thick leathery leaves. The flowers are yellow and large. Thrive in sunny prairie like settings or sunny gardens. Tolerates sandy, gravelly or clay soils and some drought.
<i>Solidago speciosa</i>	Showy Goldenrod	Sun to Part Shade	Dry	Grows in beds and borders, cottage gardens, wildlife gardens or wildflower

				meadows. Deer resistant. Easy to grow, low care and trouble free. Bear dense, pyramidal, terminal clusters, up to 12. In. long, packed with tiny bright yellow flowers.
<i>Verbena stricta</i>	Hoary Vervain	Sun	Moist to Dry	Thrives in dryish, sandy soils. Good drought tolerance. Plants usually bloom in the second year after seeding. Typically occurs in prairies, glades, thickets, fields, waste ground and along railroads and roadsides.
<i>Aster laevis</i>	Smooth Blue Aster	Sun	Dry	This plant is a lavender-blue, star-like flowers. The yellow flower-centre turns reddish, later in the season. Typically, about 3 ft. with arching branches, tough stems allow it to stay upright. Grows best in full sun in well-drained soil.
<i>Aster oolentangiense</i>	Sky Blue Aster	Sun	Dry	Grows quickly in prairie grasslands and sandy soils, blooms in the fall. Has an abundant light blue to light purple flowers that occur in branched, sprawling clusters at the terminal end of the plant.
<i>Campanula americana</i>	Tall Bellflower	Sun to Part Shade	Moist (rich, medium, well-drained but adaptable – clay is well tolerated)	Upright annual or biennial that is native to moist open woods, moist meadows, and streambanks. Effective in lightly shaded woodland areas where plant can be left alone to naturalise. Mass or large groups are best.
<i>Coreopsis tripteris</i>	Tall Coreopsis	Sun	Dry to Moist (Well-drained)	Easily grown in dry to medium moisture, well-drained soil in full sun. Thrives in poor sandy or rocky soils with good drainage. This plant is 3-8 t. tall and is usually unbranched, except for flowering stems along the upper half.
<i>Desmodium canadense</i>	Showy Tick-trefoil	Sun	Dry to Moist	Highly adaptable and can take over a small garden. Hundreds of rose-coloured, pea like flowers occur in dense, nodding clusters at the top of the stems.
<i>Heliopsis helianthoides</i>	False Sunflower	Sun	Dry to Moist (Well-drained)	Easily grown in average, well-drained soil in full sun. Tolerates drought but does better regularly watered. Tolerates a wide rand of soils. Effective in a wild garden or as part of prairie areas.
<i>Maianthemum stellatum</i>	Starry False Solomon's Seal	Sun to Part Shade	Dry to Moist	Adapts to a variety of sites and soils and increases rapidly. It can be used as a ground over.
<i>Monarda fistulosa</i>	Wild Bergamot		Dry to Moist	Thrives in a wide range of soils. Less tolerant of flooding but can take it in the winter.
<i>Penstemon digitalis</i> <i>Foxglove</i>	Beardtongue	Sun	Dry to Moist	Typically grows 3-5 ft. tall and occurs in prairies, fields, wood margins, open woods and along railroad tracks.
<i>Rudbeckia hirta</i>	Black-eyed Susan	Sun	Dry to Moist	Bright-yellow, 2-3 in. wide, daisy-like flowers with dark centers. Thrives in full sunshine and best if the soil is fertile.
<i>Tradescantia ohiensis</i>	Ohio Spiderwort	Part Shade	Wet to Dry (Medium to well drained)	Tinged purple and bear grass-like leaves. Showy clusters of blue to rose, three-petaled flowers top the stems. Found in moist meadows, prairies, and thickets.
<i>Vernonia missurica</i>	Ironweed	Sun	Moist to Wet	Branched clusters of tiny, fluffy, vivid purple disks in mid-summer to early fall. Excellent choice for wildflower gardens, prairies, and meadows.





Compass Plant (*Silphium laciniatum*)



Hoary Vervain (*Verbena stricta*)

Seed Mixes for Storm Water

Management Ponds:

St. Williams Nursery & Ecology Centre Waters
Edge Seed Mix
Ontario Seed Company Stormwater
Pond Native Seed Mixture (8190)

Seed Mixes for Designated

Pollinator Areas:

St. Williams Nursery & Ecology Centre
Pollinator Meadow Seed Mix
Ontario Seed Company Native



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Aaron VanOorspronk, Director of Infrastructure and Development Services

REPORT NO: ENG 2023-46

SUBJECT MATTER: Union Road and Talbot Line Signals

Recommendation(s):

THAT Report ENG 2023-46 relating to be received for information and,

THAT Council provide direction to Staff regarding one of the proposed options for the intersection of Union Road and Talbot Line.

Purpose:

This report seeks to inform Council on options regarding the Union Road and Talbot Line Intersection.

Background:

The intersection of Union Road and Talbot Line is under the jurisdiction of the County of Elgin, featuring two-way stop control for North and South bound traffic and through way for East and West bound traffic on Talbot Line. Staff have been made aware of some community safety concerns through Council and social media, relating to a recent collision at the intersection.

Being under the jurisdiction of the County of Elgin, any method of control changes (i.e., signalization) would need to be reviewed and actioned by the County. Staff briefly discussed the intersection with County Staff, and a cursory review of the warrants was completed finding that the intersection would need nearly double the traffic to meet warrants for signalization. Additional warrant criterion exist however the volume warrant needs to reach 80% prior to consideration of the additional warrants. Despite initial review suggesting that warrants would not be met, Staff propose the following options for Council.

Option 1: No Request, wait for Development Driven Traffic Impact Study:

If Council approves, Staff would wait to integrate the traffic impact study data provided by the developers and take a comprehensive approach to establishing a north-south pedestrian corridor. Anticipating an increase in pedestrian traffic to various destinations within the Village, including commercial and recreational areas, due to residential development, Staff recommends a review of travel corridors and the incorporation of improvements in phases corresponding to development activity. This solution has the potential to align County and Township investments in Union Road, resulting in increased operational efficiency. Upon submission of the Traffic Impact Studies, a clearer understanding of the long-term investments needed from both government levels can be obtained, enabling the scheduling of capital improvements in alignment with these requirements. This approach is recommended by Staff, as it would provide a comprehensive approach, and could include some funding through development charges.

Option 2: Request County Review

Council can send a formal request to the County, asking that they review the intersection against the various warrants for traffic signals. Staff would recommend that if this approach was selected, that a geometric and sight line review be incorporated in addition to the traditional data analysis.

Option 3: Pay for Signals

Council has the option to request traffic signals, regardless of the warrant analysis, provided that the requesting Council commits the necessary funds for both design and installation of the signals. After conducting an initial site review, it is likely that accommodating signals would necessitate some additional civil work to support the required signal infrastructure. The cost of signal design and construction can vary significantly, typically falling within the range of \$250,000 to \$500,000, depending on the specific scope of work required.

Financial Implications:

Both Option 1 and 2 have no immediate financial implications. Option 3 would require Council to commit the funds to install signals at the intersection.

Conclusion:

Based on a cursory review of the intersection, and traffic data, it is unlikely that the intersection improvements will be warranted. In order to provide the greatest benefit to the community and make efficient use of public funds, Staff recommend with reviewing the intersection and the Union Road corridor as part of the developer's traffic impact studies.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☐ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Aaron VanOorspronk, CET.
Director of Infrastructure and
Development Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Michele Lant, Director of Corporate Services/Treasurer

REPORT NO: FIN 2023-11

SUBJECT MATTER: Financial Report – January to June 2023

Recommendation:

THAT Report FIN 2023-11 Financial Report – January to June 2023 be received and filed for information.

Purpose:

To provide a Financial Report for the period of January 1 to June 30, 2023.

Background:

The attached financial report shows Year to Date account balances and budget for the period ending June 30, 2023. Along with current balances, there are YTD and Budget information for 2022 comparison.

Comments/Analysis:

The financial results for the fiscal period ending June 30, 2023, are provided in the attached report. The 2023 budget, as passed by Council, is included for comparison, as are the previous year's financial results and budget.

Most of the routine operating revenues and expenses are showing at approximately ½ of the annual budget which is to be expected. Capital costs and some accounts that are more project based will vary from the annual budget until year end. Contributions from reserves will not be posted until projects are complete and the amount required from the reserve is known.

Please note that it is difficult to determine the year-end financial position for several reasons including;

- Supplementary taxes, write offs, County and School Board levies and payments are not budgeted for and will not be finalized until closer to year end;

- Levy payments are made to County and School Boards quarterly;
- Some asset and liability accounts are not reconciled until year end, i.e., investment entries;
- Some expense account postings are not allocated until year end;
- Capital entries, including reserve allocations are prepared at year end, i.e., amortization; and
- Year-end adjustments and audit entries are completed at year end.

Based on review of the report, at this point in time, there are not any significant concerns with the 2023 Q2 Financial Report.

Financial Implications:

None at this time.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☒ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☐ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Michele Lant, Director of Corporate
Services/Treasurer
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"

General Ledger

Annual Department Budget vs. Actual Comparison Report

Fiscal Year Ending: DEC 31,2023 - From Period 1 To Period 6 Ending JUN 30,2023

Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		

Fund: 01 Operating Fund

Category: 1???

1011 TAX REVENUES TWP

Revenue

01-1011-0002	CT Commercial Full	100,965.44	100,965.00	0.00	136,919.00	136,919.00	136,919.00
01-1011-0003	CU Commercial Excess Land	9,600.48	9,600.00	0.00	10,088.00	10,088.00	10,088.00
01-1011-0004	CX Commercial Vacant Land	2,898.09	2,898.00	0.00	3,045.00	3,045.00	3,045.00
01-1011-0005	C7 Commercial On-Farm Business	214.54	215.00	0.00	134.00	134.00	134.00
01-1011-0006	XT Commercial New	25,992.61	25,993.00	0.00	225.00	225.00	225.00
01-1011-0010	FT Farmland	651,023.94	651,024.00	0.00	681,453.00	681,453.00	681,453.00
01-1011-0020	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0022	IT Industrial Full	11,318.94	11,319.00	0.00	11,894.00	11,894.00	11,894.00
01-1011-0023	IU Industrial Excess Land	277.52	278.00	0.00	292.00	292.00	292.00
01-1011-0024	IX Industrial Vacant Land	56,704.28	56,704.00	0.00	59,586.00	59,586.00	59,586.00
01-1011-0025	I7 Industrial On-Farm Business	0.00	90.00	0.00	48.00	96.00	96.00
01-1011-0030	PT Pipeline	35,077.76	35,078.00	0.00	37,749.00	37,749.00	37,749.00
01-1011-0040	RT Residential/Farm	2,885,951.46	2,885,949.00	5,921,333.00	1,587,007.50	(2,747,318.00)	3,174,015.00
01-1011-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0052	LT Large Industrial Full	96,967.46	96,967.00	0.00	103,362.00	103,362.00	103,362.00
01-1011-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0054	LX Large Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0060	TT Managed Forest	2,017.59	2,018.00	0.00	1,160.02	2,320.00	2,320.00
01-1011-0070	MT Multi-Residential	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0090	PIL Clearing Account	0.00	0.00	0.00	0.00	0.00	0.00
01-1011-0092	Charity Rebates	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		3,879,010.11	3,879,098.00	5,921,333.00	2,632,962.52	(1,700,155.00)	4,221,178.00
Dept Excess Revenue Over (Under) Expenditures		3,879,010.11	3,879,098.00	5,921,333.00	2,632,962.52	(1,700,155.00)	4,221,178.00

1012 TAX REVENUES COUNTY

Revenue

01-1012-0002	CT Commercial Full	122,430.88	122,431.00	0.00	0.00	0.00	0.00
01-1012-0003	CU Commercial Excess Land	11,641.56	11,642.00	0.00	0.00	0.00	0.00
01-1012-0004	CX Commercial Vacant Land	3,514.21	3,514.00	0.00	0.00	0.00	0.00
01-1012-0005	C7 Commercial On-Farm Business	260.16	260.00	0.00	0.00	0.00	0.00
01-1012-0006	XT Commercial New	31,518.67	31,519.00	0.00	0.00	0.00	0.00
01-1012-0010	FT Farmland	789,432.19	789,432.00	0.00	0.00	0.00	0.00
01-1012-0020	Not used	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0022	IT Industrial Full	13,725.37	13,725.00	0.00	0.00	0.00	0.00
01-1012-0023	IU Industrial Excess Land	336.52	337.00	0.00	0.00	0.00	0.00
01-1012-0024	IX Industrial Vacant Land	68,759.75	68,760.00	0.00	0.00	0.00	0.00
01-1012-0025	I7 Industrial On-Farm Business	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0030	PT Pipeline	42,535.43	42,535.00	0.00	0.00	0.00	0.00
01-1012-0040	RT Residential/Farm	3,499,511.59	3,499,512.00	0.00	0.00	0.00	0.00
01-1012-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00

General Ledger
Annual Department Budget vs. Actual Comparison Report
Fiscal Year Ending: DEC 31,2023 - From Period 1 To Period 6 Ending JUN 30,2023

Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-1012-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0052	LT Large Industrial Full	117,582.99	117,583.00	0.00	0.00	0.00	0.00
01-1012-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0054	LX Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0060	TT Managed Forest	2,446.51	2,447.00	0.00	0.00	0.00	0.00
01-1012-0070	MT Multi-Residential	0.00	0.00	0.00	0.00	0.00	0.00
01-1012-0091	PILs	601,774.62	587,733.00	0.00	0.00	0.00	0.00
01-1012-0092	Charity Rebates	0.00	(464.00)	0.00	0.00	0.00	0.00
Total Revenue		5,305,470.45	5,290,966.00	0.00	0.00	0.00	0.00
Expense							
01-1012-6540	County Levy	5,361,335.20	5,290,966.00	2,833,650.00	0.00	(2,833,650.00)	0.00
Total Expense		5,361,335.20	5,290,966.00	2,833,650.00	0.00	(2,833,650.00)	0.00
Dept Excess Revenue Over (Under) Expenditures		(55,864.75)	0.00	(2,833,650.00)	0.00	2,833,650.00	0.00
1013 TAX REVENUES EDUCATION							
Revenue							
01-1013-0002	CT Commercial Full	103,532.43	103,531.00	0.00	0.00	0.00	0.00
01-1013-0003	CU Commercial Excess Land	9,844.56	9,845.00	0.00	0.00	0.00	0.00
01-1013-0004	CX Commercial Vacant Land	2,971.76	2,972.00	0.00	0.00	0.00	0.00
01-1013-0005	C7 Commercial On-Farm Business	220.00	220.00	0.00	0.00	0.00	0.00
01-1013-0006	XT Commercial New	26,653.44	26,653.00	0.00	0.00	0.00	0.00
01-1013-0010	FTNS Farmland No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0011	FTEP Farmland English Public	195,846.70	195,846.00	0.00	0.00	0.00	0.00
01-1013-0012	FTES Farmland English Separate	10,753.60	10,754.00	0.00	0.00	0.00	0.00
01-1013-0013	FTFP Farmland French Public	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0014	FTFS Farmland French Separate	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0020	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0022	IT Industrial Full	8,542.16	8,542.00	0.00	0.00	0.00	0.00
01-1013-0023	IU Industrial Excess Land	209.44	209.00	0.00	0.00	0.00	0.00
01-1013-0024	IX Industrial Vacant Land	42,793.52	42,794.00	0.00	0.00	0.00	0.00
01-1013-0025	I7 Industrial On-Farm Business	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0030	PT Pipeline	51,462.40	51,462.00	0.00	0.00	0.00	0.00
01-1013-0040	RTNS Residential/Farm No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0041	RTEP Residential/Farm English Publ	783,950.31	783,950.00	0.00	0.00	0.00	0.00
01-1013-0042	RTES Residential/Farm English Sepa	57,545.55	57,546.00	0.00	0.00	0.00	0.00
01-1013-0043	RTFP Residential/Farm French Publi	259.32	259.00	0.00	0.00	0.00	0.00
01-1013-0044	RTFS Residential/Farm French Sepa	821.55	822.00	0.00	0.00	0.00	0.00
01-1013-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0052	LT Large Industrial Full	57,500.96	57,501.00	0.00	0.00	0.00	0.00
01-1013-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0054	LX Large Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0060	TTNS Managed Forest No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0061	TTEP Management Forest English P	527.51	528.00	0.00	0.00	0.00	0.00
01-1013-0062	TTES Management Forest English S	61.54	62.00	0.00	0.00	0.00	0.00
01-1013-0063	TTFP Management Forest French Pi	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0064	TTFS Managed Forest French Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0070	MTNS Multi-Residential No Support	0.00	0.00	0.00	0.00	0.00	0.00

General Ledger

Annual Department Budget vs. Actual Comparison Report

Fiscal Year Ending: DEC 31,2023 - From Period 1 To Period 6 Ending JUN 30,2023

Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-1013-0071	MTEP Multi-Residential English Publ	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0072	MTES Mutli-Residential English Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0073	MTFP Multi-Residential French Publi	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0074	MTFS Multi-Residential French Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1013-0091	PILs	10,735.93	2,244.00	0.00	0.00	0.00	0.00
01-1013-0092	Charity Rebates	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		1,364,232.68	1,355,740.00	0.00	0.00	0.00	0.00
Expense							
01-1013-6500	English Public Levy	1,236,134.47	1,215,850.00	646,472.38	0.00	(646,472.38)	0.00
01-1013-6510	French Public Levy	3,176.95	131,209.00	1,697.32	0.00	(1,697.32)	0.00
01-1013-6520	English Separate Levy	134,661.30	3,057.00	69,959.18	0.00	(69,959.18)	0.00
01-1013-6530	French Separate Levy	5,836.37	5,624.00	3,109.10	0.00	(3,109.10)	0.00
Total Expense		1,379,809.09	1,355,740.00	721,237.98	0.00	(721,237.98)	0.00
Dept Excess Revenue Over (Under) Expenditures		(15,576.41)	0.00	(721,237.98)	0.00	721,237.98	0.00
1031 TAX REVENUES TWP SUPP/WO							
Revenue							
01-1031-0001	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0002	CT Commercial Full	467.28	0.00	0.00	0.00	0.00	0.00
01-1031-0003	CU Commercial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0004	CX Commercial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0005	C7 Commercial On-Farm Business	176.59	0.00	0.00	0.00	0.00	0.00
01-1031-0006	XT Commercial New	236.86	0.00	0.00	0.00	0.00	0.00
01-1031-0007	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0008	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0009	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0010	FT Farmland	13,877.54	0.00	957.39	50,000.02	99,042.61	100,000.00
01-1031-0011	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0012	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0013	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0014	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0015	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0016	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0017	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0018	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0020	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0022	IT Industrial Full	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0023	IU Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0024	IX Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0025	I7 Industrial On-Farm Business	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0030	PT Pipeline	1,123.18	0.00	0.00	0.00	0.00	0.00
01-1031-0040	RT Residential/Farm	29,853.69	100,000.00	(4,172.34)	0.00	4,172.34	0.00
01-1031-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0052	LT Large Industrial Full	936.34	0.00	0.00	0.00	0.00	0.00
01-1031-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0054	LX Large Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0060	TT Managed Forest	6.29	0.00	0.00	0.00	0.00	0.00

General Ledger

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-1031-0070	MT Multi-Residential	0.00	0.00	0.00	0.00	0.00	0.00
01-1031-0090	PIL Clearing Account	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		46,677.77	100,000.00	(3,214.95)	50,000.02	103,214.95	100,000.00
Expense							
01-1031-0092	Charity Rebates	611.02	0.00	0.00	0.00	0.00	0.00
Total Expense		611.02	0.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		46,066.75	100,000.00	(3,214.95)	50,000.02	103,214.95	100,000.00
1032 TAX REVENUES COUNTY SUPP/WO							
Revenue							
01-1032-0001	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0002	CT Commercial Full	577.01	0.00	0.00	0.00	0.00	0.00
01-1032-0003	CU Commercial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0004	CX Commercial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0005	C7 Commercial On-Farm Business	214.52	0.00	0.00	0.00	0.00	0.00
01-1032-0006	XT Commercial New	287.21	0.00	0.00	0.00	0.00	0.00
01-1032-0007	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0008	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0009	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0010	FT Farmland	16,843.58	0.00	1,161.06	0.00	(1,161.06)	0.00
01-1032-0011	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0012	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0013	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0014	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0015	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0016	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0017	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0018	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0020	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0022	IT Industrial Full	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0023	IU Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0024	IX Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0025	I7 Industrial On-Farm Business	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0030	PT Pipeline	1,362.67	0.00	0.00	0.00	0.00	0.00
01-1032-0040	RT Residential/Farm	36,177.65	0.00	(5,059.96)	0.00	5,059.96	0.00
01-1032-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0052	LT Large Industrial Full	1,135.41	0.00	0.00	0.00	0.00	0.00
01-1032-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0054	LX Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0060	TT Managed Forest	7.63	0.00	0.00	0.00	0.00	0.00
01-1032-0070	MT Multi-Residential	0.00	0.00	0.00	0.00	0.00	0.00
01-1032-0091	PILs	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		56,605.68	0.00	(3,898.90)	0.00	3,898.90	0.00
Expense							
01-1032-0092	Charity Rebates	740.93	0.00	0.00	0.00	0.00	0.00

General Ledger
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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Total Expense		740.93	0.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		55,864.75	0.00	(3,898.90)	0.00	3,898.90	0.00
1033 TAX REVENUES EDUCATION SUPP/WO							
Revenue							
01-1033-0001	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0002	CT Commercial Full	512.33	0.00	0.00	0.00	0.00	0.00
01-1033-0003	CU Commercial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0004	CX Commercial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0005	C7 Commercial On-Farm Business	147.11	0.00	0.00	0.00	0.00	0.00
01-1033-0006	XT Commercial New	242.88	0.00	0.00	0.00	0.00	0.00
01-1033-0007	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0008	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0009	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0010	FTNS Farmland No Support	202.98	0.00	0.00	0.00	0.00	0.00
01-1033-0011	FTEP Farmland English Public	4,219.30	0.00	304.13	0.00	(304.13)	0.00
01-1033-0012	FTES Farmland English Separate	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0013	FTFP Farmland French Public	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0014	FTFS Farmland French Separate	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0015	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0016	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0017	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0018	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0020	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0021	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0022	IT Industrial Full	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0023	IU Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0024	IX Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0025	I7 Industrial On-Farm Business	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0030	PT Pipeline	1,655.53	0.00	0.00	0.00	0.00	0.00
01-1033-0040	RTNS Residential/Farm No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0041	RTEP Residential/Farm English Publ	7,923.55	0.00	(1,219.37)	0.00	1,219.37	0.00
01-1033-0042	RTES Residential/Farm English Sepa	742.21	0.00	0.00	0.00	0.00	0.00
01-1033-0043	RTFP Residential/Farm French Publi	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0044	RTFS Residential/Farm French Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0050	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0051	Not Used	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0052	LT Large Industrial Full	555.24	0.00	0.00	0.00	0.00	0.00
01-1033-0053	LU Large Industrial Excess Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0054	LX Large Industrial Vacant Land	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0060	TTNS Managed Forest No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0061	TTEP Management Forest English P	1.84	0.00	0.00	0.00	0.00	0.00
01-1033-0062	TTES Management Forest English S	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0063	TTFP Management Forest French P	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0064	TTFS Managed Forest French Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0070	MTNS Multi-Residential No Support	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0071	MTEP Multi-Residential English Publ	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0072	MTES Mutli-Residential English Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0073	MTFP Multi-Residential French Publi	0.00	0.00	0.00	0.00	0.00	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-1033-0074	MTFS Multi-Residential French Sepa	0.00	0.00	0.00	0.00	0.00	0.00
01-1033-0091	PILs	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		16,202.97	0.00	(915.24)	0.00	915.24	0.00
Expense							
01-1033-0092	Charity Rebates	626.56	0.00	0.00	0.00	0.00	0.00
Total Expense		626.56	0.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		15,576.41	0.00	(915.24)	0.00	915.24	0.00
1100 OTHER REVENUE/EXPENSE							
Revenue							
01-1100-0000	GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0110	Penalty and Interest - Taxes	85,523.11	75,000.00	42,338.88	37,500.00	32,661.12	75,000.00
01-1100-0120	Municipal Drain Debenture	1,757.07	0.00	0.00	0.00	0.00	0.00
01-1100-0140	Tile Loan Debentures	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0200	Federal PIL (Southwold Earthworks)	193.01	200.00	0.00	99.98	200.00	200.00
01-1100-0210	Provincial PIL (MNR, MTO)	14,889.60	16,000.00	0.00	7,500.00	15,000.00	15,000.00
01-1100-0215	Toronto Payment In Lieu	1,043,963.43	1,036,000.00	0.00	522,000.00	1,044,000.00	1,044,000.00
01-1100-0216	Other Mun PIL (Central Elgin)	37,936.38	38,000.00	0.00	18,999.98	38,000.00	38,000.00
01-1100-0217	Southwold PIL (WWTP)	3,271.96	3,300.00	0.00	1,650.00	3,300.00	3,300.00
01-1100-0218	Elgin County PIL (WWTP)	4,411.63	5,000.00	0.00	2,499.98	5,000.00	5,000.00
01-1100-0219	Ontario Hydro Industrial (IHN)	186.04	0.00	0.00	0.00	0.00	0.00
01-1100-0220	Ontario Hydro Corridor	31,666.75	32,000.00	0.00	15,999.98	32,000.00	32,000.00
01-1100-0230	Railway Corridors	4,640.03	4,600.00	0.00	2,300.02	4,600.00	4,600.00
01-1100-0231	PIL Supps and Writeoffs	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0310	Interest Income - Bank	181,098.82	50,000.00	52,282.04	75,000.00	97,717.96	150,000.00
01-1100-0315	Interest Income - Drains	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0317	Interest Income - Other	12,048.20	0.00	0.00	0.00	0.00	0.00
01-1100-0330	License Fees	0.00	0.00	0.00	999.98	2,000.00	2,000.00
01-1100-0335	Marriage Ceremony Fees	0.00	0.00	0.00	249.98	500.00	500.00
01-1100-0360	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0365	Miscellaneous Receipts	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0400	Provincial Grant - OMPF	410,100.00	410,100.00	103,650.00	207,300.00	310,950.00	414,600.00
01-1100-0410	Provincial Grants - Other	0.00	0.00	0.00	0.00	0.00	0.00
01-1100-0415	OCIF Grant	451,222.00	0.00	0.00	203,745.00	407,490.00	407,490.00
01-1100-0450	Land Sales	0.00	4,500,000.00	0.00	2,250,000.00	4,500,000.00	4,500,000.00
01-1100-0611	Transfer from Reserve	0.00	15,000.00	0.00	7,500.00	15,000.00	15,000.00
Total Revenue		2,282,908.03	6,185,200.00	198,270.92	3,353,344.90	6,508,419.08	6,706,690.00
Expense							
01-1100-3180	Grants, Donations and Fee Waivers	15,797.70	16,000.00	50.00	9,999.98	19,950.00	20,000.00
01-1100-5555	Transfer to Reserve	526,222.00	4,575,000.00	0.00	2,287,500.00	4,575,000.00	4,575,000.00
Total Expense		542,019.70	4,591,000.00	50.00	2,297,499.98	4,594,950.00	4,595,000.00
Dept Excess Revenue Over (Under) Expenditures		1,740,888.33	1,594,200.00	198,220.92	1,055,844.92	1,913,469.08	2,111,690.00
1110 COUNCIL							
Revenue							
01-1110-0000	MEMBERS OF COUNCIL	0.00	0.00	0.00	0.00	0.00	0.00
01-1110-0360	Council Misc Receipts	0.00	0.00	0.00	0.00	0.00	0.00

General Ledger

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining		Total Budget
		Actual	Budget	Actual	Budget			
01-1110-0611	Council Transfer from Reserve	0.00	0.00	0.00	0.00	0.00		0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00		0.00
Expense								
01-1110-1110	Council Salaries & Wages	67,956.05	82,000.00	39,884.00	39,999.98	40,116.00		80,000.00
01-1110-1120	Canada Pension	2,881.08	3,000.00	1,740.21	1,800.00	1,859.79		3,600.00
01-1110-1150	Council (EHT)	1,294.98	1,600.00	777.77	750.00	722.23		1,500.00
01-1110-1170	Council -Group Insurance	12,628.10	15,000.00	4,766.99	6,500.02	8,233.01		13,000.00
01-1110-1200	Travel/ Mileage/ Expenses	113.72	500.00	3,133.67	249.98	(2,633.67)		500.00
01-1110-1220	Conferences and Training	8,041.86	2,500.00	2,397.66	3,000.00	3,602.34		6,000.00
01-1110-3130	Telephone	709.58	700.00	313.10	600.00	886.90		1,200.00
01-1110-3140	Council- Insurance	1,895.40	2,400.00	0.00	1,100.02	2,200.00		2,200.00
01-1110-3155	Council-Integrity Commissioner costs	0.00	1,000.00	0.00	500.02	1,000.00		1,000.00
01-1110-3180	Council-Grant & Donations	0.00	0.00	1,000.00	0.00	(1,000.00)		0.00
01-1110-3200	Council - Miscellaneous	11,628.93	4,000.00	692.40	3,000.00	5,307.60		6,000.00
Total Expense		107,149.70	112,700.00	54,705.80	57,500.02	60,294.20		115,000.00
Dept Excess Revenue Over (Under) Expenditures		(107,149.70)	(112,700.00)	(54,705.80)	(57,500.02)	(60,294.20)		(115,000.00)
1111 ADMINISTRATION								
Revenue								
01-1111-0000	ADMINISTRATION	0.00	0.00	0.00	0.00	0.00		0.00
01-1111-0330	Licence Fees	2,040.00	2,000.00	847.00	0.00	(847.00)		0.00
01-1111-0335	Marriage Ceremony Fees	750.00	250.00	0.00	0.00	0.00		0.00
01-1111-0350	Tax Certificates Work Or	12,115.00	10,000.00	4,770.00	5,000.02	5,230.00		10,000.00
01-1111-0360	Miscellaneous Receipts	26,812.85	5,000.00	105.22	2,499.98	4,894.78		5,000.00
01-1111-0361	RRSP MISC	0.00	0.00	0.00	0.00	0.00		0.00
01-1111-0362	West Elgin Building Service Admin	0.00	0.00	0.00	12,500.02	25,000.00		25,000.00
01-1111-0370	Provincial Grants	0.00	38,800.00	0.00	0.00	0.00		0.00
01-1111-0375	Federal Grants	6,300.00	2,500.00	0.00	1,275.00	2,550.00		2,550.00
01-1111-0376	Donations	0.00	0.00	0.00	0.00	0.00		0.00
01-1111-0390	Gain/Loss on Disposal	100.00	0.00	100.00	0.00	(100.00)		0.00
01-1111-0611	Transfer From Reserve Fun	97,997.79	118,200.00	0.00	54,999.98	110,000.00		110,000.00
Total Revenue		146,115.64	176,750.00	5,822.22	76,275.00	146,727.78		152,550.00
Expense								
01-1111-1110	Salaries and Wages	485,252.25	401,000.00	254,923.63	189,999.98	125,076.37		380,000.00
01-1111-1111	Salaries and Benefits	0.00	0.00	0.00	58,050.00	116,100.00		116,100.00
01-1111-1115	Overhead and Benefits	43.22	108,000.00	1,461.62	0.00	(1,461.62)		0.00
01-1111-1120	Canada Pension Plan	30,110.64	0.00	15,914.28	0.00	(15,914.28)		0.00
01-1111-1130	Employment Insurance	11,926.17	0.00	6,316.54	0.00	(6,316.54)		0.00
01-1111-1140	OMERS	48,677.91	0.00	19,820.05	0.00	(19,820.05)		0.00
01-1111-1150	Employer Health Tax	13,632.45	0.00	5,876.89	0.00	(5,876.89)		0.00
01-1111-1160	Workplace Safety Insuran	17,752.19	0.00	9,695.23	0.00	(9,695.23)		0.00
01-1111-1170	Group Insurance	51,051.42	0.00	32,811.28	0.00	(32,811.28)		0.00
01-1111-1190	Health Safety	142.80	1,000.00	19.32	500.02	980.68		1,000.00
01-1111-1200	Travel Mileage	661.37	500.00	209.44	249.98	290.56		500.00
01-1111-1220	Employee Training	2,153.86	6,500.00	1,005.30	3,249.98	5,494.70		6,500.00
01-1111-2100	Building Repairs	7,610.70	5,000.00	2,759.25	2,600.02	2,440.75		5,200.00
01-1111-2110	Janitorial Supplies	20.33	750.00	272.23	99.98	(72.23)		200.00
01-1111-2115	Emergency management	433.65	2,500.00	303.06	1,250.02	2,196.94		2,500.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-1111-2120	Utilities	4,732.63	5,000.00	1,669.08	2,600.02	3,530.92	5,200.00
01-1111-3100	Office Supplies	10,918.33	15,000.00	3,946.72	7,500.00	11,053.28	15,000.00
01-1111-3110	Postage	8,834.47	12,000.00	7,026.17	6,500.02	5,973.83	13,000.00
01-1111-3120	Advertising	5,126.71	2,500.00	2,572.11	1,299.98	27.89	2,600.00
01-1111-3130	Telephone	3,945.97	3,250.00	1,084.05	1,689.98	2,295.95	3,380.00
01-1111-3140	Insurance	22,304.16	20,000.00	332,986.68	12,825.00	(307,336.68)	25,650.00
01-1111-3150	Legal Fees	33,693.27	20,000.00	5,547.45	12,500.02	19,452.55	25,000.00
01-1111-3160	Equipment Maintenance	2,168.29	2,500.00	783.55	1,250.02	1,716.45	2,500.00
01-1111-3170	Memberships Subscription	40,894.26	47,000.00	33,432.06	24,000.00	14,567.94	48,000.00
01-1111-3180	Property Maintenance	1,175.75	1,500.00	443.07	750.00	1,056.93	1,500.00
01-1111-3190	Miscellaneous	1,432.92	500.00	361.24	249.98	138.76	500.00
01-1111-3191	Remembrance Day Service	0.00	0.00	0.00	0.00	0.00	0.00
01-1111-3210	Election Expenses	30,492.13	20,000.00	0.00	0.00	0.00	0.00
01-1111-3300	Contracted Services	4,018.39	1,500.00	2,804.43	1,875.00	945.57	3,750.00
01-1111-3310	Computer Support	23,680.06	19,000.00	7,051.83	11,250.00	15,448.17	22,500.00
01-1111-4110	Bank Charges	9,509.51	7,500.00	833.45	3,750.00	6,666.55	7,500.00
01-1111-4120	Tax reductions and appeals	1,306.76	2,500.00	254.98	1,250.02	2,245.02	2,500.00
01-1111-4200	Projects and Plans	34,191.36	50,000.00	10,818.36	27,500.02	44,181.64	55,000.00
01-1111-4210	Economic Impact Study	0.00	0.00	99.96	7,500.00	14,900.04	15,000.00
01-1111-4500	Ontario One Call Locates	773.56	450.00	632.48	249.98	(132.48)	500.00
01-1111-5100	Small Equipment Purchases	1,491.40	1,000.00	666.52	500.02	333.48	1,000.00
01-1111-5555	Transfer to Reserves	0.00	5,000.00	0.00	3,750.00	7,500.00	7,500.00
01-1111-7000	Amortization	48,660.25	0.00	0.00	0.00	0.00	0.00
Total Expense		958,819.14	761,450.00	764,402.31	384,790.04	5,177.69	769,580.00
Dept Excess Revenue Over (Under) Expenditures		(812,703.50)	(584,700.00)	(758,580.09)	(308,515.04)	141,550.09	(617,030.00)
1211 MUNICIPAL PROPERTY - MEDICAL BUILDING							
Revenue							
01-1211-0000	MUNICIPAL PROPERTY-MED CEN	0.00	0.00	0.00	0.00	0.00	0.00
01-1211-0300	Donation	0.00	0.00	0.00	0.00	0.00	0.00
01-1211-0325	Lease Income	13,833.63	14,746.00	7,024.88	7,373.02	7,721.12	14,746.00
01-1211-0375	Federal Grant	0.00	0.00	0.00	0.00	0.00	0.00
01-1211-0611	Transfer from reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		13,833.63	14,746.00	7,024.88	7,373.02	7,721.12	14,746.00
Expense							
01-1211-1110	Salaries and Wages	1,658.00	5,500.00	0.00	2,750.02	5,500.00	5,500.00
01-1211-1111	Benefits	0.00	1,800.00	0.00	900.00	1,800.00	1,800.00
01-1211-1115	Overhead and Benefits	0.00	0.00	0.00	0.00	0.00	0.00
01-1211-2100	Building Repairs	5,428.05	5,000.00	3,231.91	2,750.02	2,268.09	5,500.00
01-1211-2110	Janitorial Supplies	37.68	0.00	0.00	0.00	0.00	0.00
01-1211-2120	Utilities	5,061.33	6,500.00	1,752.03	2,750.02	3,747.97	5,500.00
01-1211-2130	Property Maintenance	13,280.61	7,500.00	7,848.00	4,500.00	1,152.00	9,000.00
01-1211-3140	Insurance	6,575.04	6,000.00	0.00	3,450.00	6,900.00	6,900.00
01-1211-3160	Equipment Maintenance	0.00	500.00	0.00	249.98	500.00	500.00
01-1211-3190	Miscellaneous	16,684.92	7,500.00	7,232.00	5,000.02	2,768.00	10,000.00
01-1211-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-1211-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		48,725.63	40,300.00	20,063.94	22,350.06	24,636.06	44,700.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining		Total Budget
		Actual	Budget	Actual	Budget			
Dept Excess Revenue Over (Under) Expenditures		(34,892.00)	(25,554.00)	(13,039.06)	(14,977.04)	(16,914.94)		(29,954.00)
Category Excess Revenue Over (Under) Expenditures		4,711,219.99	4,850,344.00	1,730,311.90	3,357,815.36	3,940,572.10		5,670,884.00
Category: 2???								
2111 FIRE SERVICES								
Revenue								
01-2111-0000	FIRE SERVICES	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-0340	Emergency Mgmt Miscellaneous Rev	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-0350	Fire Inspections	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-0360	Miscellaneous	3,667.75	2,500.00	1,023.50	1,250.02	1,476.50		2,500.00
01-2111-0361	Fire Chief Services - West Elgin	88,462.26	81,180.00	41,582.17	48,696.00	55,809.83		97,392.00
01-2111-0365	Fire Prevention Donations	0.00	1,000.00	1,000.00	500.02	0.00		1,000.00
01-2111-0370	Donations	484.52	0.00	1,400.00	0.00	(1,400.00)		0.00
01-2111-0400	Fire Calls/Prov Grant	15,899.15	10,000.00	12,314.06	5,000.02	(2,314.06)		10,000.00
01-2111-0611	Transfer from Reserve	0.00	0.00	0.00	0.00	0.00		0.00
Total Revenue		108,513.68	94,680.00	57,319.73	55,446.06	53,572.27		110,892.00
Expense								
01-2111-1110	Salaries and Wages	375,944.03	345,000.00	65,599.55	174,999.98	284,400.45		350,000.00
01-2111-1112	RDS - WAGES	51.52	500.00	407.16	249.98	92.84		500.00
01-2111-1113	Wages-Custodial Shedden Fire Hall	4,654.60	1,000.00	1,628.16	999.98	371.84		2,000.00
01-2111-1114	Wages - Custodial Talbotville Fire H	0.00	1,000.00	0.00	500.02	1,000.00		1,000.00
01-2111-1115	Emergency Management	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-1120	Canada Pension	4,102.60	3,500.00	3,629.36	2,000.02	370.64		4,000.00
01-2111-1130	Employment Insurance	1,624.04	1,625.00	1,462.14	750.00	37.86		1,500.00
01-2111-1140	OMERS	12,078.25	11,500.00	6,073.74	5,000.02	3,926.26		10,000.00
01-2111-1150	Employer Health Tax	7,273.27	6,200.00	1,634.88	999.98	365.12		2,000.00
01-2111-1160	Workplace Safety Insuran	20,051.25	18,375.00	7,822.06	9,249.98	10,677.94		18,500.00
01-2111-1170	Group Insurance	17,640.11	6,800.00	11,125.06	6,999.98	2,874.94		14,000.00
01-2111-1190	Health Safety	366.34	5,000.00	0.00	2,499.98	5,000.00		5,000.00
01-2111-1195	Health & Safety Materials	0.00	250.00	0.00	125.02	250.00		250.00
01-2111-1200	Travel Mileage	8,569.46	4,000.00	2,763.36	3,249.98	3,736.64		6,500.00
01-2111-1220	Employee Training	26,027.90	32,000.00	13,224.38	15,999.98	18,775.62		32,000.00
01-2111-1225	Specialty Team Training	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-2100	Building Repairs	15,143.25	8,500.00	778.64	4,250.02	7,721.36		8,500.00
01-2111-2110	Custodial Supplies	33.22	1,000.00	0.00	500.02	1,000.00		1,000.00
01-2111-2120	Utilities	12,813.08	11,000.00	5,685.02	5,499.98	5,314.98		11,000.00
01-2111-2140	Materials Supplies	6,627.00	6,000.00	4,426.58	3,000.00	1,573.42		6,000.00
01-2111-2141	Medical Supplies	1,457.33	3,000.00	0.00	1,500.00	3,000.00		3,000.00
01-2111-2145	Operational Supplies	7,025.69	5,000.00	3,625.67	3,000.00	2,374.33		6,000.00
01-2111-2150	Dept Clothing	2,436.01	3,000.00	514.06	2,000.02	3,485.94		4,000.00
01-2111-2180	Property Maintenance	4,630.09	7,000.00	4,760.34	3,500.02	2,239.66		7,000.00
01-2111-2700	Rds Machine Time to Fire	0.00	500.00	0.00	249.98	500.00		500.00
01-2111-3110	Postage	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-3120	Advertising	0.00	0.00	0.00	0.00	0.00		0.00
01-2111-3130	Telephone	4,092.74	3,500.00	1,078.54	1,749.98	2,421.46		3,500.00
01-2111-3140	Insurance	9,449.36	16,000.00	528.00	6,999.98	13,472.00		14,000.00
01-2111-3150	Legal Fees	0.00	0.00	0.00	0.00	0.00		0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-2111-3160	Equipment Maintenance	4,680.77	6,500.00	1,756.23	3,249.98	4,743.77	6,500.00
01-2111-3165	Bunker Gear Maintenance	8,442.02	5,000.00	3,956.62	3,000.00	2,043.38	6,000.00
01-2111-3167	SCBA Maintenance	10,299.13	5,000.00	1,170.33	3,750.00	6,329.67	7,500.00
01-2111-3170	Memberships/Subscriptions	4,198.05	5,000.00	908.55	2,499.98	4,091.45	5,000.00
01-2111-3180	Vehicle Maintenance	6,899.42	0.00	0.00	0.00	0.00	0.00
01-2111-3181	Fire Chief P08-1 Pickup Fuel/Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3182	R51 Vehicle Maintenance & Fuel -Sh	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3183	T52 Vehicle Maintenance & Fuel-Sh	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3184	P53 Vehicle Maintenance & Fuel-Sh	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3186	R61 Vehicle Maintenance & Fuel-Tal	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3187	T62 Vehicle Maintenance & Fuel-Tal	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3188	P63 Vehicle Maintenance & Fuel-Tal	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-3300	Contracted Services	20,834.50	20,000.00	10,472.31	9,999.98	9,527.69	20,000.00
01-2111-3301	Automatic Aid Agreement	5,479.85	0.00	0.00	0.00	0.00	0.00
01-2111-3305	Communications Tower Rental	19,500.81	13,000.00	6,420.01	7,500.00	8,579.99	15,000.00
01-2111-3310	IT Services	367.03	750.00	0.00	375.00	750.00	750.00
01-2111-4200	Master Fire Plan	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-4210	Pre Plan for High Risk	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-4230	Fire Prevention	2,695.57	4,000.00	660.87	1,500.00	2,339.13	3,000.00
01-2111-5100	Equipment Purchases	16,282.20	17,000.00	26,827.74	8,499.98	(9,827.74)	17,000.00
01-2111-5105	PPE Purchases	16,054.48	10,000.00	6,057.27	6,249.98	6,442.73	12,500.00
01-2111-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-6100	Funeral Expenses	0.00	0.00	0.00	0.00	0.00	0.00
01-2111-7000	Amortization	150,965.40	0.00	0.00	0.00	0.00	0.00
Total Expense		808,790.37	587,500.00	194,996.63	302,499.80	410,003.37	605,000.00
Dept Excess Revenue Over (Under) Expenditures		(700,276.69)	(492,820.00)	(137,676.90)	(247,053.74)	(356,431.10)	(494,108.00)
2120 FIRE CHIEF VEHICLE							
Expense							
01-2120-3140	Fire Chief Vehicle - Insurance and Li	3,784.25	1,500.00	0.00	999.98	2,000.00	2,000.00
01-2120-3165	Maintenance	1,716.63	1,500.00	963.65	750.00	536.35	1,500.00
01-2120-3166	Fuel	5,015.29	2,750.00	0.00	1,749.98	3,500.00	3,500.00
Total Expense		10,516.17	5,750.00	963.65	3,499.96	6,036.35	7,000.00
Dept Excess Revenue Over (Under) Expenditures		(10,516.17)	(5,750.00)	(963.65)	(3,499.96)	(6,036.35)	(7,000.00)
2122 R51 SHEDDEN RESCUE							
Expense							
01-2122-3140	Insurance and Licences	2,574.00	2,100.00	0.00	1,350.00	2,700.00	2,700.00
01-2122-3165	Maintenance	5,857.89	1,250.00	2,137.89	3,110.02	4,082.11	6,220.00
01-2122-3166	Fuel	2,334.13	750.00	45.67	624.98	1,204.33	1,250.00
Total Expense		10,766.02	4,100.00	2,183.56	5,085.00	7,986.44	10,170.00
Dept Excess Revenue Over (Under) Expenditures		(10,766.02)	(4,100.00)	(2,183.56)	(5,085.00)	(7,986.44)	(10,170.00)
2123 T52 SHEDDEN TANKER							
Expense							
01-2123-3140	Insurance and Licences	2,574.00	2,100.00	0.00	1,350.00	2,700.00	2,700.00
01-2123-3165	Maintenance	1,458.70	1,500.00	300.19	750.00	1,199.81	1,500.00
01-2123-3166	Fuel	1,447.65	750.00	3.69	375.00	746.31	750.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining Total Budget	
		Actual	Budget	Actual	Budget		
Total Expense		5,480.35	4,350.00	303.88	2,475.00	4,646.12	4,950.00
Dept Excess Revenue Over (Under) Expenditures		(5,480.35)	(4,350.00)	(303.88)	(2,475.00)	(4,646.12)	(4,950.00)
2124 P53 SHEDDEN PUMPER							
Expense							
01-2124-3140	Insurance and Licences	2,574.00	2,100.00	0.00	1,350.00	2,700.00	2,700.00
01-2124-3165	Maintenance	2,689.66	750.00	726.44	2,490.00	4,253.56	4,980.00
01-2124-3166	Fuel	2,387.10	750.00	100.09	375.00	649.91	750.00
Total Expense		7,650.76	3,600.00	826.53	4,215.00	7,603.47	8,430.00
Dept Excess Revenue Over (Under) Expenditures		(7,650.76)	(3,600.00)	(826.53)	(4,215.00)	(7,603.47)	(8,430.00)
2126 R61 TALBOTVILLE RESCUE							
Expense							
01-2126-3140	Insurance and Licences	1,918.00	1,600.00	265.25	1,100.02	1,934.75	2,200.00
01-2126-3165	Maintenance	4,033.90	1,500.00	0.00	750.00	1,500.00	1,500.00
01-2126-3166	Fuel	332.59	1,000.00	255.08	500.02	744.92	1,000.00
Total Expense		6,284.49	4,100.00	520.33	2,350.04	4,179.67	4,700.00
Dept Excess Revenue Over (Under) Expenditures		(6,284.49)	(4,100.00)	(520.33)	(2,350.04)	(4,179.67)	(4,700.00)
2127 T62 TALBOTVILLE TANKER							
Expense							
01-2127-3140	Insurance and Licences	2,574.00	2,100.00	0.00	1,350.00	2,700.00	2,700.00
01-2127-3165	Maintenance	534.13	1,500.00	313.36	750.00	1,186.64	1,500.00
01-2127-3166	Fuel	2,530.51	750.00	926.60	500.02	73.40	1,000.00
Total Expense		5,638.64	4,350.00	1,239.96	2,600.02	3,960.04	5,200.00
Dept Excess Revenue Over (Under) Expenditures		(5,638.64)	(4,350.00)	(1,239.96)	(2,600.02)	(3,960.04)	(5,200.00)
2128 P63 TALBOTVILLE PUMPER							
Expense							
01-2128-3140	Insurance and Licences	2,574.00	2,100.00	32.00	1,350.00	2,668.00	2,700.00
01-2128-3165	Maintenance	2,957.48	1,500.00	6,938.72	750.00	(5,438.72)	1,500.00
01-2128-3166	Fuel	1,758.97	1,000.00	1,050.02	500.02	(50.02)	1,000.00
Total Expense		7,290.45	4,600.00	8,020.74	2,600.02	(2,820.74)	5,200.00
Dept Excess Revenue Over (Under) Expenditures		(7,290.45)	(4,600.00)	(8,020.74)	(2,600.02)	2,820.74	(5,200.00)
2211 POLICE SERVICES							
Revenue							
01-2211-0000	POLICE SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
01-2211-0360	Miscellaneous Receipts	0.00	20,000.00	0.00	9,999.98	20,000.00	20,000.00
01-2211-0400	Prov Grant Cannabis	0.00	0.00	0.00	0.00	0.00	0.00
01-2211-0611	Transfer from Reserve	30,000.00	30,000.00	0.00	15,000.00	30,000.00	30,000.00
Total Revenue		30,000.00	50,000.00	0.00	24,999.98	50,000.00	50,000.00
Expense							
01-2211-3300	Contracted Services	644,561.95	661,948.00	0.00	339,999.98	680,000.00	680,000.00
01-2211-5555	Transfer to reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		644,561.95	661,948.00	0.00	339,999.98	680,000.00	680,000.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Dept Excess Revenue Over (Under) Expenditures		(614,561.95)	(611,948.00)	0.00	(315,000.00)	(630,000.00)	(630,000.00)
2311 CONSERVATION AUTHORITIES							
Revenue							
01-2311-0000	CONSERVATION AUTHORITIES	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-2311-6300	Other Transfer	60,462.31	60,462.00	65,309.21	32,654.48	(0.21)	65,309.00
Total Expense		60,462.31	60,462.00	65,309.21	32,654.48	(0.21)	65,309.00
Dept Excess Revenue Over (Under) Expenditures		(60,462.31)	(60,462.00)	(65,309.21)	(32,654.48)	0.21	(65,309.00)
2411 BUILDING DEPARTMENT							
Revenue							
01-2411-0000	PROTECTIVE SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-0330	Dog License Fees	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-0340	Building Permit Fees Paid	489,975.09	300,000.00	53,184.63	125,000.02	196,815.37	250,000.00
01-2411-0350	Septic Permit Fees Paid	14,300.00	8,000.00	5,350.00	3,999.98	2,650.00	8,000.00
01-2411-0355	Building Contract Services Revenue	0.00	5,000.00	43,722.00	27,500.02	11,278.00	55,000.00
01-2411-0360	Miscellaneous Receipts	0.00	500.00	0.00	249.98	500.00	500.00
01-2411-0400	Prov-Livestock Claims	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-0611	Transfer from Reserve	0.00	0.00	0.00	15,750.00	31,500.00	31,500.00
Total Revenue		504,275.09	313,500.00	102,256.63	172,500.00	242,743.37	345,000.00
Expense							
01-2411-1110	Building CBO wages	202,551.87	194,000.00	105,233.25	118,500.00	131,766.75	237,000.00
01-2411-1111	Wages - Administration	(4,032.23)	0.00	0.00	0.00	0.00	0.00
01-2411-1120	Building CPP(E)	7,041.99	7,700.00	6,564.29	3,900.00	1,235.71	7,800.00
01-2411-1130	Building EI (E)	2,683.31	2,500.00	2,508.96	1,899.98	1,291.04	3,800.00
01-2411-1140	Building OMERS	20,380.55	20,000.00	10,289.41	9,500.02	8,710.59	19,000.00
01-2411-1150	Building EHT	3,993.86	4,000.00	2,248.48	2,700.00	3,151.52	5,400.00
01-2411-1160	Building WSIB	6,023.70	6,000.00	3,657.93	3,500.02	3,342.07	7,000.00
01-2411-1170	Building Group Insurance	16,027.43	18,000.00	11,848.01	12,000.00	12,151.99	24,000.00
01-2411-1190	Health Safety	23.83	0.00	30.49	0.00	(30.49)	0.00
01-2411-1200	Building Travel Mileage	2,260.19	500.00	0.00	249.98	500.00	500.00
01-2411-1220	Employee training	1,001.63	4,000.00	1,450.42	2,000.02	2,549.58	4,000.00
01-2411-2140	Materials Supplies	1,445.67	1,500.00	245.02	750.00	1,254.98	1,500.00
01-2411-2150	Dept Clothing	1,622.33	0.00	0.00	0.00	0.00	0.00
01-2411-3100	Office Supplies	151.40	1,000.00	283.58	500.02	716.42	1,000.00
01-2411-3110	Postage	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3120	Advertising	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3130	Telephone	2,069.99	2,000.00	1,958.20	999.98	41.80	2,000.00
01-2411-3140	Insurance	7,994.48	6,500.00	0.00	4,749.98	9,500.00	9,500.00
01-2411-3150	Legal and Audit Expense	2,048.75	0.00	1,956.49	0.00	(1,956.49)	0.00
01-2411-3170	Membership/Subscriptions	13,637.80	15,000.00	12,286.20	7,500.00	2,713.80	15,000.00
01-2411-3180	58 Building vehicle fuel/repairs	2,922.16	5,000.00	86.49	2,499.98	4,913.51	5,000.00
01-2411-3190	Miscellaneous	2,047.92	500.00	0.00	249.98	500.00	500.00
01-2411-3200	Livestock Claim Expenses	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3300	Contracted Services - Enforcement	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3301	Contracted Services Building Depart	0.00	2,000.00	0.00	999.98	2,000.00	2,000.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-2411-3304	Contracted Services-Animal Control	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3305	Contracted Services - Animal Enforc	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-3350	Emergency Management	0.00	0.00	0.00	0.00	0.00	0.00
01-2411-5555	Transfer to Reserve	212,356.87	23,300.00	0.00	0.00	0.00	0.00
01-2411-7000	Amortization	6,322.23	0.00	0.00	0.00	0.00	0.00
Total Expense		510,575.73	313,500.00	160,647.22	172,499.94	184,352.78	345,000.00
Dept Excess Revenue Over (Under) Expenditures		(6,300.64)	0.00	(58,390.59)	0.06	58,390.59	0.00
2415 BY-LAW ENFORCEMENT							
Expense							
01-2415-3300	By-law Enforcement Contracted Sen	2,212.76	4,500.00	2,421.88	2,250.00	2,078.12	4,500.00
Total Expense		2,212.76	4,500.00	2,421.88	2,250.00	2,078.12	4,500.00
Dept Excess Revenue Over (Under) Expenditures		(2,212.76)	(4,500.00)	(2,421.88)	(2,250.00)	(2,078.12)	(4,500.00)
2420 CANINE CONTROL							
Revenue							
01-2420-0330	Dog Licence Fees	160.00	0.00	255.00	174.98	95.00	350.00
Total Revenue		160.00	0.00	255.00	174.98	95.00	350.00
Expense							
01-2420-1111	Wages - Administration	0.00	1,000.00	0.00	249.98	500.00	500.00
01-2420-1120	Overhead	0.00	0.00	0.00	62.48	125.00	125.00
01-2420-2140	Materials and Supplies	0.00	0.00	0.00	0.00	0.00	0.00
01-2420-3100	Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
01-2420-3110	Postage	1.84	0.00	0.00	9.98	20.00	20.00
01-2420-3190	Misc	0.00	370.00	0.00	2,499.98	5,000.00	5,000.00
01-2420-3304	Animal Control Contracted Services	8,671.76	18,500.00	0.00	5,000.02	10,000.00	10,000.00
01-2420-3305	Animal Control Contracted By-law Er	0.00	1,000.00	0.00	500.02	1,000.00	1,000.00
Total Expense		8,673.60	20,870.00	0.00	8,322.46	16,645.00	16,645.00
Dept Excess Revenue Over (Under) Expenditures		(8,513.60)	(20,870.00)	255.00	(8,147.48)	(16,550.00)	(16,295.00)
2425 LIVESTOCK PROGRAM							
Revenue							
01-2425-0400	Prov-Livestock Claims	50.00	0.00	0.00	0.00	0.00	0.00
01-2425-0440	Lievstock Grants	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		50.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-2425-3200	Livestock Claims	69.80	500.00	603.36	249.98	(103.36)	500.00
Total Expense		69.80	500.00	603.36	249.98	(103.36)	500.00
Dept Excess Revenue Over (Under) Expenditures		(19.80)	(500.00)	(603.36)	(249.98)	103.36	(500.00)
Category Excess Revenue Over (Under) Expenditures		(1,445,974.63)	(1,221,950.00)	(278,205.59)	(628,180.66)	(978,156.41)	(1,256,362.00)

Category: 3???

3111 ROADS

Revenue

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3111-0000	ROAD DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00
01-3111-0350	Line Painting Revenues	0.00	95,000.00	0.00	0.00	0.00	0.00
01-3111-0360	RDS. - Other Municipalities	20,796.46	25,000.00	0.00	12,500.02	25,000.00	25,000.00
01-3111-0365	RDS. - Misc Revenues	5,502.00	10,000.00	14,021.00	5,000.02	(4,021.00)	10,000.00
01-3111-0370	Roads - Provincial Grants	0.00	0.00	0.00	0.00	0.00	0.00
01-3111-0375	Roads - Federal Grants	0.00	5,000.00	0.00	2,499.98	5,000.00	5,000.00
01-3111-0410	Elgin Cty Road Payment	532,634.76	532,635.00	255,265.13	283,625.02	311,984.87	567,250.00
01-3111-0611	Trans FROM Reserve Fund	190,505.13	0.00	0.00	0.00	0.00	0.00
Total Revenue		749,438.35	667,635.00	269,286.13	303,625.04	337,963.87	607,250.00
Expense							
01-3111-3160	Equipment Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
01-3111-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-3111-7000	Amortization - general	306,648.70	0.00	0.00	0.00	0.00	0.00
01-3111-7010	Amortization - paved	216,704.25	0.00	0.00	0.00	0.00	0.00
01-3111-7020	Amortization - unpaved	213,341.42	0.00	0.00	0.00	0.00	0.00
01-3111-7030	Amortization - bridges	35,946.12	0.00	0.00	0.00	0.00	0.00
Total Expense		772,640.49	0.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		(23,202.14)	667,635.00	269,286.13	303,625.04	337,963.87	607,250.00
3120 ROADS							
Expense							
01-3120-1110	Wages- Bridges & Culverts	5,209.63	1,000.00	3,657.53	1,250.02	(1,157.53)	2,500.00
01-3120-1115	Benefits - Bridges and Culverts	1,302.41	250.00	914.38	375.00	(164.38)	750.00
01-3120-1600	Materials-Bridge&Culvert	27,230.09	5,000.00	16,123.07	5,000.02	(6,123.07)	10,000.00
01-3120-1700	Mach Time-Bridge&Culvert	3,100.40	2,500.00	3,694.80	1,250.02	(1,194.80)	2,500.00
01-3120-2110	Rds-Grass& Weed-Wages	9,890.87	12,000.00	2,926.20	5,499.98	8,073.80	11,000.00
01-3120-2115	Rds-Grass&Weed-Benefits	2,601.15	2,500.00	731.56	1,250.02	1,768.44	2,500.00
01-3120-2600	Rds-Grass&Weed-Materials	417.68	11,000.00	855.00	5,499.98	10,145.00	11,000.00
01-3120-2700	Rds-Grass&Weed-Mach Time	3,950.53	14,000.00	299.26	6,999.98	13,700.74	14,000.00
01-3120-2800	Rds-Chain-Materials	378.87	2,500.00	2,572.61	1,250.02	(72.61)	2,500.00
01-3120-3110	Rds-Brushing-Wages	19,329.04	26,000.00	19,875.48	12,000.00	4,124.52	24,000.00
01-3120-3115	Rds-Brushing-Benefits	4,832.26	6,250.00	4,968.88	3,125.02	1,281.12	6,250.00
01-3120-3700	Rds-Brushing-Machine Time	8,281.15	20,000.00	2,487.90	9,999.98	17,512.10	20,000.00
01-3120-3710	Rds-Brushing-Hired Equip	1,780.73	3,000.00	2,340.48	1,500.00	659.52	3,000.00
01-3120-4110	Rds-Ditching-Wages	6,175.22	6,000.00	6,233.67	3,000.00	(233.67)	6,000.00
01-3120-4115	Rds-Ditching-Benefits	1,543.81	1,250.00	1,558.42	624.98	(308.42)	1,250.00
01-3120-4600	Rds-Ditching-Materials	2,187.84	2,500.00	4,275.95	1,250.02	(1,775.95)	2,500.00
01-3120-4700	Rds-Ditching-Machine Time	3,092.00	7,500.00	156.80	3,750.00	7,343.20	7,500.00
01-3120-4710	Ditching-hired equipment	0.00	0.00	0.00	0.00	0.00	0.00
01-3120-6110	Rds-Debris/Garb-Wages	5,233.25	6,000.00	3,593.86	3,000.00	2,406.14	6,000.00
01-3120-6115	Rds-Debris/Garb-Benefits	1,308.32	1,250.00	898.48	624.98	351.52	1,250.00
01-3120-6600	Rds-Debris/Garb-Materials	4,882.46	3,500.00	2,305.45	1,749.98	1,194.55	3,500.00
01-3120-6700	Rds-Debris/Garb-Mach Time	2,267.00	3,000.00	196.00	1,500.00	2,804.00	3,000.00
01-3120-7100	Rds - Inspection Hardtop-Wages	78,005.70	65,000.00	35,118.58	36,249.98	37,381.42	72,500.00
01-3120-7105	Rds - Inspection Hardtop-Benefits	16,421.60	16,250.00	8,586.12	8,124.98	7,663.88	16,250.00
01-3120-7106	Rds-Inspection Hardtop-Machine	0.00	0.00	0.00	0.00	0.00	0.00
01-3120-7110	Patching&Spray-Wgs	21,415.95	17,500.00	13,058.35	8,750.02	4,441.65	17,500.00
01-3120-7115	Patching&Spray-Benefits	5,353.99	4,500.00	3,264.60	2,250.00	1,235.40	4,500.00
01-3120-7600	Patching/Spray-Materials	47,657.75	7,500.00	3,392.55	3,750.00	4,107.45	7,500.00

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Annual Department Budget vs. Actual Comparison Report

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3120-7700	Patching/Sp-Machine Tlme	0.00	2,000.00	0.00	999.98	2,000.00	2,000.00
01-3120-8110	Sweeping Wages	1,864.64	2,000.00	5,391.10	999.98	(3,391.10)	2,000.00
01-3120-8115	Sweeping-Benefits	466.16	500.00	1,347.78	249.98	(847.78)	500.00
01-3120-8600	Sweeping Materials	0.00	0.00	1,801.06	0.00	(1,801.06)	0.00
01-3120-8700	Sweeping-Machine Time	1,651.90	1,600.00	0.00	800.02	1,600.00	1,600.00
01-3120-9110	Shouldering-Wages	916.72	5,000.00	1,392.66	1,500.00	1,607.34	3,000.00
01-3120-9115	Shouldering-Benefits	229.18	1,250.00	348.17	624.98	901.83	1,250.00
01-3120-9600	Shouldering - Materials	0.00	0.00	0.00	0.00	0.00	0.00
01-3120-9700	Shouldering Machine Tlme	479.25	5,000.00	0.00	2,499.98	5,000.00	5,000.00
Total Expense		289,457.55	265,100.00	154,366.75	137,299.90	120,233.25	274,600.00
Dept Excess Revenue Over (Under) Expenditures		(289,457.55)	(265,100.00)	(154,366.75)	(137,299.90)	(120,233.25)	(274,600.00)
3121 ROADS							
Expense							
01-3121-1100	Rds - Inspection Loosetop	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-1105	Rds-Inspection Loosetop-Benefits	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-2600	Rds-PatchLosetop-Material	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-2700	Rds-Patch-Losetop-Mach TM	22,194.20	0.00	392.00	0.00	(392.00)	0.00
01-3121-3110	Rds-Grading Wages	59,031.73	50,000.00	32,062.57	30,000.00	27,937.43	60,000.00
01-3121-3111	Rd Grading-Wages-other	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-3115	Rds-Grading-Benefits	14,757.94	12,500.00	8,015.67	7,500.00	6,984.33	15,000.00
01-3121-3600	Rds-Grading-Materials	186,901.70	0.00	3,040.52	0.00	(3,040.52)	0.00
01-3121-3700	Rds-Grading-Mach Time	97,543.25	90,000.00	3,263.20	54,999.98	106,736.80	110,000.00
01-3121-3705	Rds-Grading-Mach Time-Other	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-4110	Rds. Dust Control-Wages	2,747.59	10,000.00	1,707.57	5,000.02	8,292.43	10,000.00
01-3121-4115	Rds-Dust Control-Benefits	686.89	2,000.00	426.89	999.98	1,573.11	2,000.00
01-3121-4600	Rds-Dust Control-Material	149,067.63	125,000.00	60,249.85	65,000.02	69,750.15	130,000.00
01-3121-4700	Rds-DustControl -Mach Tm	1,091.80	15,000.00	0.00	9,999.98	20,000.00	20,000.00
01-3121-5110	Rds-Gravel-Wages	6,447.36	17,500.00	4,522.72	8,750.02	12,977.28	17,500.00
01-3121-5115	Rds-Gravel-Benefits	1,611.84	4,000.00	1,130.68	2,000.02	2,869.32	4,000.00
01-3121-5600	Rds-Gravel-Materials	140,927.81	20,000.00	316,039.82	12,500.02	(291,039.82)	25,000.00
01-3121-5700	Rds-Gravel-Mach Time	2,702.80	20,000.00	780.40	12,500.02	24,219.60	25,000.00
01-3121-6110	Rds-Snow-Plow Wages	68,958.64	60,000.00	36,987.45	30,000.00	23,012.55	60,000.00
01-3121-6115	Rds-Snow Plow-Benefits	17,239.68	15,000.00	9,246.86	7,500.00	5,753.14	15,000.00
01-3121-6200	Rds-Patrol-Wages	10,078.00	12,000.00	6,314.38	6,000.00	5,685.62	12,000.00
01-3121-6205	Rds-Patrol-Benefits	1,939.75	3,000.00	1,534.50	1,500.00	1,465.50	3,000.00
01-3121-6206	Rds-Patrol-Machine	0.00	0.00	0.00	0.00	0.00	0.00
01-3121-6600	Rds-Snow Plow-Materials	4,439.58	60,000.00	628.43	35,000.02	69,371.57	70,000.00
01-3121-6700	Rds-Snow Plow-Mach Time	35,029.79	70,000.00	15,556.33	37,500.00	59,443.67	75,000.00
01-3121-6800	Rds-Snow Plow-Blades	10,570.91	4,000.00	483.36	2,000.02	3,516.64	4,000.00
01-3121-7110	Rds-Sanding/Salting-Wages	6,068.81	5,000.00	2,351.16	2,499.98	2,648.84	5,000.00
01-3121-7115	Rds-Sanding/Salting-Benefits	1,517.22	1,250.00	587.79	624.98	662.21	1,250.00
01-3121-7600	Rds San/Salting-Material	69,419.35	0.00	0.00	0.00	0.00	0.00
01-3121-7700	Rds-Sand/Salt-Mach Time	5,658.20	0.00	1,092.00	0.00	(1,092.00)	0.00
01-3121-8110	Rds-Safety/Signs-Wages	29,493.28	27,500.00	17,142.32	13,749.98	10,357.68	27,500.00
01-3121-8115	Rds-Safety/Signs-Benefits	7,373.33	6,250.00	4,285.61	3,125.02	1,964.39	6,250.00
01-3121-8600	Rds-Safety/Signs-Material	14,536.55	15,000.00	7,606.08	7,500.00	7,393.92	15,000.00
01-3121-8700	Rds-Safety/Sign-Mach Time	7,156.40	10,000.00	431.20	6,249.98	12,068.80	12,500.00
01-3121-9600	Rd-Rail Rd Cross-Material	0.00	0.00	0.00	0.00	0.00	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Total Expense		975,192.03	655,000.00	535,879.36	362,500.04	189,120.64	725,000.00
Dept Excess Revenue Over (Under) Expenditures		(975,192.03)	(655,000.00)	(535,879.36)	(362,500.04)	(189,120.64)	(725,000.00)
3122 ROADS							
Expense							
01-3122-2110	Rds-Catchbasin Wages	2,896.72	6,000.00	6,559.56	2,000.02	(2,559.56)	4,000.00
01-3122-2115	Rds-Catchbasin-Benefits	724.18	1,250.00	1,639.89	624.98	(389.89)	1,250.00
01-3122-2600	Rds-Catchbasin-Materials	0.00	4,000.00	1,008.63	2,000.02	2,991.37	4,000.00
01-3122-2700	Rds-Catchbasin-Mach Time	764.80	6,000.00	78.40	3,000.00	5,921.60	6,000.00
01-3122-3110	Line Marking-TWP - Wages	9,347.21	10,000.00	5,910.80	5,000.02	4,089.20	10,000.00
01-3122-3115	Line Marking TWP- Benefits	2,336.80	2,500.00	1,477.71	1,250.02	1,022.29	2,500.00
01-3122-3600	Line Marking-TWPMaterials	840.35	4,000.00	53,129.69	2,000.02	(49,129.69)	4,000.00
01-3122-3700	Line Marking-TWP -Machine	3,185.40	10,000.00	0.00	5,000.02	10,000.00	10,000.00
01-3122-3810	Line Mark- other - Wages	0.00	5,500.00	0.00	0.00	0.00	0.00
01-3122-3815	Line Mark Other - Benefits	0.00	1,375.00	0.00	0.00	0.00	0.00
01-3122-3820	Line Mark-other -material	0.00	45,000.00	540.28	0.00	(540.28)	0.00
01-3122-3830	Line Mark- other-machine	137.20	9,000.00	0.00	0.00	0.00	0.00
01-3122-4110	London Townline Rd Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4115	London Townline Rd Benefits	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4120	London Townline Materials	3,499.34	0.00	0.00	0.00	0.00	0.00
01-3122-4700	London Townline Mach Time	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4810	Special Projects Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4815	Special Projects Benefits	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4820	Special Projects Materials	0.00	0.00	0.00	0.00	0.00	0.00
01-3122-4830	Special Projects Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		23,732.00	104,625.00	70,344.96	20,875.10	(28,594.96)	41,750.00
Dept Excess Revenue Over (Under) Expenditures		(23,732.00)	(104,625.00)	(70,344.96)	(20,875.10)	28,594.96	(41,750.00)
3123 ROADS							
Revenue							
01-3123-0777	BH4- Machine Rental	10,524.20	0.00	2,618.00	0.00	(2,618.00)	0.00
01-3123-1777	CHIP-Machine Rental	1,608.15	0.00	181.20	0.00	(181.20)	0.00
01-3123-2777	F1 - Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-2779	F2 - Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-3777	G02-5 Machine Rental	42,062.64	0.00	2,209.35	0.00	(2,209.35)	0.00
01-3123-4777	TR1- Machine Rental	6,255.15	0.00	841.50	0.00	(841.50)	0.00
01-3123-5777	GR26- Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-5830	GR12-6 - Machine Rental	70,415.97	0.00	5,863.28	0.00	(5,863.28)	0.00
01-3123-6777	MOW- Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-6830	Mahindra - Machine Rental	346.40	0.00	0.00	0.00	0.00	0.00
01-3123-6930	Case1 - Machine Rental	(175.64)	0.00	(652.79)	0.00	652.79	0.00
01-3123-7777	Diamond Mower-Machine Rental	3,603.90	0.00	0.00	0.00	0.00	0.00
01-3123-8777	LD 1- Machine Rental	4,080.00	0.00	340.00	0.00	(340.00)	0.00
01-3123-9777	54 (P13-11) -Machine Rental	6,291.60	0.00	1,881.60	0.00	(1,881.60)	0.00
Total Revenue		145,012.37	0.00	13,282.14	0.00	(13,282.14)	0.00
Expense							
01-3123-0110	BH4- Road Wages	961.65	0.00	180.96	0.00	(180.96)	0.00
01-3123-0700	BH4-Fuel / Repairs	5,480.85	0.00	8,853.12	0.00	(8,853.12)	0.00

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		Actual	Budget	Actual	Budget		
01-3123-1110	CHIP-Road Wages	294.16	0.00	0.00	0.00	0.00	0.00
01-3123-1700	CHIP-Fuel / Repairs	129.20	0.00	0.00	0.00	0.00	0.00
01-3123-2110	F1-Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-2700	F1- Fuel / Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-2778	F2 - Fuel/Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-3110	G02-5- Road Wages	805.01	0.00	617.63	0.00	(617.63)	0.00
01-3123-3700	G02-5 - Fuel / Repairs	31,274.92	0.00	4,796.26	0.00	(4,796.26)	0.00
01-3123-4110	TR1 - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-4700	TR1- Fuel / Repairs	4,477.68	0.00	528.99	0.00	(528.99)	0.00
01-3123-5110	GR26- Road Wages	87.84	0.00	0.00	0.00	0.00	0.00
01-3123-5700	GR26- Fuel / Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-5810	GR12-6 - Wages	6,265.61	0.00	2,840.98	0.00	(2,840.98)	0.00
01-3123-5820	GR12-6 - Fuel/Repairs	34,835.76	0.00	15,980.94	0.00	(15,980.94)	0.00
01-3123-6110	MOW - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-6700	MOW- Fuel / Repairs	2,567.00	0.00	783.10	0.00	(783.10)	0.00
01-3123-6810	Mahindra - Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-6820	Mahindra - Fuel/Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-6910	Case1 - Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-6920	Case1 - Fuel/Repairs	3,685.70	0.00	493.27	0.00	(493.27)	0.00
01-3123-7110	Diamond Mower - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3123-7700	Diamond Mower- Fuel / Repairs	4,880.31	0.00	303.46	0.00	(303.46)	0.00
01-3123-8110	LD-1- Road Wages	1,077.60	0.00	0.00	0.00	0.00	0.00
01-3123-8700	LD 1- Fuel / Repairs	13,952.03	0.00	7,784.64	0.00	(7,784.64)	0.00
01-3123-9110	54 (P13-11) Road Wages	571.02	0.00	902.20	0.00	(902.20)	0.00
01-3123-9700	54 (P13-11) Fuel / Repairs	13,312.73	0.00	314.45	0.00	(314.45)	0.00
Total Expense		124,659.07	0.00	44,380.00	0.00	(44,380.00)	0.00
Dept Excess Revenue Over (Under) Expenditures		20,353.30	0.00	(31,097.86)	0.00	31,097.86	0.00

3124 ROADS

Revenue							
01-3124-0777	P0-5 Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-1777	T135 - Machine Rental	586.21	0.00	0.00	0.00	0.00	0.00
01-3124-2777	T11 - Machine Rental	12,214.00	0.00	2,048.80	0.00	(2,048.80)	0.00
01-3124-3777	T6 - Machine Rental	17,257.20	0.00	3,388.40	0.00	(3,388.40)	0.00
01-3124-3830	T14 - Machine Rental	16,981.40	0.00	6,698.00	0.00	(6,698.00)	0.00
01-3124-3930	Truck 7-20 Western Star Machine Ti	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-4777	T7 - Machine Rental	11,780.60	0.00	0.00	0.00	0.00	0.00
01-3124-5777	TRAC - Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-6777	T8 - Machine Rental	9,494.34	0.00	425.60	0.00	(425.60)	0.00
01-3124-6785	T3 - Machine rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-6830	T9 - Machine Rental	6,083.97	0.00	0.00	0.00	0.00	0.00
01-3124-7777	50-21 - Machine Rental (Parks)	12,007.40	0.00	0.00	0.00	0.00	0.00
01-3124-7830	T23-9 - Machine Rental	11,426.00	0.00	5,713.00	0.00	(5,713.00)	0.00
01-3124-7930	T23-10 - Machine Rental	2,128.00	0.00	0.00	0.00	0.00	0.00
01-3124-8777	P08-1 - Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-8830	52 (P11-9) - Rental	2,959.60	0.00	156.80	0.00	(156.80)	0.00
01-3124-8860	53 (P12-10) - Rental	17,453.80	0.00	1,813.00	0.00	(1,813.00)	0.00
01-3124-9910	51 (P10-8) - Road Wages	0.00	0.00	(27.74)	0.00	27.74	0.00
01-3124-9927	55 (P16-12) - Machne Rental	5,507.60	0.00	627.20	0.00	(627.20)	0.00

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01-3124-9937	57 2017 Ford F150 Machine Rental	26,754.00	0.00	5,135.20	0.00	(5,135.20)	0.00
01-3124-9947	56 (Water) Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-9957	58 2018 Dodge - Machine Rental	6,370.00	0.00	2,136.40	0.00	(2,136.40)	0.00
01-3124-9967	59 2020 F150 Machine Rental	0.00	0.00	98.00	0.00	(98.00)	0.00
Total Revenue		159,004.12	0.00	28,212.66	0.00	(28,212.66)	0.00
Expense							
01-3124-0110	P0-5 Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-0700	P0-5 Fuel / Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-1110	T135 - Road Wages	117.12	0.00	86.85	0.00	(86.85)	0.00
01-3124-1700	T135 - Fuel / Repairs	6,346.17	0.00	183.91	0.00	(183.91)	0.00
01-3124-2110	T11- Road Wages	941.96	0.00	1,037.26	0.00	(1,037.26)	0.00
01-3124-2700	T11- Fuel / Repairs	18,272.90	0.00	1,162.83	0.00	(1,162.83)	0.00
01-3124-3110	T6 - Road Wages	1,975.80	0.00	901.56	0.00	(901.56)	0.00
01-3124-3700	T6 - Fuel / Repairs	19,795.14	0.00	3,606.71	0.00	(3,606.71)	0.00
01-3124-3810	T14 - Road Wages	2,741.38	0.00	946.30	0.00	(946.30)	0.00
01-3124-3820	T14 - Fuel / Repairs	31,073.37	0.00	4,086.14	0.00	(4,086.14)	0.00
01-3124-3910	Truck 7-20 Western Star - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-3920	Truck 7-20 Western Star - Fuel/Repairs	1,598.00	0.00	538.18	0.00	(538.18)	0.00
01-3124-4110	T7 - Road Wages	1,619.44	0.00	0.00	0.00	0.00	0.00
01-3124-4700	T7 - Fuel / Repairs	15,083.58	0.00	0.00	0.00	0.00	0.00
01-3124-5110	TRAC - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-5700	TRAC- Fuel / Repairs	8,913.64	0.00	3,037.82	0.00	(3,037.82)	0.00
01-3124-6110	T8 - Road Wages	4,221.51	0.00	184.01	0.00	(184.01)	0.00
01-3124-6220	T3 - Fuel/repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-6700	T8- Fuel / Repairs	20,390.38	0.00	691.85	0.00	(691.85)	0.00
01-3124-6780	T3 - Rds Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-6781	T3 - Fuel / Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-6810	T9 - Road Wages	2,802.42	0.00	461.72	0.00	(461.72)	0.00
01-3124-6820	T9 - Fuel/Repairs	29,752.61	0.00	13,512.19	0.00	(13,512.19)	0.00
01-3124-6910	T10 - Road Wages	1,527.41	0.00	1,252.07	0.00	(1,252.07)	0.00
01-3124-6920	T10 - Fuel/Repairs	30,954.09	0.00	33,241.05	0.00	(33,241.05)	0.00
01-3124-6930	T10 - Machine Rental	(11,764.80)	0.00	(4,924.80)	0.00	4,924.80	0.00
01-3124-7010	T-12 - Roads wages	377.11	0.00	191.98	0.00	(191.98)	0.00
01-3124-7020	T-12 - Fuel/repairs	8,928.95	0.00	452.00	0.00	(452.00)	0.00
01-3124-7030	T-12 - Machine Rental	(2,520.00)	0.00	(960.00)	0.00	960.00	0.00
01-3124-7110	50-21 - Road Wages (Parks)	43.92	0.00	0.00	0.00	0.00	0.00
01-3124-7700	50-21 - Fuel/Repairs (Parks)	6,864.37	0.00	177.00	0.00	(177.00)	0.00
01-3124-7810	T23-9 - Roads Wages	0.00	0.00	105.04	0.00	(105.04)	0.00
01-3124-7820	T23-9 - Fuel/Repairs	3,111.50	0.00	726.53	0.00	(726.53)	0.00
01-3124-7910	T23-10 - Roads Wages	0.00	0.00	395.88	0.00	(395.88)	0.00
01-3124-7920	T23-10 - Fuel/Repairs	2,191.83	0.00	0.00	0.00	0.00	0.00
01-3124-8110	P08-1 - Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3124-8700	P08-1 - Water-Fuel/Repairs	2,736.04	0.00	0.00	0.00	0.00	0.00
01-3124-8810	52 (P11-9) - Wages	145.77	0.00	63.94	0.00	(63.94)	0.00
01-3124-8820	52 (P11-9) - Fuel/Repairs	3,876.90	0.00	0.00	0.00	0.00	0.00
01-3124-8840	53 (P12-10) - Wages	713.22	0.00	626.64	0.00	(626.64)	0.00
01-3124-8850	53 (P12-10) - Fuel/Repairs	7,896.58	0.00	183.15	0.00	(183.15)	0.00
01-3124-9700	51 (P10-8) - Fuel/Repairs	9,272.48	0.00	400.72	0.00	(400.72)	0.00
01-3124-9777	51 (P10-8) - Machine Rental	(5,323.96)	0.00	(588.00)	0.00	588.00	0.00

General Ledger

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3124-9920	55 (P16-12) - Road Wages	214.32	0.00	162.04	0.00	(162.04)	0.00
01-3124-9921	55 (P16-12) - Fuel/Repairs	770.88	0.00	283.78	0.00	(283.78)	0.00
01-3124-9930	57 2017 Ford F150 Wages	348.86	0.00	275.06	0.00	(275.06)	0.00
01-3124-9931	57 2017 Ford F150 Fuel/Repairs	8,903.49	0.00	409.17	0.00	(409.17)	0.00
01-3124-9940	56 (Water) Wages	82.72	0.00	110.96	0.00	(110.96)	0.00
01-3124-9941	56 (Water) Fuel/Repairs	199.80	0.00	0.00	0.00	0.00	0.00
01-3124-9950	58 2018 Dodge - Wages	360.64	0.00	556.10	0.00	(556.10)	0.00
01-3124-9951	58 2018 Dodge - Fuels/Repairs	1,276.68	0.00	1,673.64	0.00	(1,673.64)	0.00
01-3124-9960	59 2020 F150 - Wages	0.00	0.00	30.16	0.00	(30.16)	0.00
01-3124-9961	59 2020 F150 Fuel/Repairs	445.41	0.00	698.06	0.00	(698.06)	0.00
Total Expense		237,279.63	0.00	65,979.50	0.00	(65,979.50)	0.00
Dept Excess Revenue Over (Under) Expenditures		(78,275.51)	0.00	(37,766.84)	0.00	37,766.84	0.00
3125 ROADS							
Revenue							
01-3125-1130	Roller - Machine Rental	1,677.36	0.00	0.00	0.00	0.00	0.00
01-3125-4777	Ellis- Machine Rental	4,212.00	0.00	0.00	0.00	0.00	0.00
01-3125-4830	Vac Unit-Machine Rental	430.08	0.00	317.96	0.00	(317.96)	0.00
01-3125-9777	TR2- Machine Rental	1,276.80	0.00	0.00	0.00	0.00	0.00
Total Revenue		7,596.24	0.00	317.96	0.00	(317.96)	0.00
Expense							
01-3125-1110	Roller - Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-1120	Roller - Fuel/Repairs	363.56	0.00	0.00	0.00	0.00	0.00
01-3125-4110	Ellis - Road Wages	506.16	0.00	221.92	0.00	(221.92)	0.00
01-3125-4700	Ellis - Fuel and Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-4810	Vac Unit-Twp -Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-4820	Vac Unit-Fuel and Repairs	456.07	0.00	8,502.42	0.00	(8,502.42)	0.00
01-3125-4840	Vac Unit-Other-Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-4850	Vac Unit-Other-Machine	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-4910	Misc-Equipment-Road Wages	793.68	0.00	305.14	0.00	(305.14)	0.00
01-3125-4920	Misc-Equipment-Fuel & Repairs	54,088.66	0.00	2,506.35	0.00	(2,506.35)	0.00
01-3125-4930	Misc-Equipment-Machine Rental	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-9110	TR2- Road Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-3125-9700	TR2- Fuel / Repairs	1,771.95	0.00	0.00	0.00	0.00	0.00
Total Expense		57,980.08	0.00	11,535.83	0.00	(11,535.83)	0.00
Dept Excess Revenue Over (Under) Expenditures		(50,383.84)	0.00	(11,217.87)	0.00	11,217.87	0.00
3129 ROADS							
Expense							
01-3129-0001	Misc-O/H	1,388.20	0.00	0.00	0.00	0.00	0.00
01-3129-0109	Rds-Accrued Vacation Time	(985.55)	0.00	(17,120.87)	0.00	17,120.87	0.00
01-3129-0110	Overhead - Wages	177,415.64	170,000.00	64,060.60	88,500.00	112,939.40	177,000.00
01-3129-0111	Overhead-Banked Time	(3,689.92)	0.00	(19,644.95)	0.00	19,644.95	0.00
01-3129-0113	Rds - Accrued Sick Time	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-0215	Rds. Convention&Seminars	1,567.61	1,000.00	0.00	1,000.00	1,000.00	1,000.00
01-3129-0225	Rds- Association Fees	400.00	500.00	584.83	500.00	(84.83)	500.00
01-3129-0235	Rds- Occ Health & Safety	2,360.77	2,500.00	1,182.16	2,500.00	1,317.84	2,500.00
01-3129-0236	Rds- Ed &Training	22,376.71	20,000.00	15,919.27	22,500.00	6,580.73	22,500.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3129-0237	Rds-Insurance deductibles	2,384.30	0.00	0.00	0.00	0.00	0.00
01-3129-0242	Rds-Print &Advertising	104.39	150.00	0.00	150.00	150.00	150.00
01-3129-0243	Rds- Office Supplies	521.63	750.00	56.85	750.00	693.15	750.00
01-3129-0244	Drain Mtc. - Roads	5,473.01	0.00	0.00	0.00	0.00	0.00
01-3129-0246	Rds-Telephone	5,026.09	5,500.00	1,250.55	5,500.00	4,249.45	5,500.00
01-3129-0247	Rds- OH - Hydro	8,114.62	5,000.00	5,851.73	2,750.02	(351.73)	5,500.00
01-3129-0248	Rds-Heat	9,084.70	6,000.00	6,341.31	3,249.98	158.69	6,500.00
01-3129-0249	Rds- Water	1,771.44	3,000.00	459.04	1,500.00	2,540.96	3,000.00
01-3129-0250	Rds- Janitorial /Building	3,337.80	750.00	1,728.33	375.00	(978.33)	750.00
01-3129-0251	Rds-Building Lawn Mtc	585.12	500.00	1,939.09	249.98	(1,439.09)	500.00
01-3129-0255	Rds-OH-Boots, Gloves, AGO	10,075.21	7,000.00	4,687.36	4,250.02	3,812.64	8,500.00
01-3129-0256	Rds-OH-Shop Coveralls/Rag	8,340.03	7,500.00	4,388.65	3,999.98	3,611.35	8,000.00
01-3129-0257	Rds- OH- Misc Supplies	4,973.81	8,000.00	1,740.32	3,750.00	5,759.68	7,500.00
01-3129-0262	Rds- Shedden Shop miscellaneous	156.80	500.00	0.00	249.98	500.00	500.00
01-3129-0263	Rds-Garage Misc. Repairs	100,718.48	35,000.00	38,751.98	20,000.02	1,248.02	40,000.00
01-3129-0264	Rds - OH Salt Bldg Repair	11,792.96	0.00	18.30	0.00	(18.30)	0.00
01-3129-0265	Rds- OH Tools	8,243.24	6,000.00	2,491.27	3,500.02	4,508.73	7,000.00
01-3129-0325	Rds- OH Licence Fees	101.00	1,250.00	10.00	624.98	1,240.00	1,250.00
01-3129-0327	Rds-Radio & GPS Maintenance	8,072.25	2,500.00	13,632.87	1,250.02	(11,132.87)	2,500.00
01-3129-0328	Rds-OH Pager Expense	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-0400	Rds OH - Fuel	6,073.62	0.00	0.00	0.00	0.00	0.00
01-3129-0401	Rds OH - Oil	14,328.21	0.00	2,451.14	0.00	(2,451.14)	0.00
01-3129-1110	Banked Time - Used	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-1120	Canada Pension	41,254.02	45,000.00	24,426.41	27,500.02	30,573.59	55,000.00
01-3129-1130	Employment Insurance	16,587.49	26,000.00	10,143.13	12,999.98	15,856.87	26,000.00
01-3129-1140	OMERS Pension Plan	69,057.52	72,000.00	35,183.70	39,999.98	44,816.30	80,000.00
01-3129-1150	Employer Health Tax	16,765.16	18,000.00	8,731.10	11,000.02	13,268.90	22,000.00
01-3129-1160	Workplace Safety Insuran	24,345.63	28,000.00	13,510.44	15,000.00	16,489.56	30,000.00
01-3129-1170	Group Insurance	79,104.91	75,000.00	54,301.16	42,500.02	30,698.84	85,000.00
01-3129-1200	Travel Mileage	236.71	250.00	0.00	125.02	250.00	250.00
01-3129-1210	Allocate Benefits	(130,305.04)	(115,000.00)	(77,678.34)	(65,000.02)	(52,321.66)	(130,000.00)
01-3129-3110	Postage	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-3140	Insurance	130,393.30	133,000.00	7,752.01	75,500.02	143,247.99	151,000.00
01-3129-3150	Legal and Consultation	526.54	2,500.00	0.00	1,250.02	2,500.00	2,500.00
01-3129-3170	Memberships/Subscriptions	125.54	6,000.00	3,163.81	1,250.02	(663.81)	2,500.00
01-3129-3310	Computer Support	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-4200	Studies and Reports	0.00	0.00	0.00	0.00	0.00	0.00
01-3129-5000	Sidewalk Maintenance - Wages	0.00	1,000.00	0.00	500.02	1,000.00	1,000.00
01-3129-5001	Sidewalk Maintenance - Materials	336.56	1,500.00	193.33	750.00	1,306.67	1,500.00
01-3129-5002	Sidewalk Maintenance -Machine time	0.00	2,000.00	7,123.20	999.98	(5,123.20)	2,000.00
01-3129-9999	Loss on disposal of assets	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		658,540.51	578,650.00	217,629.78	331,525.08	412,520.22	630,150.00
Dept Excess Revenue Over (Under) Expenditures		(658,540.51)	(578,650.00)	(217,629.78)	(331,525.08)	(412,520.22)	(630,150.00)
3211 STREET LIGHTING							
Revenue							
01-3211-0000	STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3211-2120	Utilities	19,121.31	17,000.00	5,089.71	8,499.98	11,910.29	17,000.00
01-3211-3160	Equipment Maintenance	8,770.40	7,000.00	10,449.82	4,250.02	(1,949.82)	8,500.00
01-3211-6900	Locates- road wages	301.20	7,000.00	717.48	3,500.02	6,282.52	7,000.00
01-3211-6901	Locates - equipment time	0.00	4,500.00	0.00	2,250.00	4,500.00	4,500.00
01-3211-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		28,192.91	35,500.00	16,257.01	18,500.02	20,742.99	37,000.00
Dept Excess Revenue Over (Under) Expenditures		(28,192.91)	(35,500.00)	(16,257.01)	(18,500.02)	(20,742.99)	(37,000.00)
3320 COUNTY ROADS							
Expense							
01-3320-1110	Elgin- Bdgs&Culvt-Wages	186.48	1,000.00	120.64	500.02	879.36	1,000.00
01-3320-1115	Elgin-Br&Culvert-Benefits	46.62	250.00	30.16	125.02	219.84	250.00
01-3320-1600	Elgin-Br&Culvert-Material	0.00	1,500.00	1,144.80	750.00	355.20	1,500.00
01-3320-1700	Elgin-Br& Culv. Mach Time	0.00	1,500.00	0.00	750.00	1,500.00	1,500.00
01-3320-2110	Elg- Grass& Weed-Wages	5,368.85	9,000.00	1,798.44	4,500.00	7,201.56	9,000.00
01-3320-2115	Elg-Grass&Weed-Benefits	1,342.21	2,250.00	449.61	1,125.00	1,800.39	2,250.00
01-3320-2600	Elg-Grass&Weed-Materials	4,769.41	6,500.00	34.05	3,249.98	6,465.95	6,500.00
01-3320-2700	Elg-Grass&Weed-Mach Time	3,134.30	16,000.00	0.00	8,750.02	17,500.00	17,500.00
01-3320-3110	Elgin-Brushing Wages	1,438.24	6,000.00	123.98	3,000.00	5,876.02	6,000.00
01-3320-3115	Elgin-Brushing-Benefits	359.56	1,500.00	31.00	750.00	1,469.00	1,500.00
01-3320-3600	Elgin-Brushing Materials	0.00	2,000.00	0.00	999.98	2,000.00	2,000.00
01-3320-3700	Elgin-Brushing-Mach Time	682.20	2,500.00	0.00	1,500.00	3,000.00	3,000.00
01-3320-4110	Elgin-Ditching-Wages	203.90	1,500.00	70.27	750.00	1,429.73	1,500.00
01-3320-4115	Elgin-Ditching-Benefits	50.97	375.00	17.57	187.50	357.43	375.00
01-3320-4600	Elgin-Ditching Materials	0.00	250.00	0.00	125.02	250.00	250.00
01-3320-4700	Elgin-Ditching Mach Time	98.00	1,000.00	78.40	999.98	1,921.60	2,000.00
01-3320-6110	Elgin-Debris/Garb-Wages	3,148.99	6,000.00	1,814.21	3,000.00	4,185.79	6,000.00
01-3320-6115	Elgin-Debris/Garb-Benefits	787.26	1,500.00	453.56	750.00	1,046.44	1,500.00
01-3320-6600	Elgin-Debris/Garb-Material	0.00	500.00	0.00	249.98	500.00	500.00
01-3320-6700	Elgin-Debris/Garb Mach Time	586.80	1,500.00	309.80	1,250.02	2,190.20	2,500.00
01-3320-7100	Elgin-Road Inspections-Wages	73,348.57	55,000.00	29,007.02	35,000.02	40,992.98	70,000.00
01-3320-7105	Elgin-Road Inspections-Benefits	15,698.42	14,000.00	7,173.36	7,500.00	7,826.64	15,000.00
01-3320-7106	Elgin-Road Inspections-Machine	0.00	0.00	0.00	0.00	0.00	0.00
01-3320-7110	Elgin Patch -Wages	1,556.11	7,500.00	980.73	3,750.00	6,519.27	7,500.00
01-3320-7115	Elgin-Patch-Benefits	389.03	1,500.00	245.20	750.00	1,254.80	1,500.00
01-3320-7600	Elgn-Patch-Material	4,210.47	11,000.00	4,103.25	5,499.98	6,896.75	11,000.00
01-3320-7700	Elgin-Patch- Mach TM	313.60	4,000.00	78.40	2,499.98	4,921.60	5,000.00
01-3320-8110	Elgin-Sweeping Wages	1,013.84	2,000.00	603.20	999.98	1,396.80	2,000.00
01-3320-8115	Elgin-Sweeping-Benefits	253.46	500.00	150.80	249.98	349.20	500.00
01-3320-8600	Elgin-Sweeping Materials	5,932.37	1,500.00	4,724.30	750.00	(3,224.30)	1,500.00
01-3320-8700	Elgin-Sweeping Mach Time	1,685.70	3,600.00	0.00	2,250.00	4,500.00	4,500.00
01-3320-9110	Elgin-Shouldering -Wages	5,128.08	6,000.00	1,545.66	3,000.00	4,454.34	6,000.00
01-3320-9115	Elgin-Shouldering-Benefits	1,282.02	2,000.00	386.42	999.98	1,613.58	2,000.00
01-3320-9600	Elgn-Shouldering Material	1,327.17	2,000.00	1,144.80	999.98	855.20	2,000.00
01-3320-9700	Elgn-Shouldering Mach Tm	9,061.45	12,000.00	0.00	7,500.00	15,000.00	15,000.00
Total Expense		143,404.08	185,225.00	56,619.63	105,062.42	153,505.37	210,125.00
Dept Excess Revenue Over (Under) Expenditures		(143,404.08)	(185,225.00)	(56,619.63)	(105,062.42)	(153,505.37)	(210,125.00)
3321 COUNTY ROADS							

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Expense							
01-3321-2600	Elg-Patch/Losetop-Materia	0.00	0.00	0.00	0.00	0.00	0.00
01-3321-6110	Elgin-SnowPlowing-Wages	27,029.44	40,000.00	14,170.96	22,500.00	30,829.04	45,000.00
01-3321-6115	Elgin-Snow Plowing-Benefits	6,757.38	10,000.00	3,542.74	6,249.98	8,957.26	12,500.00
01-3321-6210	Elgin-Patrol-Wages	57,224.93	32,000.00	42,479.06	22,500.00	2,520.94	45,000.00
01-3321-6215	Elgin-Patrol-Benefits	14,306.26	8,000.00	10,619.77	5,000.02	(619.77)	10,000.00
01-3321-6216	Elgin-Patrol-Machine	0.00	0.00	0.00	0.00	0.00	0.00
01-3321-6600	Elgin-Snow Plow-Materials	73,883.50	85,010.00	1,922.45	45,000.00	88,077.55	90,000.00
01-3321-6700	Elgin-Snow Plow-Mach Time	22,605.91	35,000.00	12,090.45	20,000.02	27,909.55	40,000.00
01-3321-7110	Elgin-Sand/Salting-Wages	10,167.38	0.00	6,139.36	0.00	(6,139.36)	0.00
01-3321-7115	Elgin-Sand/Salting-Benefits	2,541.85	0.00	1,534.84	0.00	(1,534.84)	0.00
01-3321-7600	Elg-Sand/Salting-Material	140,736.16	1,500.00	4,754.55	750.00	(3,254.55)	1,500.00
01-3321-7700	Elg-Sand/Salting Mach Tim	50,907.31	50,000.00	12,026.10	27,500.02	42,973.90	55,000.00
01-3321-8110	Elg-Safety/Signs Wages	11,115.71	12,000.00	7,801.74	6,000.00	4,198.26	12,000.00
01-3321-8115	Elgin-Safety/Signs-Benefits	2,778.93	3,000.00	1,950.45	1,500.00	1,049.55	3,000.00
01-3321-8600	Elgin-SafetySign-Material	6,578.18	4,500.00	2,399.69	2,250.00	2,100.31	4,500.00
01-3321-8700	Elg-SafetySign-Mach Time	3,214.20	5,000.00	1,312.57	3,000.00	4,687.43	6,000.00
Total Expense		429,847.14	286,010.00	122,744.73	162,250.04	201,755.27	324,500.00
Dept Excess Revenue Over (Under) Expenditures		(429,847.14)	(286,010.00)	(122,744.73)	(162,250.04)	(201,755.27)	(324,500.00)
3322 COUNTY ROADS							
Expense							
01-3322-2110	Elgin-Catchbasin Wages	599.39	2,000.00	49.56	999.98	1,950.44	2,000.00
01-3322-2115	Elgin-Catchbasin-Benefits	149.85	500.00	12.39	249.98	487.61	500.00
01-3322-2600	Elgin-Catchbasin-Material	0.00	500.00	2,571.53	249.98	(2,071.53)	500.00
01-3322-2700	Elgi-Catchbasin-Mach Time	0.00	1,000.00	78.40	750.00	1,421.60	1,500.00
01-3322-3810	Elgin-Line Painting Wages	0.00	1,500.00	0.00	750.00	1,500.00	1,500.00
01-3322-3815	Elgin-Line Painting Benefits	0.00	375.00	0.00	187.50	375.00	375.00
01-3322-3820	Elgin-Line Painting Materials	0.00	16,000.00	875.12	16,000.00	15,124.88	16,000.00
01-3322-3830	Elgin-Line Painting Machine	0.00	2,750.00	0.00	3,500.00	3,500.00	3,500.00
01-3322-4110	Elgin-SpProj-Wages	5,773.26	0.00	466.80	0.00	(466.80)	0.00
01-3322-4115	Elgin-SpProj-Benefits	1,443.32	0.00	116.70	0.00	(116.70)	0.00
01-3322-4120	Elgin-SpProj-Materials	0.00	0.00	0.00	0.00	0.00	0.00
01-3322-4130	Elgin-SpProj-Mach Time	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		7,965.82	24,625.00	4,170.50	22,687.44	21,704.50	25,875.00
Dept Excess Revenue Over (Under) Expenditures		(7,965.82)	(24,625.00)	(4,170.50)	(22,687.44)	(21,704.50)	(25,875.00)
Category Excess Revenue Over (Under) Expenditures		(2,687,840.23)	(1,467,100.00)	(988,809.16)	(857,075.00)	(672,940.84)	(1,661,750.00)

Category: 4???

4111 WASTE MANAGEMENT							
Revenue							
01-4111-0000	GARBAGE COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00
01-4111-0350	Recycling Grant	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
01-4111-0360	Blue Box Grant	82,938.42	60,000.00	0.00	19,000.00	19,000.00	19,000.00
01-4111-0361	Donation and miscellaneous revenue	16,513.00	19,500.00	23,138.00	20,100.00	(3,038.00)	20,100.00
01-4111-0362	Recycling Strategy	37,406.21	23,000.00	0.00	15,000.00	15,000.00	15,000.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-4111-0363	Zero Waste Strategy	2,500.00	0.00	3,000.00	0.00	(3,000.00)	0.00
01-4111-0364	Composter Sales	464.53	0.00	66.36	0.00	(66.36)	0.00
01-4111-0611	Transfer from Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		139,822.16	102,500.00	26,204.36	84,100.00	57,895.64	84,100.00
Expense							
01-4111-3300	Contracted Services	334,937.77	304,000.00	166,874.30	150,000.00	133,125.70	300,000.00
01-4111-3310	Disposal fees	63,574.59	62,500.00	24,569.72	32,499.98	40,430.28	65,000.00
01-4111-3320	Blue boxes and program costs	2,232.30	1,000.00	0.00	249.98	500.00	500.00
01-4111-3325	Composters	723.10	0.00	0.00	0.00	0.00	0.00
01-4111-3330	Bin contract	0.00	0.00	0.00	0.00	0.00	0.00
01-4111-3350	Landfill royalty costs	3,155.97	3,125.00	494.23	1,749.98	3,005.77	3,500.00
01-4111-3400	Recycling Strategy	35,387.89	35,000.00	11,059.76	7,500.00	3,940.24	15,000.00
01-4111-3410	Recycling Centre St Thomas	16,052.04	17,000.00	4,265.97	8,550.00	12,834.03	17,100.00
01-4111-3415	Zero Waste Expenses	1,526.38	2,500.00	0.00	1,500.00	3,000.00	3,000.00
01-4111-6100	Transfer to Reserve	973.62	0.00	0.00	0.00	0.00	0.00
Total Expense		458,563.66	425,125.00	207,263.98	202,049.94	196,836.02	404,100.00
Dept Excess Revenue Over (Under) Expenditures		(318,741.50)	(322,625.00)	(181,059.62)	(117,949.94)	(138,940.38)	(320,000.00)
4211 WATERWORKS SYSTEM							
Revenue							
01-4211-0000	WATERWORKS SYSTEM	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0130	Municipal Water Debenture	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0360	Water - Other Municipalities	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0365	Water Misc Revenues	230.00	0.00	115.00	0.00	(115.00)	0.00
01-4211-0370	Water Billings	1,437,459.69	1,426,642.00	797,409.60	759,932.48	722,455.40	1,519,865.00
01-4211-0371	Ford Water Rev-Billing	29,909.00	25,000.00	0.00	5,000.02	10,000.00	10,000.00
01-4211-0372	Tri-County-Water/ Billing	400,398.54	378,000.00	175,655.92	199,779.98	223,904.08	399,560.00
01-4211-0373	Water Filling Station-Rev	0.00	9,930.00	0.00	5,051.48	10,103.00	10,103.00
01-4211-0374	Construction water revenue	16,950.00	20,550.00	1,600.00	2,925.00	4,250.00	5,850.00
01-4211-0375	Water Meter Fee	108,226.90	101,250.00	12,350.00	33,437.48	54,525.00	66,875.00
01-4211-0376	Water Connection and Curb Stop fee	487,519.00	631,968.00	116,279.00	121,506.52	126,734.00	243,013.00
01-4211-0377	Water/Sewer Interest Rev	14,114.09	12,500.00	8,614.50	5,000.02	1,385.50	10,000.00
01-4211-0378	Sewer Collection Revenue	(2.92)	0.00	0.00	0.00	0.00	0.00
01-4211-0379	Small Waterworks Grant	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0380	Lynhurst Water Charges	10,429.22	0.00	3,746.55	0.00	(3,746.55)	0.00
01-4211-0381	Sewer Connection and fees	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0382	Water Investment Income	99,115.34	65,000.00	0.00	42,500.02	85,000.00	85,000.00
01-4211-0383	Sewer Investment Income	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0385	Talbotville WWTP Sewer Collection I	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-0401	Water Operator Recovery	0.00	2,500.00	0.00	0.00	0.00	0.00
01-4211-3182	56 Water Truck Machine Rental	1,421.00	0.00	98.00	0.00	(98.00)	0.00
Total Revenue		2,605,769.86	2,673,340.00	1,115,868.57	1,175,133.00	1,234,397.43	2,350,266.00
Expense							
01-4211-1110	Salaries and Wages	166,569.73	140,000.00	51,554.12	80,000.02	108,445.88	160,000.00
01-4211-1112	Rds- Wages	0.00	2,500.00	0.00	249.98	500.00	500.00
01-4211-1115	Wges - Dutton System	234.24	43,000.00	0.00	0.00	0.00	0.00
01-4211-1120	Canada Pension	2,997.11	0.00	2,102.03	24,999.98	47,897.97	50,000.00
01-4211-1130	Employment Insurance	1,146.27	0.00	850.49	0.00	(850.49)	0.00

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		Actual	Budget	Actual	Budget		
01-4211-1140	OMERS	4,957.36	0.00	2,992.41	0.00	(2,992.41)	0.00
01-4211-1150	Employer Health Tax	1,083.34	0.00	732.21	0.00	(732.21)	0.00
01-4211-1160	Workplace Safety Insurance	1,661.26	0.00	1,104.56	0.00	(1,104.56)	0.00
01-4211-1170	Group Insurance	8,007.31	0.00	5,745.00	0.00	(5,745.00)	0.00
01-4211-1190	Health Safety	23.83	0.00	93.96	75.00	56.04	150.00
01-4211-1200	Travel Mileage	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-1220	Training	2,770.45	3,500.00	200.00	1,250.02	2,300.00	2,500.00
01-4211-2120	Utilities	8,961.64	10,000.00	3,272.10	5,000.02	6,727.90	10,000.00
01-4211-2140	Materials Supplies	3,214.54	3,000.00	1,705.53	1,653.98	1,602.47	3,308.00
01-4211-2150	Clothing Allowance	701.98	0.00	342.47	500.02	657.53	1,000.00
01-4211-2180	Property Maintenance	3,505.68	2,700.00	2,451.36	1,440.52	429.64	2,881.00
01-4211-2700	Rds Mach Tm to Water	1,684.70	15,000.00	0.00	7,500.00	15,000.00	15,000.00
01-4211-3100	Office Supplies	60.54	0.00	56.86	0.00	(56.86)	0.00
01-4211-3110	Postage and Courier	7,379.23	5,000.00	715.38	2,499.98	4,284.62	5,000.00
01-4211-3130	Telephone	5,002.87	5,000.00	1,357.19	2,499.98	3,642.81	5,000.00
01-4211-3140	Insurance	40,758.12	40,000.00	0.00	24,072.00	48,144.00	48,144.00
01-4211-3150	Legal and Audit Fees	0.00	2,500.00	0.00	1,250.02	2,500.00	2,500.00
01-4211-3160	System Maintenance	16,780.75	11,500.00	1,203.00	6,000.00	10,797.00	12,000.00
01-4211-3161	Equipment Costs	200,903.93	73,868.00	26,512.29	24,999.98	23,487.71	50,000.00
01-4211-3170	Memberships & Subscriptions	574.94	1,500.00	3,609.94	500.02	(2,609.94)	1,000.00
01-4211-3180	56 Water Truck Fuel/Repairs	6,469.06	4,500.00	0.00	1,009.50	2,019.00	2,019.00
01-4211-3181	56 Water Truck Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-3183	Rental Truck	0.00	0.00	598.35	1,200.00	1,801.65	2,400.00
01-4211-3300	Contracted Services	180,152.41	123,500.00	54,858.45	65,887.50	76,916.55	131,775.00
01-4211-3301	OCWA Out of Scope Projects	0.00	0.00	0.00	12,500.02	25,000.00	25,000.00
01-4211-3302	Water Testing	0.00	10,000.00	0.00	0.00	0.00	0.00
01-4211-3303	Studies, standards, etc	16,049.93	15,000.00	915.84	0.00	(915.84)	0.00
01-4211-3310	Water Costs	1,363,870.32	1,110,927.00	300,546.72	643,047.52	985,548.28	1,286,095.00
01-4211-3320	Misc Waterline Costs	31,390.76	0.00	11,570.10	0.00	(11,570.10)	0.00
01-4211-5100	Equipment Purchase	4,978.19	0.00	1,922.18	0.00	(1,922.18)	0.00
01-4211-6100	Transfer To Reserve	525,677.07	1,025,345.00	0.00	254,496.98	508,994.00	508,994.00
01-4211-6150	Transfer to Sewer Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-6400	Debenture Payment-Principal	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-6450	Debenture Payment-Interest	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-7000	Amortization - water	464,180.44	0.00	0.00	0.00	0.00	0.00
01-4211-7010	Amortization - sewer	0.00	0.00	0.00	0.00	0.00	0.00
01-4211-9999	Suspense Account (Water)	709.69	25,000.00	(1,952.31)	12,500.02	26,952.31	25,000.00
Total Expense		3,072,457.69	2,673,340.00	475,060.23	1,175,133.06	1,875,205.77	2,350,266.00
Dept Excess Revenue Over (Under) Expenditures		(466,687.83)	0.00	640,808.34	(0.06)	(640,808.34)	0.00
4410 Sanitary Sewers - General							
Revenue							
01-4410-0383	Sanitary Sewer Investment Income	0.00	0.00	0.00	999.98	2,000.00	2,000.00
Total Revenue		0.00	0.00	0.00	999.98	2,000.00	2,000.00
Expense							
01-4410-6100	Transfer to Reserve	0.00	0.00	0.00	999.98	2,000.00	2,000.00
Total Expense		0.00	0.00	0.00	999.98	2,000.00	2,000.00

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		Actual	Budget	Actual	Budget		
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	0.00	0.00	0.00	0.00
4411 Talbotville Sanitary Sewer							
Revenue							
01-4411-0130	Municipal Sewer Debenture	0.00	0.00	0.00	0.00	0.00	0.00
01-4411-0377	Ferndale Sanitary Fees - Base	38,037.93	0.00	11,534.84	0.00	(11,534.84)	0.00
01-4411-0378	Ferndale Sanitary Fees - Consumpti	25.08	0.00	35,934.40	0.00	(35,934.40)	0.00
01-4411-0379	Lynhurst Sanitary Fees - Capital fron	10,484.76	0.00	2,898.96	0.00	(2,898.96)	0.00
01-4411-0381	Talbotville Sanitary Connection Fees	0.00	0.00	67,319.00	0.00	(67,319.00)	0.00
01-4411-0383	Sanitary Sewer Investment Income	1,824.94	0.00	0.00	0.00	0.00	0.00
01-4411-0385	Talbotville Sanitary Fees - Base (con	33,052.23	35,024.00	15,265.56	30,901.50	46,537.44	61,803.00
01-4411-0386	Talbotville Sanitary Fees - Consumpi	75,469.03	59,874.00	90,392.04	50,501.02	10,609.96	101,002.00
01-4411-0611	Transfer from sewer reserve	248,601.39	114,274.00	0.00	69,649.50	139,299.00	139,299.00
Total Revenue		407,495.36	209,172.00	223,344.80	151,052.02	78,759.20	302,104.00
Expense							
01-4411-1110	Salaries and Wages	62,837.41	67,000.00	0.00	0.00	0.00	0.00
01-4411-1112	Rds Wages	0.00	500.00	0.00	36,000.00	72,000.00	72,000.00
01-4411-1115	Overhead and Benefits	0.00	20,000.00	0.00	11,499.98	23,000.00	23,000.00
01-4411-1220	Training	0.00	2,000.00	0.00	999.98	2,000.00	2,000.00
01-4411-2120	Utilities	56,707.75	37,500.00	16,055.71	18,750.00	21,444.29	37,500.00
01-4411-2140	Materials Supplies	21,171.99	16,250.00	20,414.77	10,562.48	710.23	21,125.00
01-4411-2180	Property maintenance	0.00	1,500.00	0.00	750.00	1,500.00	1,500.00
01-4411-2181	Property Tax	0.00	0.00	0.00	2,499.98	5,000.00	5,000.00
01-4411-2700	Rds Machine Time to Talbotville Sew	0.00	500.00	0.00	500.02	1,000.00	1,000.00
01-4411-3110	Postage	0.00	0.00	0.00	0.00	0.00	0.00
01-4411-3140	Insurance	3,240.00	2,900.00	0.00	1,449.98	2,900.00	2,900.00
01-4411-3150	Legal and Audit Expense	0.00	1,000.00	0.00	500.02	1,000.00	1,000.00
01-4411-3160	System Maintenance	76,555.79	5,000.00	22,633.94	2,499.98	(17,633.94)	5,000.00
01-4411-3170	Memberships & Subscriptions	0.00	0.00	290.00	0.00	(290.00)	0.00
01-4411-3190	Miscellaneous	106.85	1,000.00	0.00	500.02	1,000.00	1,000.00
01-4411-3300	Contracted Services	112,559.24	43,562.00	15,353.50	20,539.50	25,725.50	41,079.00
01-4411-3301	OCWA Out of Scope	0.00	0.00	0.00	2,499.98	5,000.00	5,000.00
01-4411-3302	Wastewater Testing	4,800.39	6,000.00	0.00	3,000.00	6,000.00	6,000.00
01-4411-3310	Replace Activated Carbon - Screenir	0.00	0.00	0.00	1,250.02	2,500.00	2,500.00
01-4411-3311	Cleaning Raw Equalization Tanks	0.00	0.00	0.00	2,000.02	4,000.00	4,000.00
01-4411-3312	Membrane Cleaning	0.00	0.00	0.00	9,999.98	20,000.00	20,000.00
01-4411-3313	Sludge/Biosolids Removal	0.00	0.00	0.00	17,499.98	35,000.00	35,000.00
01-4411-3314	Disolved Oxygen/pH Meter/Probe Re	0.00	0.00	0.00	1,749.98	3,500.00	3,500.00
01-4411-3315	Spare Filter Module Cartridges	0.00	0.00	0.00	999.98	2,000.00	2,000.00
01-4411-3316	Equipment Failure/Replacement Cor	0.00	0.00	0.00	2,499.98	5,000.00	5,000.00
01-4411-4200	Plans and studies	19,168.31	5,000.00	0.00	2,499.98	5,000.00	5,000.00
01-4411-6100	Transfer to sewer reserve	50,347.63	0.00	0.00	0.00	0.00	0.00
01-4411-6400	Infrastructure Ontario Loan Principal	0.00	0.00	0.00	0.00	0.00	0.00
01-4411-6450	Infrastructure Ontario Loan Interest F	0.00	0.00	0.00	0.00	0.00	0.00
01-4411-7000	Sanitary Sewers Amortization	135,977.79	0.00	0.00	0.00	0.00	0.00
Total Expense		543,473.15	209,712.00	74,747.92	151,051.84	227,356.08	302,104.00
Dept Excess Revenue Over (Under) Expenditures		(135,977.79)	(540.00)	148,596.88	0.18	(148,596.88)	0.00
4412 Ferndale Sanitary Sewer							

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Revenue							
01-4412-0377	Ferndale Sanitary Fees - Base	0.00	0.00	0.00	21,588.00	43,176.00	43,176.00
01-4412-0378	Ferndale Sanitary Fees - Consumptio	0.00	0.00	0.00	37,485.00	74,970.00	74,970.00
Total Revenue		0.00	0.00	0.00	59,073.00	118,146.00	118,146.00
Expense							
01-4412-3300	Consumption Fees to St. Thomas	0.00	0.00	0.00	37,485.00	74,970.00	74,970.00
01-4412-6100	Transfer to Reserve	0.00	0.00	0.00	21,588.00	43,176.00	43,176.00
Total Expense		0.00	0.00	0.00	59,073.00	118,146.00	118,146.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	0.00	0.00	0.00	0.00
4413 Lynhurst Sanitary Sewer							
Revenue							
01-4413-0379	Lynhurst Sanitary Fees - Base from S	0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
Total Revenue		0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
Expense							
01-4413-6100	Transfer to Reserve	0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
Total Expense		0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	0.00	0.00	0.00	0.00
Category Excess Revenue Over (Under) Expenditures		(921,407.12)	(323,165.00)	608,345.60	(117,949.82)	(928,345.60)	(320,000.00)
Category: 5???							
5311 CEMETERIES							
Revenue							
01-5311-0000	CEMETERIES	0.00	0.00	0.00	0.00	0.00	0.00
01-5311-0360	Miscellaneous Revenue	14,373.70	0.00	0.00	0.00	0.00	0.00
01-5311-0380	Interest	302.93	0.00	0.00	0.00	0.00	0.00
Total Revenue		14,676.63	0.00	0.00	0.00	0.00	0.00
Expense							
01-5311-1110	Salaries and Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-5311-1112	Cemetery Road Wages	118.24	500.00	0.00	150.00	300.00	300.00
01-5311-1115	Overhead and Benefits	0.00	0.00	0.00	0.00	0.00	0.00
01-5311-3140	Cemetery Maintenance	12,266.27	5,000.00	1,490.78	3,000.00	4,509.22	6,000.00
01-5311-6300	Cemetery-Insurance	7,455.24	6,800.00	4,272.48	3,909.98	3,547.52	7,820.00
Total Expense		19,839.75	12,300.00	5,763.26	7,059.98	8,356.74	14,120.00
Dept Excess Revenue Over (Under) Expenditures		(5,163.12)	(12,300.00)	(5,763.26)	(7,059.98)	(8,356.74)	(14,120.00)
Category Excess Revenue Over (Under) Expenditures		(5,163.12)	(12,300.00)	(5,763.26)	(7,059.98)	(8,356.74)	(14,120.00)
Category: 7???							
7111 KEYSTONE COMPLEX							
Revenue							
01-7111-0000	KEYSTONE COMPLEX	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-0320	Complex -Rental Income	25,464.29	25,000.00	5,621.27	12,500.02	19,378.73	25,000.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7111-0326	Insurance Coverage	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-0360	Donations	0.00	0.00	25.00	0.00	(25.00)	0.00
01-7111-0362	Shedden Ball Receipts	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-0363	Do not use in 2019 Shedden Soccer	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-0611	Transfer in from Reserve	25,000.00	35,000.00	0.00	15,000.00	30,000.00	30,000.00
Total Revenue		50,464.29	60,000.00	5,646.27	27,500.02	49,353.73	55,000.00
Expense							
01-7111-1110	Complex-Salaries and Wgs	13,135.10	36,000.00	7,488.39	18,999.98	30,511.61	38,000.00
01-7111-1111	Complex - Rds Time	2,330.82	1,000.00	462.64	500.02	537.36	1,000.00
01-7111-1112	Salaries and Wages	411.54	0.00	0.00	0.00	0.00	0.00
01-7111-1114	Overhead and Benefits	2,441.21	10,000.00	2,802.62	6,000.00	9,197.38	12,000.00
01-7111-1115	Shedden Park - Rds wages	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-1120	Canada Pension Plan	19.38	0.00	0.00	0.00	0.00	0.00
01-7111-1130	Employment Insurance	8.05	0.00	0.00	0.00	0.00	0.00
01-7111-1150	Employer Health Tax	7.11	0.00	0.00	0.00	0.00	0.00
01-7111-1160	Workers Compensation	10.97	0.00	0.00	0.00	0.00	0.00
01-7111-1200	Travel/Mileage	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-2100	Complex -Building Repairs	15,711.75	12,000.00	4,625.59	6,249.98	7,874.41	12,500.00
01-7111-2110	Complex-Cleaning Supplies	200.40	1,250.00	120.26	375.00	629.74	750.00
01-7111-2120	Complex - Utilities	18,257.45	10,000.00	5,267.71	7,500.00	9,732.29	15,000.00
01-7111-2125	Shedden Park - Utilities	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-2140	Complex-Material Supplies	3,423.03	2,500.00	577.39	1,374.98	2,172.61	2,750.00
01-7111-2145	Shedden Park - Materials/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-2180	Complex-Property Maintenance	13,252.39	5,000.00	6,231.82	3,750.00	1,268.18	7,500.00
01-7111-2185	Shedden Park - Property Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-2190	Soccer - Property Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-2700	Complex -Rds Mach Tm	0.00	500.00	0.00	249.98	500.00	500.00
01-7111-2705	Shedden Park - Rds Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7111-3130	Complex-Telephone Expense	1,722.83	1,750.00	437.61	875.02	1,312.39	1,750.00
01-7111-3140	Insurance	16,840.85	18,000.00	0.00	9,999.98	20,000.00	20,000.00
01-7111-3160	Complex-Equip Maintenance	4,708.27	4,000.00	3,680.43	2,375.02	1,069.57	4,750.00
01-7111-3161	Complex-Equipment Costs	190.00	2,500.00	200.00	999.98	1,800.00	2,000.00
01-7111-3190	Miscellaneous	308.85	0.00	0.00	0.00	0.00	0.00
01-7111-4110	Complex-Janitorial Services	4,630.66	0.00	3,802.61	0.00	(3,802.61)	0.00
01-7111-7000	Amortization	18,352.99	0.00	0.00	0.00	0.00	0.00
Total Expense		115,963.65	104,500.00	35,697.07	59,249.94	82,802.93	118,500.00
Dept Excess Revenue Over (Under) Expenditures		(65,499.36)	(44,500.00)	(30,050.80)	(31,749.92)	(33,449.20)	(63,500.00)
7211 LIBRARIES,PLAZA,LAND LEASED							
Revenue							
01-7211-0000	LIBRARY COMMERCIAL UNITS	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-0325	Libraries -Lease PAID	50,990.52	47,390.00	15,542.25	31,084.50	46,626.75	62,169.00
01-7211-0327	Comm Unit 2 - Rent Paid Evelyn	9,908.99	9,917.00	4,975.02	5,004.00	5,032.98	10,008.00
01-7211-0328	Comm Unit 3 - Rent Paid Jacque	7,664.32	7,774.00	3,849.30	3,855.52	3,861.70	7,711.00
01-7211-0332	Municipal Land Lease	3,148.60	4,389.00	2,848.60	500.02	(1,848.60)	1,000.00
01-7211-0335	Library-Miscellaneous revenue	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-0611	Trsf from Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		71,712.43	69,470.00	27,215.17	40,444.04	53,672.83	80,888.00

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		Actual	Budget	Actual	Budget		
Expense							
01-7211-0330	Commercial Unit Expenses	30,598.69	17,000.00	12,884.97	8,499.98	4,115.03	17,000.00
01-7211-0334	Land Lease expenses	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-1110	Plaza and Old Library Salaries and V	1,511.60	6,000.00	0.00	8,000.02	16,000.00	16,000.00
01-7211-1115	Overhead and Benefits	0.00	2,000.00	0.00	1,250.02	2,500.00	2,500.00
01-7211-1120	Canada Pension	0.00	0.00	0.00	999.98	2,000.00	2,000.00
01-7211-1130	Employment Insurance	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-1150	Employer Health Tax	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-1160	Workplace Safety Insuran	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-2100	Old Library-Building Repair	1,831.99	1,500.00	103.29	1,250.02	2,396.71	2,500.00
01-7211-2110	Old Library-Janitorial Serv	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-2120	Old Library-Utilities	1,052.17	1,000.00	464.55	500.02	535.45	1,000.00
01-7211-2180	Old Library-Property Maintenance	92.58	500.00	0.00	249.98	500.00	500.00
01-7211-3140	Old Library - Insurance	810.00	0.00	0.00	549.98	1,100.00	1,100.00
01-7211-3190	Old Library - Taxes	0.00	2,000.00	0.00	999.98	2,000.00	2,000.00
01-7211-3195	Old Library -Miscellaneous Expenses	0.00	500.00	0.00	249.98	500.00	500.00
01-7211-4010	New Library - wages	7,368.66	10,000.00	0.00	0.00	0.00	0.00
01-7211-4015	Overhead and Benefits	0.00	2,500.00	0.00	0.00	0.00	0.00
01-7211-4100	New Library-Building Repairs	310.41	300.00	51.64	150.00	248.36	300.00
01-7211-4110	New Library-Janitorial Serv	7,506.28	1,500.00	5,995.68	2,750.02	(495.68)	5,500.00
01-7211-4120	New Library-Utilities	462.59	1,500.00	134.03	750.00	1,365.97	1,500.00
01-7211-4140	New Library-Insurance	0.00	1,250.00	0.00	624.98	1,250.00	1,250.00
01-7211-4180	New Library-Property Maintenance	0.00	1,000.00	0.00	500.02	1,000.00	1,000.00
01-7211-4195	New Library-Miscellaneous	152.00	500.00	0.00	249.98	500.00	500.00
01-7211-4200	New Library-Loan Payment	10,000.00	10,000.00	10,000.00	5,000.02	0.00	10,000.00
01-7211-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-7000	Library - Amortization	0.00	0.00	0.00	0.00	0.00	0.00
01-7211-7010	Comm Units - Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		61,696.97	59,050.00	29,634.16	32,574.98	35,515.84	65,150.00
Dept Excess Revenue Over (Under) Expenditures		10,015.46	10,420.00	(2,418.99)	7,869.06	18,156.99	15,738.00
7311 PARKS/FACILITIES GENERAL							
Revenue							
01-7311-0000	COMMUNITY CENTRES	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0300	Donation	0.00	8,000.00	0.00	3,999.98	8,000.00	8,000.00
01-7311-0360	Revenue	294.12	1,000.00	0.00	0.00	0.00	0.00
01-7311-0361	Do not use in 2019 Fingal Park Rece	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0362	Do not use in 2019 Shedden Ball Re	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0363	(Do not use in 2019) Shedden Socce	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0366	(Do not use in 2019) Shedden misce	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0390	Gain on disposal of assets	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0400	Shedden Park - Miscellaneous receip	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0401	Shedden Park - Soccer fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0402	Shedden Park - Baseball fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0403	Shedden Park - Pavilion fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0404	Shedden Park - Food booth fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0405	Shedden Park - Grounds fees	0.00	0.00	384.94	0.00	(384.94)	0.00
01-7311-0410	SOSP - Miscellaneous receipts	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0411	SOSP - Soccer fees	0.00	0.00	1,483.94	0.00	(1,483.94)	0.00

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		Actual	Budget	Actual	Budget		
01-7311-0412	SOSP - Baseball fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0413	SOSP - Pavilion fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0414	SOSP - Food booth fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0420	Fingal Park - Miscellaneous receipts	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0422	Fingal Park - Baseball fees	0.00	0.00	535.39	0.00	(535.39)	0.00
01-7311-0423	Fingal Park - Pavilion fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0424	Fingal Park - Food booth fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0430	Talbotville Park - Miscellaneous rece	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0431	Talbotville Park - Soccer fees	0.00	0.00	294.66	0.00	(294.66)	0.00
01-7311-0432	Talbotville Park - Baseball fees	0.00	0.00	1,592.85	0.00	(1,592.85)	0.00
01-7311-0433	Talbotville Park - Pavilion fees	0.00	0.00	141.60	0.00	(141.60)	0.00
01-7311-0434	Talbotville Park - Food booth fees	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-0611	Transfer from reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-6100	Parks 16' Trailer Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-7100	Parks Zero Turn Mower-Machine Re	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-7200	2021 Farmall Tractor-Machine Renta	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		294.12	9,000.00	4,433.38	3,999.98	3,566.62	8,000.00
Expense							
01-7311-1110	Salaries and Wages	2,495.21	0.00	3,642.48	5,000.02	6,357.52	10,000.00
01-7311-1111	Roads - Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-1115	Overhead and Benefits	572.26	0.00	1,602.67	1,400.02	1,197.33	2,800.00
01-7311-1190	Health Safety	44.98	0.00	121.29	249.98	378.71	500.00
01-7311-1220	Training and Education	0.00	0.00	0.00	500.02	1,000.00	1,000.00
01-7311-1250	Clothing and Uniforms	525.06	0.00	793.89	375.00	(43.89)	750.00
01-7311-2100	Building Repair Supplies-General	13.41	0.00	36.34	249.98	463.66	500.00
01-7311-2110	Cleaning Supplies	407.47	0.00	0.00	249.98	500.00	500.00
01-7311-2125	Utilities	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-2145	Materials/Supplies	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-2185	Property Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-2190	Property Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-2700	Roads - Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-2705	Rds Mach Time	0.00	0.00	156.80	0.00	(156.80)	0.00
01-7311-3100	Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3130	Telephone	852.35	0.00	240.00	249.98	260.00	500.00
01-7311-3140	Insurance Coverage	18,743.40	19,000.00	0.00	11,000.02	22,000.00	22,000.00
01-7311-3145	Insurance - Rosy Rhubarb	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3146	Insurance-Multi Activity Pad	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3147	Insurance - Outdoor Skating Rink	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3170	Memberships/Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3180	Canada Day-Fingal Park	0.00	2,000.00	0.00	0.00	0.00	0.00
01-7311-3188	Shedden Soccer & Ball Park Expens	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-3190	Misc Expense	2,329.28	0.00	0.00	0.00	0.00	0.00
01-7311-3300	Contracted Services - Grass Cutting	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-5100	Small Eqp Purchases	20.31	0.00	2,107.83	0.00	(2,107.83)	0.00
01-7311-5110	Fingal Ballpark Expenses	0.00	0.00	180.96	0.00	(180.96)	0.00
01-7311-5111	Fingal Ball Park - Salaries and Wage	0.00	0.00	6,087.98	0.00	(6,087.98)	0.00
01-7311-5112	Fingal Ball Park - Overhead and Ben	0.00	0.00	2,270.88	0.00	(2,270.88)	0.00
01-7311-5115	Fingal Heritage Park	0.00	0.00	8.79	0.00	(8.79)	0.00

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		Actual	Budget	Actual	Budget		
01-7311-5116	Fingal Heritage Park - Salaries and Wages	0.00	0.00	3,581.49	0.00	(3,581.49)	0.00
01-7311-5117	Fingal Park-Roads Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-5118	Fingal Heritage Park - Overhead and Benefits	0.00	0.00	1,239.09	0.00	(1,239.09)	0.00
01-7311-5120	Talbotville Park Expenses	0.00	0.00	105.56	0.00	(105.56)	0.00
01-7311-5121	Talbotville Park-Road Wages	0.00	0.00	5,432.86	0.00	(5,432.86)	0.00
01-7311-5122	Talbotville Park-Road Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-5123	Talbotville Park - Overhead and Benefits	0.00	0.00	2,015.68	0.00	(2,015.68)	0.00
01-7311-5125	Ferndale Park Expenses	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-5126	Ferndale Park-Roads Wages	0.00	0.00	2,974.99	0.00	(2,974.99)	0.00
01-7311-5127	Ferndale park-Roads Machine Time	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-5128	Ferndale - Overhead and Benefits	0.00	0.00	1,150.19	0.00	(1,150.19)	0.00
01-7311-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-6110	Parks 16' Trailer Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-6120	Parks 16' Trailer-Fuel, R&M	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-7000	Amortization	103,055.27	0.00	0.00	0.00	0.00	0.00
01-7311-7110	Parks Zero Turn Mower-Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-7120	Parks Zero Turn Mower-Fuel, R&M	0.00	0.00	60.56	0.00	(60.56)	0.00
01-7311-7210	2021 Farmall Tractor-Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-7220	2021 Farmall Tractor-Fuel, R&M	0.00	0.00	0.00	0.00	0.00	0.00
01-7311-8150	Facilities General - Salaries and Wages	0.00	0.00	4,368.33	0.00	(4,368.33)	0.00
01-7311-8170	Overhead and Benefits	0.00	0.00	1,590.54	0.00	(1,590.54)	0.00
Total Expense		129,059.00	21,000.00	39,769.20	19,275.00	(1,219.20)	38,550.00
Dept Excess Revenue Over (Under) Expenditures		(128,764.88)	(12,000.00)	(35,335.82)	(15,275.02)	4,785.82	(30,550.00)
7315 FERNDALE PARK							
Revenue							
01-7315-0300	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-0360	Revenue	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-0611	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7315-1110	Salaries and Wages	5,979.83	6,800.00	0.00	3,249.98	6,500.00	6,500.00
01-7315-1115	Overhead and Benefits	1,176.35	1,800.00	0.00	900.00	1,800.00	1,800.00
01-7315-2100	Building Repairs	0.00	0.00	17.03	0.00	(17.03)	0.00
01-7315-2110	Janitorial Supplies	0.00	0.00	7.02	0.00	(7.02)	0.00
01-7315-2120	Utilities	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-2130	Property and Grounds Repairs	1,311.67	3,000.00	269.10	999.98	1,730.90	2,000.00
01-7315-2135	Playground Repairs	0.00	0.00	0.00	249.98	500.00	500.00
01-7315-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-3165	Eqp Repairs and Maintenance	0.00	0.00	0.00	249.98	500.00	500.00
01-7315-3190	Misc Expense	0.00	0.00	0.00	249.98	500.00	500.00
01-7315-3300	Contracted Services - Grass Cutting	560.00	0.00	205.00	375.00	545.00	750.00
01-7315-3305	Contracted Services - Waste Collection	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-3500	Twp Machine Time Expense	0.00	2,000.00	0.00	0.00	0.00	0.00
01-7315-5100	Small Eqp Purchases	0.00	0.00	0.00	249.98	500.00	500.00
01-7315-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7315-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00

General Ledger

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
Total Expense		9,027.85	13,600.00	498.15	6,524.88	12,551.85	13,050.00
Dept Excess Revenue Over (Under) Expenditures		(9,027.85)	(13,600.00)	(498.15)	(6,524.88)	(12,551.85)	(13,050.00)
7320 FINGAL BALL PARK							
Revenue							
01-7320-0300	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-0360	Revenue	2,255.59	3,000.00	1,732.63	1,500.00	1,267.37	3,000.00
01-7320-0611	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		2,255.59	3,000.00	1,732.63	1,500.00	1,267.37	3,000.00
Expense							
01-7320-1110	Salaries and Wages	14,142.24	20,400.00	0.00	8,499.98	17,000.00	17,000.00
01-7320-1115	Overhead and Benefits	2,755.12	5,400.00	0.00	2,450.02	4,900.00	4,900.00
01-7320-2100	Building Repairs	1,188.54	0.00	417.29	249.98	82.71	500.00
01-7320-2110	Janitorial Supplies	214.78	0.00	238.63	249.98	261.37	500.00
01-7320-2120	Utilities	1,793.28	0.00	734.99	500.02	265.01	1,000.00
01-7320-2130	Property and Grounds Repairs	7,434.65	0.00	3,112.08	3,249.98	3,387.92	6,500.00
01-7320-2135	Playground Repairs	0.00	0.00	0.00	249.98	500.00	500.00
01-7320-2140	Ball Diamond Repairs	714.70	10,000.00	159.90	500.02	840.10	1,000.00
01-7320-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-3165	Eqp Repairs and Maintenance	170.40	0.00	155.40	249.98	344.60	500.00
01-7320-3180	Canada Day	1,864.17	0.00	0.00	999.98	2,000.00	2,000.00
01-7320-3190	Misc Expense	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-3300	Contracted Services - Grass Cutting	2,415.00	0.00	525.00	1,250.02	1,975.00	2,500.00
01-7320-3305	Contracted Services - Waste Collecti	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-3500	Twp Machine Time Expense	0.00	12,500.00	0.00	0.00	0.00	0.00
01-7320-5100	Small Eqp Purchases	761.16	0.00	0.00	249.98	500.00	500.00
01-7320-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7320-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		33,454.04	48,300.00	5,343.29	18,699.92	32,056.71	37,400.00
Dept Excess Revenue Over (Under) Expenditures		(31,198.45)	(45,300.00)	(3,610.66)	(17,199.92)	(30,789.34)	(34,400.00)
7325 FINGAL HERITAGE PARK							
Revenue							
01-7325-0300	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-7325-0360	Revenue	0.00	100.00	0.00	50.02	100.00	100.00
01-7325-0611	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	100.00	0.00	50.02	100.00	100.00
Expense							
01-7325-1110	Salaries and Wages	4,930.78	6,800.00	0.00	3,249.98	6,500.00	6,500.00
01-7325-1115	Overhead and Benefits	1,180.00	1,800.00	0.00	999.98	2,000.00	2,000.00
01-7325-2100	Building Repairs	0.00	0.00	0.00	0.00	0.00	0.00
01-7325-2110	Janitorial Supplies	0.00	0.00	30.04	50.02	69.96	100.00
01-7325-2120	Utilities	354.37	0.00	165.20	125.02	84.80	250.00
01-7325-2130	Property and Grounds Repairs	4,377.79	1,500.00	1,393.46	1,500.00	1,606.54	3,000.00
01-7325-2135	Playground Repairs	0.00	0.00	0.00	249.98	500.00	500.00
01-7325-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7325-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7325-3165	Eqp Repairs and Maintenance	0.00	0.00	0.00	249.98	500.00	500.00
01-7325-3190	Misc Expense	0.00	0.00	0.00	249.98	500.00	500.00
01-7325-3300	Contracted Services - Grass Cutting	920.00	0.00	0.00	600.00	1,200.00	1,200.00
01-7325-3305	Contracted Services - Waste Collecti	0.00	0.00	0.00	0.00	0.00	0.00
01-7325-3500	Twp Machine Time Expense	0.00	2,500.00	0.00	0.00	0.00	0.00
01-7325-5100	Small Eqp Purchases	0.00	0.00	12.59	249.98	487.41	500.00
01-7325-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7325-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		11,762.94	12,600.00	1,601.29	7,524.92	13,448.71	15,050.00
Dept Excess Revenue Over (Under) Expenditures		(11,762.94)	(12,500.00)	(1,601.29)	(7,474.90)	(13,348.71)	(14,950.00)
7330 SHEDDEN OPEN SPACE PARK							
Revenue							
01-7330-0300	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-7330-0360	Revenue	3,413.14	7,000.00	141.60	2,499.98	4,858.40	5,000.00
01-7330-0611	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		3,413.14	7,000.00	141.60	2,499.98	4,858.40	5,000.00
Expense							
01-7330-1110	Salaries and Wages	7,740.89	17,000.00	0.00	7,500.00	15,000.00	15,000.00
01-7330-1115	Overhead and Benefits	2,865.64	4,500.00	0.00	2,124.98	4,250.00	4,250.00
01-7330-2100	Building Repairs	1,409.98	3,600.00	1,467.54	750.00	32.46	1,500.00
01-7330-2110	Janitorial Supplies	2,303.93	1,000.00	777.43	750.00	722.57	1,500.00
01-7330-2120	Utilities	355.06	2,500.00	40.53	249.98	459.47	500.00
01-7330-2130	Property and Grounds Repairs	19,883.84	12,000.00	6,414.18	6,249.98	6,085.82	12,500.00
01-7330-2135	Playground Repairs	276.66	1,500.00	0.00	249.98	500.00	500.00
01-7330-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00
01-7330-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7330-3165	Eqp Repairs and Maintenance	0.00	0.00	0.00	249.98	500.00	500.00
01-7330-3190	Misc Expense	0.00	0.00	0.00	249.98	500.00	500.00
01-7330-3300	Contracted Services - Grass Cutting	7,700.00	0.00	1,750.00	4,250.02	6,750.00	8,500.00
01-7330-3305	Contracted Services - Waste Collecti	0.00	0.00	0.00	0.00	0.00	0.00
01-7330-3500	Twp Machine Time Expense	426.10	9,500.00	0.00	0.00	0.00	0.00
01-7330-5100	Small Eqp Purchases	0.00	0.00	0.00	249.98	500.00	500.00
01-7330-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		42,962.10	51,600.00	10,449.68	22,874.88	35,300.32	45,750.00
Dept Excess Revenue Over (Under) Expenditures		(39,548.96)	(44,600.00)	(10,308.08)	(20,374.90)	(30,441.92)	(40,750.00)
7335 TALBOTVILLE PARKS							
Revenue							
01-7335-0300	Donations	0.00	0.00	0.00	0.00	0.00	0.00
01-7335-0360	Revenue	492.54	3,500.00	3,258.82	1,749.98	241.18	3,500.00
01-7335-0611	Transfer from Reserves	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		492.54	3,500.00	3,258.82	1,749.98	241.18	3,500.00
Expense							
01-7335-1110	Salaries and Wages	7,697.46	17,000.00	(872.36)	7,500.00	15,872.36	15,000.00
01-7335-1115	Overhead and Benefits	1,435.98	4,500.00	0.00	2,124.98	4,250.00	4,250.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7335-2100	Building Repairs	3,816.29	0.00	71.63	249.98	428.37	500.00
01-7335-2110	Janitorial Supplies	0.00	0.00	932.28	600.00	267.72	1,200.00
01-7335-2120	Utilities	630.21	0.00	1,166.31	474.98	(216.31)	950.00
01-7335-2130	Property and Grounds Repairs	9,433.72	9,000.00	5,783.18	5,499.98	5,216.82	11,000.00
01-7335-2135	Playground Repairs	3,352.50	0.00	0.00	249.98	500.00	500.00
01-7335-2140	Ball Diamond Repairs	2,014.85	0.00	0.00	249.98	500.00	500.00
01-7335-3120	Advertising and Promotion	0.00	0.00	0.00	0.00	0.00	0.00
01-7335-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7335-3165	Eqp Repairs and Maintenance	111.72	0.00	0.00	249.98	500.00	500.00
01-7335-3190	Misc Expense	6,365.67	0.00	6,062.91	1,250.02	(3,562.91)	2,500.00
01-7335-3300	Contracted Services - Grass Cutting	3,625.00	0.00	975.00	2,000.02	3,025.00	4,000.00
01-7335-3305	Contracted Services - Waste Collecti	0.00	0.00	0.00	0.00	0.00	0.00
01-7335-3500	Twp Machine Time Expense	0.00	10,000.00	0.00	0.00	0.00	0.00
01-7335-5100	Small Eqp Purchases	0.00	0.00	669.73	249.98	(169.73)	500.00
01-7335-5555	Transfer to Reserve	0.00	0.00	0.00	0.00	0.00	0.00
01-7335-7000	Amortization	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense		38,483.40	40,500.00	14,788.68	20,699.88	26,611.32	41,400.00
Dept Excess Revenue Over (Under) Expenditures		(37,990.86)	(37,000.00)	(11,529.86)	(18,949.90)	(26,370.14)	(37,900.00)
7350 PARKS PICKUP TRUCK							
Revenue							
01-7350-0700	Equipment Rental Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7350-1110	Salaries and Wages	0.00	0.00	0.00	249.98	500.00	500.00
01-7350-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7350-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7350-3165	Eqp Repairs and Maintenance	0.00	0.00	0.00	249.98	500.00	500.00
01-7350-3166	Fuel	0.00	0.00	0.00	249.98	500.00	500.00
Total Expense		0.00	0.00	0.00	824.94	1,650.00	1,650.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	0.00	(824.94)	(1,650.00)	(1,650.00)
7352 KUBOTA ZERO TURN MOWER							
Revenue							
01-7352-0700	Equipment Rental Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7352-1110	Salaries and Wages	1,758.00	0.00	0.00	249.98	500.00	500.00
01-7352-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7352-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7352-3165	Eqp Repairs and Maintenance	0.00	0.00	279.10	249.98	220.90	500.00
01-7352-3166	Fuel	74.25	0.00	0.00	249.98	500.00	500.00
Total Expense		1,832.25	0.00	279.10	824.94	1,370.90	1,650.00
Dept Excess Revenue Over (Under) Expenditures		(1,832.25)	0.00	(279.10)	(824.94)	(1,370.90)	(1,650.00)
7353 TRAILER FOR KUBOTA ZERO TURN							
Revenue							

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7353-0700	Equipment Rental Revenue	60.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		60.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7353-1110	Salaries and Wages	0.00	0.00	0.00	249.98	500.00	500.00
01-7353-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7353-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7353-3165	Eqp Repairs and Maintenance	200.90	0.00	0.00	249.98	500.00	500.00
01-7353-3166	Fuel	0.00	0.00	0.00	249.98	500.00	500.00
Total Expense		200.90	0.00	0.00	824.94	1,650.00	1,650.00
Dept Excess Revenue Over (Under) Expenditures		(140.90)	0.00	0.00	(824.94)	(1,650.00)	(1,650.00)
7354 TALBOTVILLE PARK FORD 1600							
Revenue							
01-7354-0700	Equipment Rental Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7354-1110	Salaries and Wages	0.00	0.00	0.00	249.98	500.00	500.00
01-7354-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7354-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7354-3165	Eqp Repairs and Maintenance	0.00	0.00	11.74	249.98	488.26	500.00
01-7354-3166	Fuel	0.00	0.00	0.00	249.98	500.00	500.00
Total Expense		0.00	0.00	11.74	824.94	1,638.26	1,650.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	(11.74)	(824.94)	(1,638.26)	(1,650.00)
7355 FINGAL CASE-IH FARMALL 40C							
Revenue							
01-7355-0700	Equipment Rental Revenue	60.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		60.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7355-1110	Salaries and Wages	0.00	0.00	0.00	249.98	500.00	500.00
01-7355-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7355-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00
01-7355-3165	Eqp Repairs and Maintenance	798.52	0.00	0.00	249.98	500.00	500.00
01-7355-3166	Fuel	0.00	0.00	0.00	249.98	500.00	500.00
Total Expense		798.52	0.00	0.00	824.94	1,650.00	1,650.00
Dept Excess Revenue Over (Under) Expenditures		(738.52)	0.00	0.00	(824.94)	(1,650.00)	(1,650.00)
7356 KEYSTONE TRACTOR (KEITHS)							
Revenue							
01-7356-0700	Equipment Rental Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		0.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7356-1110	Salaries and Wages	0.00	0.00	0.00	249.98	500.00	500.00
01-7356-1115	Overhead and Benefits	0.00	0.00	0.00	75.00	150.00	150.00
01-7356-3140	Insurance & Licences	0.00	0.00	0.00	0.00	0.00	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7356-3165	Eqp Repairs and Maintenance	0.00	0.00	274.21	249.98	225.79	500.00
01-7356-3166	Fuel	0.00	0.00	0.00	249.98	500.00	500.00
Total Expense		0.00	0.00	274.21	824.94	1,375.79	1,650.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	(274.21)	(824.94)	(1,375.79)	(1,650.00)
7411 REMEMBRANCE DAY COMMITTEE							
Revenue							
01-7411-0000	REMEMBRANCE DAY	0.00	0.00	0.00	0.00	0.00	0.00
01-7411-0360	Misc Revenue	0.00	0.00	0.00	0.00	0.00	0.00
01-7411-0370	Donation Revenue	0.00	0.00	0.00	0.00	0.00	0.00
01-7411-0400	Grant Revenue	10,780.00	0.00	0.00	0.00	0.00	0.00
01-7411-0610	Transfer from reserve	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenue		10,780.00	0.00	0.00	0.00	0.00	0.00
Expense							
01-7411-3190	Misc Expense	9,856.88	0.00	0.00	0.00	0.00	0.00
01-7411-6100	Transfer to Reserve	923.12	0.00	0.00	0.00	0.00	0.00
Total Expense		10,780.00	0.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		0.00	0.00	0.00	0.00	0.00	0.00
Category Excess Revenue Over (Under) Expenditures		(316,489.51)	(199,080.00)	(95,918.70)	(114,630.02)	(133,343.30)	(229,262.00)

Category: 8???

8111 PLANNING AND DEVELOPMENT							
Revenue							
01-8111-0000	PLANNING AND DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0360	Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0370	Economic Development revenue	750.00	0.00	1,000.00	0.00	(1,000.00)	0.00
01-8111-0372	Senior's Committee Donations	9,505.55	5,000.00	6,655.00	2,499.98	(1,655.00)	5,000.00
01-8111-0373	Family Day donations	0.00	5,660.00	5,000.00	3,999.98	3,000.00	8,000.00
01-8111-0374	C.I.B. Donations - Flag Fund	0.00	3,000.00	0.00	1,500.00	3,000.00	3,000.00
01-8111-0375	Communities in Bloom revenue	4,877.50	0.00	4,942.00	0.00	(4,942.00)	0.00
01-8111-0376	History Committee Revenue	7,000.00	2,000.00	9,667.00	1,500.00	(6,667.00)	3,000.00
01-8111-0377	Grant	0.00	20,000.00	0.00	0.00	0.00	0.00
01-8111-0380	Application Fees	26,725.00	35,000.00	16,800.00	17,499.98	18,200.00	35,000.00
01-8111-0381	KCCA Application fees	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0382	LTVCA Application Fees	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0401	Planning Recoveries Other Municipa	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0402	Planning Recoveries Property Owne	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0403	Future Recoveries from Developmen	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0404	Future Recoveries re: Official Plan	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-0611	Transfer from Reserve	8,720.98	0.00	0.00	0.00	0.00	0.00
Total Revenue		57,579.03	70,660.00	44,064.00	26,999.94	9,936.00	54,000.00
Expense							
01-8111-1110	Salaries and Wages	65,691.42	52,500.00	40,973.81	44,000.02	47,026.19	88,000.00
01-8111-1111	Support staff wages	0.00	0.00	0.00	14,499.98	29,000.00	29,000.00
01-8111-1115	Overhead and Benefits	0.00	0.00	5,183.29	0.00	(5,183.29)	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-8111-1120	Canada Pension	1,517.93	0.00	1,470.47	0.00	(1,470.47)	0.00
01-8111-1130	Employment Insurance	609.23	0.00	581.30	0.00	(581.30)	0.00
01-8111-1140	OMERS	2,762.74	0.00	2,579.51	0.00	(2,579.51)	0.00
01-8111-1150	EHT	540.29	0.00	501.61	0.00	(501.61)	0.00
01-8111-1160	Workplace Safety Insurance	838.13	0.00	841.16	0.00	(841.16)	0.00
01-8111-1170	Group Insurance	1,249.84	0.00	1,803.65	0.00	(1,803.65)	0.00
01-8111-1200	Mileage	0.00	250.00	0.00	125.02	250.00	250.00
01-8111-1220	Employee Training	0.00	750.00	0.00	375.00	750.00	750.00
01-8111-2140	Materials Supplies	0.00	250.00	0.00	125.02	250.00	250.00
01-8111-3100	Office Supplies	144.71	0.00	45.62	0.00	(45.62)	0.00
01-8111-3110	Postage	444.18	750.00	0.00	375.00	750.00	750.00
01-8111-3120	Advertising	2,876.04	750.00	0.00	375.00	750.00	750.00
01-8111-3130	Telephone	447.91	0.00	244.23	0.00	(244.23)	0.00
01-8111-3150	Legal Fees	16,043.55	5,000.00	6,313.37	2,499.98	(1,313.37)	5,000.00
01-8111-3170	Memberships/Subscriptions	151.98	500.00	1,017.43	249.98	(517.43)	500.00
01-8111-3195	New Official Plan	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-3196	New Zoning By-Law	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-3197	New Development Charges Study	0.00	0.00	0.00	0.00	0.00	0.00
01-8111-3300	Contracted Services	0.00	1,500.00	0.00	750.00	1,500.00	1,500.00
01-8111-6100	Transfer to Reserve	6,409.33	0.00	0.00	0.00	0.00	0.00
01-8111-6400	Miscellaneous	0.00	500.00	0.00	500.02	1,000.00	1,000.00
01-8111-6440	Economic Development-Public Relat	310.52	0.00	0.00	0.00	0.00	0.00
01-8111-6450	Economic Development	0.00	20,000.00	0.00	7,500.00	15,000.00	15,000.00
01-8111-6500	Communities in Bloom	4,975.60	3,000.00	579.84	1,500.00	2,420.16	3,000.00
01-8111-6550	Marketing and Communications	50.00	0.00	0.00	0.00	0.00	0.00
01-8111-6560	Greening Communities	750.00	0.00	1,000.00	500.02	0.00	1,000.00
01-8111-6570	Family Day Winterfest	0.00	5,660.00	4,467.46	3,999.98	3,532.54	8,000.00
01-8111-6580	Economic Development-History Corr	590.67	2,000.00	11,000.88	999.98	(9,000.88)	2,000.00
01-8111-6590	Senior's Committee- Southwold You	18,485.48	25,000.00	3,080.88	2,499.98	1,919.12	5,000.00
Total Expense		124,889.55	118,410.00	81,684.51	80,874.98	80,065.49	161,750.00
Dept Excess Revenue Over (Under) Expenditures		(67,310.52)	(47,750.00)	(37,620.51)	(53,875.04)	(70,129.49)	(107,750.00)
8112 DEVELOPMENT ACTIVITIES							
Revenue							
01-8112-0402	Recoverable Development Expenses	480.00	78,750.00	0.00	0.00	0.00	0.00
Total Revenue		480.00	78,750.00	0.00	0.00	0.00	0.00
Expense							
01-8112-1110	Salaries & Wages	0.00	35,000.00	0.00	0.00	0.00	0.00
01-8112-1115	Overhead & Benefits	0.00	8,750.00	0.00	0.00	0.00	0.00
01-8112-3300	Contracted Services	0.00	35,000.00	0.00	0.00	0.00	0.00
Total Expense		0.00	78,750.00	0.00	0.00	0.00	0.00
Dept Excess Revenue Over (Under) Expenditures		480.00	0.00	0.00	0.00	0.00	0.00
8211 DRAINAGE							
Revenue							
01-8211-0000	DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-0140	Tile Loan Debentures	2,432.04	2,432.00	0.00	1,215.98	2,432.00	2,432.00
01-8211-0360	Miscellaneous Revenues	8,867.69	750.00	350.00	375.00	400.00	750.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-8211-0400	Provincial Grant	26,737.80	32,000.00	0.00	15,999.98	32,000.00	32,000.00
01-8211-0401	Drain Supt Dutton	50,209.05	44,000.00	20,521.23	21,999.98	23,478.77	44,000.00
Total Revenue		88,246.58	79,182.00	20,871.23	39,590.94	58,310.77	79,182.00
Expense							
01-8211-1110	Salaries and Wages	42,365.40	81,000.00	37,452.38	42,000.00	46,547.62	84,000.00
01-8211-1111	Drainage Super Expenses	763.63	0.00	663.68	500.02	336.32	1,000.00
01-8211-1112	Rds- Wages	0.00	1,000.00	0.00	0.00	0.00	0.00
01-8211-1113	Drain Mtce - Supt. Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-1114	Dutton-Dunwich Supt Wages	37,140.31	0.00	0.00	0.00	0.00	0.00
01-8211-1115	Dutton-Drainage Roads-Wages	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-1120	Canada Pension	3,509.35	3,587.00	2,275.16	1,850.02	1,424.84	3,700.00
01-8211-1130	Employment Insurance	1,337.31	1,914.00	903.11	699.98	496.89	1,400.00
01-8211-1140	OMERS Pension Plan	8,010.10	7,976.00	4,035.29	3,800.02	3,564.71	7,600.00
01-8211-1150	Employer Health Tax	1,613.70	1,562.00	778.46	900.00	1,021.54	1,800.00
01-8211-1160	Workplace Safety Insuran	2,404.96	2,810.00	1,305.41	1,449.98	1,594.59	2,900.00
01-8211-1170	Group Insurance	7,910.01	7,000.00	5,860.04	4,800.00	3,739.96	9,600.00
01-8211-1190	Health Safety	23.83	0.00	15.24	0.00	(15.24)	0.00
01-8211-1200	Travel Mileage	159.77	500.00	117.98	249.98	382.02	500.00
01-8211-1220	Employee Training	499.53	750.00	0.00	375.00	750.00	750.00
01-8211-2140	Drain Stock Charges	1,249.84	800.00	3,295.56	399.98	(2,495.56)	800.00
01-8211-2700	Rds Mach Tm To Drains	51.00	0.00	0.00	0.00	0.00	0.00
01-8211-3110	Postage	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-3140	Insurance	0.00	1,000.00	0.00	500.02	1,000.00	1,000.00
01-8211-3150	Legal	997.48	0.00	0.00	0.00	0.00	0.00
01-8211-3161	Equipment Costs	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-3170	Memberships Subscription	0.00	350.00	363.08	174.98	(13.08)	350.00
01-8211-3300	Outside Contractors-Drain	0.00	0.00	0.00	0.00	0.00	0.00
01-8211-6100	Transfer to Reserve	0.00	2,500.00	0.00	1,250.02	2,500.00	2,500.00
01-8211-6400	Debenture Payment Principal	2,164.51	2,042.00	2,294.35	1,146.98	(0.35)	2,294.00
01-8211-6450	Debenture Payment Interest	267.53	390.00	137.69	69.00	0.31	138.00
Total Expense		110,468.26	115,181.00	59,497.43	60,165.98	60,834.57	120,332.00
Dept Excess Revenue Over (Under) Expenditures		(22,221.68)	(35,999.00)	(38,626.20)	(20,575.04)	(2,523.80)	(41,150.00)
Category Excess Revenue Over (Under) Expenditures		(89,052.20)	(83,749.00)	(76,246.71)	(74,450.08)	(72,653.29)	(148,900.00)

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
REPORT SUMMARY							
01-1011	TAX REVENUES TWP	3,879,010.11	3,879,098.00	5,921,333.00	2,632,962.52	(1,700,155.00)	4,221,178.00
01-1012	TAX REVENUES COUNTY	5,305,470.45	5,290,966.00	0.00	0.00	0.00	0.00
01-1013	TAX REVENUES EDUCATION	1,364,232.68	1,355,740.00	0.00	0.00	0.00	0.00
01-1031	TAX REVENUES TWP SUPP/WO	46,677.77	100,000.00	(3,214.95)	50,000.02	103,214.95	100,000.00
01-1032	TAX REVENUES COUNTY SUPP/WO	56,605.68	0.00	(3,898.90)	0.00	3,898.90	0.00
01-1033	TAX REVENUES EDUCATION SUPP/WO	16,202.97	0.00	(915.24)	0.00	915.24	0.00
01-1100	OTHER REVENUE/EXPENSE	2,282,908.03	6,185,200.00	198,270.92	3,353,344.90	6,508,419.08	6,706,690.00
01-1110	COUNCIL	0.00	0.00	0.00	0.00	0.00	0.00
01-1111	ADMINISTRATION	146,115.64	176,750.00	5,822.22	76,275.00	146,727.78	152,550.00
01-1211	MUNICIPAL PROPERTY - MEDICAL BUILDING	13,833.63	14,746.00	7,024.88	7,373.02	7,721.12	14,746.00
01-2111	FIRE SERVICES	108,513.68	94,680.00	57,319.73	55,446.06	53,572.27	110,892.00
01-2211	POLICE SERVICES	30,000.00	50,000.00	0.00	24,999.98	50,000.00	50,000.00
01-2311	CONSERVATION AUTHORITIES	0.00	0.00	0.00	0.00	0.00	0.00
01-2411	BUILDING DEPARTMENT	504,275.09	313,500.00	102,256.63	172,500.00	242,743.37	345,000.00
01-2420	CANINE CONTROL	160.00	0.00	255.00	174.98	95.00	350.00
01-2425	LIVESTOCK PROGRAM	50.00	0.00	0.00	0.00	0.00	0.00
01-3111	ROADS	749,438.35	667,635.00	269,286.13	303,625.04	337,963.87	607,250.00
01-3123	ROADS	145,012.37	0.00	13,282.14	0.00	(13,282.14)	0.00
01-3124	ROADS	159,004.12	0.00	28,212.66	0.00	(28,212.66)	0.00
01-3125	ROADS	7,596.24	0.00	317.96	0.00	(317.96)	0.00
01-3211	STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00
01-4111	WASTE MANAGEMENT	139,822.16	102,500.00	26,204.36	84,100.00	57,895.64	84,100.00
01-4211	WATERWORKS SYSTEM	2,605,769.86	2,673,340.00	1,115,868.57	1,175,133.00	1,234,397.43	2,350,266.00
01-4410	Sanitary Sewers - General	0.00	0.00	0.00	999.98	2,000.00	2,000.00
01-4411	Talbotville Sanitary Sewer	407,495.36	209,172.00	223,344.80	151,052.02	78,759.20	302,104.00
01-4412	Ferndale Sanitary Sewer	0.00	0.00	0.00	59,073.00	118,146.00	118,146.00
01-4413	Lynhurst Sanitary Sewer	0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
01-5311	CEMETERIES	14,676.63	0.00	0.00	0.00	0.00	0.00
01-7111	KEYSTONE COMPLEX	50,464.29	60,000.00	5,646.27	27,500.02	49,353.73	55,000.00
01-7211	LIBRARIES,PLAZA,LAND LEASED	71,712.43	69,470.00	27,215.17	40,444.04	53,672.83	80,888.00
01-7311	PARKS/FACILITIES GENERAL	294.12	9,000.00	4,433.38	3,999.98	3,566.62	8,000.00
01-7315	FERNDALE PARK	0.00	0.00	0.00	0.00	0.00	0.00
01-7320	FINGAL BALL PARK	2,255.59	3,000.00	1,732.63	1,500.00	1,267.37	3,000.00
01-7325	FINGAL HERITAGE PARK	0.00	100.00	0.00	50.02	100.00	100.00
01-7330	SHEDDEN OPEN SPACE PARK	3,413.14	7,000.00	141.60	2,499.98	4,858.40	5,000.00
01-7335	TALBOTVILLE PARKS	492.54	3,500.00	3,258.82	1,749.98	241.18	3,500.00
01-7350	PARKS PICKUP TRUCK	0.00	0.00	0.00	0.00	0.00	0.00
01-7352	KUBOTA ZERO TURN MOWER	0.00	0.00	0.00	0.00	0.00	0.00
01-7353	TRAILER FOR KUBOTA ZERO TURN	60.00	0.00	0.00	0.00	0.00	0.00

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Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-7354	TALBOTVILLE PARK FORD 1600	0.00	0.00	0.00	0.00	0.00	0.00
01-7355	FINGAL CASE-IH FARMALL 40C	60.00	0.00	0.00	0.00	0.00	0.00
01-7356	KEYSTONE TRACTOR (KEITHS)	0.00	0.00	0.00	0.00	0.00	0.00
01-7411	REMEMBRANCE DAY COMMITTEE	10,780.00	0.00	0.00	0.00	0.00	0.00
01-8111	PLANNING AND DEVELOPMENT	57,579.03	70,660.00	44,064.00	26,999.94	9,936.00	54,000.00
01-8112	DEVELOPMENT ACTIVITIES	480.00	78,750.00	0.00	0.00	0.00	0.00
01-8211	DRAINAGE	88,246.58	79,182.00	20,871.23	39,590.94	58,310.77	79,182.00
Fund 01 Total Revenue		18,268,708.54	21,493,989.00	8,068,133.01	8,297,192.44	7,397,404.99	15,465,538.00
01-1012	TAX REVENUES COUNTY	5,361,335.20	5,290,966.00	2,833,650.00	0.00	(2,833,650.00)	0.00
01-1013	TAX REVENUES EDUCATION	1,379,809.09	1,355,740.00	721,237.98	0.00	(721,237.98)	0.00
01-1031	TAX REVENUES TWP SUPP/WO	611.02	0.00	0.00	0.00	0.00	0.00
01-1032	TAX REVENUES COUNTY SUPP/WO	740.93	0.00	0.00	0.00	0.00	0.00
01-1033	TAX REVENUES EDUCATION SUPP/WO	626.56	0.00	0.00	0.00	0.00	0.00
01-1100	OTHER REVENUE/EXPENSE	542,019.70	4,591,000.00	50.00	2,297,499.98	4,594,950.00	4,595,000.00
01-1110	COUNCIL	107,149.70	112,700.00	54,705.80	57,500.02	60,294.20	115,000.00
01-1111	ADMINISTRATION	958,819.14	761,450.00	764,402.31	384,790.04	5,177.69	769,580.00
01-1211	MUNICIPAL PROPERTY - MEDICAL BUILDING	48,725.63	40,300.00	20,063.94	22,350.06	24,636.06	44,700.00
01-2111	FIRE SERVICES	808,790.37	587,500.00	194,996.63	302,499.80	410,003.37	605,000.00
01-2120	FIRE CHIEF VEHICLE	10,516.17	5,750.00	963.65	3,499.96	6,036.35	7,000.00
01-2122	R51 SHEDDEN RESCUE	10,766.02	4,100.00	2,183.56	5,085.00	7,986.44	10,170.00
01-2123	T52 SHEDDEN TANKER	5,480.35	4,350.00	303.88	2,475.00	4,646.12	4,950.00
01-2124	P53 SHEDDEN PUMPER	7,650.76	3,600.00	826.53	4,215.00	7,603.47	8,430.00
01-2126	R61 TALBOTVILLE RESCUE	6,284.49	4,100.00	520.33	2,350.04	4,179.67	4,700.00
01-2127	T62 TALBOTVILLE TANKER	5,638.64	4,350.00	1,239.96	2,600.02	3,960.04	5,200.00
01-2128	P63 TALBOTVILLE PUMPER	7,290.45	4,600.00	8,020.74	2,600.02	(2,820.74)	5,200.00
01-2211	POLICE SERVICES	644,561.95	661,948.00	0.00	339,999.98	680,000.00	680,000.00
01-2311	CONSERVATION AUTHORITIES	60,462.31	60,462.00	65,309.21	32,654.48	(0.21)	65,309.00
01-2411	BUILDING DEPARTMENT	510,575.73	313,500.00	160,647.22	172,499.94	184,352.78	345,000.00
01-2415	BY-LAW ENFORCEMENT	2,212.76	4,500.00	2,421.88	2,250.00	2,078.12	4,500.00
01-2420	CANINE CONTROL	8,673.60	20,870.00	0.00	8,322.46	16,645.00	16,645.00
01-2425	LIVESTOCK PROGRAM	69.80	500.00	603.36	249.98	(103.36)	500.00
01-3111	ROADS	772,640.49	0.00	0.00	0.00	0.00	0.00
01-3120	ROADS	289,457.55	265,100.00	154,366.75	137,299.90	120,233.25	274,600.00
01-3121	ROADS	975,192.03	655,000.00	535,879.36	362,500.04	189,120.64	725,000.00
01-3122	ROADS	23,732.00	104,625.00	70,344.96	20,875.10	(28,594.96)	41,750.00
01-3123	ROADS	124,659.07	0.00	44,380.00	0.00	(44,380.00)	0.00
01-3124	ROADS	237,279.63	0.00	65,979.50	0.00	(65,979.50)	0.00
01-3125	ROADS	57,980.08	0.00	11,535.83	0.00	(11,535.83)	0.00
01-3129	ROADS	658,540.51	578,650.00	217,629.78	331,525.08	412,520.22	630,150.00
01-3211	STREET LIGHTING	28,192.91	35,500.00	16,257.01	18,500.02	20,742.99	37,000.00
01-3320	COUNTY ROADS	143,404.08	185,225.00	56,619.63	105,062.42	153,505.37	210,125.00

General Ledger
Annual Department Budget vs. Actual Comparison Report
Fiscal Year Ending: DEC 31,2023 - From Period 1 To Period 6 Ending JUN 30,2023

Account	Description	Previous Year Total		Current Year To Date		Budget Remaining	Total Budget
		Actual	Budget	Actual	Budget		
01-3321	COUNTY ROADS	429,847.14	286,010.00	122,744.73	162,250.04	201,755.27	324,500.00
01-3322	COUNTY ROADS	7,965.82	24,625.00	4,170.50	22,687.44	21,704.50	25,875.00
01-4111	WASTE MANAGEMENT	458,563.66	425,125.00	207,263.98	202,049.94	196,836.02	404,100.00
01-4211	WATERWORKS SYSTEM	3,072,457.69	2,673,340.00	475,060.23	1,175,133.06	1,875,205.77	2,350,266.00
01-4410	Sanitary Sewers - General	0.00	0.00	0.00	999.98	2,000.00	2,000.00
01-4411	Talbotville Sanitary Sewer	543,473.15	209,712.00	74,747.92	151,051.84	227,356.08	302,104.00
01-4412	Ferndale Sanitary Sewer	0.00	0.00	0.00	59,073.00	118,146.00	118,146.00
01-4413	Lynhurst Sanitary Sewer	0.00	0.00	0.00	5,798.02	11,596.00	11,596.00
01-5311	CEMETERIES	19,839.75	12,300.00	5,763.26	7,059.98	8,356.74	14,120.00
01-7111	KEYSTONE COMPLEX	115,963.65	104,500.00	35,697.07	59,249.94	82,802.93	118,500.00
01-7211	LIBRARIES,PLAZA,LAND LEASED	61,696.97	59,050.00	29,634.16	32,574.98	35,515.84	65,150.00
01-7311	PARKS/FACILITIES GENERAL	129,059.00	21,000.00	39,769.20	19,275.00	(1,219.20)	38,550.00
01-7315	FERNDALE PARK	9,027.85	13,600.00	498.15	6,524.88	12,551.85	13,050.00
01-7320	FINGAL BALL PARK	33,454.04	48,300.00	5,343.29	18,699.92	32,056.71	37,400.00
01-7325	FINGAL HERITAGE PARK	11,762.94	12,600.00	1,601.29	7,524.92	13,448.71	15,050.00
01-7330	SHEDDEN OPEN SPACE PARK	42,962.10	51,600.00	10,449.68	22,874.88	35,300.32	45,750.00
01-7335	TALBOTVILLE PARKS	38,483.40	40,500.00	14,788.68	20,699.88	26,611.32	41,400.00
01-7350	PARKS PICKUP TRUCK	0.00	0.00	0.00	824.94	1,650.00	1,650.00
01-7352	KUBOTA ZERO TURN MOWER	1,832.25	0.00	279.10	824.94	1,370.90	1,650.00
01-7353	TRAILER FOR KUBOTA ZERO TURN	200.90	0.00	0.00	824.94	1,650.00	1,650.00
01-7354	TALBOTVILLE PARK FORD 1600	0.00	0.00	11.74	824.94	1,638.26	1,650.00
01-7355	FINGAL CASE-IH FARMALL 40C	798.52	0.00	0.00	824.94	1,650.00	1,650.00
01-7356	KEYSTONE TRACTOR (KEITHS)	0.00	0.00	274.21	824.94	1,375.79	1,650.00
01-7411	REMEMBRANCE DAY COMMITTEE	10,780.00	0.00	0.00	0.00	0.00	0.00
01-8111	PLANNING AND DEVELOPMENT	124,889.55	118,410.00	81,684.51	80,874.98	80,065.49	161,750.00
01-8112	DEVELOPMENT ACTIVITIES	0.00	78,750.00	0.00	0.00	0.00	0.00
01-8211	DRAINAGE	110,468.26	115,181.00	59,497.43	60,165.98	60,834.57	120,332.00
Fund 01 Total Expenditure		19,023,415.36	19,950,989.00	7,174,418.93	6,738,722.64	6,250,629.07	13,425,048.00
Fund 01 Excess Revenue Over (Under) Expenditures		(754,706.82)	1,543,000.00	893,714.08	1,558,469.80	1,146,775.92	2,040,490.00
Report Total Revenue		18,268,708.54	21,493,989.00	8,068,133.01	8,297,192.44	7,397,404.99	15,465,538.00
Report Total Expenditure		19,023,415.36	19,950,989.00	7,174,418.93	6,738,722.64	6,250,629.07	13,425,048.00
Report Excess Revenue Over (Under) Expenditures		(754,706.82)	1,543,000.00	893,714.08	1,558,469.80	1,146,775.92	2,040,490.00



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: Sept 11th 2023

PREPARED BY: Corey Pemberton, Director of Building and Community Services

REPORT NO: CBO-2023-015

SUBJECT MATTER: Activity Report August 2023

Recommendation(s):

None – For Council Information.

Purpose:

The update Council on monthly activities since last report.

Background:

1. 2023 Capital Project Process:

2023		
Township Office	Budget	Status/Comment
Office Reno	100,000.00	Underway
Door lock fob system office	10,000.00	
Parks projects		
SOSP fencing and netting	46,200	Installed under budget 38,816.58
SOSP parking lot widening	10,000.00	
Dog waste bins and signage	2000.00	
Park benches	16,000.00	Received pending installation
Washroom auto locks	5000.00	Installed
Walking trail concrete install	5000.00	
Frost free hydrant install FHP	5000.00	Pending Installation
Keystone Complex		
Barrier/Bollards install to protect playground and septic system	10000.00	Expected Spring/Summer 2023
Lighting Upgrade	25,000.00	
Stove replacement	20,000.00	

Painting	2000.00	Completed with staff resources and existing paint
Audio visual upgrades	15000.00	Complete

Comments/Analysis Building:

See attached permit comparison report Schedule A CBO 2023-015 for comparison report.

Financial Implications: none


Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☐ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Corey Pemberton,
Director of Building and
Community Services
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"

				Township of Southwold			
				Permit Comparision Summary			
				Issued For Period January - August			
Current Year to Date				Previous Year to Date			
PERMIT CATEGORY	PERMIT COUNT	FEE	COST OF CONSTRUCTION	PERMIT CATEGORY	PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures	23	8,266	1,213,860	Accessory structures	27	7,858	1,300,400
Agricultural	11	9,697	3,501,200	Agricultural	12	15,774	3,687,288
Change of Use	1	150	-	Change of Use			
Commercial	3	1,650	234,900	Commercial			-
Demolition	8	1,350	62,401	Demolition	5	750	47,000
Heating		-	-	Heating			-
Industrial Building	1	240	20,000	Industrial Building	2	192,198	16,016,458
institutional Building				institutional Building	2	5,431	2,767,900
Miscellaneous	5	763	30,743	Miscellaneous	7	1,050	41,000
Plumbing	4	450	17,500	Plumbing	22	1,500	147,700
Pools	11	1,650	576,106	Pools	20	3,000	1,328,591
Residential Building	29	48,826	15,508,590	Residential Building	87	195,569	56,425,107
Sewage System	17	7,600	774,000	Sewage system	21	9,000	648,000
Signs	3	450	12,000	Signs	1	1,320	-
Combined Use		-	-	Combined Use	1		-
TOTAL	116	81,092	21,951,300	TOTAL	207	433,450	82,409,444

Current Year				Previous Year			
TOTAL PERMIT ISSUED		116			207		
TOTAL DWELLING UNITS CREATED		18			70		
TOTAL PERMIT VALUE		21,951,300			82,409,444		
TOTAL PERMIT FEE		81,092			433,450		
TOTAL INSPECTION COMPLETED(YTD)		680			1667		

August 2022 Compared to August 2023							
Current Year				Previous Year			
	PERMIT COUNT	FEE	COST OF CONSTRUCTION		PERMIT COUNT	FEE	COST OF CONSTRUCTION
Accessory structures	3	1,400	205,960	Accessory structures	5	2,581	675,000
Agricultural	2	1,737	900,000	Agricultural	1	150	250
Change of Use				Change of Use			
Commercial	1		100,000	Commercial			
Demolition	1	150	10,000	Demolition		150	
Heating				Heating			
Industrial Building				Industrial Building			
institutional Building				institutional Building			
Miscellaneous				Miscellaneous	1	150	28,000
Plumbing		150		Plumbing	5	300	39,000
Pools	2	300	79,000	Pools	5	900	428,281
Residential Building	4	10,207	2,825,657	Residential Building	3	10,894	1,659,584
Sewage System	3	1,000	550,000	Sewage System	3	1,500	469,000
Signs				Signs			
Combine Use				Combined Use			
TOTAL	16	14,944	4,670,617	TOTAL	23	16,625	3,299,115



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2023-40

SUBJECT MATTER: Activity Report for CAO/Clerk August 2023

Recommendation(s):

None – For Council Information.

Purpose:

To update Council on the CAO/Clerk Activities for August 2023.

Background:

Meetings/Events:

- Strategic Plan – various meetings with consultant
- Student Scholarship – selection committee meeting August 9
- Staff Meeting – August 16
- Management Meetings – August 9 & 23
- Public Information Session, MTO Highway Twinning – August 17
- Health and Safety Policy Development Meeting – August 21
- Meeting with Central Elgin Senior Staff – August 24
- Labour Management Committee Meeting – August 25
- Meeting with County Planner RE Alternative Accommodations – August 28
- Meeting with Mayor Jones and MP Karen Vecchio – August 29
- Introductory Meeting with County CAO – August 29
- Working Group Meeting – Accounts Payable Workflow – August 30
- Emergency Management Meeting with County Staff – August 30
- Meeting with Kettle Creek Conservation Authority – August 31
- Various Development Proposal meetings

Strategic Planning Exercise:

The consultant has prepared a Draft Strategic Plan and staff have had various meetings to review and provide feedback. The Plan will be presented to Council in September.

Recruitment/Staffing

All staff positions are currently filled, with the exception of recruitment taking place for the fire department. Summer students have completed their work terms. The students have greatly assisted with getting various projects completed and provided support to other staff over the course of the summer and staff are optimistic that many may return for subsequent terms.

Office Renovation

The office renovation started on August 21, 2023 and significant progress has been made. Demolition and removals are complete and the framing for new walls is nearly complete. Staff met with IT personnel and the electrician to discuss board room wiring options on September 5th and a board meeting specialist is being engaged to ensure that all of the Township's audio/visual needs can be met. With the anticipated completion of the renovation not scheduled until November, staff are making arrangements to continue Council meetings at the Keystone for October.

Policy Development

Development and implementation of policies to support the Health & Safety Program has been delegated to the special projects manager. Additional Human Resources policies are also being developed, with some needing Council review and approval in the coming months. Included in this agenda is a report on a Diversity, Equity, and Inclusion program to be implemented in the Township.

2023 Budget and Projects:

Staff are continuing to plan out and implement the various projects and programs approved in the 2023 budget. We are also starting to discuss the 2024 budget and a strategy for implementation is coming forward to council soon.

Capital Project Progress:

Project	Budget	Status/Comments
Strategic Plan	\$15,000	In progress, community workshops completed, survey completed, Key Findings Report submitted for review, Priorities Workshop completed, Draft Mission, Vision, Goals and Objectives at the August Council meeting. Draft Strategic Plan anticipated in September.
Online Meeting Equipment	\$15,000	Working in conjunction with Council Chambers reconfiguration; as noted

Project	Budget	Status/Comments
		above staff are engaging with a board room specialist to develop a program.
Phone System Upgrade/Replacement VOIP	\$15,000	<p>Quotes and options have been obtained – reviewing with IT Support, planning for a February/March implementation</p> <p>Ordered – in progress with IT Contractor</p> <p>Final configuration and programming in progress- Experiencing delays from Bell with porting the phone numbers</p> <p>Substantially completed, new system is in place and operational. Waiting on IT to finalize some elements.</p>
Server Replacement	\$15,000	Ordered, Delivered, installed – IT Contractor finalizing configuration and implementation
Branding and Marketing	\$15,000	<p>Full brand roll-out continues, some community signs are being replaced with the new branding.</p> <p>Signs have been ordered for the community villages and select parks.</p>
IT Penetration/Security Testing	\$10,000	Ongoing - IT contractor Microsoft 2 Factor Authentication enabled – minimal issues to date
Additional Office Space	\$80,000	Under construction. Council and other meetings will be at the Keystone during the renovation.
Office Security Updates – Locks/FOB	\$10,000	Being investigated
Pay Equity Study/Market Check	\$15,000	Obtaining quotes/proposals from consultants.
Laserfiche AP Workflow	\$10,000	Initial quotes were higher than expected, reviewing project scope and internal options. An internal staff working group

Project	Budget	Status/Comments
		has been developed with a goal of implementation for beginning of 2024.
HR / H&S Policy and Program Updates/Improvements	\$5,000	In progress with internal resources only so far

Financial Implications:

None.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
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- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Lisa Higgs, CAO/Clerk
"Submitted electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2023-41

SUBJECT MATTER: Shedden Open Space Park Renaming

Recommendation:

That Council formally adopt the name of "Shedden Corsley Park" for the previously titled Shedden Open Space Park.

Purpose:

To provide an update on the Shedden Open Space Park renaming initiative and seek Council approval for a park name.

Background:

At the June 12th, 2023 meeting, Council adopted a recommendation from the Parks Committee that the Shedden Open Space Park be renamed with participation from residents.

Comments/Analysis:

Township staff developed a park naming project that included:

- Website page with background information
- Online form for park name submissions
- Hard copy form submissions at the Shedden Post Office, Shedden Library, and Mike's Country Grocer
- Promotion through the Township website and social media channels

In total, 46 submissions were received through the various channels. There were a wide range of ideas and names submitted and great conversations and ideas communicated online. The Township has a proud history filled with many notable local residents and many of these people were honoured online with a recommendation that the park be named after them. Since many of the suggestions included proper names, staff are not releasing a full list of all recommendations, since it is not feasible to acquire consent

from all of those people named (or from their estates, if required) in advance of this meeting. As Council is aware, a report in Closed Session on August 14th brought to Council a full listing of the suggestions, including proper names, closed to the public under s. 239(2) (b) which permits confidential discussions about identifiable individuals.

Recently, in some jurisdictions, there has been a movement away from naming facilities after individuals. As times change, past practice and behaviours by individuals may no longer be appropriate or acceptable by the community. This can lead to costs and turmoil if it is decided there needs to be a name change in future. The main parks in Southwold are not presently named after any individuals.

Among the top recommendations submitted by the public that do not include a named individual are:

- Bingo Park
- Game On
- Inclusion Commons, Inclusion Playground, Inclusion Playpark
- Corsley Park (after the original name of Shedden)
- Independence and Plenty Park (after the book talking about Shedden History)
- Keystone Park (after the Keystone Township)
- Mosaic Playpark
- RCAF Park and Fields (after the Royal Canadian Air Force and its history in Fingal)
- Rhubarb Flats (after the Rosy Rhubarb festival)
- Union Station Park (after John Shedden's work as Foreman during construction of Union Station in Toronto)\

In light of Southwold's recent naming of the Optimist Heritage Park and Optimist Sports Park in Talbotville and its prioritization of recognizing historical signifiers, staff were directed to research "Corsley Park" and confer with members of the history committee to get their input on the name and solicit their feedback.

Members of the history committee acknowledged that it is very challenging to find a name that is going to be approved by every single person and that even an indirect tie to our Township's British colonial roots can evoke a level of controversy, despite its best intentions.

That being said, the members who were contacted agreed that the Corsley name has historical relevance, since it was the name of the village from approximately 1875-1883. Corsley was named after a hamlet in England, which is interesting given that nation's prominence as a soccer powerhouse. Interestingly, Corsley England is located 5 kms

from Frome England, which is the approximate distance between the new park and Frome Ontario.

The members of the History Committee who were contacted, indicated that while they like the historical viewpoint of naming the park after Shedden's previous name, they remind Council that a name is an info-tag and information in the name should in fact inform about the park itself (i.e. give an indication of either its use or location). As such, they recommend adding Shedden to the name, so that it could be "Shedden Corsley Park".

Financial Implications:

None. The promotion of the park renaming, and collection of responses was completed by staff. There is limited signage that will be impacted by this change.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
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- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Lisa Higgs CAO/Clerk
"Submitted electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2021-42

SUBJECT MATTER: Municipal Recognition of September 30th as National Day for Truth and Reconciliation

Recommendation(s):

WHEREAS the Truth and Reconciliation Commission released its final report on June 2, 2015, which included 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation;

AND WHEREAS all Canadians and all orders of government have a role to play in reconciliation;

AND WHEREAS Recommendation #80 of the Truth and Reconciliation Commission called upon the federal government, in collaboration with Aboriginal peoples, to establish, as a statutory holiday, a National Day for Truth and Reconciliation to ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process;

AND WHEREAS the Federal Government announced September 30th, as the National Day for Truth and Reconciliation (National Orange Shirt Day) and a statutory holiday;

THEREFORE, BE IT RESOLVED THAT the Council of the Township of Southwold does hereby commit to recognizing September 30th, as the National Day for Truth and Reconciliation (National Orange Shirt Day) by sharing the stories of residential school survivors, their families, and communities.

AND THAT the Council of the Township of Southwold Commits to:

- a. postings on social media discussing history and stories
- b. committing to completing module training online with Indigenous Canada through University of Alberta

- c. flying the “Every Child Matters” Flag on the Municipal Flag Pole from September 29th to October 2nd in acknowledgement of National Day for Truth and Reconciliation
- d. encourage staff to wear orange shirts on Friday September 29th in recognition of the September 30th National Day

Purpose:

The purpose of this report is to provide Council information on recommendations and options to acknowledge the Federal Statutory Holiday: National Day for Truth and Reconciliation.

Background:

All Canadians and all orders of government have a role to play in reconciliation. The TRC’s 94 Calls to Action are addressed primarily to the federal, provincial, and territorial governments but also to municipal governments, the corporate sector, and the broader Canadian society. They cover a wide range of government responsibilities including child welfare, education, language and culture, health, justice, commemoration, museums and archives, training for public servants, and a few specific initiatives related to reconciliation.

On June 3, 2021, Bill C-5 received royal assent, which established an official federal national statutory holiday on September 30 which seeks to honor First Nations, Inuit and Metis Survivors and their families and communities and to ensure that public commemoration of their history and the legacy of residential schools remains a vital component of the reconciliation process.

Over the past two years, the Township has recognized National Day for Truth and Reconciliation through the flying of the flag, wearing of orange shirts, posting on social media and attendance at events hosted by Dutton Dunwich and West Elgin.

Many administrative staff have also voluntarily completed the Four Seasons of Reconciliation online training that was offered.

Comment:

At this time, Canada’s new National Day for Truth and Reconciliation only applies to federal government employees and there is not an indication that a provincial holiday will be established in Ontario. At this time, staff are not aware of any municipalities in Elgin County that are closing their offices and treating the day as a statutory holiday for their staff. Recently, a group of five bargaining agents representing members in the

Ontario Public Service (OPS) won its dispute of the Ontario government's refusal to recognize the National Day for Truth and Reconciliation, meaning that most provincial public service workers will be observing a public paid holiday on October 2nd. Staff have observed that this decision was based on the use of the term "holiday" established in each of the bargaining agents' respective collective agreements, and that it should therefore be granted as a paid holiday. Staff have reviewed the Township's personnel policy (HR-52 "Paid Holiday Policy") for non-union employees which does not include Truth and Reconciliation Day as a paid holiday and the wording in the collective agreement for union employees does not require that the day be treated as a paid holiday.

Given that Monday October 9th is the Thanksgiving Holiday, staff are recommending that the Township does not grant an additional paid holiday on October 2nd. Staff is of the opinion that the municipality can better meet the intention of the Truth and Reconciliation aims of public commemoration of the history and legacy of residential school by committing to raising the Every Child Matter flag, committing to ongoing training of staff, sharing stories online, and broadening awareness by wearing Orange Shirts, instead of taking an additional day off and closing the office.

Financial Implications:

Recognizing the National Day for Truth and Reconciliation as a statutory holiday does not necessarily cost any additional funds to the municipality, however it would mean a day of lost productivity to the Township. Training modules available online are free, however there is cost to compensating staff to complete the training.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.

☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Lisa Higgs, CAO/Clerk
"Submitted electronically"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: September 11, 2023

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2022-43

SUBJECT MATTER: Diversity, Equity, and Inclusion Plan

Recommendation(s):

THAT Council directs staff to coordinate the Elgin County to develop a Diversity, Equity and Inclusion Plan;

AND THAT staff be directed to bring the finalized plan back to Council as information once the DEI plan is completed.

Purpose:

The purpose of this report is to provide information to Council on the DEI plan and to seek council endorsement of staff's involvement in the development of the plan.

Background:

In the current climate, diversity, equity and inclusion in municipalities is imperative. Systemic discrimination remains an ongoing challenge, and when left unaddressed, these issues can grow and become difficult to mitigate. The community is growing, which can lead to an increase in inequities regarding resources, access and power. These barriers impact marginalized communities' access to healthcare, employment, housing, and Township services, and facilities. These inequities negatively impact both the community and the workplace.

Local municipalities are responsible for the wellbeing and quality of life of its residents. Addressing these inequities can help ensure the inclusion of all residents. DEI creates a more sustainable community where people from all walks of life have the right to, and can participate fully in social, economic, political, and cultural life.

The Elgin County Accessibility Coordinator has reached out to all of the County's local municipal partners to develop a joint DEI Plan, which is similar to the joint multi-year accessibility plan adopted by all of the partner municipalities.

Comment:

The Joint DEI will cover the following topics and themes:

1. Anti-racism and anti-oppression
 1. Indigenous awareness
 2. Lasting impact of colonialism
 3. Addressing unconscious and implicit biases
 4. Black and racialized Canadians
 5. Micro-aggressions
2. LGBTQ2+
 1. Gender identity
 2. Sexual orientation
3. Accessibility
 1. Disability awareness
 2. Barriers to accessibility
 3. Accommodations in the workplace
4. Women
 1. Understanding feminism
 2. Sexism in the workplace
5. Immigrants and Refugees
 1. Addressing myths about immigrants and refugees
 2. Benefits of a multicultural and diverse workplaces
 3. Cultural competence and diversity
6. Mental Health
 1. Mental health first aid
 2. Combatting stigmas and bias towards mental illness
 3. Homelessness
 4. Addiction
7. Age
 1. Generational diversity
 2. Digital divide
 3. Multi-generational workforce

Staff are currently reviewing the draft that has been circulated by Elgin County and are working on developing a list of achievements, areas for improvement, key considerations, and timelines. With Council's direction, staff seeking authority to develop a list of DEI initiatives to include as a goals for the Plan, which will likely be focused on developing policies and committing to staff training at this point.

Financial Implications:

None.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☐ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☒ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- ☐ Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- ☐ Exercising good financial stewardship in the management of Township expenditures and revenues.
- ☒ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Lisa Higgs, CAO/Clerk
"Submitted electronically"



TOWNSHIP OF SOUTHWOLD

MEETING DATE: September 11, 2023

PREPARED BY: Lisa Higgs, CAO/Clerk

REPORT NO: CAO 2023-44

SUBJECT MATTER: Enabling Alternative Accommodation

Recommendation(s):

THAT the Council of the Township of Southwold apply for an amendment to its Official Plan to allow for Alternative Accommodations;

AND THAT the Planner of the Township of Southwold prepare amendments to the Township's Zoning By-Law to include verbiage as endorsed in the alternative accommodations handbook and apply concurrently with the Official Plan Amendment so that there are no further delays in implementation.

Purpose:

This report outlines the brief history of the Economic Development Committee's efforts to develop Alternative Accommodations in the municipality and also advocates for a final solution to permit these uses in agricultural areas of the Township.

Background:

Since at least 2019, the Township's Economic Development Committee has been advocating for changes to the municipality's planning framework to permit "Alternative Accommodations" in the areas of the Township that are designated for agricultural use. The Committee commissioned an Alternative Accommodation handbook in January 2020.

Based on feedback from the Township Planner, the items the EDC has been advocating for have posed challenges in ensuring that they are appropriately included in the Southwold Official plan and Zoning By-Law, in that there have been delays in achieving approvals following the appropriate planning hierarchy. The County of Elgin is the approval authority and the Southwold OP must conform to the Elgin County Plan. The Elgin plan has not been updated recently and as such, there were limits to what can go into the Township's plan at this point, given that the Elgin OP was enacted under the 2005 PPS, which had much stricter policies with respect to certain 'non-core' agricultural land uses in the Agricultural designation. The Township's Official Plan needs

to be consistent with the Provincial Policy Statement 2020; the policies that the EDC is recommending have been permissible under Provincial Policy since 2014. At the time of drafting Southwold's Official Plan (formally approved in 2021), there was a concern that incorporating the suggested policies may compromise approval of the plan, given its inconsistency with the Elgin Official Plan.

The advice provided to Southwold at the time was to enact our Official Plan without the Alternative Accommodation policies included, then to wait for the County to update its Official Plan, then seek an amendment to our Official Plan, which once granted could then allow for changes to the municipality's zoning By-Law.

The Elgin Planner has indicated to Southwold that the Elgin draft of their Official Plan includes the appropriate suggested wording in the Rural Areas section of the plan.

At their meeting on September 7, 2023, the EDC received an earlier version of this report and endorsed a recommendation that the Municipality apply to amend its Official Plan and zoning by-law to allow for alternative accommodations.

Comment:

Following the EDC meeting on August 2, 2023, Elgin's Carolyn Krahn reached out to the Elgin Planner highlighting again Southwold's request for alternative accommodations. In a follow-up meeting with Southwold staff, Elgin's planner indicated that there have been delays in approving the Elgin plan, mostly in response to changing provincial legislation (Bill 23) and a warranted second review of growth projections in light of increased economic activity in the region. Given the foregoing, the adoption of the Elgin plan may still be months away.

In an effort to support Southwold's desire to move forward with updating our policies as expeditiously as possible and in an effort to support the economic development objectives of the Committee, the Elgin Planner has indicated that they would support Southwold's application for an amendment to the Official Plan and would generally recommend approval to County Council (the approval authority), since our proposal does in fact comply with the PPS.

Given the foregoing, staff is seeking direction from the Economic Development Committee as to whether this initiative should move forward and staff should pursue the relevant planning processes or whether staff resources should be allocated to other projects. As it is currently, proponents looking to host an alternative accommodation in Southwold, may be permitted, if the use is permitted in the Zoning By-Law. Failing this, they may be required to apply for a re-zoning and possible OP amendment.

Over the past 5 years, staff have not received significant requests for businesses interested in developing alternative accommodations, with the exception of a small handful.

Financial Implications:

None.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- ☒ Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- ☐ Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
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- ☐ Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Respectfully Submitted by:
Lisa Higgs, CAO/Clerk
"Submitted electronically"

Attachments:

Letter to County RE Alternative Accommodations

Alternative Accommodations Handbook

EDC Report to Southwold Council



TOWNSHIP OF SOUTHWOLD

35663 Fingal Line
Fingal, ON N0L 1K0

Phone : (519) 769-2010

Fax : (519) 769-2837

Email : planning@southwold.ca

March 12, 2021

Elgin County Approval Authority
Attn: Nancy Pasato, Manager of Planning
450 Sunset Drive
St. Thomas, ON N5R 5V1

VIA EMAIL: npasato@elgin.ca

Dear Ms. Pasato:

RE: Requested Policies for Proposed Update to the County of Elgin Official Plan

Council, at its regular meeting of Monday, February 22, 2021, as part of a follow up to the public meeting held on Tuesday, February 16, 2021 for the new Township of Southwold Official Plan, directed staff to submit a letter to the County of Elgin requesting the following policies be added as part of the update to the County of Elgin Official Plan :

1. Permit alternative accommodations in the Agricultural Area designation to support agri-tourism uses;
2. Permit Industrial/Residential (live/work) uses in the Agricultural Area designation;
3. Require a clause to be registered on the title of all newly created parcels in the Agricultural Area designation to advise new residents that reside adjacent to agricultural farm operations to acknowledge the potential inconveniences that may arise such as noise, dust, and late working hours during peak agricultural time periods.

Council is requesting for this letter to be taken seriously as these policies have been requested to be added to the Township of Southwold Official Pan and cannot be added at this time until they are added to the County of Elgin Official Plan.

Thank you.

Yours truly,

A handwritten signature in black ink that reads "Heather James". The script is fluid and cursive, with the first name and last name clearly distinguishable.

Heather James
Planner



TOWNSHIP OF
Southwold



ElginCounty
Progressive by Nature



A Guide to Starting and Operating an Alternative Accommodation Business Southwold Township, Elgin County

January 2020



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Introduction

About Alternative Tourist Accommodations

Alternative Accommodations are alternatives to conventional roofed accommodations such as hotels, motels and inns.

Alternative accommodation can include short-term room rentals, homestays, vacation rentals, farmstays and camping (outside of campgrounds). Rentals are typically for less than 30 days. Many rentals are as short as just one or two days. These alternative accommodations may be listed with booking platforms such as Airbnb, VRBO, HomeAway, and many others¹.

This handbook explores alternative accommodations' contributions to local tourism. It provides an outline of what you need to consider before establishing an alternative tourist accommodation and tips on how to get started establishing and running an alternative accommodation business.

This handbook includes references to additional publications and websites, detailed in the Resources Section at the end of the document. All links were active at the time of publication but some may have changed since that time.

This handbook is intended to introduce you to alternatives tourist accommodations; the steps and responsibilities in operating an alternative accommodation business and the regulations and other requirements relating to establishing and operating alternative accommodations. It does not constitute legal or other professional advice. The guide is not an official policy of any government body. You are advised to seek specific legal or other professional advice before starting your business.

¹ A detailed list is included in the Resources section.

Types of Alternative Accommodations

There are a variety of alternative accommodations covered in this handbook. Here are some definitions of the most common types.

Agricultural Service Dwelling: A temporary dwelling to provide sleeping accommodation and sanitary facilities for seasonal farm workers and such temporary dwelling may include facilities for cooking².

Bed and Breakfast: An existing single detached dwelling in which no more than five guest rooms are made available by resident of the dwelling for the temporary accommodation and breakfast of travelers in the course of which assistance is offered by no more than one person not residing in the dwelling. This does not include a hotel, motel, boarding or lodging house, or restaurant as defined herein³.

Boarding House, Rooming House: A building or part thereof in which the proprietor resides and supplies, for hire or gain, to more than two persons, but not more than five persons, exclusive of the proprietor and members of the proprietor's family, lodging and/or meals, but shall not include a hotel, motel, hospital, home for the young or the aged, or other institutional use, or restaurant but includes a sorority or fraternity house⁴.

Boatel: A boat or ship with sleeping accommodations available for paying guests.

Converted shipping containers homes: Accommodations made from the steel shipping containers designed to carry goods on trains, trucks, and ships⁵.

Farm stays: Lodgings available to paying guests on a working farm⁶.

Glamping: Camping with more glamorous accommodations and facilities than those typically associated with camping.

Independent camping: Campsites on private land used for short stays. Camping accommodations may include temporary structures such as **tents**, or semi-permanent structures including **yurts** (tents built on a collapsible framework), **cabanas** (a lightweight structure) and **pods** (self-contained units) and **trailers** (An unpowered vehicle towed by another vehicle with sleeping accommodations).

Seasonal Dwelling: A small, typically modest, building, usually set in a rural, semi-rural or waterfront setting.

Secondary suites: Self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings or within structures ancillary to a dwelling (e.g., above laneway garages). Also referred to as second units, accessory units, granny flats, in-law apartments or nanny suites.⁷ (This use is only permitted on Residential designated lands as shown in the Township of Southwold Official Plan and requires a zoning by-law amendment.)

² Section 2.0 Definitions of the Township of Southwold Zoning By-law 2011-14 <http://www.southwold.ca>

³ Section 2.0 Definitions of the Township of Southwold Zoning By-law 2011-14 <http://www.southwold.ca>

⁴ Section 2.0 Definitions of the Township of Southwold Zoning By-law 2011-14 <http://www.southwold.ca>

⁵ Adapted from <https://www.buildwithrise.com/stories/container-homes-are-exactly-what-they-sound-like-homes> (

⁶ Farmstay: Minnesota Institute for Sustainable Agriculture; <https://www.misa.umn.edu/publications/farmstaymanual> (

⁷ Defined by the Ministry of Municipal Affairs and Housing <http://www.mah.gov.on.ca/Page16444.aspx>.

Tiny house: A residential structure that is designed to maximize the efficiency of the use of the space. These buildings must have drawings completed by a qualified designer to confirm they meet Ontario Building Code guideline requirements.

Tourist home: A private dwelling in which there are up to five rooms for rent to the traveling or vacationing public, whether rented regularly, seasonally or occasionally, and may include the provision of meals⁸.

Upper story accommodations: Accommodations on a level above the first floor. A dwelling unit above another dwelling unit, commercial unit or other non-residential space.

Tourism and the Opportunities for Alternative Accommodations

The market for alternative accommodations and vacation rentals has grown with the introduction of rental platforms such as Airbnb, VRBO and others. They reflect the growing popularity of unique, creative properties that reflect the local community and culture.

Alternative Accommodation operators enjoy the financial benefits of a supplementary and, in some cases, primary source of income. There is also a social benefit of connecting with people from around the world and sharing those things that make your property and your community special.

Small population centres and rural areas around the world are encouraging alternative accommodation businesses to increase tourism visits and the related economic benefits. Many small centres do not have sufficient numbers of tourists or year-round tourist demand for accommodation to make investment in conventional roofed accommodation financially feasible.

Alternative Accommodations are more likely to be spread around the municipality, thereby spreading the economic opportunity and promoting more sustainable travel. A recent study from Airbnb reported that “at least two-thirds of all guest arrivals on Airbnb take place outside of traditional tourist areas”⁹.

Airbnb reports that home sharing guests “stay longer than traditional tourists, spend more on local businesses, and are more likely to be return guests to the market as a result of their experience.”¹⁰ The average economic impact of a same day visitor in Southwest Ontario is \$73, while the economic impact of an overnight visitor increases to \$171 per day¹¹.

Some municipalities are attempting to limit home-sharing citing its impact on the housing supply. Larger centres such as Vancouver and Toronto have reported significant decreases in their affordable housing stock as property owners are making higher returns with home sharing businesses. There have been some concerns that these alternative accommodations have an unfair competitive advantage because they are not subject to the same regulatory obligations, related costs or taxes for conventional accommodations. Some municipalities are working with the home-sharing platforms to apply municipal accommodation tax to the accommodation fee.

⁸ Section 2.0 Definitions of the Township of Southwold Zoning By-law 2011-14 <http://www.southwold.ca>

⁹ Airbnb Helps Fight Mass Tourism, Promotes Sustainable Travel, <https://press.airbnb.com/airbnb-helps-fight-mass-tourism-promotes-sustainable-travel/>

¹⁰ Shared Opportunity: How Airbnb Benefits Communities, https://www.ftc.gov/system/files/documents/public_comments/2015/05/01740-96152.pdf

¹¹ Source: Ministry of Tourism & Culture Regional Tourism Profile RTO 1, Statistics Canada Travel Survey of Residents & International Travel Survey 2011

Is an Alternative Accommodation Business for you?¹²

There are a number of options to consider before establishing an alternative accommodation business. Here's a list of some of the items that will help you to define how you operate your business:

Your Goals

Business owner goals can vary from making occasional extra income, creating reliable and consistent secondary income, replacing the income from previous employment or business or establishing a short-term rental enterprise. Each of these goals will require varying degrees of investment, time and risk by the alternative accommodation operator. Operators should also consider how many weeks per year they plan to make their accommodation available to travelers.

Hosting Strangers

Operating an alternative accommodation means inviting people you've never met onto your property. In many cases you will be spending nights under the same roof with them. Alternative accommodation business owners must be comfortable communicating with and hosting complete strangers.

Time Commitment

Operating an alternative accommodation business will involve a significant investment in time to establish your business and the business processes. Managing bookings and maintaining the property will require regular and sustained efforts. In addition, you will need to be on call for emergencies and other guest needs throughout their stay. Some private operators manage their alternative accommodation by themselves while others hire a property manager or a vacation rental service.

Marketing

Alternative accommodation businesses need to establish a compelling offering to compete with other accommodations and locations. Marketing efforts will include the amenities or product offering, price relative to other comparable properties, and promotion including photos, written description and marketing tools such as brochures, website and social media.

Renters

Alternative accommodation operators are strongly advised to consult with their landlord before establishing an alternative accommodation business. Some leases prohibit home sharing. An open discussion with the landlord is essential to ensure a continued positive relationship.

Neighbours

Operators will be responsible for the behaviour of their guests and the impact they may have on their neighbours' enjoyment of their property. Will the neighbours be subjected to additional noise or traffic as a result of the alternative accommodation business? Some condominium boards prohibit home sharing.

Municipal Regulations

Some municipalities have established regulations limiting short term rentals to principal residences, establishing a maximum number of consecutive days, days per year, or number of guests. Alternative accommodations are regulated by zoning (e.g. Residential, Agricultural and/or Commercial zones) and The Ontario Building Code. Other municipalities have established bylaws to prohibit home sharing altogether. Municipal regulations and approvals are detailed later in this handbook.

¹² Adapted from 10 Things to Consider Before Hosting on Airbnb <https://learnairbnb.com/10-things-to-consider-before-hosting-on-airbnb/> (accessed June 3, 2019).

Risk & Liability

There are a number of risks to consider when establishing an alternative accommodation business. There is risk to personal safety, risk of theft and the remote risk of renting to a squatter. Liability risks include the risk if the guests are injured, damage or injury to the operator or the property and damage or injury to the neighbours. Many insurance policies do not cover the additional risk of an alternative accommodation business. Operating an alternative accommodation business may void the home insurance policy altogether.

Pricing

Many home sharing platforms encourage creating variable pricing to reflect variations in demand for weekdays and weekends, high and low season and community special events. It will also be important to monitor pricing at competitive accommodations.

Guest needs

The alternative accommodation amenities and services can vary depending on the type of guests and the activities they are planning for their visit. It will be important to monitor guests' requests and the seasonal activities and special events that could influence the type of guests likely to visit the operation and the type of amenities they will need.

Life Interruptions

As the host of an alternative accommodation, you will need to arrange to check guests in and out, clean the accommodation, restock and respond to guest inquiries, lockouts and neighbourhood complaints. Hosts will need to have the flexibility and capacity to respond to unanticipated guests needs.

Taxes

Income generated from home sharing is considered rental income by the Canada Revenue Agency. Alternative Accommodation operators will need to record and report the revenue and expenses for operating the alternative accommodation. Income from the operation of the alternative accommodation business must be reported in addition to any other employment income.

If the property is the principal residence, the operator may be able to claim a portion of the mortgage, property taxes, insurance repairs, landscaping and depreciation on fixed assets. The full cost of advertising and office expenses, professional fees, management fees and salaries are also eligible expenses.

Rental income and business income are taxed and reported differently. The CRA considers the number and types of services provided in determining whether it is considered rental or business income. In addition, hosts must charge and remit HST for short-term housing rentals for less than 30 days. A tax professional can assist with reporting income, claiming expenses and tax collection requirements.

Planning

Your Business Concept

The following checklist from FedDev Ontario Small Business Services provides the steps to successfully launching the Alternative Tourist Accommodation Business. More information is available by contacting the Elgin Business Resource Centre at 519-633-7597 x 337 or kjackson@elgincfdc.ca

1. Write your [Business Plan](#) (See the Business Plan Checklist in the appendix.)
2. Make sure you understand your obligations
 - o Contact Elgin County Economic Development to assist with approvals processes and introductions at info@elgin.ca or by phone 519-631-1460 x 168
 - o Check zoning, home occupation permits, building permits with Southwold Township Planning hjames@westelgin.net or 519-769-2010 and Southwold Township Building Department building@southwold.ca or 519-769-2010
3. If your business involves food preparation or a related activity check with Southwestern Public Health <https://www.swpublichealth.ca/your-environment/environmental-health/food-safety/opening-food-premise> or contact environmentalhealth@swpublichealth.ca 519-631-9900
4. Complete the applicable, necessary registrations:
 - o Register your Business Name through the [Service Ontario Website](#)¹³
 - o Register for [HST](#)¹⁴
 - o Register for [Payroll](#)¹⁵
 - o Register with [WSIB](#)¹⁶
5. Arrange financing if required. Talk to investors, your bank and the Elgin Business Resource Centre.
6. Secure your business location if operating outside of the home.
7. Explore possible business and employment incentives. Information on incentives for the redevelopment of commercial and agricultural properties with the Elgincentives Regional Community Improvement Plan is available at <http://www.progressivebynature.com/business-resources/elgincentives>
Contact Elgin County Economic Development at info@elgin.ca or 519-631-1460 x 137
8. Arrange insurance as required
9. Open a business bank account

Regulations

Zoning By-Laws and Official Plan Requirements

Municipal Zoning By-laws divide a municipality into Residential, Commercial, Agricultural and Industrial zones, that are, for the most part, separate from one another with established permitted uses for each of these zones.

The Township of Southwold Zoning By-law permits the establishment of a Bed and Breakfast in an existing single detached dwelling in the Agricultural (A1 & A3) and Village Commercial (VC) Zones with a limit of five guest rooms and requires a resident of the dwelling to operate such use. Hotel and Motels with more than three units are permitted in the Village Commercial (VC) and Highway Service Commercial (HSC) Zones. Boarding house, rooming house is a building where the proprietor resides and supplies, for hire or gain between two and five persons lodging and/or meals and is permitted in the

¹³ <https://www.ontario.ca/page/register-business-name-limited-partnership>

¹⁴ <https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/gst-hst-businesses/account-register.html>

¹⁵ <https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/payroll.html>

¹⁶ <https://www.wsib.ca/en>

Village Commercial (VC) Zone. Tourist homes, are a private dwelling with up to five rooms for rent to the travelling or vacationing public and are permitted in the Village Commercial (VC) Zone.

There are no municipal regulations for the rental of residential dwellings.

The Elgin County Official Plan permits farm vacation homes and bed and breakfast establishments with up to six rooms for the temporary accommodations of guests, subject to the policies of the Southwold Official Plan provided that:

- a) the use shall not have an adverse effect on the enjoyment and privacy of neighbouring properties;
- b) the farm vacation home is the principal residence of the owner and operator;
- c) the character of the dwelling as a private residence is preserved;
- d) adequate parking facilities are available on the lot for the proposed use;
- e) the use will not cause a traffic hazard; and,
- f) the use can be serviced with an appropriate water supply and an appropriate means of sewage disposal

The Elgin County Official Plan also states that farm related tourism establishments require that “the building housing the proposed use and the principle use generally rely upon the same water and sewer infrastructure and the driveway from the public road. Overnight camping, amusement parks and recreational uses are not permitted.”

The Township of Southwold Official Plan permits bed and breakfast establishments as a secondary use to the principal agricultural use for lands located in the Agricultural designation. Temporary residences for seasonal farm labour may be permitted or one permanent second farm residence may be permitted for full-time labour where the size and nature of the operation requires additional farm related employment. Lands located in the Hamlet designation permit bed and breakfast establishments. Lands located in the Residential designation permit second units in existing detached dwellings, converting existing buildings for residential use and, rooming, boarding and lodging houses. The Township of Southwold Zoning By-law regulates such uses.

Site Plan Approval

In the Township of Southwold, single detached, duplexes or semi-detached dwellings, some farm buildings and the residence of the farm operator generally do not require site plan approval.

Site Plan Approval is required for Multi-residential (exceeding four dwelling units), Commercial, Industrial and Institutional uses. The purpose of a site plan approval is to review site design features, ensure a high-quality building design and assess the impact of the proposal on surrounding land uses.

For more information, contact the Township of Southwold Planner at hjames@westelgin.net or call 519-769-2010.

Permitted uses for Guest Accommodations by Zones

Use	Zones Permitted
Bed and Breakfast	Agriculture zone: A1, A3 Village Commercial: VC
Boarding house, rooming house	Village Commercial: VC
Dwelling units located above or to the rear of a permitted commercial use	Village Commercial: VC
Duplex, semi-detached dwelling	Residential: R2
Multiple dwelling, street rowhouse dwelling, rowhouse dwelling	Residential: R3
Hotel, Motel	Highway Service Commercial: SC1
Single Detached Dwelling	Residential: R1, R2 Village Commercial: VC (existing dwelling only)
Tourism Home	Village Commercial: VC

Secondary Dwelling Units are permitted on lands within the Residential designation of the Township of Southwold Official Plan and require a zoning by-law amendment. A Change of Use/Renovation Permit is also required from the Township Building Department.

Building Permits

The Ontario Building Code is a set of regulations established by the Province of Ontario and enforced by the municipality. It sets out minimum standards of safety for any work on a new building, addition or significant alternation to an existing building.

Building permits are normally required for:

- Construction of a new home.
- Demolishing any part of a residential structure.
- Addition of a carport, garage, porch or room(s) to an existing home.
- Any structural work, including alterations to interior partitions.
- New openings for, or changes to the size of doors and windows.
- Addition of dormer(s).
- Enclosing a porch or deck.
- Retaining walls over 1.0 meters in height.
- Addition of a deck to an existing home.
- Raising a house to provide a full basement.
- Constructing or installing detached accessory buildings larger than 108 square feet (10 square metres). For example, a carport, garage, shed, playhouse, etc.
- Installation of fireplaces and woodstoves and chimneys.
- Installation of above ground, on-ground or inground pools.
- Installation of insulation, air/vapour barrier and drywall.
- Replacing or installing new plumbing.
- Damp-proofing or waterproofing foundation walls including installation of weeping tile.
- Installing a ramp or elevating device.

Building permits are not typically required for:

- Repair or renovations that have no impact on structure.
- Replacement of windows.
- Re-shingling a roof with no structural changes.
- Erection of a fence, (except for swimming pools that may require a fence).

For more information contact the Southwold Building Department at building@southwold.ca or phone 519-769-2010.

Accessibility for Ontarians with Disabilities Act (AODA)

The Province of Ontario has established mandatory accessibility standards that will identify, remove and prevent barriers for people with disabilities. The regulations include customer service requirements and employment and workplace standards for businesses with one or more employees. For more information see <https://www.tiaontario.ca/cpages/accessibletourism>

Fire Safety

The Ontario Fire Code Regulations set out the minimum requirements for landlords and their responsibilities for fire safety within and around existing buildings and facilities. Alternative Tourist Accommodation operators are considered landlords. These regulations for landlords are administered locally by the Southwold Township Fire Department.

The Ontario Ministry of the Solicitor General provides guidelines for smoke alarm installation and maintenance, carbon monoxide alarm installation and maintenance and emergency planning and home escape planning. The Ontario Fire Code guidelines for landlords are included in the resources section.

Contact the Southwold Township Fire Department for assistance with application of Ontario Fire Code requirements to your building. Southwold Township Fire Department, firechief@southwold.ca 519-769-2010

Parking Requirements

The following table outlines the required parking for each form of accommodation in Southwold Township.

Building Type	Parking Requirements
Single detached, semi-detached dwelling	2 parking space for each unit plus requirements for any other uses
Other dwellings (duplex, multiple, street rowhouse, rowhouse)	1.5 spaces per unit plus requirements for any other uses
Bed and Breakfasts	1 additional space for every guest room
Hotel or motel	1 space per 10m ² (108 ft. ²)
Boarding House, Rooming House or Tourist House	1 per unit

Food Safety

Alternative Accommodations that serve food also need to follow Ontario food safety guidelines. Public Health Inspectors (PHIs) in Elgin County routinely visit food premises to conduct routine inspections and follow-up on complaints and suspected foodborne illnesses. PHIs conduct annual risk assessments, completed at every food premises in Elgin County. Inspections include:

- Food storage temperatures, hot and cold
- Cooking, reheating and cooling times and temperatures of food
- Personal hygiene of employees, including good hand hygiene
- Food production methods and procedures
- Flow of food through receiving, storage, preparation, and service
- Dish and equipment washing and sanitizing procedures
- Food sources
- Pest control
- Methods of garbage collection, holding and disposal
- Cleanliness of floors, walls, ceilings, equipment and other surfaces
- If staff hold a food handler training certificate.

Anyone planning to operate a food premise in Elgin County is required to notify Southwestern Public Health of their intention by completing the Notice of Intent to Operate a Food Premise (available at

swpublichealth.ca/your-environment/environmental-health/food-safety/opening-food-premise).

Southwestern Public Health offers food handler certification courses and exams in Elgin County to help promote safe food handling within the food service industry. See swpublichealth.ca/clinics=classes/food-handler-certification for more information.

Insurance

Insurance is a key consideration for a new Alternative Accommodation Operation to protect your property and business.

Personal property insurance provides protection for damages to the building itself and the contents during the rental period. Many hosting sites such as Airbnb offer some form of insurance coverage but it typically excludes the owner's personal property.

Liability insurance covers bodily injury and property damage sustained by your guests or a third party as a result of your guests' stay. Many hosting sites also provide this insurance during the duration of a rental period. Alternative accommodation operators should confirm they have adequate liability insurance with an insurer who understands the alternative accommodation business and is willing to insure its participants.

Alternative accommodation operators in apartments or condominiums will need to extend the property and liability insurance to include the building owner or condominium corporation in the property and liability insurance. You should also be aware of the rules of your complex regarding alternative accommodation operations and any insurance limitations for your condominium corporation.

Operators that are not affiliated with a hosting site will need to rely on their individual insurance as their source of protection and are advised to consult with their insurance professional before proceeding. Failure to consult with the home insurance provider may be considered a change in the terms of the insurance contract and could result in voiding the insurance policy.

There are a number of insurers that offer coverage for alternative accommodations including homeownership policies for those wishing to operate using a hosting site. Consultation with a trusted insurance professional will ensure you are adequately protected.

Managing an Alternative Accommodation¹⁷

Cleaning

Cleaning should be scheduled at a minimum after each guest departure. Operators can choose to clean the room or unit themselves or hire a cleaning service. An established cleaning company will likely have a standard checklist of services. A sample cleaning checklist is included in the Resources Section.

There are also turnover cleaner apps for iPhone and Android to coordinate cleaning between property owners and cleaners. The following are two examples of apps to coordinate cleaning services:

- Sample iPhone app: <http://bit.ly/clearnerapp>
- Sample Android app: <http://bit.ly/androidcleanerapp>

Maintenance

Regular maintenance will ensure the safety and security of the alternative accommodation guests. A checklist of seasonal maintenance tasks is included in the appendix. Many alternative accommodation operators complete property maintenance themselves. Others hire maintenance companies to oversee their property on an ongoing basis and provide on-call service for urgent maintenance matters.

Preparing for Guests

In addition to ensuring the property is well maintained and clean, other preparations are required to make guests feel welcome. Alternative accommodations are typically expected to provide all the amenities and supplies that are standard in any hotel room. A checklist of amenities for an alternative tourist accommodation is included in the Resources Section.

Any personal items that do not contribute to your guest's experience should be removed. The property should have ample seating and good lighting. It is also advisable to remove any items that are personal and irreplaceable and ensure nothing contains the owners' personal information.

A Welcome Book is one of the most helpful items operators can provide for their guests to familiarize them with the property, the community and the amenities as well as popular things to do. A checklist of the recommended Welcome Book contents is included in the Resources Section.

Some operators provide additional special touches to create an exceptional guest experience including single-use toiletries, common food items (coffee, tea, and condiments), a welcome note and flowers or other treats.

¹⁷ This section is adapted from Evolve Vacation Rental: Ultimate Vacation Rental Success Guide, <https://www.evolvevrn.com>

Marketing

There are a multitude of ways to promote your alternative accommodation. Some property owners prefer to market their properties privately others prefer the convenience and support from a vacation property listing sites to promote and manage bookings. (A detailed list of vacation property listings sites is included in the Resources Section).

Choosing a Vacation Property Listing Site

There are three categories of vacation property listing sites: free, paid (subscription-based), and pay-per-booking (commission-based).

Free listing sites do not charge fees or commissions. They do not have as many tools or offer the same exposure as the other sites but they are useful if you want to start slowly and budget is an issue.

Annual subscription or paid listing sites charge an annual fee for unlimited inquiries and bookings for a whole year. Annual fees can range from \$100 to \$500 per year depending on the company and the level of services.

Pay-per-booking (commissioned-based) listing sites charge only for the bookings that you receive. These flexible plans work best for operators that rent their properties less than six weeks per year. Commission rates range between three and eight percent depending on the company and the level of service provided.

Whether you list with a property listing site or market it independently, you will need to prepare a property listing to promote the property. The listing should be as detailed as possible to provide an accurate and complete picture of what the property has to offer.

Property Listings

Headline

The headline is the most important component on your listing. It should highlight any unique features that differentiate your property from others, the community name, property type and number of bedrooms.

Property Description

The property description should focus on the property instead of the surrounding areas. It should include information on the types of travelers that are best fitted for the property including any accessibility limitations. It should provide specific information on the number of beds and their sizes. It should describe the location, views, décor and amenities which make the property unique and include a detailed list of the amenities available at the site.

Photography

Good photography is critical to the success of the alternative accommodation. For best results a professional photographer can ensure the property is shown at its best. Property listing sites recommend providing a minimum of 24 photos for each listing.

The photos should include the following areas

- Exterior – to demonstrate the location, size and style of the property, include unique features such as pool, views, deck.
- Kitchen – clean and clutter free
- Dining room – fully set dining table
- Living room – capture as much of the space as possible to show the layout of the room

- Bedrooms – include a minimum of one picture of each bedroom and more of the master bedroom. Show as many amenities as possible
- Unique amenities – include photos of hot tubs, wine cellars, pool tables or other items that make the property unique

Rules and Policies

Include a few essential booking rules with the property listing including minimum age requirements, occupancy requirements, smoking policy and pet policy. Other policies such as subdivision, condominium rules, rules regarding the hot tub or pool and departure requirements are better suited for a rental agreement or check-in instructions.

Calendar

The calendar lets travelers know when your property is available. Operators must make sure to keep the calendar updated to avoid disappointing prospective guests.

Setting Your Rates

The rates are a key component in your success of your alternative accommodation. If the rates are too high, fewer travelers will book your property. If they are too low revenues are not being optimized and may encourage irresponsible guests.

The best way to determine the appropriate rate is to review listings for similar properties. Most operators adjust the rates depending on traveler demand, charging higher fees during peak season, holidays and weekends. It can also be beneficial to offer discounted rates for longer stays. Any additional fees for taxes and cleaning should be clearly outlined on the property listing.

Promoting your Property

There are a variety of ways to promote your property. A simple website with plenty of professional photographs and a guest book where past renters can share their photos and testimonials is a good start. Many operators promote their properties on multiple vacation rental listing websites. Local websites such as the Elgin County Tourism Website www.elgintourist.com will promote the property listing.

Email newsletters are an excellent way to follow up with travelers who have previously inquired about or booked the alternative accommodation. Social media; especially Facebook and Instagram are effective ways to share new photos, travel information and special on your property.

Members of the optional paid Elgin County Tourism Partner Program receive the following benefits:

- Priority member listing on elgintourist.com with photo, description, and link to social media accounts
- Eligible for the tourism signage program
- Member listing in Visitor's Guide (print 30,000 copies & over 4,000 online views),
- Networking opportunities,
- Free workshops,
- Brochure distribution & exposure at regional and local tourism information centres and tradeshow,
- Cooperative advertising at reduced rates,
- Informative e-newsletters,
- Business promotion, and promotion on Elgin's social media accounts

Contact Elgin County Economic Development & Tourism tourism@elgin.ca or 519-631-1460 x 164 for more information.

The Southwest Ontario Tourism Corporation (SWOTC), the regional tourism marketing organization for Southwest Ontario provides marketing and professional development support for tourism operators. There are a number of ways that SWOTC can help market alternative accommodations.

Visit the 'Marketing Resources' section of SWOTC.ca to learn more about the following opportunities:

- Create a Barberstock account to access FREE high-quality photos and videos you can use in your own promotions.
- Learn how you can participate in co-op photo and video development.
- Free listing on Ontariosouthwest.com.
- Submit your travel offers to be included on Ontariosouthwest.com and featured in email blasts to the 48,000 qualified email subscribers.
- Send your content to 48,000 qualified email subscribers through the paid sponsored content email program.
- Participate in co-op ad campaigns.
- Learn more about opportunities to host travel media/bloggers.

See <https://www.swotc.ca/marketing-opportunities> or contact Jen Moore at jen@swotc.ca or 519-290-8687 about these or any other ideas you may have on partnering with SWOTC.

Destination Ontario also provides the following marketing supports:

- Submit new business listings and tourism packages on OntarioTravel.net for FREE.
- Learn how to engage with Ontario Travel on social media.

Registering with a free Google business profile helps tourists find you through Google search and Google maps at https://www.google.com/intl/en_ca/business/

Social media; especially Facebook and Instagram are effective ways to share new photos, travel information and special offerings on your property. Email newsletters are an excellent way to follow up with travelers who have previously inquired about or booked the alternative accommodation.

You can also work with other tourism attractions to develop travel packages and experiences. Vacation rental operators are increasingly expanding their services by introducing their guests to local experiences as part of expanded vacation packages. Experiential travel, is a form of tourism in which people focus on a place by actively and meaningfully engaging with its history, people, culture, food and environment. For more information on the experiential travel movement visit <https://www.treksoft.com/en/blog/rise-of-experiential-travel>. For assistance developing a tourist experience visit <https://www.swotc.ca/experience-development-coaches?rq=experiential%20tourism>

Visitor reviews are an important consideration for your property listing. Research has shown that website visitors spend more time on a listing that has three or more reviews. Other studies have shown that 88% of consumers trust online reviews just as much as personal reviews.¹⁸ Your website and property listing sites will be the primary sites for reviews and visitor testimonials. In addition, the most trusted review sites for accommodations include TripAdvisor, Google, Trivago and Booking.com.

Networking

Networking with other tourism businesses and alternative accommodations operators can help you spread the word about your venture and collaborate with others. Elgin County Tourism <http://www.elgintourist.com/tourism-member> and the Southwest Ontario Tourism Corporation <https://www.swotc.ca> host meetings and workshops that can help you build your business. Bed and Breakfast operators can also get involved with Bed and Breakfast Canada www.bbcanada.com.

¹⁸ <https://www.provenexpert.com/en-us/customer-review-websites/>

Renting your Property

With the property ready and marketing underway, you are ready to start responding to inquiries and communicating with travelers. Operators should respond to inquiries as soon as possible each day to avoid missing out on an opportunity. Providing immediate responses allows the operator to sell travelers on your property before they hear back from any competitors.

The response to traveler inquiries should include a quote for their trip including all taxes and fees. It should confirm the specific dates and provide a phone number to allow travelers to follow up.

Reservations are considered confirmed when a traveler agrees to the rental terms and provides initial payment. Upon receiving the up-front payment, operators will update the listing calendar and send a confirmation email to their guest.

Rental agreements

The vacation rental agreement should outline the expectation of your guests and provide some security for you and the traveler. The rental agreement should be provided when you confirm a booking. The rental agreement should include the following:

- Parties entering into the agreement
- Rental dates
- Payment terms
- Maximum occupancy
- Cancellation policy
- House rules
- Check-in and check-out procedures
- Damage policy.

Many of the vacation rental listing sites provide template rental agreements to help you get started.

Collecting payment

The most popular way of payment is through secure methods such as credit cards, debit cards or PayPal. A detailed review of traveler payment preferences is included here <https://skift.com/2016/10/05/global-travelers-are-embracing-alternative-payment-methods/>

Many of the vacation rental listing sites recommend a 30% payment to confirm a reservation with the remaining balance collected 30 days prior to the arrival date. Bookings made within 30 days of the rental date typically call for full payment at the time of booking.

Security Deposits

Security deposits or damage insurance can help protect against property damage. Security deposits are typically around \$200 or 10% of the rental rate. Rental damage insurance is a non-refundable fee ranging from \$50 to \$75 in exchange for an average of \$1,500 for protection against accidental damages.

Check in and check out

Check-in and check-out times are up to the operator. Check-in times usually range from 3:00 to 5:00 pm and check-out times are typically between 10:00 and noon. Operators should make sure to leave enough time for a thorough cleaning of the property between check-out and check-in. Guests should be advised when the property will be available and that they must make arrangements in advance if they will be arriving outside of those hours.

Pre-stay email

A pre-stay email is typically sent one or two weeks prior to the rental will ensure guests have everything they need for a successful stay. This email should go out after the full payment has been received.

The pre-stay email includes:

- Check-in and check-out times
- Check-in check-out procedures
- Lockbox or key exchange information
- Local contact information
- Specific policies and instructions
- Parking instructions
- Driving directions to the property
- Anything guests may need to bring to make their stay as comfortable as being at home.

Property access

Property access should be convenient for both the operator and the guests. Lockboxes are popular and inexpensive but it can be difficult to change the access code and also include the risk of travelers forgetting to return the keys to the lockbox. Keyless entries are more expensive but eliminate the need for keys and allow you to update the code easily. Some operators prefer to meet the traveler personally or arrange for a local contact to exchange the keys.

Post-trip inspection

The property will need to be inspected and cleaned after each visit. Some alternative accommodation operators require travelers to do some tasks as part of the check-out procedures such as turning down the heat and taking out the trash and putting dirty dishes in the dishwasher. These details should be included in the pre-stay email and the Welcome Book.

Requesting reviews

As noted earlier, travelers' reviews are one of the most important marketing tools for your alternative accommodation. The best way to secure great reviews is by providing travelers with an outstanding vacation rental experience. Email guests after their departure to thank them for choosing your home, explain how important reviews are to the success of your operation and tell them how much you would appreciate a quick review of their stay. Always include a link to the review page to make it easy for them. You can also mail travelers a handwritten note thanking them for their stay and asking for a review. Don't forget to include the web address to your review page.

Frequently Asked Questions

1. Do I need a municipal business license to operate an alternative tourist accommodation?

Elgin County does not require special licenses to operate an alternative tourist accommodation. Ontario businesses can learn more about registering their business name and obtaining a Master Business License at <https://www.ontario.ca/page/registering-your-business-name>

2. Are there any restrictions on the use of the site or the type of building used for an alternative tourist accommodation?

Bed and Breakfasts (B&Bs) are permitted in the following zones: Agriculture (A1 & A3) Zones and Village Commercial (VC) Zone.

B&Bs can provide up to a maximum of five guest rooms within an existing single detached dwelling and must be operated by the resident of the dwelling. Any accommodation offering more than three guest rooms must adhere to the Ontario Building Code requirements.

Boarding or rooming houses can provide lodging and/or meals for hire or gain for more than two persons but not more than five persons where the proprietor resides in the building and supplies such use.

Hotel/ motels with more than three units are permitted in the Highway Service Commercial (HSC1) Zone.

There are no restrictions on the temporary rental of homes.

Secondary Dwelling Units are permitted on lands within the Residential designation of the Township of Southwold Official Plan and require a zoning by-law amendment. A Change of Use/Renovation Permit is required from the Township Building Department.

3. How do I find out what zone my property is in?

Before you purchase a property or embark on a project the Township of Southwold Planner, Heather James can advise you on the zoning and permitted uses for your property at hjames@westelgin.net or call 519-769-2010.

4. What zoning, approvals and permits are required?

A **Zoning By-law Amendment** (and possibly an amendment to the Township of Southwold Official Plan) is required if your planned use is not included in the list of permitted uses for the existing zoning on your property.

A **building permit** is required for any new building, addition or significant alternation to an existing building.

Trailers are only permitted in campsites and trailer camps.

5. What is the maximum floor area/ bedrooms / space the accommodation can occupy in the building?

Alternative accommodations providing more than three guest rooms are considered hotels or motels and must meet the Ontario Building Code requirements.

6. Can alternative accommodations operate outside the main building? (e.g. Garden suites, bunk houses, trailers, etc.)?

No, a zoning by-law amendment is required to permit alternative accommodations outside of a main building. An amendment to the Township of Southwold Official Plan may also be required to permit the alternative accommodations outside of a main building.

Yurts, gazebos, glamping tents and cabanas under 10 m² without plumbing facilities are not considered buildings and are not subject to building code regulations. Buildings with plumbing facilities and structures over 10 m² must adhere to the building code.

Boatels do not require building permits although docks in excess of 10m² are considered a building and require building permits. Any new dock construction or waterfront construction would be subject to the Ontario Public Lands Act <https://www.ontario.ca/laws/regulation/r17161>

Boats in marinas will be subject to marina rules.

Licensed vehicles such as **trailers and campers** are subject to the Ministry of Transportation guidelines and must be located in legally zoned campgrounds and trailer camps.

Repurposed **shipping containers** would be considered buildings and would require a third party engineer stamped drawings for approval.

Bunkhouses are intended for seasonal farm workers and are not permitted for use as alternative tourist accommodations.

7. Can I have employees in the building?

A bed and breakfast establishment permits one employee who does not reside in the single detached dwelling.

8. Is there a restriction on the number of guests, number of consecutive days, maximum days per year?

Bed and breakfast establishments have a limit of five guest rooms and provide temporary accommodation and breakfast of travelers. This does not include a hotel, motel or boarding or lodging house. A boarding house/ rooming house has a minimum of two but no more than five persons but does not include a hotel or motel. A tourist home permits up to five rooms for rent to the traveling or vacationing public, whether rented regularly, seasonally or occasionally. There is no limit on the number of consecutive days and on the maximum days per year.

9. What kinds of accommodations can be run from my property?

The type of permitted accommodations varies depending on the property zoning.

Check with the Township of Southwold Planner at hjames@westelgin.net or call 519-769-2010 to confirm the zoning and permitted uses of your property.

10. What are the parking requirements?

The parking requirements vary depending upon the type of accommodation as follows:

Building Type	Parking Requirements
Single detached, semi-detached dwelling	2 parking space for each unit plus requirements for any other uses
Other dwellings (duplex, multiple, street rowhouse, rowhouse)	1.5 spaces per unit plus requirements for any other uses
Bed and Breakfasts	1 additional space for every guest room
Hotel or motel	1 space per 10m ² (108 ft. ²)
Boarding House, Rooming House or Tourist House	1 per unit

11. I want to renovate / build to accommodate my alternative accommodation business. Will I need a permit?

Under the Ontario Building Code Act, you must obtain a building permit to construct, demolish, renovate, alter, install or change the use of a building. Contact the building department at building@southwold.ca or phone 519-769-2010 to inquire if your project will require a building permit.

12. Are there requirements that the building is my primary residence?

Bed and breakfasts require the resident of the dwelling to be the operator.

13. What are the legal, liability and financial considerations for Alternative Accommodation businesses?

Alternative accommodation businesses are responsible for following Ontario business registrations: tax collection and remittance, payroll, employer and accessibility requirements. The property owner/operator is responsible for ensuring their property meets all zoning, fire and building code requirements. Bed and breakfasts that serve food are also subject to health regulations. There may be some additional health regulations for the operation of a hot tub or swimming pool.

Operating an alternative tourist accommodation business may void some residential insurance policies. Tourist accommodations should ensure they have sufficient liability insurance to cover personal and property risk for the host family and property, guests and neighbours.

The income generated through your alternative accommodation business may not be recognized by your mortgage holder as income and could result in a reclassification of your property to an investment property resulting in higher mortgage rates.

14. What are the municipal policies for home-sharing services such as AirBnb, VRBO and others?

There are currently no home-sharing rules & regulations specifically for home-sharing services. (Dated December 2019).

15. What marketing supports are available to assist me in marketing my Alternative Tourist Accommodation?

Elgin County's Economic Development and Tourism Department can advise operators of Alternative Accommodations of the opportunities to market and promote your business locally, regionally and provincially contact tourism@elgin.ca or phone 519-631-1460 x 168

The Southwest Ontario Tourism Corporation (SWOTC) can help market your alternative accommodation. See the detailed list on page 16 of this handbook. Contact Jen Moore at jen@swotc.ca or 519-290-8687 about these or any other ideas you may have on partnering with SWOTC.

Destination Ontario also provides the following marketing supports:

- Submit new business listings and tourism packages on OntarioTravel.net for FREE.
- Learn how to engage with Ontario Travel on social media.

Visit the 'Marketing Resources' section of SWOTC.ca to learn more

See page 15 for additional information on promoting your operation.

Resources

Checklist for Operating an Alternative Accommodation

- Determine the type of Alternative Accommodation you want to operate. (p. 4)
- Make sure operating an Alternative Accommodation is right for you. (p. 6)
- Prepare your business plan (p. 23)
- Confirm your business meets the requirements for:
 - Zoning and permitted use (p. 9)
 - Site Plan Approval (p. 9)
 - Building Permit (p. 10)
 - Accessibility (p. 11)
 - Fire Code (p. 11)
 - Parking (p. 11)
 - Food Safety (p. 11)
 - Water Safety
 - Insurance (p. 12)
- Establish your operations plan
 - Accommodation amenities and supplies (p. 28)
 - Cleaning plan (p. 24)
 - Maintenance plan (p. 26)
 - Welcome book (p. 27)
- Develop your marketing materials and program (p. 14)
 - Property listing and description (p. 14)
 - Photography and videos (p. 14)
 - Booking rules and policies (p. 15)
 - Availability calendar (p. 15)
 - Rates (p. 15)
 - Promotion (p. 15)
 - Networking (p. 16)
- Establish your rental procedures (p. 17)
 - Rental agreement (p. 17)
 - Collecting payment (p. 17)
 - Security deposits (p. 17)
 - Check in and check out procedures (p. 17)
 - Pre-stay communications (p. 17)
 - Property access (p. 18)
 - Post-trip inspections (p. 18)
 - Guest reviews (p. 18)

Business Plans

Your business plan will help determine if the business idea is viable. It will include startup costs, financing sources and forecasted profits to assist in your decision-making process. The business plan should include the following elements:

Executive Summary

A general overview of the business plan including business objectives, projected sales and profits, marketing strategy, action plan, ownership structure and management team, financing requirements, and personal investment in the business.

Business Profile

The basic business structure for the business (sole proprietor, partnership or corporation), number of employees, business classification and date of registration or incorporation.

Market analysis

Description of overall market, average sale, status of the market (steady, growing, declining), competitive analysis, market research, suppliers.

Customers

Customer profile, buying habits, psychographics, customer base.

Competition

List of competitors, competitive offerings, competitive advantages and disadvantages.

Costs and Pricing

Competitor pricing, variable and fixed costs, breakeven analysis, pricing strategy

Market and Promotion

Business image, advertising, networking, location

Operating requirements

Facilities, equipment, regulations, insurance, industry alliances and advisors, skills and employees

Start-up Costs and Funding

Start-up costs and expenses, reserves, sources of funding and terms

Cash Flow Forecast

Money coming into the business and flowing out of the business each month, allowing for seasonal variations in expenses and revenue.

Small Business Consultants at the Elgin Business Resource Centre would be happy to assist you with your business plan. For more information visit www.elginbusinessresourcecentre.com email kjackson@elgincfd.ca or phone 519-633-7597 x 337

Cleaning Checklist¹⁹

¹⁹ Source: Evolve Vacation Rental: Ultimate Vacation Rental Success Guide, <https://www.evolvevrn.com>

Exteriors (if applicable)

- Wipe down and clean patio furniture including chairs, tables and BBQ
- Sweep entrances and deck
- Replace any burned-out light bulbs

Kitchen

- Load, run and empty the dishwasher
- Clean and sanitize all surfaces including countertops, tables, cabinets, etc.
- Clean and sanitize all appliances including phone, toaster and coffee maker
- Clean and sanitize the inside and outside of the microwave
- Remove all food left in the refrigerator; clean and sanitize
- Replenish supplies including soap, dish detergent, trash bags, and paper towels
- Sweep and mop floors
- Remove trash; clean and sanitize trash can
- Clean and polish windows and windowsills, if needed
- Replace any burned-out light bulbs

Living Areas

- Dust all surfaces including end-tables, coffee tables, television and shelves
- Dust all appliances and knick-knacks, including lamps, ceiling fans, blinds and picture frames
- Sweep/mop or vacuum floors
- Remove trash; clean and sanitize trash can, if needed
- Clean and polish windows and windowsills, if needed
- Replace any burned-out light bulbs

Bedrooms

- Dust and clean all surfaces, including dresser, bedside table, headboard, computer screen, and television
- Dust all appliances and knick-knacks, including lamps, ceiling fans, blinds and picture frames
- Wash and change linens
- Sweep/mop or vacuum floors, including underneath the bed
- Remove trash; clean and sanitize trash can
- Clean and polish windows and windowsills
- Replace any burned-out light bulbs

Bathrooms

- Clean and sanitize all surfaces, including countertops, sink, and faucets
- Clean and sanitize the toilet
- Clean and polish the mirror
- Wash and change towels
- Replenish amenities, including soap, shampoo and conditioner
- Sweep and mop the floor
- Remove trash; clean and sanitize trash can
- Clean and polish windows and windowsills
- Replace any burned-out light bulbs

Laundry Area (if applicable)

- Make sure the washer and dryer are empty
- Remove lint from dryer
- Replenish amenities, including laundry detergent and softener sheets
- Sweep/mop or vacuum floors
- Remove trash; clean and sanitize trash can
- Replace any burned-out light bulbs

Amenities and Supplies²⁰

Bedrooms

- Bed Linens: At least 2 sets of sheets, pillows and blankets for each bed.
- Iron/Ironing Board
- Pack-N-Play
- Alarm Clock

Kitchen

- Cookware: Basic items such as pots, pans, knives and ovenware should be provided
- Plates, Bowls, Glasses, and Flatware

²⁰ Source: Evolve Vacation Rental Ultimate Vacation Rental Success Guide, <https://www.evolvevrn.com>

- Hangers

Living Areas

- TV, DVD player and stereo. Be sure to include instructions for TV remotes, etc.
- Cable, Satellite, or a Netflix subscription
- High-speed internet with WiFi is recommended! If you have a password, make sure it is easy to find.
- Collection of books, magazines, music, DVDs, and board games.
- Door mat and coat rack at entrance
- Fans — If you don't have ceiling fans, provide at least one fan
- Emergency Kit — Include at least a standard first-aid kit and a flashlight with extra batteries.
- Phone book or list of important contact numbers for local maintenance, medical clinics, emergency services, etc.
- Local maps with nearby attractions
- Welcome Book — Important property information in one central location

Outside Amenities

- BBQ Grill (make sure you meet the fire code, if applicable)
- Pool or Beach Accessories if you're near water
- Snow Shovel

- Additional kitchenware: Large serving bowls and plates for family-style meals, ice trays, etc.
- Coffee Pot
- Can Opener
- Wine Bottle Opener
- Wine Glasses
- Kitchen Linens
- Seasonings & Spices
- Coffee, Teas & Hot Cocoa
- Paper Towels & Trash Bags
- Fire Extinguisher
- Dish Soap
- Sippy cups, children's dinnerware, and a high-chair will put your home on the map for families traveling with little ones.

Bathrooms

- Bath Linens: At least two bath towels, one hand towel and one wash cloth per guest
- Hand Soap, Body Wash, Shampoo & Conditioner
- Cleaning Supplies & Toilet Plunger
- Toilet Paper and Tissues
- Hair Dryer
- Sunscreen: Whether your home is near a beach, lake or ski mountain, providing guests with a mini sunscreen will really make an impression

Maintenance Checklist

Exterior

- Remove leaves and debris from gutters and downspouts.
- Pressure-wash wood siding to prevent mold.
- Check the exterior paint for bare spots.
- Inspect and replace exterior caulk.
- Check window and door sills for leaks and caulk where necessary.
- Clean air-conditioning unit.
- Check the foundation.
- Trim trees and bushes.

Bathroom

- Clean and seal tile and grout.
- Make sure that all toilets are properly secured to the floor.
- Check and fix leaky faucets and toilets.
- Check the condition of the towels and wash clothes. Do any need to be replaced?
- Wash fabric shower curtains.
- Replace the shower curtain liner.
- Wash bathroom rugs.
- Clean the drains.

- Check the sprinkler system.
- Check all decks for loose boards, railings, and stairs.
- Inspect the condition of the roof.
- Check window screens.
- Check fences and gates.
- Check the automatic garage door opener.
- Examine the septic system for flooding or unusual odour.
- Check the latches on storm windows.
- Inspect the grading around house to make sure that water drains away from the house on all sides.
- Check outside walls for termite tubes and damaged wood.
- Check exterior doors and windows.
- Check the roof for missing shingles.
- Check the condition of the patio furniture.
- Trim/prune your trees.
- Remove leaves from around the house.
- Clean or replace doormats.
- Clean barbeque grill.

Bedrooms

- Check the condition of the bedding (linens, pillows, comforters, mattress pads, etc.). Does anything need to be replaced?
- Wash the pillows, comforters, mattress pads, etc.
- Rotate and flip the mattresses.
- Vacuum under the beds and furniture.

- Vacuum underneath the sink and in the drawers.
- Wash the liquid soap container or soap dish.
- Replace the toilet brush.
- Clean shower doors.
- Replace toilet flappers.
- Check your toilet bowl brushes, and replace if they look dirty.

Living Area

- Steam clean upholstered furniture.
- Wash and fluff throw pillows.
- Clean or replace area rugs

Kitchen

- Clean and seal tile and grout.
- Check and fix leaky faucets.
- Deep clean the oven and stove tops.
- Clean out the refrigerator, freezer, pantry, and cabinets.
- Clean the refrigerator condenser coils.
- Check your inventory of spices and condiments (if you provide them) and restock where necessary.
- Wipe down the appliances.
- Clean the drains.
- Wash the inside of the garbage can. If it's really gross (and was inexpensive), throw it out and pick up a new one.

Welcome Book Contents

The Welcome Page

- Welcome note
- Parking Information
- Access Code Needed for the Front Gate
- Guest Wi-Fi Password
- Your Contact Info
- Emergency Services Contact Info
- Check-out Information

House Rules

- Quiet hours,
- Condominium rules,
- Pool use rules

Local Transportation Information

- Taxi & Airport Shuttle Services
- Bus and Train Schedules
- Maps of the Local Areas

Local Resources

- Local contact info
- Nearest grocery store
- Health services

Things to Do

Include a wide variety of activities that can appeal to all types of guests. Include the website, address, and phone numbers of each of the recommended places or activities

- Restaurants
- Tourists Attractions (local parks, museums, historical places)
- Shopping
- Tours (bar crawl, ghost tour, trolley tour)
- Fairs and Festivals (Sunday street fair, farmers' markets, annual events)
- Nightlife (bars, breweries, clubs, playhouse, live music)
- Your favourites
- Website Links:
Things to see and do in Haldimand County <http://bit.ly/seedoHaldimand>
Ontario's Southwest Trip Inspiration in Haldimand County <http://bit.ly/Haldimandtrip>

How-to Instructions for Appliances and Electronics

- Thermostat
- The entry process for property (front-gate entry method, how to use smart locks)
- Washer and Dryer
- Kitchen Appliances
- Wi-Fi
- TV Remote, DVD, Cable, Netflix

Guidelines for Home Sharing in Ontario - Ontario Ministry of the Solicitor General ²¹

As an owner, you have obligations under the Ontario Fire Code for ensuring the fire safety of persons who rent your home or part of your home whether this is on a short term or long-term basis.

Ontario Fire Code Fire and Life Safety Requirements

The Ontario Fire Code contains specific requirements for the installation and maintenance of smoke alarms and carbon monoxide alarms. As an owner, it is your responsibility to ensure that your listing meets those safety requirements. When utilizing your home for Home Sharing, you will be considered a landlord and are subject to landlord responsibilities under the Ontario Fire Code.

You should contact your local fire service to determine how these regulations apply to your listing. The authority having jurisdiction over Ontario Fire Code enforcement matters in a municipality is the local fire department. For more information, contact your local fire department.

For specific details regarding Ontario Fire Code requirements for smoke alarms, carbon monoxide alarms, and fire safety planning visit e-Laws at <https://www.ontario.ca/laws>.

Smoke Alarm Installation and Maintenance Requirements

Every home in Ontario must have a working smoke alarm on every story and outside all sleeping areas.

Responsibilities: Homeowners and landlords must install and maintain smoke alarms on every story of their home and outside all sleeping areas.

Landlords:	<p>Landlords are responsible for ensuring working smoke alarms are installed and maintained in their rental properties.</p> <p>The law requires landlords to test smoke alarms in rental units annually and when the battery is replaced, changes are made to the electric circuit or a change in tenancy occurs. Smoke alarms must be tested by pressing the test button.</p> <p>The law requires landlords to provide smoke alarm manufacturers' maintenance instructions to tenants.</p> <p>The owner of a condominium suite is responsible for the installation and maintenance of smoke alarms in the suite.</p> <p>In a situation where the condominium owner rents out the suite to a tenant, the owner takes on the role of the landlord and is responsible for the installation and maintenance of the smoke alarms.</p>
Tenants:	<p>Tenants are required by law to notify the landlord if the smoke alarm is inoperable. It is against the law for tenants to remove the batteries or tamper with the smoke alarm in any way.</p> <p>Tenants should contact their landlord immediately if they do not have the required number of smoke alarms.</p>

²¹ Home Sharing in Ontario: Fire and Life Safety Requirements
<https://www.mcscs.jus.gov.on.ca/english/OfficeFireMarshal/FireSafetyandPublicEducation/HomeSharingOntarioFireandLifeSafetyRequirements.html> (Accessed June 4, 2019)

Carbon Monoxide Alarm Installation and Maintenance Requirements

Houses:	Any house containing a fuel burning appliance, fireplace or an attached garage requires a carbon monoxide (CO) alarm installed adjacent to each sleeping area in the house. (Fuel-burning appliances include furnaces, hot water heaters, gas or wood fireplaces, portable fuel-burning heaters and generators, barbeques, stoves and vehicles.)
Apartments and Condominiums:	<p>If there is a fuel-burning appliance in a condo/apartment, a carbon monoxide alarm must be installed adjacent to each sleeping area.</p> <p>If the building has a service room, carbon monoxide alarms must be installed in the service room and adjacent to each sleeping area of all condos/apartments above, below and beside the service room.</p> <p>If the building has a garage, carbon monoxide alarms must be installed adjacent to each sleeping area of all condos/apartments above, below and beside the garage.</p> <p>(In general, “adjacent to each sleeping area” means the hallway serving or area outside the sleeping area. For instance, a CO alarm must be installed in the hallway adjacent to multiple bedrooms in a house or apartment. However, there may be situations where “adjacent to each sleeping area” refers to the area around the bed, within the bedroom or sleeping area itself.)</p>

Responsibilities:

Homeowners and landlords must install and maintain carbon monoxide alarms as outlined above.

Landlords:	<p>Landlords are responsible to ensure working carbon monoxide alarms are installed and maintained in their rental properties.</p> <p>The law requires landlords to test CO alarms in rental units annually and when the battery is replaced, changes are made to the electric circuit or a change in tenancy occurs. CO alarms must be tested by pressing the test button.</p> <p>The law requires landlords to provide CO alarm manufacturer’s maintenance instructions to tenants.</p> <p>The owner of the condominium suite is responsible for the installation and maintenance of CO alarms in the suite. Often, there are agreements between the owner and the condominium corporation in which the corporation takes on this responsibility on behalf of the owner.</p> <p>In a situation where the condominium owner rents out the suite to a tenant, the owner takes on the role of the landlord and is responsible for the installation and maintenance of the CO alarms. Again, there are often agreements between the owner/landlord and the condominium corporation, in which the corporation takes on this responsibility on behalf of the owner/landlord.</p>
Tenants:	<p>Tenants are required by law to notify the landlord if the CO alarm is inoperable. It is against the law for tenants to remove the batteries or tamper with the CO alarm in any way.</p>

Emergency Planning and Home Escape Planning

Apartments and Condominiums:	Building owners are to instruct occupants on the emergency procedures to be followed when the fire alarm sounds. Tenants should be aware of the procedures outlined in the building's fire safety plan.
Houses:	Occupants should develop a home escape plan and know what to do when the smoke or CO alarm sounds. Sit down with everyone in the household and discuss how each person will get out of the home in an emergency. Practice the escape plan with everyone in the home. Make sure everyone can get out quickly. Make sure everyone knows two ways out of each room, if possible. If the door of a room is blocked by smoke or fire, discuss an alternate escape route such as a window. Make sure all windows open easily. Security bars on windows should have quick-releasing devices so they can be easily removed. Help those who need it. Determine who will be responsible for helping young children, older adults, people with disabilities or anyone else who may need assistance. Get low and go under the smoke to the nearest safe exit. Most fire deaths are the result of smoke inhalation. Choose a meeting place outside, a safe distance from the home. A tree, street light or a neighbour's home are all good choices. In case of fire, everyone should go directly to this meeting place to be accounted for. Get out, stay out. Never re-enter a burning building. After safely escaping, call the fire department from outside the home using a cell phone or from a neighbour's home.

Other Considerations

Construction:	If you are considering undertaking construction or renovation to facilitate home sharing, please contact your local building department to determine requirements under the Ontario Building Code that may apply. Your municipality may also have requirements relating to licensing, zoning or safety that may apply to short term rentals. Please contact them directly for more information.
Apartments and Condominiums considered as hotels:	Consult your building management or condominium board prior to utilizing your unit for Home Sharing. Building management, condominium boards and landlords should familiarize themselves with the requirements of the Ontario Fire Code and understand that multiple Home Sharing units in a building may result in your building (or portion of your building) being classified as a hotel when it provides sleeping accommodation for the travelling public or for recreational purposes.

Contact the Southwold Fire Department for assistance with application of Ontario Fire Code requirements to your building.

Southwold Fire Department
Firechief@southwold.ca
519-769-2010

Home Sharing Booking sites

Company	Website
9flats	9flats.com
Airbnb	Airbnb.ca
Booking.com	Booking.com
Flipkey	Flipkey.com
HomeAway	HomeAway.ca
Homestay	Homestay.com
HouseTrip	Housetrip.com
onfinestay	Onfinestay.com
VRBO	Vrbo.com
Wimdu	Wimdu.com

Additional Reading

- Adding a secondary suite in an existing home, <https://files.ontario.ca/mmah-adding-a-second-unit-in-an-existing-house-en.pdf>
- Airbnb in Canada, Hotel Association of Canada, <http://www.hotelassociation.ca/airbnb-in-canada/>
- Before Renting Your Property on Short-Term Rental Websites: Some Things You Should Know, Lauren M Randall, <https://boyneclarke.com/blogs/before-renting-your-property-on-short-term-rental-website-some-things-you-should-know/>, June 26, 2019, (accessed June 5, 2019)
- Developing a Modern Approach to Short-Term Rentals in a Digital Economy, Hotel Association of Canada, July 2018, <https://hnl.ca/wp-content/uploads/2018/08/STR-Framework-Paper-FINAL-HACHNL.pdf>
- Evolve Vacation Rental: Ultimate Vacation Rental Success Guide, <https://www.evolvevrn.com>
- Home-sharing Services – Pew Research Center, <https://www.pewinternet.org/2016/05/19/shared-home-sharing-services/>
- <https://www.ontario.ca/page/home-sharing-guide-ontario-municipalities>
- Sharing Economy Implications for the Insurance Industry in Canada <http://bit.ly/insurancesharingeconomy>
- Short Term Accommodation Rental Guidelines, Travel Industry Council of Ontario, June 2019 <https://tico.ca/files/GuidelinesShortTermAccommodation-FinalJune42019.pdf>
- Tax Considerations for Airbnb Hosts <https://www.bdo.ca/en-ca/insights/tax/tax-articles/tax-considerations-airbnb-hosts/>
- Tax Considerations for Airbnb Hosts, September 12, 2018, <https://www.bdo.ca/en-ca/insights/tax/tax-articles/tax-considerations-airbnb-hosts/> (accessed June 5, 2019).
- The Home-Sharing Guide for Ontario Municipalities
- The Rise of the Sharing Economy, The Public Policy and Governance Review <https://ppgreview.ca/2018/02/05/the-rise-of-the-sharing-economy/>

Contacts

Accessibility for Ontarians with Disability Act <https://www.tiaontario.ca/cpages/accessibletourism>

Elgin Business Resource Centre www.elginbusinessresourcecentre.com 519-633-7597 x 337
kjackson@elgincfdc.ca

Southwold Township Building Department building@southwold.ca 519-769-2010

Elgin County Economic Development and Tourism Department tourism@elgin.ca 519-631-1460 x 168

Southwold Township Fire Department email firechief@southwold.ca 519-769-2010

Township of Southwold Planner hjames@westelgin.net 519-769-2010

Southwest Ontario Tourism admin@swotc.ca 519-290-8687



Township of Southwold

Economic Development Committee

Report to Council

Recommendation from January 19, 2021

The Township of Southwold Economic Development Committee met on January 19, 2021. The Committee has been reviewing the draft Official Plan and Alternative Accommodation Handbook. Township Planner Heather James and Jessica Silcox from Elgin County Economic Development were in attendance at the meeting and provided additional information and answered questions from the Committee on these items.

As Council is aware, the EDC has had an interest in Alternative Accommodation for several years. The draft Southwold Alternative Accommodation Handbook is the first one developed and is a good resource based on existing planning policies. However, the Committee believes existing policies and those put forth in the draft Official Plan, do not address some of the key areas the EDC would like to see enhanced.

The main areas of the concern for the EDC can be summarized as follows:

Expanded options for Alternative Accommodation

- Clearly address and permit development such as “Cabin in the Woods”, Glamping, Yurts, tiny houses;
- Permit the size to be larger than 10’x10’;
- Eliminate the requirement that servicing be from the existing services on the property (ie, water, sanitary);
- Permit flexibility on placement of alternative accommodation on the property, while still respecting items like neighbor compatibility, setbacks and MDS.

Residential/Industrial Development Options

- Permit the creation of a residential/industrial/commercial type development (Thames Centre example);
- While planning policies attempt to minimize conflict between residential and industrial/commercial activities by separating and keeping these types of land uses apart from each other, this scenario should not be viewed in the same manner as the typical desire to separate residential and industrial land uses
- In the scenario proposed the property owner for the residence and industrial/commercial operation will be one and the same
- The residence and industrial building will be on the same property and could be a single building, appropriately designed and constructed to permit living and working – as such there should not be conflict

- Likewise, property owners living and working at this location would know the area is a residential/industrial (work/live) area and go into knowing the environment
- This type of development could be a good buffer between traditional industrial/commercial and residential areas
- This type of development would provide options for small and start-up businesses to live and work at one location;
- Recent challenges posed by the pandemic, clearly show that options to work from home are needed and likely to continue into the foreseeable future;
- Providing a legal option is preferable to this type of development taking place in sheds, barns and garages which may not meet planning, building and safety requirements;
- Permitting this type of development would diversify the Township economy, provide tax revenue and create local jobs.

Based on feedback from the Township Planner, the items the EDC has been advocating for could pose challenges for getting the Township's Official Plan approved. The County of Elgin is the approval authority and the plan must conform to the Elgin County Plan. The Elgin plan has not been updated recently and as such, there are limits to what can go into the Township's plan at this point. The Official Plan also needs to be consistent with the Provincial Policy Statement 2020. While the County is the approval authority, the Township's draft Official Plan will also be reviewed by the Ministry of Municipal Affairs. There is concern that incorporating the suggested policies may compromise approval of the plan.

The EDC requests that Council continue to advocate for these policies and work with Township Planning Staff, County Planning Staff and the Province, as is necessary to permit additional flexibility and options for Economic Development in Southwold.

Reviewed and endorsed by Council at January 25, 2021 meeting.

August 15, 2023

Ontario's Big City Mayors (OBCM)

Via Email: info@obcm.ca

Re: OBCM Letter to Minister Leblanc Re: Infrastructure Funding

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on August 14, 2023 passed the motion that the municipality send a letter in support of Minister Surma's call to encourage the federal government to support the sustainability and growth of critical infrastructure in Ontario through a new round of flexible federal-provincial infrastructure funding through:

- Protecting communities: Continuing investments in critical underground infrastructure,
- including drinking water distribution systems, sewage and wastewater pipelines, along with stormwater management systems, to ensure the safety of our cities, protect from flooding and also support the growth of new development.
- Supporting communities: The cost of previously approved projects in Ontario continue to escalate and municipalities do not have the funds to complete these necessary projects, let alone to invest in new ones. To get these projects done, Ontario communities need continued support in the face of rising costs.
- Building communities: Critical infrastructure investments to address the housing supply crisis, including truly affordable housing.

If you have any questions or comments, please contact Judy Smith at ckclerk@chatham-kent.ca

Sincerely,

Judy Smith, CMO
Director Municipal Governance/Clerk

c.

Hon. Premier Doug Ford

Hon. Minister Steve Clark

Hon. Minister Kinga Surma

Hon. Minister Victor Fedeli

Federation of Canadian Municipalities (FCM)

Association of Municipalities of Ontario (AMO)

Rural Ontario Municipal Association (ROMA)

Local MPs & MPPs

Ontario Zone 1 municipalities

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold

35663 Fingal Line

Fingal, ON N0L 1K0

Phone: 519-769-2010

Fax: 519-769-2837

communications@southwold.ca

Name of Event:			
Childrens (under 10) Halloween Party			
Name of Group or Organization			
Fingal - Shedden & District Optimist Club			
Primary & Secondary Contact Person		Purpose of Event	
Jim Carder Joe McKinnon		Halloween Party for preschool To 10 years	
Contact Address			Postal Code
			N0L-2G0
Phone # Primary / Secondary		Email / Website:	
Not for Profit # or Charitable Organization Registration #:		Oct 27, 2024 7 to 11 pm	
Activity or Event Information			
Fees to be Waived (ie: facility rental)		facility rental	
Date and Times:		Oct. 27, 2024 7 to 11 pm	
Number of People expected:		Admission Fee: (If applicable)	Nil
100			
Will food be served?	No	Will alcohol be served?	No

Activity or Event Description

How will your activity or event enhance community services and recreation in the Township of Southwold?

Children play games throughout the hall
kids come dressed up in costumes
we hand out candy bags on their way out

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold
35663 Fingal Line
Fingal, ON N0L 1K0
Phone: 519-769-2010
Fax: 519-769-2837

communications@southwold.ca

Please describe the projected social, cultural, economic and environmental impact that the activity or event will have on the Township and its residents.

Southwold children having fun in
a safe environment
High school kids get volunteer hours helping
us with the games.

What will the impact on the activity or event be if the fee is **not** waived?

No event

Are you seeking funding from any other sources (fundraising, grants, sponsorships, etc.)?

NO

What features will you have in place to ensure that your event is accessible to all residents (residents with disabilities)?

- help from volunteers

Deadline for submission is November 15, for events being held the following year.

The Township of Southwold Waiving of Facilities Fees Application Form



Township of Southwold

35663 Fingal Line

Fingal, ON N0L 1K0

Phone: 519-769-2010

Fax: 519-769-2837

communications@southwold.ca

The Township of Southwold may waive fees to eligible applicants to help offset the fee(s) that would be charged by the Township related to the delivery or presentation of festivals or events which offers an inclusive experience to a wide range of participants.

An approval of waived fees by Council, does not guarantee the availability of a reservation.

Applicants are still required to apply and sign for a park/facility rental agreement, and supply the necessary supporting documentation, such as proof of liability insurance, special occasion permit, and or special event permit.

Council reserves the right to limit the total amount of fees waived annually.

Ineligibility

Some activities are beyond the scope of this program, regardless of their merit. Fees will not be waived for:

- Festivals or events that are similar to those already being provided by the Township
- Festivals or events already funded through other programs or agreements with the Township.
- Damage deposits will not be refunded.
- Non-Township fees or expenses.

Application Checklist

Please submit one hard copy of the following documents with your application for fee reduction / waiver.

- ☐ Copy of Township rental agreement, confirming: Dates/times and location of event, and all fees associated with the event.

Applications can be submitted, in person, fax or mail to:

Township of Southwold,
Attention: Community Services & Communications Clerk
35663 Fingal Line
Fingal, ON N0L 1K0
Fax: 519-769-2837
or by email: communications@southwold.ca

Authorization for Application

On behalf of, and with the authority of, the above-mentioned organization, we certify that the information given in this application for waiving of facilities fees is true, correct and complete in every respect.

Name:	<i>Jim Carder</i>	Title:	<i>President</i>
Signature:	<i>Jim Carder</i>	Date:	<i>Aug. 17, 2023</i>



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2023-46

Being a By-Law to authorize the Corporation of the Township of Southwold to enter into a development agreement with Farhi Holdings Corporation(owners) for Talbotville Meadows Phase 2.

WHEREAS the Municipal Act, 2001 S.O, c.25, as amended, authorizes municipalities to enter into agreements;

AND WHEREAS the Council of the Township of Southwold deems it necessary and in the public interest to enter into a Development Agreement with Farhi Holdings Corporation for the land legally described as Part of Lots 39 and 40, Concession South of the North Branch of Talbot Road.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. That the Mayor and CAO/Clerk are authorized to sign on behalf of the Corporation of the Township of Southwold the Development Agreement attached to this By-law as Schedule" A".
2. This By-law shall come into force and effect upon the final passing thereof.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 11TH DAY OF SEPTEMBER, 2023.

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs

SUBDIVISION AGREEMENT

BETWEEN:

FARHI HOLDINGS CORPORATION

-and-

THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

TALBOTVILLE MEADOWS PHASE 2 (34T-SO1802)

THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

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TOWNSHIP OF SOUTHWOLD
SUBDIVISION AGREEMENT

THIS AGREEMENT made this ____ day of ____, 2022

BETWEEN: FARHI HOLDINGS CORPORATION
(hereinafter called the "Developer")
of the FIRST PART

THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD
(hereinafter called the "Municipality")
of the SECOND PART

WHEREAS the Developer is the owner of the lands described in Schedule "A" attached to this Subdivision Agreement (hereinafter called the "Lands") and proposes to subdivide the Lands by means of a Registered Plan of Subdivision;

AND WHEREAS the Developer declares that it is the registered owner of the Lands and has applied to the Municipality, for approval of a Plan of Subdivision (hereinafter called the "Plan"), which is attached hereto as Schedule "B" to this Agreement; AND WHEREAS the Developer and the Municipality have agreed to certain matters hereinafter expressed relating to the planning and development of the Lands;

AND WHEREAS this Agreement shall be registered against the Lands and the Municipality is entitled to enforce the provisions thereof against the Developer and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the Lands;

AND WHEREAS the Developer agrees, by entering into this Agreement, to satisfy all terms, conditions and obligations, financial or otherwise of the Municipality, including but not limited to the design, maintenance and construction of roads, services, utilities, drainage, lot grading, highway restoration and the registration of documents all at the Developer's sole expense and to the satisfaction of the Municipality;

NOW THEREFORE WITNESSETH that in consideration of the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is hereby acknowledged) and in consideration of other good and valuable consideration, the parties hereto covenant, promise and agree with each other as follows:

SECTION 1 - INTERPRETATION

1.1 Definitions

The terms defined in this Section 1.1 shall have the following meanings unless the context expressly or by necessary implication otherwise requires:

"Agreement" means this Agreement titled "Subdivision Agreement" and the Schedules attached hereto. The use of "Subdivision Agreement" shall be synonymous with "Agreement";

"As Built" means a revised set of drawings submitted by the Developer upon completion of a project, required at Final Acceptance (Assumption) reflecting all changes made in the specifications and working drawings during the construction process, and showing the exact dimensions, geometry and location

of all elements of the work completed during construction, as certified by a Professional Engineer;

"Authorization to Commence Work" means the authorization issued by the Municipality Engineer after satisfaction of all of the factors set out in paragraph 6.3 of this Agreement;

"Business Day" means any day that is not a Saturday, Sunday or statutory holiday in the Province of Ontario;

"Certificate of Final Acceptance (Assumption)" means the certificate as issued by the Municipality after the Municipality accepts Works and obligations constructed, installed, supplied or performed by the Developer pursuant to this Agreement and further referred to in this Agreement;

"Certificate of Preliminary Acceptance" means the certificate issued by the Municipality after the Municipality is satisfied that certain Works have been constructed, installed or performed to the satisfaction of the Municipality, as further referred to in this Agreement;

"Conservation Authority" means the Kettle Creek Conservation Authority and its successors and assigns;

"Council" means the Council of the Municipality;

"County" means the Corporation of Elgin County, including its successors and assigns or the geographic area as the context requires;

"Developer" means, collectively, Farhi Holdings Corporation , its heirs, executors, administrators, successors and assigns and agents thereof or contractor or subcontractor carrying out the Works for or on behalf of the Developer;

"General Grading Plan" means the general grading plan described in section 4.2.2 of this Agreement;

"Highway" means any public highway or part thereof, any sight triangle, and any area of road widening. The use of "street", "road" or "road allowance" shall be synonymous with "Highway";

"Insurance" means the insurance described in Section 18.6 of this Agreement;

"Lands" means the real property which is the subject of the Plan, the legal description of which is attached hereto as Schedule "A";

"Maintain" includes operate, repair, replace or reinstate;

"Municipal Act" means the *Municipal Act, 2001*, S.O. 2001, c.25, as amended and any regulations made thereunder;

"Municipality" means the Corporation of the Township of Southwold, including its successors and assigns or the geographic area as the context requires;

"Municipality Engineer" means the Municipality's Engineer or his/her designate;

"Municipality's Solicitor" means the lawyer or law firm retained by the Municipality or his/her designate;

"Owner" means the Owner of a lot or block and may include the "Developer";

"Plan" and "Plan of Subdivision" and "Subdivision" means the plan(s) of subdivision submitted by the Developer for approval relating to the Lands

and bearing No. 34T – SO1802, a draft copy of which is attached hereto as Schedule "B";

"Professional Engineer" means a person who is granted a license or a temporary license by Professional Engineers Ontario;

"Security" and "Securities" means the securities described in Section 17.3 of this Agreement or Security Lots described in Section 15.1 of this Agreement or both as the Context requires, also described in Schedule "G";

"Utilities" includes gas, hydro, cablevision and/or telecommunications services. The singular "Utility" has a similar meaning; and,

"Works" includes those services, installations, structures and other related activities, responsibilities and obligations listed in and required by this Agreement and includes the works to be completed by the Developer as described in Schedule "C" and "G" attached to this Agreement.

SECTION 2 – GENERAL PROVISIONS

2.1 Recital

The Municipality and the Developer agree that the above recitals are true.

2.2 Lands

The lands to which this Agreement shall apply are those described in Schedule "A" attached hereto (the "Lands").

2.3 Plan

The Plan attached hereto as Schedule "B" was prepared by Dillon Consulting and certified by Peter Moreton, Ontario Land Surveyor dated December 12, 2018 which shows:

- 172 single residential building lots (Lot 1-333 inclusive)
- Block 173 – Future Development (Commercial/Medium Density Residential)
- Block 174 – Future Road Allowance
- Block 175 – Commercial Block
- Block 176 – Commercial Block
- Block 177 – Residential Block
- Block 178 – Multi-Family Block
- Block 179 – Land to be conveyed to abutting property owner Heiko and Helen Oegema being the Owners of PIN 35156-0066
- Block 180 – Open Space Block
- Block 181 – Pumping Station Block
- Block 182 – Open Space Block
- Block 183 – Future Development (Commercial/Medium Density Residential)
- Streets and Reserves

2.4 Developer's Title

The Developer represents and warrants to the Municipality that, at the date of this Agreement and at the date of registration of this Agreement upon title, the Developer is the owner in fee simple of the Lands. The Developer shall cause to be delivered to the Municipality at its expense an opinion by a Solicitor authorized to practice law in Ontario to this effect on two occasions being:

- (a) upon and as of the execution of this Agreement; and
- (b) after and as of the registration of this Agreement upon the title to the Lands.

2.5 Canada Post

The Developer covenants and agrees to provide the Municipality with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved Plan, at the time of sidewalk and/or curb installation. The Developer further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMBs, provided the Developer has paid for the activation and equipment installation of the CMBs.

The Developer further agrees to:

- (a) include in all Agreements of Purchase and Sale, a statement that advises the prospective purchaser that mail will be delivered via a community mail box;
- (b) note the locations of the community mail box with the development; and,
- (c) notify affected homeowners of any established easements granted to Canada Post to permit access to the community mail box.
- (d) consult with Canada Post to determine suitable permanent locations for the community mail box, which locations shall be indicated by the developer on the appropriate servicing plans;
- (e) prior to offering any units for sale, display a map on a wall of the sales office in a place readily accessible to potential homeowners that indicates the location of the community mail box within the development, as approved by Canada Post;
- (f) provide a suitable and safe temporary site for a community mail box until curbs, sidewalks and final grading are completed at the permanent community mail box location;
- (g) provide Canada Post with the excavation date for the first foundation as well as the date development work is scheduled to begin;
- (h) provide the expected installation date for the community mail box pad; and,
- (i) provide the following for the community mail box and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards; and,
 - Any required curb depressions for wheelchair access, with an opening of at least 2 metres (consult with Canada Post for detailed specifications).

2.6 School Board

The Developer agrees to inform all Purchasers of residential lots by including a condition in all Agreements of Purchase and Sale stating that the construction

of additional public schools accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a "Holding Zone" by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board. "Holding Zone" is defined by a geographic boundary within an attendance area usually with a high concentration of new or immediate development for which trustees have approved that students residing in it are to attend a specified school board on available capacity until such time as long term accommodations and related attendance areas can be established.

SECTION 3 - ORDER OF PROCEDURE

3.1 Application to the Municipality for the Preparation of an Agreement

The Developer shall pay to the Municipality the sum of twenty thousand dollars (\$20,000) as a deposit in respect of:

- (a) the Municipality's costs;
- (b) Legal costs; and
- (c) This deposit shall be maintained at \$20,000 throughout this agreement, even as the Municipality draws from the deposit for Municipal costs.

3.2 Prior to Registering the Plan, the Developer shall:

- (a) Pay in full any and all outstanding taxes, drainage fees, local improvement charges, development charges, charges under the Municipal Act and any other amounts owing to the Municipality in respect of the Lands; and,

3.3 Registration of Plan

As soon as practicable after execution of this agreement, the Developer shall cause the Plan to be registered in the Land Registry Office for the Land Titles Division for Elgin County and shall forthwith thereafter provide a copy of the registered plan to the Municipality and all particulars required for the completion of the conveyances contemplated by this Agreement.

3.4 Prior to Registering the Agreement, the Developer shall:

- (a) Deposit with the Clerk of the Municipality Securities and Insurance as outlined in this Agreement;
- (b) Provide a signed postponement agreement from any and all existing mortgagee(s) which allows the registration of this Agreement to be registered in first priority and provide proof of postponement of any other encumbrances on the Lands; and,
- (c) Deposit with the Clerk of the Municipality, four (4) original signed copies of the Agreement executed by the Developer.

3.5 Servicing prior to Registration of Plan ("Pre-servicing")

- (a) The Municipality does not require or invite installation of services or any development work within the lands prior to authorization to Commence Work and registration of the Plan and registration of this Agreement.
- (b) The Developer agrees that no Pre-Servicing shall be undertaken on the Lands except in accordance with this agreement. It is the responsibility of the Developer to provide advance notification to the Municipality Engineer, in writing, of any plans to Pre-Service and the Developer shall ensure that no Pre-Servicing shall proceed except in compliance with

this section and other terms of this agreement to the full extent same can be applied in connection with such works.

- (c) In the event that after the execution of this agreement the Developer, as the Owner of the lands, elects to pre-service by commencing installation of any services described in the plans attached as Schedules to this agreement, prior to approval and registration of the Plan and registration of this agreement, the Developer shall do so at the Developers' own risk. In performing such Pre-Servicing, the Developer shall maintain full compliance with the Municipality's standards and with the terms and conditions of this Agreement to the full extent same can be applied to the Pre-Servicing. Pre-Servicing shall conform to the accepted engineering drawings which are Schedules to this agreement. The provisions of this agreement, shall be deemed to apply to the installation of any Pre-Servicing carried out by the Developer.
- (d) Subject to the approval of the Municipality for Pre-Servicing, the Developer will be required to provide security in accordance with one of the following:
 - An irrevocable standby letter of credit equal to 15% as described in Schedule "G" or
 - A cash or cheque deposit equal to 15% as described in Schedule "G".
- (e) No Pre-Servicing construction or installation shall be commenced until the requirements in section 3.6 of the Agreement are met to the extent that they apply to Pre-Servicing.
- (f) The Developer shall ensure that any works installed as Pre-Servicing pursuant to this provision are installed in accordance with the Municipality's standards and the plans which are Schedules to this Agreement.
- (g) The Developer shall ensure that sufficient property survey stakes are available during Pre-Servicing so that the proper alignment of the watermain and other services can be established and valves, hydrants, services and other appurtenances can be properly located.
- (h) The Municipality Engineer may from time to time, or regularly, make site inspections during the Pre-Servicing, if deemed appropriate by the Municipality. The Developer shall inform the Developer's Professional Engineer and each and every contractor engaged for construction of the Pre-Servicing work that the Municipality Engineer and those designated by the Municipality shall have liberal access to the lands and the right to observe and investigate the Pre-Servicing construction if and as deemed appropriate by the Municipality.
- (i) Notwithstanding any acceptance by the Director of the engineering designs submitted by the Developer to the Municipality, the Municipality shall not in any way be responsible for the design drawings, plans or specifications and the Developer shall bear sole responsibility for the soundness of the engineering design described in the Engineering Drawings which are Schedules to this Agreement and for ensuring that the Pre-Servicing is installed in the manner required to be constructed, will function as intended and will be compatible with the final approvals and Assumption of Services by the Municipality as provided in this Agreement.
- (j) It is specifically understood and agreed that inspections of any aspect of the Pre-Servicing construction or review of plans or specification for same by the Municipality shall impose no liability upon the Municipality to the Developer and the Developer specifically agrees that it will make no such claim.

- (k) The Developer expressly covenants and agrees not to connect any Pre-Servicing to any municipal systems or public street or services of the Municipality, nor to any municipal systems or public streets or services of other municipalities prior to the Registration of the Plan and Agreement and until specific approval for such connection(s) has been granted by the Municipality Engineer.
- (l) The Developer acknowledges and agrees that no Pre-Servicing shall be carried out on lands not owned by it without the written consent of the owner of such lands and that such consent shall be obtained in advance by the Developer and forthwith filed with the Municipality Engineer.
- (m) The Developer agrees to indemnify and save harmless the Municipality, its agents, officials, employees and contractors from and against all damages, actions, and causes of action of any kind including all allegations of negligence, suits, claims and demands whatsoever in tort, contract or otherwise which may arise either directly or indirectly by reason of the Developer electing to undertake Pre-Servicing, including, without limitation, damages to existing municipal infrastructure and the costs to rectify deficiencies and eliminate any nuisances or dangers to the public.
- (n) The Developer agrees that in connection with any Pre-Servicing activities, the Developer shall provide and maintain practices and facilities to control stormwater flows, shall control and clean-up dust, shall remove dirt and mud from adjoining streets, and shall also control access and provide signage and site supervision for the protection of the public from risks posed by construction areas and dangerous conditions as set out in this agreement.
- (o) Where Pre-Servicing is undertaken, in the event of any sale or other transfer by the Developer of the Lands described in Schedule "A", or any part thereof prior to the registration of this agreement, the Developer undertakes to provide full notice and disclosure to the transferee, in writing, regarding this agreement and in particular the obligations and risks assumed by any successor owner(s) of the Lands in connection with Pre-Servicing where the Plan has not been finally approved nor registered. The Developer agrees to require, as a condition of such change of title, that the transferee agrees to accept and assume all terms of this agreement, including, but not limited to those pertinent to any Pre-Servicing which has been commenced on the subject lands, and shall caution the proposed transferee that the Approval Authority can amend or add conditions of approval of the Plan and may, in its sole discretion, require the successor(s) in title to enter a subdivision agreement with the Municipality as the new owner then signing the Plan.

3.6 Prior to Starting Construction on the Works, the Developer shall:

- (a) Have obtained Authorization to Commence Work from the Municipality Engineer and submitted and obtained the written acceptance of the Municipality Engineer for the following all to be done to the satisfaction of the Municipality:
 - Detailed engineering plans;
 - The Drainage Plan;
 - Lot Grading Plans;
 - The General Grading Plan;
 - The Service Layout Plan for underground electrical services, telephone, and gas; and
 - Final accepted drawings, schedules, contracts and estimate of costs for all Works required in this Agreement and described in Schedule "C" of this Agreement;
- (b) Submit to the Municipality confirmation of Ontario Ministry of the Environment, Conservation and Parks approval where applicable; and
- (c) Provide written confirmation of having obtained the approval for drainage, road crossings, encroachment(s), and all other matters related to public

highways of all road authorities as may be required including without limitation the Municipality, County, Conservation Authority, and the Ministry of Transportation of Ontario.

(d) Fulfilled condition set out in Section 3.4 and 3.5.

3.7 Prior to the Issuance of Building Permits the Developer shall:

- (a) Have complied with all requirements of Section 6.2 and 16.1 of this Agreement and shall receive Preliminary Acceptance by the Municipality Engineer.

3.8 Prior to any Person Occupying any Building, the Developer shall:

- (a) Have complied with all the requirements of Section 16.2 of this Agreement.

SECTION 4 – ENGINEERING REQUIREMENTS

4.1 Engineering Services

The Developer shall employ Professional Engineers approved by the Municipality to:

- (a) design the Works;
- (b) design amendments to the Works and accepted engineering drawings if during construction it is observed that pipes and services are missed on drawings and require connection.
- (c) prepare and furnish all required designs, plans, specifications, drawings, calculations, and contours;
- (d) prepare the necessary contract documentation for the Works;
- (e) confirm construction schedule for Works to be completed;
- (f) obtain the necessary approvals in conjunction with the Municipality and others including but not limited to the Health Unit, Hydro One Inc., the Conservation Authority, the Ministry of Environment, Conservation and Parks, and the Ministry of Natural Resources as required;
- (g) provide the field layout, the contract documentation and supervision of construction of the Works (full time supervision of all underground infrastructure); in accordance with this agreement and good engineering practices;
- (h) schedule the timing of the construction of the Works;
- (i) maintain all records of construction and upon completion, to advise the Municipality Engineer of all construction changes and to prepare final "As Built" drawings. Digital versions in AutoCAD of the "As Built" drawings shall be submitted to the Municipality prior to the Municipality confirming Final Acceptance. AutoCAD as-built standards to be reviewed with Municipality Engineer prior to submission;
- (j) act as the representative of the Developer in all matters pertaining to the construction and installation of the Works;
- (k) provide co-ordination and scheduling to comply with the timing provisions of this Agreement and the requirements of the Municipality, for all works specified in this Agreement;
- (l) provide certification that the installation of services was in conformance to said plans and specifications, as well as Township Design Standards,

Supplemental Specifications and Ontario Provincials Standards and Specifications;

- (m) take such other actions as may be required by the Municipality, acting reasonably, for the completion of the subdivision in accordance with this Agreement and good engineering practices;
- (n) Provide sediment and erosion control reports monthly to confirm the measures in place are functioning properly and if remediation is required, the Professional Engineer is to provide these recommendations with timelines for restoration to the Developer at the Developers expense, to the satisfaction of the Municipality; and,
- (o) Professional Engineer to review the site monthly and after every storm event to confirm sediment and erosion control measures are functioning properly. Professional Engineer is to submit these inspection reports to the Municipality Engineer and Conservation Authority within 5 business days of each storm event and monthly visit.
- (p) The Developer's Professional Engineer shall provide evidence to the Municipality of professional liability insurance in the amount of at least Two Million Dollars (\$2,000,000.00) endorsed for the Works described herein to the satisfaction of the Municipality.

4.2 Engineering Obligations

The Developer and/or Developer's Professional Engineer shall, as soon as practicable and within six (6) months after the date of the registration of the Plan and prior to the construction of any Works as provided for in Section 3.6 hereof, submit to the Municipality for review and approval:

- (a) an undertaking prepared by the Developer's Professional Engineer with respect to the Works being carried out pursuant to this Agreement, which undertaking shall include a requirement that such Engineers advise the Municipality Engineer forthwith if such Engineer's instructions become different from those reflected in the undertaking;
- (b) detailed engineering plans;
- (c) detailed lot grading and drainage plans;
- (d) servicing plans and reports prepared by a Professional Engineer;
- (e) the service layout plan for underground Utilities;
- (f) specifications for schedules;
- (g) estimates of the costs of the Works and substantiate same to the Municipality if requested; and
- (h) all plans, specifications, drawings, calculations, contours, contracts or other information pertaining to the Works, which may be required by the Municipality and/or this Agreement.

General Grading Plan

- (a) In addition to the aforementioned plans and in accordance with the timelines provided for herein for the aforementioned plans, specifications, contracts and cost estimates, the Developer shall submit for the approval of the Municipality Engineer a General Grading Plan showing:
- (b) the existing and final elevations of the Lands, which elevations shall be determined by reference to a geodetic bench mark;
- (c) final grades of all roads, access ways and walkways; and

- (d) the lands designated for drainage works.

The Developer shall prepare and furnish at its own cost, all plans, specifications, drawings, calculations, contours or other information pertaining to the Works, which may be required by the Municipality and/or this Agreement.

SECTION 5 – APPROVAL REQUIREMENTS

5.1 Municipality Acceptance

The plans, specifications, schedules, contracts, and cost estimates of all Works (collectively hereinafter referred to as the "engineering documents") shall be considered, amended if necessary and must be submitted by the Developer to the Municipality Engineer for written endorsement of acceptance as amended. Such endorsement of acceptance shall not relieve the Developer or its Professional Engineers of responsibility for errors in or omissions from such engineering documents. In all respects, the specifications used for the Works shall be equivalent to or shall exceed the Municipality's servicing standards and, in all cases, shall be acceptable to the Municipality.

5.2 Additional Approvals Required

In addition to the approval of the Municipality as required in this Agreement, the Developer shall obtain all other approvals of the engineering documents, including and particularly those detailing the supply of water to the Lands, the handling of storm water and sewage from the Lands, and the General Grading Plan as may be required prior to construction by:

- (a) the Ministry of the Environment, Conservation and Parks as to matters related to their mandate and jurisdiction;
- (b) all Utility suppliers as to matters related to their mandate and jurisdiction;
- (c) the Conservation Authority as to matters related to the Conservation Authority's mandate and jurisdiction;
- (d) the Ministry of Northern Development, Mines, Natural Resources and Forestry (hereinafter "MNR") as to matters related to the MNR's mandate and jurisdiction; and,
- (e) Elgin County as to the matters of external works on County Road Allowances that require Road Occupancy Permits.

The Developer shall provide written substantiation of all required approvals as may be required from other than the Municipality, including, in each case, confirmation that the Developer has entered into any and all agreements which each approving agency may require in connection with the use and development of the Lands.

Such approvals shall not relieve the Developer of responsibility for any errors or omissions in such engineering documents cost estimates or General Grading Plan.

SECTION 6 – CONSTRUCTION

6.1 General

Upon approval of the Plan by the County and as otherwise provided for in this agreement, the Developer shall design, construct and install all Works as shown on the approved engineering documents and engineering drawings. The said Works shall be constructed, installed, maintained and repaired in good workmanlike manner, at the Developer's sole risk and expense and in

accordance with engineering specifications approved by the Municipality. The Developer shall at its expense and to the satisfaction of the Municipality, arrange for the relocation of all existing services and infrastructure made necessary by the construction of the Works in the Lands.

6.2 Works to be Installed

The Works to be installed are set out in Schedule "C" to this Agreement. The Developer is required to install any unidentified service that is found during construction if the service is not abandoned. The Developer is required to notify the Municipality Engineer if they come across an unidentified service that is not shown on approved plans in Schedule "C". The Developer has an obligation to connect all these unidentified services as directed by the Municipality. The Developer shall construct and install, subject to the rights reserved by the Municipality, the following services and infrastructure on all streets and lands laid out in the Plan and as more particularly described in Schedule "C" and following final approval of the Plan by the County and registration of same:

Works and Services to be installed for development before Preliminary Acceptance and issuance of building permits for any Lots or Blocks located within the same phase:

- (a) sanitary sewers and building connections to the lot line;
- (b) storm sewers, watermain and building connections to the lot line;
- (c) hydrants;
- (d) all underground Utilities in accordance with the requirements of this Agreement;
- (e) Roadways are paved to base asphalt with geotechnical approval;
- (f) Curbs and gutters;
- (g) Street lighting conduit and street lighting bases
- (h) Street and Regulatory Signs;
- (i) 2 ft x 2 ft Lot Identification Signs (lot and municipal number);
- (j) Easements and maintenance agreements for utilities registered on title as per Section 7;
- (k) All dead trees within the limits of the plan have been removed; and,
- (l) Temporary parking plan for builder activity

Works and Services to be installed for development after Preliminary Acceptance and issuance of building permits for any Lots or Blocks located within the same phase, and prior to June 1, 2023:

- (a) Left turn lane constructed on Talbot Line as per approved engineering drawings; and,
- (b) Street lighting is energized;

Works and Services to be installed after building permits are issued and prior to Final Acceptance (Assumption) of any Works for the respective phase of development:

- (a) Roadways are paved to surface asphalt with geotechnical approval. Base asphalt would need to be in place for two years and in good condition, to satisfaction of Municipality;

- (b) stormwater management pond remediation and report on maintenance and operations required to remove sediment;
- (c) hard surfacing on any and all pedestrian walkways as shown on the Plan;
- (d) asphalt paving (or other material consistent with the material utilized for the adjacent driveway) in driveways between the curb and property line;
- (e) lot grading in accordance with approved engineering drawings;
- (f) topsoil, and sod on boulevard from property line to curb;
- (g) Tree planting and landscaping features as shown on the Plan as per section 13.2;
- (h) 1.2m black chain-link fencing to be installed 210 days following occupancy being issued for lot 1-17 and lots 125-150 in a good and workman-like manner in accordance with sound industry standards, and that both the Municipality and Developer need to agree if this requirement is substituted by another party. If upon 180 days following occupancy, the fence is not complete, the Township will provide 30 days notice to the Developer. If the fence is not completed within this 30 day notice, the Township shall retain a fencing contractor to complete the fencing at the cost of the Developer;
- (i) sidewalks as shown on the Plan;
- (j) permanent geodetic monuments installed within the subdivision. The number, specifications and locations of the monuments are to be approved by Municipality Engineer; and,
- (k) Permanent street signs installed that were provided to the Developer by the Municipality, at the Developers request and expense.

The Works as described above and in Schedule "C" are included herein to set out the works in general terms only and shall not be construed as covering all items in detail. If at any time and from time to time during the development, the Municipality Engineer, acting reasonably, is of the opinion that additional works are necessary to provide adequately any of the public services required by the Plan, the Developer shall, at its sole expense, construct, install or perform such additional works.

6.3 Schedule of Works

Except as otherwise specifically provided for herein or unless otherwise approved by the Municipality, the Developer shall install all Works in accordance with the requirements of this Agreement and the approved Schedule of Works provided to the Municipality Engineer prior to commencement of construction. Further, the Developer shall ensure that the installation of any such Works that result in the making of noise levels higher than those created during the regular maintenance and upkeep of a residential property, which works might include but shall not be limited to those that involve the operation of heavy machinery, excavating lots, and other large combustion tools and machinery shall take place between 7:00 a.m. to 10:00 p.m. Monday to Saturday, and 9 a.m. to 10 p.m. on Sunday and Statutory Holidays. Should the Developer undertake any work outside of these specified times, a penalty will be levied against the Developer in the amount of result \$175 for the first incident and of \$500 for each and every subsequent incident, with that penalty to be payable within 15 calendar days of same being levied and collectable from the Security posted in accordance with this agreement if it remains unpaid after that time has passed. Service vehicles to repair equipment will be permitted to work outside of these hours.

6.4 Failure to Adhere to Schedule

Failure by the Developer to adhere to the approved Schedule or Works may result in the Municipality completing the Works and utilizing the Developers Securities or declaring this agreement to be null and void.

Failure to commence construction within the time schedule of the approved Schedule of Works may result in the Municipality declaring this Agreement to be null and void and the Municipality may deem the property not to be a Plan of Subdivision.

6.5 Progress of Works

After the issuance of the Authorization to Commence Work, the Developer shall cause to be constructed and installed the Works on a continuous basis and as quickly as possible and shall complete the Works and achieve Final Acceptance (Assumption) within six (6) years for each Phase thereof of receipt of the issuance of the Authorization to Commence Work. The Developer may, at any time and from time to time, seek an extension or extensions of such six (6) year period in respect of all or any part or parts of the Works and Council may grant any such request on such terms and conditions as the Municipality may see fit to impose. If the Developer does not seek and received an extension of the deadline set forth herein, the Municipality may, in its sole discretion, declare this agreement to be null and void and the Municipality may, in its sole discretion, deem to Plan to not to be a Plan of Subdivision.

6.6 Standard of Work and Variations

The Developer shall construct and install all Works in a timely manner, in strict accordance with the approved engineering documents, good engineering practice, the Municipality's Design Standards and Supplemental Specifications, Ontario Provincial Standards and Specifications, this Agreement and to the entire satisfaction of the Municipality acting reasonably.

The Municipality Engineer may require, in writing, such reasonable variations from the approved engineering documents as may be required by conditions which may be disclosed as the construction and installation of the Works progresses and the Developers shall construct and install the Works strictly in accordance with the engineering documents as so varied. The reasonable variations should not significantly deviate from the approved drawings.

If the Developer fails to construct and install the Works as required in this Agreement, or having commenced to install the aforesaid works, fails or neglects to proceed with the speed of an experienced and prudent Developer acting reasonably, or in the event that the aforesaid works are not being installed in the manner required by the Municipality, then upon the Municipality giving seven (7) days written notice to the Developer, the Municipality may, without further notice, enter upon the Lands and proceed to supply all materials and to do all the necessary works in connection with the installation of the said works, including the repair or reconstruction of faulty work and the replacement of materials not in accordance with the specifications, and to charge the cost thereof together with an engineering fee of ten percent (10%) of the cost of such materials and works to the Developer who shall forthwith pay the same upon demand. If the Developer fails to pay the Municipality within thirty (30) days of date on the bill, the money owing may be deducted from the Security. It is understood, in the event that the Municipality must enter upon the Lands and have works completed or repaired due to situations as outlined above, any or all original mylars and specifications prepared by the Developer's Professional Engineer must be turned over to the Municipality for its use should it require same. It is understood and agreed between the parties hereto that such entry upon the Lands shall be as agent for the Developer and shall not be deemed for any purpose whatsoever, as an acceptance or assumption of the said Works by the Municipality. The Municipality, in addition to all other remedies, may refuse to issue building permits until such works are completely installed in accordance with the requirements of the Municipality, as documented throughout this agreement.

6.7 Default on Performance

Without limiting the obligations of the Developer herein, if the Developer shall default on the performance of any term, covenant or provision of this Agreement and if such default shall continue for thirty (30) days after the Developer receives written notice of such default by the Municipality (or such shorter time as may be required in the cases of an emergency or other urgent matters or as otherwise provided for herein), the Municipality may perform that obligation on the Developer's behalf and may enter onto the Lands for this purpose. If the Municipality is compelled or elects to incur any expense in connection with its performance of the Developer's obligations (including any engineering or legal fees incurred in connection with such actions), any reasonable costs so incurred by the Municipality, together with all interest thereon and any damages incurred, shall be payable by the Developer to the Municipality and shall be collectible by the Municipality in like manner as municipal taxes. The Developer also acknowledges and agrees that the Municipality has the right to draw down any Security for the purpose of collecting any such expenses incurred by the Municipality.

6.8 General Maintenance

The Developer shall maintain or cause to be maintained all of the Lands in a clean, neat and nuisance free condition and shall carry out or cause to be carried out all weed cutting as per the Municipality By-Law and maintenance on all of the Lands and shall maintain all roads and pedestrian walks within the Lands free from mud, snow, debris, building materials and all other obstructions or waste. The Developer's maintenance requirements and obligations set out herein shall continue until the Final Acceptance and Assumption of the Works by a by-law of the Municipality.

The Developer shall not dump or store or permit the dumping or storing of any fill, snow, debris, building materials or any other kind of material on the Lands at any time, save during construction operations when such materials as are necessary for the construction.

6.9 Street Sweeping on Roads and Municipal Owned Roads

Street Sweeping Coordination

The Developer will coordinate all street sweeping on roads within subdivision and municipal owned roads required as a result of the developer's construction activities.

Street Sweeping Frequency

- (a) When the number of active building permits within the development described in this agreement is nine (9) or less, street sweeping shall be completed once weekly, specifically on Thursdays.
- (b) When the number of active building permits within the development described in this agreement is ten (10) or more, street sweeping shall be completed twice weekly, specifically on Tuesdays and Thursdays.

The Developer may temporarily increase or decrease of the frequency of street sweeping and will provide notification to the Municipality prior to this frequency change depending on road conditions or weather. The Developer must receive consent from the Township, acting reasonably, prior to this temporary frequency change.

Failure to Meet Schedule

If the Developer fails to adhere to the aforementioned schedule without giving reasonable notice as described above, the Township shall have the right to arrange the necessary sweeping services and charge the Developer for the

associated costs. Additionally, a 15% administration fee shall be levied on the charges incurred by the Township."

6.10 Temporary Parking Plan

Prior to the Municipality issuing Preliminary Acceptance Certificate, the Developer will be required to submit a temporary parking plan that all builders, trades and construction vehicles must adhere to during construction.

6.11 Snow Removal

All snow removal is the responsibility of the Developer to complete. Snow removal is the Developers responsibility until the issuing of Final Acceptance Certificate (Assumption).

6.12 Inspection by Municipality

The Developer's Professional Engineer shall notify the Municipality Engineer in advance of construction or installation of the Works for the purposes of inspection by the Municipality Engineer. The Municipality Engineer may, at the expense of the Developer, engage a Professional Engineer and other technical consultants to assist him or her in the performance of any inspection or supervision. The Developer will be required to notify the Municipality Engineer prior to installation of any water infrastructure and a commissioning plan is required prior to commissioning the watermain within the registered plan.

6.13 Surface Asphalt

The Developer shall install the surface asphalt on all roads on the Plan only after obtaining authorization and approval from the Municipality Engineer for the installation of said surface asphalt, which authorization and approval from the Municipality Engineer shall only be granted after the base asphalt is clean of all dirt and debris, the base asphalt has been installed for at least two years and the base asphalt has been approved by a Professional Geotechnical Engineer. Prior to the installation of the surface asphalt, a tack coat will be required. If settlement occurs on the base asphalt, the Developer will be required to replace all affected and immediately adjacent sections of road, to the satisfaction of the Municipality.

It is acknowledged that the road infrastructure, comprising Sycamore Road, Hollow Lane and Crann Court (the "Impacted Roads") have been adversely impacted by geotechnical soil settlement substantially arising from the negative outcome of insufficient soil compaction, weather conditions, and frost heave.

The Municipality is prepared to issue confirmation of Preliminary Acceptance to enable the issuance of building permits with the exception of the Impacted Roads and the Lots and Blocks fronting the Impacted Roads until such time as the necessary works have been undertaken and completed (the "Remediation") to the satisfaction of the Municipality Engineer to remediate the adverse geotechnical soil settlement in respect of the Impacted Roads.

The Developer acknowledges and agrees that no building permits shall be issued in respect of those Lots and Blocks, being Lots 120 to 172 inclusive and Block 173, fronting the Impacted Roads until such time as the Remediation has been completed to the satisfaction of the Municipality Engineer.

The Developer undertakes to complete the Remediation of the Impacted Roads by June 30, 2024, to the satisfaction of the Municipality Engineer. In the event that the Municipality Engineer agrees that Remediation has been completed to his satisfaction and as contemplated by the terms of this Agreement, including this Section 6, the Municipality shall deliver a Preliminary

Acceptance for the Impacted Roads and issue building permits for the lots and Block fronting thereon.

The Developer has initiated the Remediation in respect of Sycamore Road and intends to complete same by September 30, 2023. Provided that the Municipality Engineer determines, that the Remediation has been completed to his satisfaction with respect to Sycamore Road the Municipality may deliver a Preliminary Acceptance for Sycamore Road and may issue building permits for those Lots and Block fronting Sycamore Road, being Lots 120 to 124 inclusive and Lots 167 to 172 inclusive and Block 173.

It is agreed, acknowledged, and re-affirmed by the Developer, notwithstanding anything herein, that it is not relieved of any of any obligation set out in this Agreement, including the requirements imposed by the Municipality in this section 6 for Preliminary Acceptance or otherwise. The terms of this paragraph herein do not amount to or result in a waiver by the Municipality from the obligations of the Developer.

SECTION 7 - UTILITIES APPROVAL REQUIREMENTS

7.1 Utility Costs and Charges

The Developer shall deal directly with all Utility companies. It or its Professional Engineer, shall obtain all approvals and permits and pay all fees and charges directly to the appropriate Utility.

7.2 Distribution Agreement

The Developer shall enter into a distribution agreement with the appropriate Utility providers for the installation of services to the Lands, and for the provision of easements with respect to such installations, at no expense to the Municipality, and in accordance with the terms, conditions and specifications laid down by the Municipality and the Utility providers.

7.3 Telecommunication Carriers and Distribution Undertakings ("Telecoms") - Occupation of Streets

The Developer shall by written notice, provide those Telecoms which are regulated by the Canadian Radio-television and Telecommunications Commission, and which are permitted by Agreement with the Municipality to use and occupy Streets, the opportunity to install, repair and maintain equipment in a common Telecom trench within all proposed road allowances.

Prior to final approval, the Developer shall contact the licensed communication/telecommunication service providers within the Township prior to commencing any work within the plan and confirm sufficient wire line communication/telecommunication infrastructure is currently available to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connections the and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the Township that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services). The Developer shall provide the municipality with confirmation from the licensed service providers that communication/telecommunication infrastructure will be available to the plan.

7.4 Common Trench

The Developer shall co-operate with the applicable Utility providers so construction of the Works may be coordinated to utilize a common trench with other utilities to the extent practicable.

7.5 Relocation of Utilities

The Developer covenants and agrees to carry out all works and pay all costs associated with the relocation, repair or removal of any existing on-site or adjacent Utility facility to the satisfaction of the appropriate Utility provider, where the relocation or removal is required as a direct result of development on the Lands. Further, the Developer shall adjust all road grades, the grade of any affected water service boxes, valves, hydrants and valve chambers as may be required by the Municipality.

7.6 Easements and Maintenance Agreements for Utilities

All easements and maintenance agreements required for Utilities shall be provided and agreed to by the Developer, to the satisfaction of the appropriate Utility provider and the Developer shall ensure that the required easement documents are registered on title immediately following registration of the Plan and the affected agencies are duly notified.

SECTION 8 - PHASES

8.1 Description of Phases

The parties hereto recognize and agree that the development on the Lands will be constructed and completed in one (1) phases. Site plans will be required for construction on the blocks.

SECTION 9 - CONSTRUCTION REQUIREMENTS

9.1 Access and Haul Roads

Maintenance of Access Roads

All access roads must be maintained by the Developer in good repair acceptable to the Municipality Engineer during the time of construction. This shall include the removal of mud tracked from the Lands as well as dust control.

Road Closure

No roadway outside the limits of the Plan may be closed without the prior written consent of the Municipality. To obtain such consent, the Developer shall advise the Municipality's Clerk, not later than fourteen (14) days prior to the proposed closure, of the date, time and duration they wish to close a roadway. All costs for advertising and signage for such closure shall be at the sole expense of the Developer.

Construction Routes

For the purpose of minimizing or eliminating danger, damage or inconvenience, the Municipality reserves the right to limit or prohibit the use of any existing access and/or haul road by the Developer. The Developer shall direct all or certain construction vehicles or equipment associated with the construction of the Works along such streets as may be specified by the Municipality Engineer or when directed by the Municipality Engineer along such temporary construction roads as are to be constructed and maintained by the Developer. If the developer neglects to direct all vehicles to the assigned access route the Township will charge the developer \$500 for each incident.

The access route for ingress and egress to this Phase II is off Talbot Line and the entrance off Talbotville Gore is not to be used by the Developer's construction or trades vehicles. The developer shall not use any assumed roads for heavy construction vehicles.

Damage Repair

In the event that any part of a road is damaged during construction of the Works, the damage shall be restored by the Developer at its expense as may be directed by the Municipality Engineer.

9.2 Movement of Fill

The Developer covenants and agrees that it shall not dump nor permit to be dumped any fill or debris on, nor shall it remove or permit to be removed any fill, topsoil, trees or shrubs from any public lands, other than roads located within the Plan. The Developer further agrees that no topsoil shall be removed from the lots and/or blocks except for construction purposes within the development and then such topsoil shall be stockpiled during grading operations and as each building is completed, the topsoil so stockpiled shall be replaced on the ground around each building, and the replacing of such topsoil shall include all surfaces not covered by buildings, driveways or pavement within the development. Excess topsoil may be removed from the site with all Ministry approvals provided to the Municipality.

9.3 Damage to Existing Municipal Property

Where any municipal property, including any Highway, has been damaged as a result of development and any works carried out on the Lands, the Developer shall restore or reconstruct the municipal property to its former state as directed by and to the satisfaction of the Municipality at the Developer's expense.

9.4 Signs

Signs at least 1.2 m x 1.2 m shall be erected by the Developer in locations approved by the Municipality and at each entrance to the Lands. The signs shall read as follows:

"Roads Not Assumed by Municipality - Use at Your Own Risk".

These signs shall be installed prior to the start of construction and shall be removed by the Developer after the Municipality has finally approved and assumed by by-law of the Municipality said roads. The Developer will be required to install other signage as construction progresses to the satisfaction of the Municipality at the Developers expense.

9.5 Testing

The Municipality may, at its sole discretion acting reasonably and at the sole expense of the Developer, have any qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any of the Works, or may require television camera or soil tests to be carried out, and the cost of such tests shall be paid by the Developer within ten (10) business days of the account being rendered by the Municipality. Nothing herein shall relieve the Developer of its responsibility to carry out any tests required by good engineering practice and all applicable laws. Notwithstanding the forgoing, the Municipality shall notify the Developer of any requirement to undertake any such testing and the Developer upon five (5) days notice thereof shall be provided the opportunity to undertake such testing at the Developer's direct expense and to deliver the results thereof to the Municipality. If the Developer fails to undertake this testing within ten (10) business days of being advised to complete the testing, the Municipality may undertake testing in accordance with the terms of this provision.

9.6 Sewer Testing Inspection Program

The Developer covenants and agrees to:

- (a) undertake and pay for a sewer video inspection program, deflection testing program, infiltration/exfiltration testing program for all new storm and sanitary sewers constructed as part of the Works for the Plan of Subdivision;
- (b) provide the Municipality with video tapes and written reports in a format as specified by the Municipality Engineer;
- (c) carry out the video inspection:
 - prior to base course asphalt;
 - prior to Preliminary Acceptance of the applicable Works by the Municipality; and,
 - prior to Assumption of the Works

remove all silt and debris from the sewers prior to the video inspection taking place and to rectify any sewer deficiencies that may be outlined in the report or as required by the Municipality's video-tape inspection report.

9.7 Emergency Access

The Developer shall at all times during construction and development of the Works maintain emergency access to the Lands to the satisfaction of the Municipality Engineer.

9.8 Construction Refuse and Weeds

The Developer, and each subsequent Owner of Lots or Blocks within the Plan, shall regularly dispose of all construction refuse, debris or weeds whether it be from site servicing or house building or any other source related to the development of the site, in an orderly and sanitary fashion. If the Developer or subsequent Owner of the Lots or Blocks within the Plan fails to remove and dispose of construction refuse, debris or weeds to the satisfaction of the Municipality, the Municipality may give written notice to the Developer or lot Owner. If the Developer or Owner fails to dispose of the refuse, debris or weeds within forty-eight (48) hours after receiving a written request from the Municipality to do so, the Municipality may, without further notice, undertake such removal and disposition and the cost thereof shall be paid by the Developer or Owner forthwith upon demand, which costs shall include all expenses incurred by the Municipality in carrying out such removal and disposition. The burning of construction refuse, debris or weeds, whether it be from site servicing or house building or any other source related to the development of the site on any lands within the Plan is prohibited.

9.9 Dust Control

At all times prior to the Municipality finally accepting and assuming by by-law all Works, the Developer shall use such reasonable method(s) to prevent any dust problem to traffic or home occupants in a manner that is acceptable to the Municipality. Should the Developer, in the opinion of the Municipality, be in default, the Developer shall be notified in writing of such default, failure, neglect or delay, and if action to correct the default, failure, delay, or neglect has not been taken within twenty-four (24) hours after such notice, the Municipality shall have full authority and power to carry out the necessary works at the expense of the Developer.

9.10 Street Names

The Municipality will name all streets within the Lands forming part of the Plan.

The Developer shall provide for, install and maintain at its expense, all temporary street name signs for any street within the Plan. The Municipality shall provide all permanent street signs at the Developer's request and expense. Permanent street name signage shall be installed by the Developer.

9.11 Municipal Street Numbers

- (a) The Developer agrees to accept the designation by the Municipality Engineer of all Lot, Block or building numbers for use within the Plan.
- (b) The Developer shall display by means of a legible sign at least 1' by 1' to be erected on each Lot or Block within the Plan, the Lot or Block number as shown on the Plan and the street number and Lot or Block number for each Lot or Block prior to the issuance of a Building Permit for that Lot or Block which sign shall remain until such time as the building on such Lot or Block is occupied in accordance with the provisions of this Agreement. The Developer shall display the municipal number for each property upon occupancy.
- (c) All costs related to Lot, Block or building numbering shall be the responsibility of the Developer.

9.12 Driveways

The Developer hereby agrees that the driveways for all lots, blocks and buildings located within Plan will be in a location and have a width and design as approved by the Municipality. All driveways for all lots in the Plan should be located in a manner that will minimize the amount of snow that will accumulate in the driveway. The location of driveways is particularly important with respect to all corner lots located in the Plan, as these driveway entrances must be located as far as possible from the street corner to minimize the amount of snow that will block these driveways during the Municipality's efforts to remove snow.

9.13 Contaminants

In the event the Developer discovers any waste, contaminants, pollutants, hazardous substances or any other similar substances that may be detrimental to the environment during the development of the Lands, the Developer hereby agrees to notify the Municipality and the Ministry of the Environment, Conservation and Parks immediately and take all necessary steps and remedial efforts required by the Ministry of the Environment, Conservation and Parks and the Municipality to remove such waste, contaminants, pollutants, hazardous substances or other substances that could be detrimental to the environment. In taking such action, the Developer shall fulfill all legislative requirements for the remediation and clean-up and shall comply with all legislative requirements regulating the removal, transportation and disposal of such waste, contaminants, pollutants, hazardous substances or any other similar substances from the Lands.

SECTI-N 10 - ACCEPTANCE OF WORKS

10.1 Certificate of Preliminary Acceptance

Upon completion of the Works to be installed as outlined in Section 6.2 and prior to the issuance of any building permits, the Developer may apply to the Municipality for a Certificate of Preliminary Acceptance of said Works. Such application for a Certificate of Preliminary Acceptance shall require written certification from the Developer's Professional Engineer stating that such Works are complete and have been constructed and installed in accordance with the approved plans, drawings and specifications in this Agreement. The Developer's Engineer shall also provide the Municipality Engineer with a report of the value of that part of the Works remaining to be completed. Prior to the

Developer's engineer providing this request to the Municipality, all of the requirements in this agreement pertaining to Preliminary Acceptance must be completed and documented in the Developer's Engineers report.

As soon as possible after the receipt of an application for a Certificate of Preliminary Acceptance of any Works is received by the Municipality, the Municipality will inspect the Works and the Municipality shall either furnish the Developer with a list of deficiencies for the Works or issue a Certificate of Preliminary Acceptance with respect to the Works. If the Municipality furnishes the Developer with a list of deficiencies for the Works, the Developer shall correct those deficiencies and the Municipality shall only issue a Certificate of Preliminary Acceptance upon being satisfied that those deficiencies have been corrected. Upon the Municipality Engineer confirming that the underground services and road construction as described above have been completed and upon the Municipality Engineer being satisfied with the value of the part of the Works remaining to be completed, the Municipality shall issue a Certificate of Preliminary Acceptance with respect to the Works.

10.2 Use of Works by Municipality

The Developer agrees:

- (a) The Works may be used prior to acceptance by the Municipality for the purposes for which such Works were designed;
- (b) The Municipality may prior to acceptance by the Municipality authorize the use of the Works by any other authorized person in connection with any part of the Lands;
- (c) Until the Municipality finally accepts the Works by by-law, the Works shall be on account of the Developer and shall be fully the responsibility of the Developer;
- (d) Such use shall not in any way relieve the Developer of its obligations in respect of the construction, installation, repair and maintenance of the Works so used.

10.3 Rights of Inspection

The Municipality Engineer or designate shall have the right at any time and from time to time to enter upon the Lands and other lands upon which any of the Works are or are to be constructed or installed and to make such tests and inspections as she may deem desirable or necessary. The Municipality Engineer shall have the right to make and to call for and obtain any document, contract, plan, specification, record or other writing or things which, in his/her opinion, is desirable for his/her to obtain in order to facilitate her inspection and supervision and, if the Municipality Engineer shall deem it necessary, to engage technical consultants to assist his/her in the performance of any inspection or supervision and the costs for such technical consultants, if engaged, shall be paid by the Developer.

In the event that an existing sewer drain is encountered during development on the Lands, including construction and installation of Works, the Developer's Professional Engineer shall investigate the matter and shall make recommendations to the Developer and to the Municipality Engineer with respect to the sewer or drain encountered. The Municipality Engineer may approve the recommendation, or she may direct the Developer's Professional Engineer to carry out the works required with respect to the sewer or drain encountered and all such works shall be carried out at no expense to the Municipality. The Developer shall also ensure that there is no interruption of any subsurface drainage flow because of construction on the Lands which would have an adverse effect on neighbouring properties. In the event an interruption occurs, the Developer shall carry out any remedial work to correct the problem as recommended by its Professional Engineer to the satisfaction of the Municipality Engineer at no expense to the Municipality.

10.4 Orders by Engineer

In the event that the Municipality is not satisfied that installation, construction, maintenance or repair is being done in accordance with the approved plans, specifications and schedules or in accordance with good engineering practice, the Municipality Engineer may stop the work at any time and for any length of time.

If the Municipality Engineer deems that work is not proceeding in a proper manner, she may stop the work and require that another contractor be placed on the job to complete such work.

All works carried out by the Municipality and all costs incurred by the Municipality in stopping the work shall be paid by the Developer forthwith upon demand by the Municipality.

10.5 Final Acceptance and Assumption

Subject to the provisions of this Agreement and after Eighty-five percent (85%) of the Lots and One Hundred percent (100%) of the Blocks 173, 177, 178 and 183 have been fully built for each respective phase for which Final Acceptance is being requested, the Developer may apply to the Municipality for a Certificate of Final Acceptance.

Before applying for a Certificate of Final Acceptance of any Works, the Developer shall furnish the Municipality with the following:

- (a) formal certification of final completion from the Developer's Professional Engineer certifying that all Works and services have been installed;
- (b) the most current As-Built drawings, testing results, and any digital records in a format satisfactory to the Municipality's Engineer;
- (c) all records from the required video examination and testing requirements of all sanitary and storm laterals demonstrating there are no blockages or deficiencies within the systems;
- (d) a statutory declaration that all accounts related to the Works, services and materials supplied have been paid, except any construction lien or any other contractual or statutory holdbacks, and that there are no claims or liens related thereto;
- (e) confirmation by all applicable Utility operators that all acceptable arrangements have been made with the Developer as to the completion of the installation, at no cost to the Municipality, of all necessary Utilities and all other service distribution systems;
- (f) a certificate from the Developer's Professional Engineer, certifying that all the deficiencies have been addressed;
- (g) confirmation from the Ministry of the Environment, Conservation and Parks, Hydro One Inc, the Conservation Authority, the Ministry of Northern Development, Mines, Natural Resources and Forestry and any other applicable approval authority or government ministry that all of their respective requirements have been satisfied by the Developer;
- (h) where applicable, a written statement by an Ontario Land Surveyor stating that all standard survey bars on the Lands have been found, replaced or re-established in accordance with the Plan;
- (i) a certificate from a registered Ontario Land Surveyor or Professional Engineer certifying that, on a date not earlier than thirty (30) days before the application to the Municipality for the Certificate of Final Acceptance,

such elevations on the Lands as were necessary to determine whether the elevations and grades were on that date in accordance with the General Grading Plan submitted to and approved in accordance with this Agreement and further certifying that the elevations and grades were on that date in accordance with the General Grading Plan, within three inches, and that, on that date, the Lands had been graded so that the slope was uniform between adjacent elevations; and,

- (j) a certified statement indicating the costs that the Developer incurred to construct the water lines, sewer services, drainage works and roads.

Before applying for a Certification of Final Acceptance of any Works, the Developer shall:

- (a) clean all sewers, manholes, and catch basins so they are free of road materials, building debris, and other foreign matter, and clean such materials from the system, provide a sewer video inspection, and rectify any deficiencies the sewer video inspection may reveal;
- (b) clean and remove any debris and earth deposits from all roadway pavement and the Lands;
- (c) rectify and repair all damages, settlements, or depressions to the above ground infrastructure including but not limited to curbs, water boxes, sidewalks, and roadways; and
- (d) rectify, clean out, and repair any damages to the stormwater management facilities, and confirm to the Municipality by a certificate from the Developer's Professional Engineer proficient in storm water management, that these facilities are functioning in accordance with the approved stormwater management report and engineering drawings.

10.6 Assumption of Works

As soon as practicable after receiving a complete application for a Certificate of Final Acceptance, the Municipality Engineer shall inspect the Works. Promptly after the completion of the inspection, the Municipality shall either:

- (a) issue a Certificate of Final Acceptance of the Works; or,
- (b) issue to the Developer a statement of deficiencies for the Works.

If the Municipality furnishes the developer with a list of deficiencies for Works, the Developer shall correct those deficiencies and notify the Municipality when those deficiencies are to be corrected so that the Municipality may be in attendance. Upon the Developer rectifying all of the deficiencies, the Developer may make further application to the Municipality for final acceptance of the Works.

When the Municipality is satisfied that all applicable Works have been completely installed, repairs and maintenance work to all applicable Works have been completed, all deficiencies, if any, have been corrected, that all Municipality accounts have been paid, and that all financial requirements as herein provided have been met, the Municipality shall issue to the Developer a Certificate of Final Acceptance of the Works as well as pass an Assumption by-law. Following the issuance of Final Acceptance of the Works, the developer is subject to an End of Warranty. This warranty period will last one year and commences after the Certificate of Final Acceptance has been issued, which is classified as the "End of Warranty Period".

10.7 End of Warranty Period

The Developer shall be responsible for the repair and maintenance of all Works installed pursuant to this Agreement, including without limitation all utility costs,

for a period of one year after the passing of the Assumption by-law. Prior to the End of Warranty Period, if the Municipality furnishes the developer with a list of deficiencies for Works, the Developer shall correct those deficiencies and notify the Municipality when those deficiencies are to be corrected so that the Municipality may be in attendance. Upon the Developer rectifying all of the deficiencies, the Developer may make further application to the Municipality for the End of Warranty certificate.

10.8 Ownership of Works

Upon the issuance of the End of Warranty Period certificate, the ownership of the Works shall vest in the Municipality.

10.9 Acceptance During Winter Months

The Municipality will not be required to provide Certificates of Acceptance during the winter months or any other time of year when inspection of the Works is impractical due to snow cover or other adverse conditions, weather or otherwise.

SECTION 11 – REMEDIES

11.1 Completion of Works and Payment

In addition to any other remedy which the Municipality may have against the Developer for breach of this Agreement, the Municipality, at its option, after first giving the Developer at least thirty (30) days written notice:

- (a) May enter and re-enter the Lands and complete any part or all of the Works in respect of which there has been default, including the repair, reconstruction and replacement of faulty work and materials and may recover the cost of so doing from the Developer, on demand;
- (b) May make any payment which ought to have been made by the Developer in connection with the Works and this Agreement, and recover the amount thereof from the Developer, on demand; and/or

Provided that if in the Municipality Engineer's opinion, the doing of anything hereinbefore authorized to be done is immediately necessary to prevent damage or hardship to persons or property, the Municipality may do such thing(s) forthwith without giving notice of its intention so to do. These types of deficiencies can be considered an immediate safety, environmental or operational risk hazard or concern by the Municipality.

It is understood and agreed by the parties that the entry upon the Lands by the Municipality or the doing of anything by the Municipality as authorized by this Agreement shall be as agent for the Developer and shall not be deemed an acceptance of the Works by the Municipality and shall not in any way relieve the Developer of the obligations of this Agreement.

11.2 Court Actions

In addition to any other remedy which the Municipality may have against the Developer for breach of this Agreement the Municipality may bring action to restrain or to compel specific performance of all or any part of this Agreement and for damages.

11.3 Realizing Security

In addition to any other non-urgent remedy which the Municipality may have against the Developer for breach of this Agreement, after first giving thirty (30) days' notice to the Developer, the Municipality may, at any time and from time to time, realize upon and enforce any Security available to it and use the funds derived therefrom to pay the cost of doing any work or thing in respect of which

the Developer is in default, or to recover such costs if the Municipality has done such work or thing prior to realizing upon and enforcing the security. Similarly, the Municipality may recover any money which it has paid and which the Developer ought to have paid or any money which is otherwise due to the Municipality from the Developer under the terms of this Agreement. If the funds derived from the Security exceed the amount due to the Municipality, the excess shall be refunded to the Developer upon final acceptance and assumption of the Works. If there is a deficiency in the amount due to the municipality after realizing Security, the same shall be recoverable from the Developer forthwith upon demand.

If an Urgent Deficiency (definition: any defect related to materials or workmanship in the works and services considered an immediate safety, environmental, operational risk, hazard or concern by the Township) is brought to the attention of the Municipality, the Municipality will provide 24 hours notification and identify the works and services that require repair to the Developer. The Developer will be required to provide a response within 24 hours and provide an immediate schedule of work in an acceptable timeframe to the Municipality. If the Developer doesn't provide a response within 24 hours, the Municipality will schedule the work and either invoice the Owner for payment or use Security for actual costs plus a 15% administration charge.

11.4 Replacement of Security

In the event that the Municipality realizes upon any Security available to it and uses the proceeds derived there from to pay the cost of doing any work or thing in respect of which the Developer is in default or to recover such costs if the Municipality has done such work or thing prior to realizing upon and enforcing the Security, then forthwith upon demand by the Municipality, the Developer shall immediately re-instate the Security to the amount or value that it was immediately prior to the use of such proceeds as aforesaid. The re-instatement of such Security may be in the form of cash deposits, and/or irrevocable letters of credit, Lots and shall stand as additional Security for the performance of the Developer's obligations under this Agreement.

SECTION 12 – MAINTENANCE OF WORKS

12.1 Maintenance of Lots

The facilities and Works required in this Agreement shall be provided and maintained by the Developer, including the Owner of each lot from time to time, at such Owner's sole risk and expense and to the satisfaction of the Municipality.

12.2 Remedy for Failure to Maintain

If after Assumption, the Developer, including any Owner, fails to carry out maintenance work within three (3) business days after receipt of notice of the failure from the Municipality, then the Municipality shall have full authority and power to purchase such materials, tools and machinery and to employ such workers as in its opinion are required for the proper maintenance of the Works at the cost of the Developer and may, without further notice, undertake such maintenance work and the total costs of such work, including engineering fees, shall be borne by the Developer. If the Developer fails to pay the Municipality within thirty (30) days of the date of billing then the money owing may be deducted from any deposited Securities. In the event of the Developer's failure to pay, any amount owing to the Municipality may be collected in like manner as municipal taxes. Nothing in this clause shall require the Municipality to carry out any such maintenance whatsoever. Any entry upon the Lands for purposes of this clause shall not constitute a final acceptance of any Work by the Municipality.

12.3 Lot Grades

The Developer shall maintain or cause to be maintained the elevations and grades, including any swales, on all lots and blocks as shown on the Plan in

accordance with the approved engineering drawings and in accordance with this Agreement.

12.4 Maintenance of Vacant Land

The Developer shall maintain any vacant land within the Plan in a condition acceptable to the Municipality. The maintenance of the vacant land shall include, but is not limited to, leveling, grading for the provision of proper drainage, seeding, the prevention of standing water, the cutting of grass and vegetation and the removal of noxious weeds all in accordance with the General Grading Plan.

12.5 Flooding

The Developer shall respond to any drainage issues/flooding occurring throughout the Lands and provide the necessary works required to alleviate the drainage issues/flooding.

12.6 Maintenance of Roads

The Developer shall maintain and be responsible for all roads within and adjoining the Lands until the issuance of a Certificate of Final Acceptance of the Works. If a building permit is issued before the Certificate of Preliminary Acceptance is issued by the Municipality, the Developer shall install the first layer of asphalt for the roadways and maintain the roadways in a well graded, dust and mud free condition fit for normal traffic at all times and will erect street signs, traffic and speed limit signs of a design and in locations specified by the Municipality, which signs shall become the property of the Municipality upon the End of Warranty Period.

The Developer shall provide road maintenance within and adjoining the Lands in a manner that is acceptable to the Municipality and which allows access for all residents as well as for municipal services (i.e. garbage collection and emergency services). Year round maintenance of roads shall include grading, dust control and general clean-up of the site.

In the event that proper road maintenance is not provided by the Developer to the satisfaction of the Municipality, acting responsibly, the Municipality, through its servants, contractors or agents shall have full authority and power to carry out the necessary works at the expense of the Developer and may provide maintenance and/or remove snow with 24hrs notice to the Developer (provided that in the event there is a road maintenance emergency the Municipality may undertake such work without notice). If the Developer fails to adhere, all costs of such work shall be paid by the Developer within thirty (30) days of date of billing or otherwise may be deducted from the deposited Securities. In the event of the Developer's failure to pay, any amount owing to the Municipality may be collected in like manner as municipal taxes. Nothing in this clause shall require the Municipality to carry out any such maintenance whatsoever, except as may otherwise be agreed to by the parties in a separate agreement respecting winter road maintenance within the Plan. The Developer further agrees that any work done by the Municipality pursuant to this Agreement before the roads are accepted by the Municipality shall not be deemed in any way, to be an acceptance by the Municipality of the roads in the said Plan upon which such work is done. The Developer acknowledges that the Municipality, in providing maintenance or during snow removal, may damage or interfere with the works of the Developer and cause damage to such works and the Developer hereby waives all claims against the Municipality that it might have arising therefrom and covenants that it will make no claim against the Municipality for such interference or damage. Representation may be made requesting that the Municipality consider entering into a separate Agreement with the Developer to undertake the winter road maintenance within the Plan.

12.7 Emergency Repairs

Employees or agents of the Municipality may enter onto the Lands at any time or from time to time for the purpose of making emergency repairs to any of the Works. Such entry and repairing shall not be deemed an acceptance of any of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Developer from any of its obligations under this Agreement.

SECTION 13 - DRAINAGE AND LANDSCAPE DESIGN

13.1 Drainage

The Developer and any and all subsequent Owners shall construct all Works necessary to provide proper drainage of all lands included in the Lands and any adjacent lands that drain through the Lands and/or receive drainage flow from the Lands all in accordance with the approved engineering documents. It is understood and agreed by the parties hereto that the drainage of surface waters on the Lots and Blocks in the Plan, are the sole responsibility of the Developer and subsequent purchasers, and the Developer is to provide and maintain adequate drainage of such surface waters. Satisfactory drainage outlets shall be provided. Drainage outlets shall be constructed from the limits of the Plan to a sufficient outlet in accordance with the approved drainage report and drainage plans and all Applicable Laws. It is further understood and agreed by the parties hereto that drainage outlets may be located outside of the Lands.

The Developer shall not interfere with any existing drain or watercourse, without written permission of the Municipality. Such permission shall be provided through the approval of the plans of the Works. Granting such permission shall not relieve the Developer of responsibility for any damage caused by such interference and the Developer shall indemnify the Municipality against any claims against the Municipality relating to such damage.

The Developer acknowledges that all Works necessary to provide proper drainage of the lands included in the Lands and any adjacent lands includes, but is not limited to, construction of the outlet drain known as the Highland Estates Drain.

The Developer shall be responsible for any and all costs associated with the construction of all Works necessary to provide proper drainage of all lands included in the Lands and any adjacent lands that drain through the Lands and/or receive drainage flow from the Lands.

13.2 Tree Planting

The Developer will be required to provide the Municipality Engineer a tree planting plan completed by a Professional Landscape Architect that shows distances from driveway and utilities. The plan shall include a tree for each lot. The tree planting plan shall be provided prior to the Final Acceptance request with all trees planted prior to the Final Acceptance certificate being issued by the Municipality.

SECTION 14 - OWNER'S OBLIGATIONS

14.1 Notice to Purchasers

The Developer covenants and agrees that the following notices shall be included in all agreements of purchase and sale for the whole or any part of a lot or block on the Plan of Subdivision:

- (a) the purchaser acknowledges and agrees to provide and maintain a paved parking area on the lot, in the absence of a garage on the lot, and a paved driveway from the travelled portion of the street from which access to the lot is permitted to such parking area or garage if one exists on the lot, and

for the purposes of this clause, interlocking brick or concrete shall be regarded as paved surface but a tar and chip double surface treatment surface shall not be regarded as a paved surface;

- (b) the purchaser acknowledges and agrees to, at all times, maintain the elevations and grades on the lot in accordance with the lot grading plan therefore and the General Grading Plan which has been approved, in respect of the lot, in accordance with this Agreement and regarding the construction of buildings acknowledges and agrees that:
 - i. no building shall be constructed beyond its framing inspection until there has been filed with the Municipality's Building Inspector, an Owner's Interim Grading Certificate bearing the signature and seal of a Professional Engineer or of a registered Ontario Land Surveyor, confirming that the elevation of the foundation, as constructed, generally conforms to the lot grading plan which has been approved in respect of that lot and the General Grading Plan which has been approved in accordance with this Agreement; and
 - ii. no newly constructed building shall be occupied or used until there has been filed with the Municipality's Building Inspector, a certificate bearing the signature and seal of a Professional Engineer or of a registered Ontario Land Surveyor, confirming that the elevation of the foundation, as constructed, generally conforms to the lot grading plan which has been approved in respect of that lot and the General Grading Plan which has been approved in accordance with this Agreement;
- (c) except where crossed by driveways or where a sidewalk is located or where landscaped, the purchaser acknowledges and agrees to maintain a lawn in that portion of the street from which access to the lot is permitted between the lot line and travelled portion of the street;
- (d) the purchaser acknowledges and agrees that on each lot upon which swales are located the purchaser shall, as required by the General Grading Plan and at all times, maintain and repair such swales so as not to alter the drainage pattern established by such General Grading Plan;
- (e) in connection with any building with a basement or cellar on any lot, the purchaser of such lot agrees to ensure that the foundations are at all times properly damp-proofed and that the ground surface is at all times properly graded to direct all surface water away from the building;
- (f) the purchaser agrees that if weeping tile is provided in connection with any building or structure on the lot for the accumulation and disposal of storm, surface or ground water, no such weeping tile shall be connected to or permitted access to any municipal sanitary sewer system;
- (g) in connection with any building with a basement or cellar on any lot, the purchaser of such lot *agrees, at all times*, to provide and maintain a self-activated sump pump in the basement or cellar of the building and, at all times, shall maintain such sump pump in good and serviceable condition with a proper and adequate outlet therefore and no such sump pump outlet shall be connected to or permitted access to any municipal sanitary sewer system; and each sump pump shall be completed with a waterproof sump;
- (h) the purchaser acknowledges and agrees that postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post Corporation; and,
- (i) the purchaser acknowledges that a tree will be installed within the Municipality Road Allowance and the tree is to be maintained by the purchaser;

- (j) the purchaser acknowledges that garbage and recycling pick up is currently bi-weekly in the Municipality;
- (k) the purchaser acknowledges that a 1.2m black chainlink fence for Lots 1-17, and Lots 125-150 will be installed on their lot as per the approved engineering drawings within 210 days following occupancy which the Developer will ensure is completed.
- (l) The purchaser acknowledges the required school board clause as referenced in section 2.6 of this Agreement.

The Developer shall have the purchaser sign an acknowledgement that he/she has been advised of the above noted information and that it may be subject to change.

14.2 Cost of Works

The Developer, when selling any lots on the Plan, shall include in the price thereof the cost of the Works in order that a purchaser shall not be required to pay any of such costs thereof over and above the purchase price paid to the Developer for the said lot, except the fees outlined in Section 16.4.

SECTION 15 - LANDS TO BE CONVEYED

15.1 Easements

The Developer agrees to grant at its expense all such easements and rights-of-way as may be required for the installation and supply of services. Easement and maintenance agreements required for said services shall be provided and agreed to by the Developer, to the satisfaction of the Municipality Engineer. The Developer shall ensure that the required easement documents are registered on title immediately following registration of the final Plan and the Municipality and any other affected agencies are duly notified and provided with a copy of the registered documents at the time of registration.

SECTION 16 - BUILDING AND ZONING RESTRICTIONS

16.1 Requirements for Building Permits

The approval of the Plan by the Municipality or the acceptance by the Municipality of the Works shall not be deemed to give any assurance that Municipal building permits, when applied for will be issued in respect of the Lots or Blocks shown on the Plan. Notwithstanding the foregoing, the Developer agrees that it, or anyone claiming title from it or under its authority, shall not apply for any building permits for Lots or Blocks within the Plan until all requirements hereinafter set out have been carried out to the complete satisfaction of the Municipality. It is agreed that a copy of this Section of the Agreement shall be delivered by the Developer to each and every Purchaser of Land within the Plan and to each and every Builder obtaining a Building Permit for any Lot or Block or part of a Lot or Block within the Plan and the Developer shall extract a covenant similar to this covenant from all such Purchasers and Builders. The Municipality shall have the right to refuse any such application until:

- (a) a zoning by-law has been passed by the Municipality in accordance with the provision of the *Planning Act*, R.S.O. 1990, c. P.13 permitting the proposed development on the Lands;
- (b) the Municipality's Chief Building Official is satisfied that the building location complies with the zoning by-law of the Municipality;

- (c) the Municipality has issued the Certificate of Preliminary Acceptance;
- (d) and all applicable Development Agreements have been entered into by the Owner, registered on title, and delivered as registered to the Municipality. The Development agrees that the proceeding requirements as set out above are in addition to and not in substitution of the requirements of the *Building Code Act, 1992*, S.O. 1992, c.23, as amended and regulations there under ("*Ontario Building Code Act*") with respect to the issuance of Building Permits.

16.2 Requirements for Occupancy

No building erected on the Lots or Blocks within the Plan shall be occupied until a certificate has been issued by the Municipality's Chief Building Official and until:

- (a) the Municipality has issued the Certificate of Preliminary Acceptance;
- (b) The sanitary sewer and storm sewer to the dwelling has been connected to the municipal sewer system;
- (c) The water service to the dwelling is connected with the Township approved water meter installed;
- (d) the telephone lines, cable television, electrical and gas services have been installed by the Utility provider or its designate and approved by the Municipality;
- (e) 1.2m black chainlink fence for Lots 1-17, and Lots 125-150 will be installed on their lot as per the approved engineering drawings within 210 days following occupancy.

The Developer agrees that the requirements as set out above are in addition to and not in substitution of the requirements of the *Ontario Building Code Act* with respect to certificates for occupancy.

16.3 Premature Building Permits

Notwithstanding the foregoing restriction respecting the application for building permits and the issuance thereof not being obtainable until certain services are installed and approved by the Municipality, the Developer or anyone claiming title from it, may apply for up to 10% of registered lots for premature building permits after the Plan has been registered and such premature building permits may only be issued:

- (a) provided all financial security as set out in this Agreement has been provided and the monies required pursuant to this Agreement have been paid;
- (b) if the applicant for the building permit undertakes, in writing, that occupancy of any dwelling unit to be constructed pursuant to the building permit shall not occur until the Certificate of Preliminary Acceptance is issued and the final building inspection has been completed by the Chief Building Official or his designate; and
- (c) provided the Municipality's Chief Building Official is satisfied, in his sole discretion, that the subject lands are properly conditioned for development.

The Municipality may require a deposit or Letter of Credit in an amount to be determined at the sole discretion of the Municipality per dwelling unit as a guarantee of no-occupancy. In the event that the Developer fails to meet all the requirements for any building permit that is issued pursuant to this section of the Agreement, the Developer hereby acknowledges and agrees that the deposit

shall be immediately forfeited to the Municipality. Such failure to meet the requirements for any building permit shall constitute a breach of this Agreement and the Municipality may immediately draw down any Security held under this Agreement to complete any work required or to fulfill any other requirements for any structure or part thereof that was built pursuant to this provision of the Agreement.

16.4 Payment of Fees

The Developer will be required to provide payment of fees to the Municipality as described below:

- (a) building permit, fees to be paid prior to issuance of building permit;
- (b) the connection fee to hook to the Municipality Water System; fees to be paid upon issuance of building permit.
- (c) The connection fee to hook to the Municipal Sewer System; fees to be paid upon issuance of building permit.
- (d) any and all fees as required by by-law including development charges to be provided prior to issuance of building permit.

SECTION 17 – FINANCIAL PROVISIONS

17.1 Municipality's Legal and Engineering Costs

The Developer shall reimburse the Municipality for all costs incurred by the Municipality as referred to herein within thirty (30) days of each billing, failing which the Municipality and its agents shall cease all work with respect to the review of the Plan.

The Developer agrees to deposit with the Municipality the amount of twenty thousand dollars (\$20,000.00) as deposit in respect of the Municipality's costs. Payment shall be made in the form of cash deposits with the Municipality. The deposit shall be retained by the Municipality as a float against any unpaid bills and such deposit (or the balance thereof, if any) shall be returned to the Developer upon the issuance of the Certificate of End of Warranty Period by the Municipality and the Municipality being satisfied, in its discretion, that all reasonable costs referred to herein and any contingencies with respect to the Plan have been paid in full.

The Developer shall pay to the Municipality, on thirty (30) days written notice from the Municipality, such amount as is necessary to maintain the deposit referred to herein for its costs at the sum of twenty thousand dollars (\$20,000.00), failing which the Municipality and its agents shall cease all work with respect to the review of the Plan.

When the Works have been completed, if the deposits received are insufficient, the Developer shall reimburse the Municipal for such actual costs from time to time as and when requested by the Municipality.

17.2 Taxes

The Developer shall pay all taxes levied on the Lands in accordance with the assessment thereof until the Lands have been assessed according to the Lots created by the Plan, after which, the Developer shall pay the taxes levied on any and all lots of which the Developer is the owner.

Before the Plan is approved, the Developer agrees to commute and pay all charges made with respect to the *Drainage Act*, the *Local Improvement Act*, and the *Municipal Act*, including but not limited to charges or rates outstanding in respect of the Lands under any sewer rate and/or water rate by-law which are assessed against the property on the Plan. Before the Plan is approved,

the Developer agrees to commute and pay same within ten (10) days after execution and delivery of this Agreement by the Municipality.

17.3 Securities

Prior to the issuance of an Authorization to Commence Work as set out herein, the Developer agrees to deposit with the Municipality the amount of seven million eight hundred eighty nine thousand four hundred twenty three dollars (\$8,101,241) as security for the due performance of the Developer's requirements and obligations set out in this Agreement. The amount of Security is based on the estimate of costs for the Works as described in Schedule "C" of this Agreement.

The security deposit referred to above shall be in the form of cash deposits with the Municipality, irrevocable letters of credit, or a combination of cash and Letter(s) of Credit.

All irrevocable letters of credit that may be used as Security as set out in this Agreement shall be issued by a Canadian Chartered Bank operating and having substantial presence in the province of Ontario in a form satisfactory to the Township Treasurer. All letters of credit referred to in this Agreement shall contain the following clause:

"It is a condition of the Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date thereof unless at least sixty (60) days prior to the present or any future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period"

The amount of Security required by the Municipality is based on the estimated costs as provided by the Developer's Professional Engineer. Prior to depositing the Securities, the Developer's Professional Engineer shall submit an estimate of the cost of the Works to the Municipality for approval.

17.4 Reduction and Release of Securities

Upon and any time after any Work or part or components thereof is completed, the Developer may file a written application for the reduction of the Security on deposit. The first security reduction may take place after the issuance of Preliminary Acceptance. Following Preliminary Acceptance, the Developer can file a written application for reduction of security once per year.

The Municipality may reduce the Securities proportionally when parts or components of the Works required to be installed hereunder are completed, certified by the Developer's Professional Engineer to be completed and accepted by the Municipality Engineer all in accordance with this Agreement.

An application for the reduction of the Security on deposit with the Municipality shall include written confirmation from the Developer's Professional Engineer:

- (a) describing the Works constructed as at the date of the application and calculation of the cost thereof;
- (b) confirming through the Professional Engineer of the Developer that the Works have been installed by the Developer and in accordance with the requirements of this Agreement and schedules hereto; and
- (c) describing the Works remaining to be completed for the respective phase as at the date of the application and a calculation of the estimated cost thereof.

The value of the reduction shall be determined by the Municipality Engineer in its discretion acting reasonably and having regard to good engineering practices, who, upon receiving a completed application shall give a certificate

to the Municipal Clerk and the Developer confirming the amount of or the extent of the reduction of the Security and the amount or value of the Security remaining on deposit with the Municipality.

The value of the reduction shall be based upon the value of the Works remaining to be completed by the Developer for the respective phase applicable to the Developer's application for the reduction of the Security plus ten percent (10%) of the value of the Works completed for said phase to the date of the application. The Municipality reserves the right to limit the amount of Security reduction to that of one hundred and ten percent (110%) of the total cost of all outstanding or incomplete works for the respective phase and that at no such time would the Municipality hold less security than the cost of completing the Works.

Subject to any outstanding deficiencies or contingencies, the Municipality shall hold Security equal in value to ten percent (10%) of the estimate of the cost of all of the Works until the End of the Warranty Period. The Municipality may hold on to additional security above the 10% which will be at the Municipality's discretion.

Following the End of Warranty certificate provided by the Municipality and upon the Municipality being satisfied there are no construction liens affecting any of the Works or additional deficiencies, the Developer shall be entitled to have released to it the financial security then held by the Municipality under this Agreement related to the completed and accepted Works.

17.5 Statutory Declaration of Accounts Paid

The Developer agrees that upon applying for a discharge of securities, it shall supply the Municipality with a Statutory Declaration that all accounts for work and materials for said services have been paid except normal guaranteed holdbacks and that there are no claims for liens or otherwise in connection with such work done or materials supplied for or on behalf of the Developer in connection with the Lands.

17.6 The *Construction Act*, R.S.O. 1990 c. C.30

The Developer agrees that it will hold back in its payments to any Contractor who may construct the services, such sums as are provided in accordance with the *Construction Act*, R.S.O. 1990, c. C.30, and will otherwise indemnify and save harmless the Municipality against any claims, actions or demands for construction liens or otherwise in connection with the Works and all costs in connection therewith, and on the demands of the Municipality Engineer will forthwith take such steps to immediately discharge all Liens upon the services.

Notwithstanding anything to the contrary contained in this Agreement, the Developer hereby agrees that the filing of any liens pursuant to the said *Construction Act*, with respect to the Lands, shall constitute a default by the Developer of the terms of this Agreement and shall entitle the Municipality to draw on any or all of the Security referred to in this Agreement and to utilize said draw to make payment into Court of the holdback together with costs.

SECTION 18 – ADMINISTRATION

18.1 Time

Time shall be of the essence hereof in all respects, but the Developer may, by written request, seek extensions of time in respect of the Works or any part or parts thereof and Council may grant such request on such terms and conditions as the Municipality may see fit to impose. The right of the Municipality to require strict performance by the Developer of any and all obligations imposed upon the Developer hereunder shall not be affected in any way by any previous waiver or course of dealing.

18.2 Voiding Agreement

In the event that the Plan is not registered within one year from the date of the signing of this Agreement, the Municipality may at its option declare this Agreement to be null and void. All costs incurred shall be deducted from the deposit paid by the Developer to the Municipality pursuant to this Agreement or any other agreement between the Developer and the Municipality referred to herein.

18.3 Expense of Developer

Every provision of this Agreement by which the Developer is obligated in any way shall be deemed to include the words "at the expense of the Developer" and "as approved or accepted by the Municipality", unless specifically stated otherwise or unless the context specifically otherwise requires.

18.4 Binding

Where in this agreement the word "Developer" is used, it shall be deemed to have been followed by the words "or any subsequent owner or occupier of the Lands or any part thereto".

18.5 Developer's Liabilities

Until the Municipality has finally accepted the Works by by-law, the Developer on behalf of itself, its heirs, executors, administrators and assigns, including its successors in title, hereby covenants and agrees to indemnify and save harmless the Municipality from all actions, causes of action, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the actions, performance, negligence or non-performance of the Developer, its contractor, sub-contractor, agent, architect, landscape architect, engineer, surveyor, planner, consultant and project manager during the development of the Lands and the construction, maintenance or the improper or inadequate construction, installation and/or maintenance of the Works or any act or omission of said parties while undertaking the Plan.

18.6 Insurance

The Developer shall insure against all damages or claims for damage with an Insurance Company satisfactory to the Municipality. The form and content of said insurance policy shall be subject to the approval of the Municipality.

The Developer shall provide and maintain Commercial General Liability insurance subject to limits of not less than five million dollars (\$5,000,000.00) per occurrence for bodily injury, death and damage to property, including loss of use thereof. Such policy or policies shall be issued in the joint names of the Developer and the Municipality.

The Developer shall provide and maintain liability insurance in respect to owned and leased licensed Motor Vehicles subject to a limit not less than five million dollars (\$5,000,000.00) inclusive per occurrence for bodily injury, death and damage to property include loss of use thereof.

The Developer shall indemnify and save the Municipality harmless from any claimed related to repair and replacement costs of all buildings on the Lands for the period they are under construction.

During construction and maintenance periods the Developer shall ensure any person providing professional service in connection with the Lands, including its professional consultants, architects, planners and Professional Engineers, provide and maintain Professional Liability insurance coverage until Final Acceptance of Works has been granted by the Municipality. The Municipality reserves the right to request the Developer to provide the Municipality with evidence of such insurance coverage.

Such insurance policies shall include a provision that requires the insurance company to provide the Municipality with thirty (30) days' notice of termination of such policy.

The insurance policies shall be in effect until all the Works are completed and finally accepted and assumed by by-law of the Municipality or for such other period as set out and required herein.

The issuance of such policies of insurance shall not be construed as relieving the Developer from responsibility for other or larger claims, if any, for which it may be held responsible.

As determined by the Municipality, the Developer may be required to provide and maintain additional insurance coverage(s), which are related to the development of the Lands.

The Developer shall provide the Municipality with a Certificate of Insurance evidencing such insurance coverage prior to the issuance by the Municipality Engineer of the Authorization to Commence Work. If requested by the Municipality, the Developer shall provide Certified Copies of the referenced insurance policies from time to time as may be requested.

18.7 Notice

Any notice, request, order, demand, certificate or any other communication required or permitted to be given herein shall be in writing and, unless some other method or giving same is accepted by the person to whom it is given, shall be delivered personally or by registered mail to the address set out below or such other address as may be furnished by such person and shall be deemed effective, as the case may be, at the time of delivery thereof or four (4) Business Days after the date of mailing thereof unless postal employees at the point of mailing or at the point of delivery are on strike at any time during four (4) business days following the time of mailing in which event it shall be effective when delivered to the addressee:

For the Developer: Farhi Holdings Corporation
201-620 Richmond Street
London, ON
N6A 5J9

For the Municipality: The Corporation of the Township of Southwold
35663 Fingal Line
Fingal, ON
NOL 1K0
Attention: CAO/Clerk

18.8 Registration of Agreement

This Agreement shall be registered by the Municipality against the Lands and all costs associated with the said registration shall be the responsibility of the Developer. The covenants, agreements, conditions and understandings herein contained on the part of the Developer shall run with the land and shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns. In the event the Developer fails to pay said registration costs, the Municipality may draw on the Security or other deposits as set out herein to pay the registration costs.

18.9 Deemed Authorization

Execution of this Agreement shall be deemed to be authorization by all parties to legal counsel for the Municipality to register same in the appropriate Land Titles Office without further written authorization.

18.10 Mortgages/Encumbrances

The Developer covenants and agrees to obtain and register, at its sole cost and expense, a postponement from each encumbrancer, including but not limited to any Chargees, to the extent of their interest in the Lands so that notice of this Agreement shall be registered in priority to any such charge.

The Developer further agrees to ensure that the encumbrancers enter into a Postponement Agreement and consent to the registration of same against the title to the Lands, the said Agreement to be in a form acceptable to the Municipality in the Municipality's sole discretion. The steps required to obtain said Postponement Agreement and the cost of the preparation and registration of said Postponement Agreement shall be the sole responsibility of the Developer.

The Developer represents and warrants to the Municipality that at the date of this Agreement and at the time of registration of this Agreement, upon title to the Lands all persons listed in Schedule "F" to this Agreement consent to its registration on title and have executed agreements postponing their respective interest in the land to this Agreement.

18.11 Estoppel

The Developer for itself and its successors and assigns, covenants and agrees not to call into question directly or indirectly in any proceedings whatsoever in law or in equity any administrative tribunal, the right of the Municipality to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded by the Municipality as a complete and conclusive estoppel of any such right against the Developer in any action or proceedings.

The Developer acknowledges that the Municipality is entering into this Agreement and approving the Plan on the express representation of the Developer that it and its successors and assigns shall observe and perform all the provisions of this Agreement and that the Municipality is of the opinion that the Plan would not be in the public interest if the Developer, its successors and assigns, the Owner or owners from time to time of the land within the Plan were not obligated to observe and perform all the provisions hereof except to the extent the Municipality may lawfully change them.

18.12 No Municipal Liability

This Agreement and the provisions herein do not give the Developer or any person acquiring any interest in the land within the Plan (each hereinafter in this clause called "such person"), any rights against the Municipality or the Municipality Engineer with respect to the failure of any such person to perform any obligations under this Agreement or the failure of the Municipality to force such person to perform any obligations under this Agreement or any negligence of any such person in the performance of the said obligations.

The only duty and responsibility of the Municipality Engineer arising out of this Agreement is to the Municipality and this Agreement. Any work or services done or performed by the Municipality under this Agreement do not in any way create any liability on the part of the Municipality to the Developer or any person acquiring any interest in the land within the Plan.

18.13 Assignment

The Developer shall not assign this Agreement without the prior written consent of the Municipality, which consent may not be unreasonably withheld provided that any such assignee executes an agreement assuming the obligations of the Developer under this Agreement in a form satisfactory to the Municipality's solicitor.

18.14 Conflict of Requirements

In the event of any conflict between or among the plans and specifications relating to the construction of the Works, the Municipality Engineer shall decide which provisions shall prevail.

18.15 Severability

If any term, covenant, or provision of this Agreement shall be found or declared by a Court of competent jurisdiction to be invalid, unenforceable or ultra vires the Municipality, such term, covenant or provision shall be conclusively deemed to be severable from all other terms, covenants and provisions of this Agreement and the remainder of this Agreement shall be and remain in full force and effect.

18.16 Amendment

Without in any way limiting the rights of the Municipality, the Developer agrees that the Municipality may, with the consent of the then registered owner of any land within the Plan, amend this Agreement insofar as it specifically affects such land or any part thereof.

18.17 Changes to Agreement in Writing

Any variation, amendment or addition of or to this Agreement shall be in writing and be signed by the Developer and the Municipality pursuant to and in accordance with authority delegated by Council and shall be binding upon the Developer and the Municipality as fully and to the same extent as if set out herein.

18.18 Subsequent Parties and Gender

This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns, and all covenants and agreements herein contained, assumed by, or imposed upon the Developer are deemed to be covenants which run with and bind the lands herein described and every part thereof and, if there are more Developers than one, all covenants herein contained shall be construed to be several as well as joint, and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine or the neuter, as the case may be, had been used where the context of the Party or the Parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

18.19 Schedules

Schedules "A" through "G" as described in the index to this Agreement and as attached hereto form part of this Agreement.

18.20 Interpretation

All captions, titles, and paragraph headings in this Agreement are inserted for convenience and ease of reference only and do not define, limit or enlarge the scope, meaning or intent of any provisions of this Agreement.

18.21 Prior Agreements

The parties hereto agree that this Agreement is further to and does not replace or revoke any prior agreements. However, upon execution of this Agreement, the Developer and Municipality agree that the prior Sewer Connection Fee Agreement with Farhi Holdings Corporation dated April 1st, 2019, is deemed completed once the remaining balance is refunded simultaneously. This further nulls and voids references to the Sewer Connection Fee Agreement in the 2021 Subdivision Agreement made by the Developer and Municipality for a previous phase.

18.22 Authorities

Nothing in this Agreement constitutes a waiver of the obligation of the Developer to comply with the Zoning By-law of the Municipality, Ontario Building Code or any other By-laws of the Municipality, or any -restrictions or regulations lawfully imposed by any other authorities having jurisdiction in connection therewith.

18.23 Further Assurances

The Developer agrees that it shall and will, on the request of the Municipality, make, do, execute or cause to be made, done or executed all such further and other deeds, acts, things and assurances to ensure the full implementation of this Agreement and to satisfy the intention of the parties as set out in this Agreement.

SECTION 19 - SIGNATURES

IN WITNESS WHEREOF the parties have hereunto set their hands and seals or caused to be affixed their corporate seals under the hands of the duly authorized officers as the case may be.

SIGNED, SEALED AND DELIVERED

Farhi Holdings Corporation

Shmuel Farhi, President

Date of Signature:_____

I have the authority to bind the Corporation

**THE CORPORATION OF THE TOWNSHIP OF
SOUTHWOLD**

Grant Jones, Mayor

Lisa Higgs, CAO/Clerk

Date of Signatures: _____

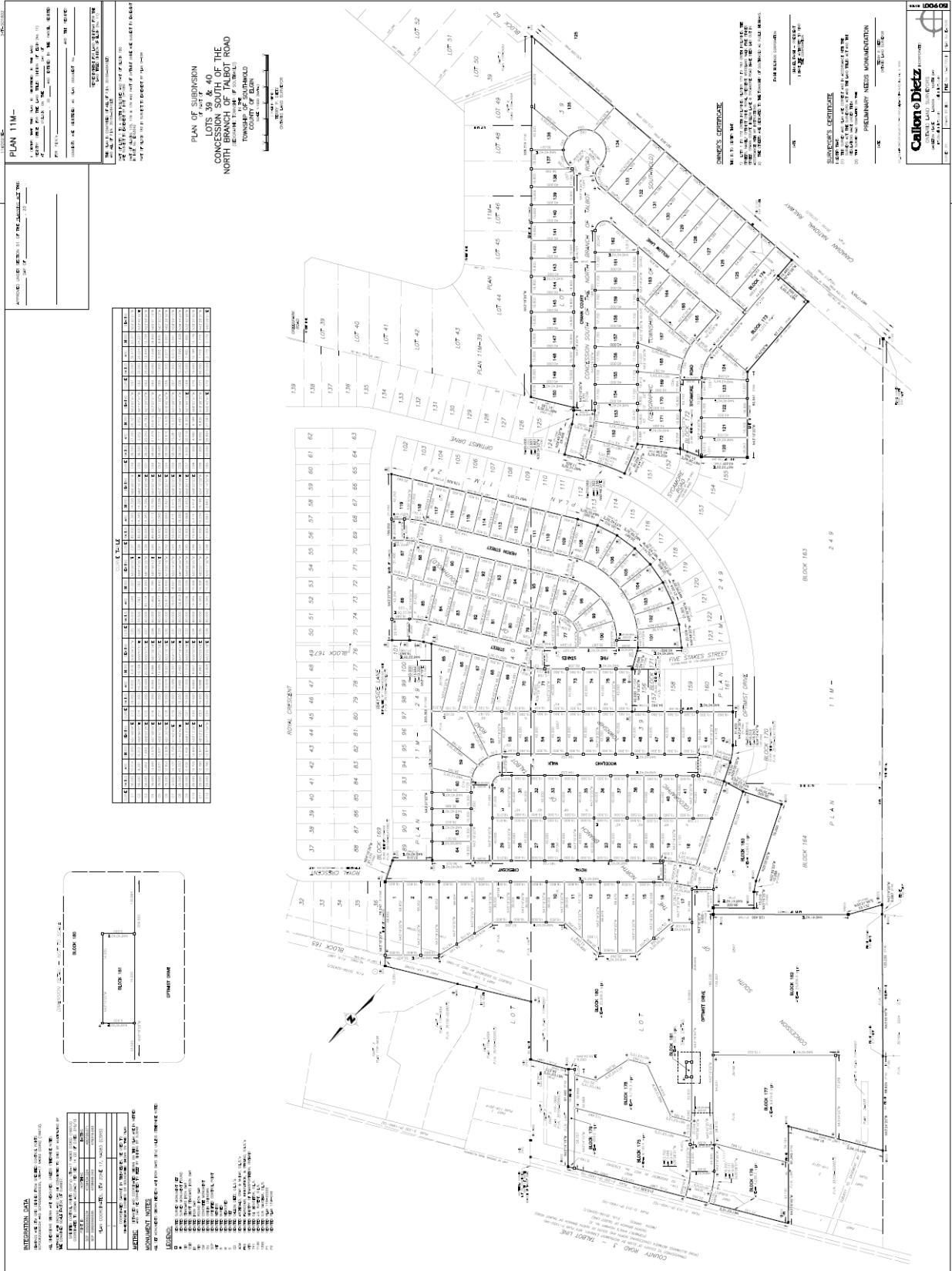
We have authority to bind the Corporation

Schedule "A"

Description of Lands

Legally Described as Part of Lots 39 and 40, Concession South of the North Branch of Talbot Road and being the lands shown on the draft Plan of Subdivision attached hereto as Schedule B

Unregistered Plan of Subdivision



Schedule "C"

Work (Engineering Drawings Attached)

\\2019_Jobs\SBM-19-0116_Forti - Talbotville Meadows\03 Draw\02 Civil\03 Production Drawings\SBM-19-0116_Forti - Talbotville Meadows - CoverNotesDetailsPro.dwg

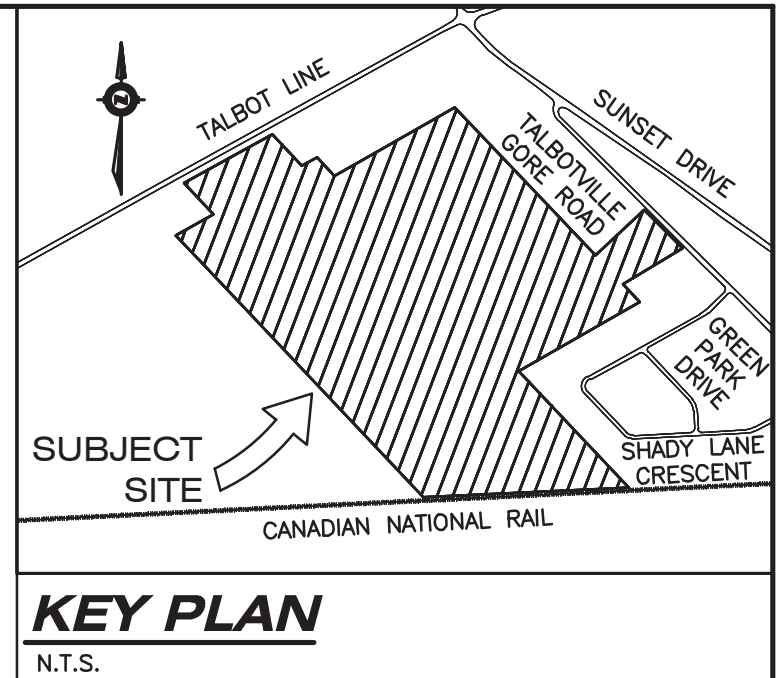
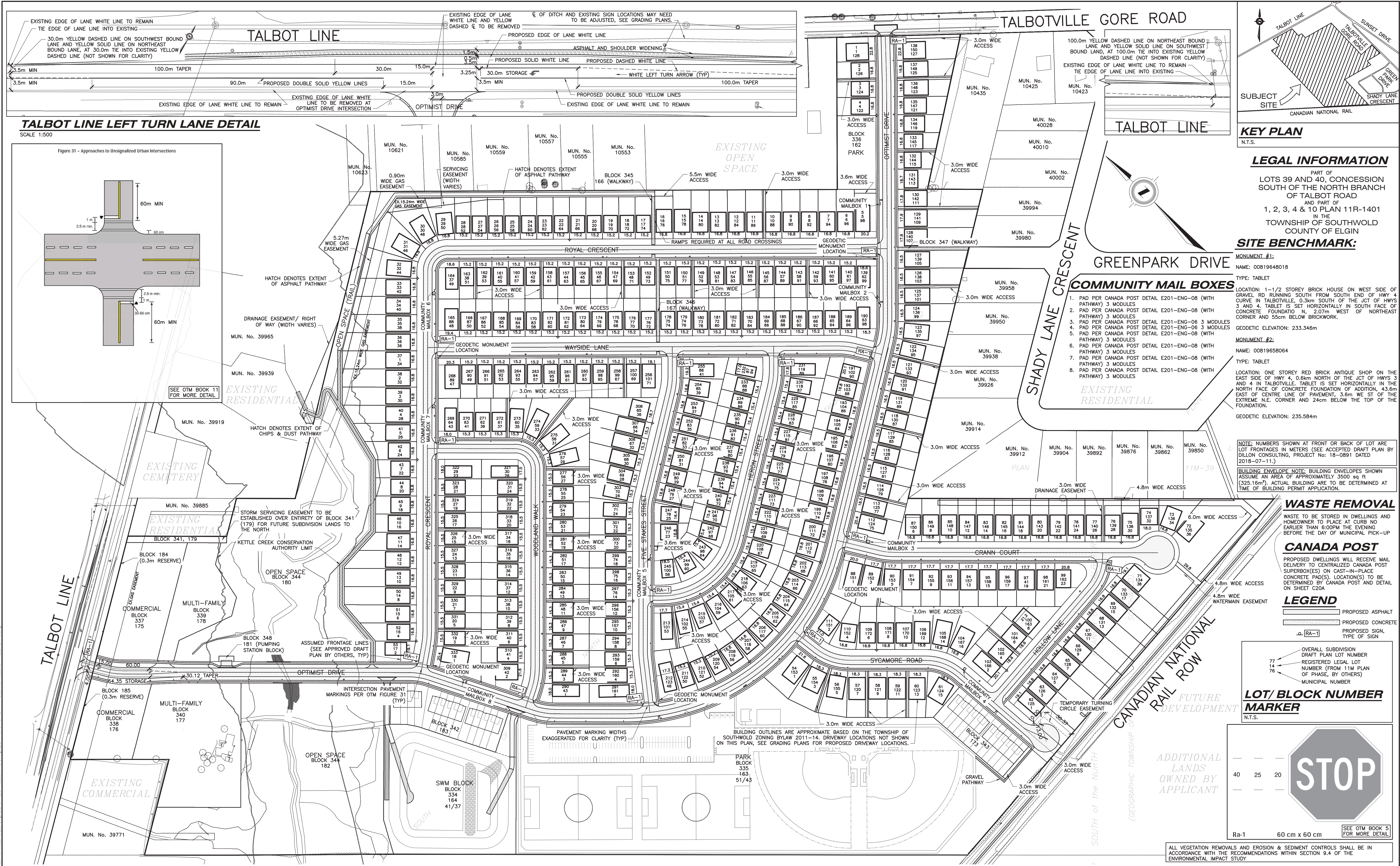


PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

Email: sbm@sbmltd.ca



LIST OF DRAWINGS									
C1A	SUBDIVISION PLAN	C5D	SANITARY SEWER CATCHMENT AREA PLAN – DESIGN SHEET AND STRUCTURE CHART	C7I	SUBDIVISION GRADING PLAN	C12B	FIVE STAKES STREET – STA 6+233 TO 6+352 PLAN & PROFILE	C21A	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C1B	PHASING PLAN	C6A	STORM SEWER CATCHMENT AREA PLAN – NORTHEAST	C7J	SUBDIVISION GRADING PLAN	C13	HERON STREET PLAN & PROFILE	C21B	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C2	NOTES, LEGEND, AND DETAILS	C6B	STORM SEWER CATCHMENT AREA PLAN – WEST	C8A	OPTIMIST DRIVE – STA 1+000 TO 1+251 PLAN & PROFILE	C14	CRANN COURT PLAN & PROFILE	C21C	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C3A	PRE–DEVELOPMENT CATCHMENT AREA PLAN	C6C	STORM SEWER CATCHMENT AREA PLAN – SOUTH	C8B	OPTIMIST DRIVE – STA 1+251 TO 1+518 PLAN & PROFILE	C15	HOLLOW LANE PLAN & PROFILE	C21D	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C3B	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN – NORTH	C6D	STORM SEWER CATCHMENT AREA PLAN – DESIGN SHEET AND STRUCTURE CHART	C8C	OPTIMIST DRIVE – STA 1+518 TO 1+786 PLAN & PROFILE	C16	SYCAMORE ROAD PLAN & PROFILE	C21E	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C3C	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN – EAST	C6E	STORM SEWER CATCHMENT AREA PLAN – OVERALL	C8D	OPTIMIST DRIVE – STA 1+785 TO 2+053 PLAN & PROFILE	C17A	WALLIS MUNICIPAL DRAIN REALIGNMENT PLAN & PROFILE	C21F	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C3D	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN – WEST	C6F	STORMWATER MANAGEMENT CATCHMENT AREA PLAN	C8E	OPTIMIST DRIVE – STA 2+053 TO 2+284 PLAN & PROFILE	C17B	WALLIS MUNICIPAL DRAIN REALIGNMENT BRANCH PLAN & PROFILE & DESIGN SHEET	C21G	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C3E	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN – SOUTH	C7A	SUBDIVISION GRADING PLAN	C9A	ROYAL CRESCENT – STA 3+000 TO 3+258 PLAN & PROFILE	C18A	STORMWATER MANAGEMENT POND "BLOCK 334" PLAN	C21H	REAR YARD CATCH BASIN LEAD PLAN & PROFILES
C4A	MASTER SERVICING PLAN – NORTH	C7B	SUBDIVISION GRADING PLAN	C9B	ROYAL CRESCENT – STA 3+258 TO 3+525 PLAN & PROFILE	C18B	STORMWATER MANAGEMENT POND "BLOCK 334" SECTION A–A, NOTES, AND DETAILS	C21I	CRANN COURT REAR YARD CATCH BASIN LEAD PLAN & PROFILE
C4B	MASTER SERVICING PLAN – EAST	C7C	SUBDIVISION GRADING PLAN	C9C	ROYAL CRESCENT – STA 3+525 TO 3+793 PLAN & PROFILE	C19A	CULVERT PLAN	C21J	HOLLOW LANE REAR YARD CATCH BASIN LEAD PLAN & PROFILE
C4C	MASTER SERVICING PLAN – WEST	C7D	SUBDIVISION GRADING PLAN	C10A	WAYSIDE LANE – STA 4+000 TO 4+258 PLAN & PROFILE	C19B	CULVERT PROFILE & SECTION 1	SL1	STREET LIGHT PLAN – NORTHEAST
C4D	MASTER SERVICING PLAN – SOUTH	C7E	SUBDIVISION GRADING PLAN	C10B	WAYSIDE LANE – STA 4+258 TO 4+431 PLAN & PROFILE	C19C	CULVERT PROFILE & SECTION 2 CULVERT NOTES AND DETAILS	SL2	STREET LIGHT PLAN – WEST
C5A	SANITARY SEWER CATCHMENT AREA PLAN – NORTHEAST	C7F	SUBDIVISION GRADING PLAN	C11A	WOODLAND WALK – STA 5+000 TO 5+094 PLAN & PROFILE	C20A	COMMUNITY MAILBOX AND OGS DETAILS	SL3	STREET LIGHT PLAN – SOUTH
C5B	SANITARY SEWER CATCHMENT AREA PLAN – WEST	C7G	SUBDIVISION GRADING PLAN	C11B	WOODLAND WALK – STA 5+094 TO 5+343 PLAN & PROFILE	C20B	STANDARD MUNICIPAL DRAWINGS		
C5C	SANITARY SEWER CATCHMENT AREA PLAN – SOUTH	C7H	SUBDIVISION GRADING PLAN	C12A	FIVE STAKES STREET – STA 6+000 TO 6+233 PLAN & PROFILE	C20C	ONTARIO PROVINCIAL STANDARD DRAWINGS		



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET
LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF
GRAVEL RD. RUNNING SOUTH FROM SOUTH END OF HWY 4
CURVE IN TALBOTVILLE. 0.3km SOUTH OF THE JCT OF HWYS 3
AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF
CONCRETE FOUNDATION. N. 2.07m WEST OF NORTHEAST
CORNER AND 55cm BELOW BROWWORK.
GEODETIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE
EAST SIDE OF HWY 4, 0.8km NORTH OF THE JCT OF HWYS 3
AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN
THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m
EAST OF CENTRE LINE OF PAVEMENT, 5.6m WE. ST OF THE
EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE
FOUNDATION.
GEODETIC ELEVATION: 235.584m

NOTE: NUMBERS SHOWN AT FRONT OR BACK OF LOT ARE
LOT FRONTS IN METERS (SEE ACCEPTED DRAFT PLAN BY
DILLON CONSULTING, PROJECT No: 18-0891 DATED
2018-07-11.)

BUILDING ENVELOPE NOTE: BUILDING ENVELOPES SHOWN
ASSUME AN AREA OF APPROXIMATELY 3500 sq ft
(325.16m²). ACTUAL BUILDING AREA TO BE DETERMINED AT
TIME OF BUILDING PERMIT APPLICATION.

WASTE REMOVAL

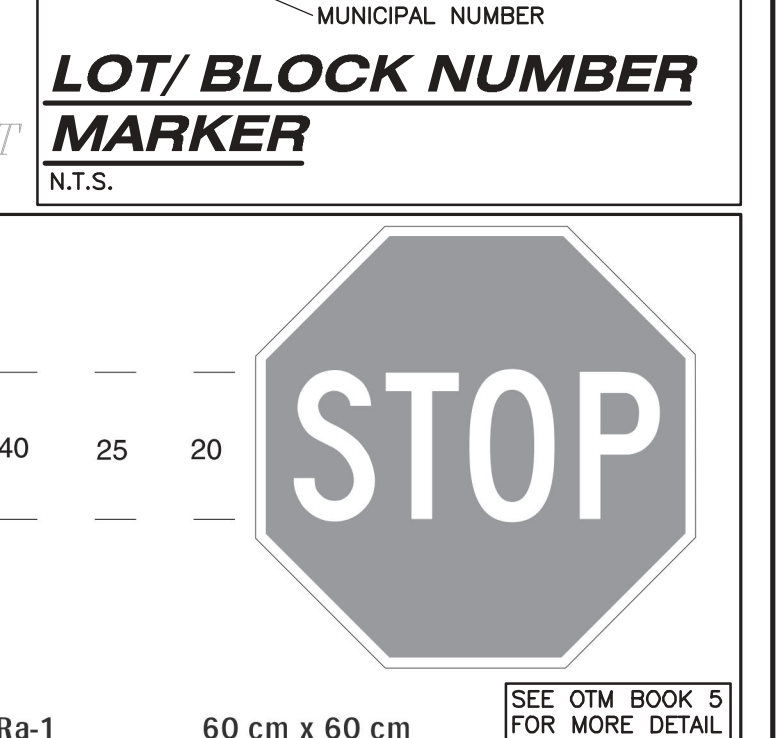
WASTE TO BE STORED IN DWELLINGS AND
HOMEOWNER TO PLACE AT CURB NO
EARLIER THAN 6:00PM THE EVENING
BEFORE THE DAY OF MUNICIPAL PICK-UP

CANADA POST

PROPOSED DWELLINGS WILL RECEIVE MAIL
DELIVERY TO CENTRALIZED CANADA POST
SUPERBOX(ES) ON CAST-IN-PLACE
CONCRETE PAD(S). LOCATION(S) TO BE
DETERMINED BY CANADA POST AND DETAIL
ON SHEET C20A

LEGEND

PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED SIGN,
TYPE OF SIGN

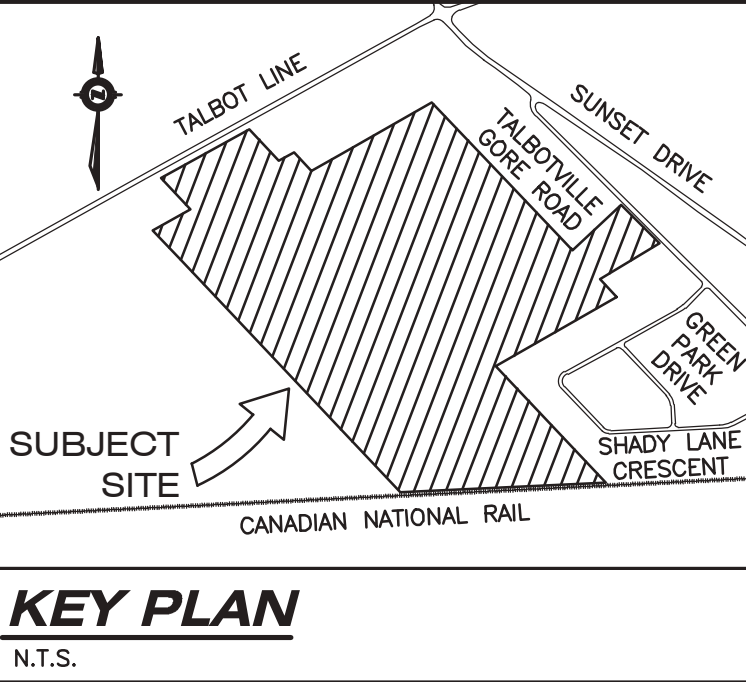


ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN
ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE
ENVIRONMENTAL IMPACT STUDY

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		FARHI HOLDINGS CORP. 484 RICHMOND ST. SUITE 200 LONDON, ON N6A 3E6 P: 519.645.6666 E: CARANCIGROUP@GMAIL.COM	SCALE - 1:1500 15.0 0 30.0m	SUBDIVISION PLAN TALBOTVILLE MEADOWS 34T-S01802 SOUTHWOLD, ON.	SBM-19-0116 SHEET No. C1A PLAN FILE No.

S:\2019 Job\SBM-19-0116 Farhi - Talbotville Meadows\03_Draft\03_Production Drawing\SBM-19-0116 Farhi - Talbotville Meadows - Subdivision.dwg

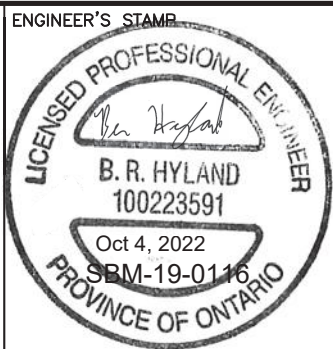


KEY PLAN
N.T.S.



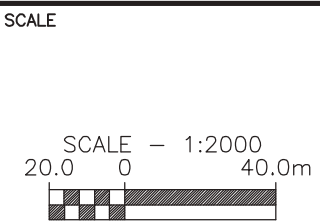
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		10	ISSUED FOR SI#02	04/10/22	FZ	
	DESIGN JSF					
	DRAWN JSF					
	CHECKED BH/NGu					
	APPROVED BH/NGu					
	DATE 19/09/2022					
	CAD SBM-19-0116					

**STRIK
BALDINELLI
MONIZ**
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
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ENGINEER'S STAMP

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM



TITLE	PROJECT No.
PHASING PLAN	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C1B
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

GENERAL NOTES:

- THE OWNER'S PROFESSIONAL ENGINEER IS REQUIRED TO INSPECT THE INSTALLATION OF SERVICES INCLUDED IN THIS PROJECT IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS. THE CONTRACTOR IS TO PROVIDE SBM LTD. AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION OF THE WORKS.
- THE OWNER/OWNER'S CONTRACTOR SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME ONSITE REVIEW DURING CONSTRUCTION ON AN EXISTING MUNICIPAL STREET OR EASEMENT AND PROVIDE A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS TO BE CONSTRUCTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE 2012 ONTARIO BUILDING CODE AND ANY APPLICABLE STATUTES, REGULATIONS, CODES AND BY-LAWS.
- STRIK, BALDINELLI, MONIZ LTD. (SBM) IS NOT RESPONSIBLE FOR THE INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.

CONSTRUCTION NOTES:

- REFER TO THE SUBDIVISION PLAN FOR LAYOUT DIMENSIONING AND SIGN/POST DETAILS.
- THE OWNER'S CONTRACTOR IS TO CONTACT THE CONSULTING ENGINEER (SBM) FOR FINAL ONSITE REVIEW. THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO REQUIRED ONSITE REVIEW.
- THE OWNER'S CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT AS REQUIRED BY THE MINISTRY OF LABOUR TO EXECUTE THE WORK.
- THE OWNER'S CONTRACTOR IS TO REVIEW AND CONFIRM ALL EXISTING CONDITION INFORMATION & INFORM SBM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. SBM IN NO WAY ACCEPTS RESPONSIBILITY FOR ANY INACCURACIES FOUND ON THIS PLAN RELATIVE TO EXISTING CONDITIONS FOR THE SITE.
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL SEWER LOCATIONS, BENCHMARKS, ELEVATIONS, DIMENSIONS, GRADES, ETC. MUST BE CHECKED BY THE CONTRACTOR AND VERIFIED AND ANY DISCREPANCIES REPORTED TO THE ENGINEERS.
- PRIOR TO COMMENCING ANY WORK ON THE INSTALLATION OF SERVICES & GRADING, AN APPROVED SET OF PLANS AND SPECIFICATIONS MUST BE AVAILABLE ON THE JOB AND SHALL REMAIN THERE WHILE WORK IS BEING DONE.
- STRIP FULL DEPTH OF TOPSOIL IN AREAS TO BE DISTURBED AND STOCK PIPE FOR RE-USE IN GRASSED/LANDSCAPED AREAS.
- OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT INVERTS AND GRADES, RECORD ANY DEVIATION OF PIPE OR STRUCTURE LOCATION INVOLVED WITH THIS PROJECT AND OWNER'S CONTRACTOR TO PROVIDE A COPY OF THE AS-BUILT DRAWING SHOWING ALL CHANGES CLEARLY MARKED IN RED.
- THE OWNER'S CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES TO CONTROL SILT ENTERING THE STORM DRAINAGE SYSTEM TO THE SPECIFICATIONS OUTLINED IN THE GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES PREPARED BY THE MINISTRY OF NATURAL RESOURCES. THESE MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION FOR THIS PROJECT AND ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED TO BASE ASPHALT AND SOD OR THE SATISFACTION OF THE MUNICIPAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - 10.1. CONNECTING ANY EXISTING SEWER OR DRAIN ENCOUNTERED DURING CONSTRUCTION TO A NEW SEWER OF SIMILAR TYPE, SIZE AND MATERIAL OR INTO ANOTHER EXISTING SEWER OF THE SAME TYPE AND TO REPORT ON AS-BUILTS.
 - 10.2. ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
- NO FOUNDATION DRAIN CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT DRAINAGE CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
- WORK ON OR ADJACENT TO THE MUNICIPAL R.O.W. SHALL BE COMPLETED IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 CURRENT EDITION.

SURFACE WORKS NOTES:

- ALL WORK IN THE MUNICIPAL ROAD ALLOWANCE SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF SOUTHWOLD. THE DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD ARE TO BE APPLIED TO WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN & PAY FOR PERMIT TO WORK IN MUNICIPAL R.O.W.
- ALL SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL, OR AS PER BELOW (WHICHEVER IS GREATER) OR IF WITHIN THE TOWNSHIP RIGHT-OF-WAY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER, ALL AT NO COST TO THE TOWNSHIP
 - 2.1. GRASSED AREAS TO BE RESTORED w/ 100mm TOPSOIL + SOD
 - 2.2. CONCRETE SIDEWALK TO OPSD 310.010.
 - 2.3. CONCRETE CURB AND GUTTER TO OPSD 600.060 (SEMI-MOUNTABLE CURB), OPSD 600.040 (BARRIER CURB).
 - 2.4. ANY ASPHALT AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS FOLLOWS:
 - 2.4.1. PROOF ROLL SUBGRADE (TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER) PRIOR TO PLACEMENT OF GRANULARS (98% SPMD0 MIN.).
 - 2.4.2. MILL ADJACENT ASPHALT TO BE TIED INTO 50mm DEEP x 500mm WIDE PRIOR TO RESTORATION SEE DETAIL ON SHEET C2.
 - 2.4.3. MIN. RECOMMENDED ROAD PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
 - 50mm HLB BINDER ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
 - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
 - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMD0
 - 350mm OF GRANULAR 'B' COMPACTED TO 100% SPMD0
 - 2.4.4. MIN. RECOMMENDED ASPHALT WALKWAY PAVEMENT STRUCTURE (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)
 - 50mm HL3 SURFACE ASPHALT COMPACTED TO 97% MARSHALL MIX DESIGN BULK DENSITY
 - ASPHALT TO BE SUPPLIED AND PLACED IN ACCORDANCE WITH OPSS 310 & 1150
 - 150mm OF GRANULAR 'A' COMPACTED TO 100% SPMD0
 - 2.5. RESTORE ALL PAVEMENT MARKINGS TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS AND MARKINGS SHALL BE COMPLETED IN ACCORDANCE WITH OPSS 710 "CONSTRUCTION SPECIFICATION FOR PAVEMENT MARKING".
 - 2.6. ALL EXTERIOR HORIZONTAL CONCRETE SHALL BE MIN 100mm THICK (125mm THICK SIDEWALK AT DRIVEWAY ENTRANCES, 150mm THICK AT MULTI-FAMILY AND COMMERCIAL ENTRANCES), 30 MPa AT 28 DAYS c/w 5.5-8.5% AIR ENTRAINMENT BETWEEN 10-28°C MIN. 100mm THICK GRANULAR 'A' COMPACTED TO 100% SPMD0
- ALL AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL NOT BE DISTURBED. ANY DAMAGED TO THOSE AREAS ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.

SERVICING NOTES:

- ALL STORM AND/OR SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- ALL SERVICES SHALL BE INSTALLED PER MSD-15 AND MSD-17 (SANITARY SHALL HAVE 2.7m MIN COVER AT PROPERTY LINE).
- ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS, OR FOUNDATIONS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER AND SHOULD BE PLACED IN LIFTS NOT EXCEEDING 300mm (LOOSE) THAT ARE COMPACTED TO 95% SPMD0 (100% FOR PAVED SURFACES). THE FILL MATERIAL SHOULD COMPRISE OF CLEAN, COMPACTIBLE FILL WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
- REMOVE ALL TRENCH WATER WHEN PIPE LAYING IS IN PROGRESS. ALL REQUIREMENTS FOR DEWATERING PERMITS (INCLUDING THE MOC'S PERMIT TO TAKE WATER, IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONNECTIONS FROM FOUNDATIONS, WEEPING TILE, SUMP PUMP, AND ROOF DRAINS ARE NOT PERMITTED TO ENTER THE SANITARY SEWER SYSTEM.
- ALL PROPOSED STORM SEWER PIPE SHALL BE: PVC SMOOTH WALL (CSA B182.1, CSA B182.2, ASTM F477, AND ASTM D3034) (100# TO 600#) OR RIBBED (CSA B182.2, CSA B182.4, ASTM F477, AND ASTM F794) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CAS A257.1) (100# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CAS A257.1, CSA A257.3, AND ASTM C443M-94) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA A257.2, CSA A257.3, AND ASTM C443M-94) AND SANITARY SEWER PIPE TO BE PVC SMOOTH WALL (CSA B182.1, CSA B182.2, ASTM F477, AND ASTM D3034) (100# TO 600#) OR RIBBED (CSA B182.2, CSA B182.4, ASTM F477, AND ASTM F794) (200# TO 600#) OR NON-REINFORCED CONCRETE (CAN/CSA A257.1, CSA A257.3, AND ASTM C443M-94) (100# TO 600#) OR REINFORCED CONCRETE (CAN/CSA A257.2, CSA A257.3, AND ASTM C443M-94). PVC PIPE SHALL BE LAID WITH BEDDING UNDER 4.5m OF COVER AND TYPE II BEDDING OVER 4.5m OF COVER. CONCRETE PIPE SHALL BE LAID WITH CLASS B (1) OR CLASS B (2) BEDDING. ALL SEWER BACKFILL MUST BE COMPACTED TO 95% STANDARD MAXIMUM DRY DENSITY (MINIMUM) (100% FOR PAVED AREAS). REFER TO THE TOWNSHIP OF SOUTHWOLD'S DRAWING MSD-11.
- CLASS B1 BEDDING (CRUSHED STONE) TO EXTEND FROM THE INLET AND OUTLET PIPES OF ANY MANHOLE FOR A DISTANCE OF 5.0m. REFER TO THE TOWNSHIP OF SOUTHWOLD'S DRAWING MSD-11.
- THE MINIMUM DEPTH OF A STORM SEWER SHALL BE 1.2m FROM THE FINISHED GROUND ELEVATION TO THE CROWN OF THE PIPE AS PER GEOTECHNICAL REPORT REFERENCE DOCUMENT # 9. WHERE MINIMUM DEPTHS CANNOT BE ACHIEVED AND THEREFORE FROST PROTECTION IS WARRANTED, INSULATION IS REQUIRED AS PER OPSD 1109.030 "INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES".
- ALL STORM AND SANITARY SEWERS/SERVICES AND CATCHBASIN LEADS SHALL HAVE APPROVED RUBBER GASKET JOINTS + BE INSTALLED USING A LASER LEVEL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE STRUCTURES
- ALL CATCHBASINS TO HAVE 0.6m SUMP AS PER OPSD 705.010 AND CATCHBASIN MANHOLES 1200# & LARGER TO HAVE 0.3m SUMP AS PER OPSD 701.010.
- 3.0m LENGTHS OF 150mm DIAMETER PERFORATED FILTER WRAPPED PVC PIPE ARE TO BE INSTALLED AS SUBDRAINS CONNECTED TO BOTH SIDES OF EACH CATCHBASIN AND CATCHBASIN MANHOLE WITHIN PAVED AREAS. THE SUBDRAINS ARE TO BE LOCATED JUST BELOW SUBGRADE ELEVATION.
- BUILDING FOOTINGS ARE TO BE STEPPED DOWN (SEE STRUCTURAL DRAWINGS BY OTHERS) TO ALLOW SERVICES TO PASS THROUGH THE FOUNDATION WALL NOT UNDER THE FOOTING.
- MANHOLES TO BE CONSTRUCTED OF PRE-CAST CONCRETE. ALL MANHOLES TO BE INSTALLED IN ACCORDANCE WITH THE ONTARIO PROVINCIAL STANDARDS (OPSD) DIVISION 700 DETAILS AND REQUIREMENTS. SEE LIST OF COMMON DETAILS.
- ENSURE MINIMUM OF 1' ADJUSTMENT UNIT FOR ALL STRUCTURES. MAXIMUM TOTAL ADJUSTMENT UNITS HEIGHT: 300mm.
- RUNG SPACING IN MANHOLES TO BE 300mm MIN. AND A MAX. OF 450mm DISTANCE BETWEEN THE LID AND THE FIRST RUNG.
- WATERMAINS 250mm AND ABOVE MUST BE RESTRAINED FOR 30.0m IN EITHER DIRECTION OF DEAD END/VALVE.
- WHERE ANY WATER SERVICE CONNECTION IS REQUIRED TO BE MADE FOLLOWING THE CONSTRUCTION OF CURB, GUTTER, CONCRETE SIDEWALKS, AND/OR WEARING SURFACE COAT OF ASPHALT ON ANY STREET IN A NEW SUBDIVISION, SUCH WATER SERVICE CONNECTION SHALL NOT BE MADE USING 'OPEN CUT' METHODS BUT SHALL BE MADE USING TRENCHLESS TECHNOLOGIES AND IN SUCH A MANNER AS TO ELIMINATE THE POSSIBILITY OF SETTLEMENT OF SUCH CURB, GUTTER, CONCRETE SIDEWALKS AND/OR WEARING SURFACE COAT OF ASPHALT; IT BEING UNDERSTOOD THAT THIS POLICY SHALL APPLY, EXCEPT WHERE IN THE OPINION OF THE MUNICIPAL ENGINEER, GROUND CONDITIONS ARE SUCH THAT THE USE OF DRILLING OR BORING METHODS BECOME UNREASONABLE OR UNECONOMICAL.
- ALL WATERMAIN MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CURRENT DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD.
- ALL FIRE HYDRANTS SHALL BE 3-WAY HYDRANTS c/w STORZ CONNECTION OPENING COUNTER CLOCKWISE AS PER THE DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD.
- ALL WATERMAIN VALVES SHALL BE GATE VALVES MANUFACTURED TO ANWW C500 AND EPOXY COATED TO ANWW C550 AND ARE TO OPEN COUNTER CLOCKWISE.
- INSTALLATION, HYDROSTATIC TESTING, SWABBING, FLUSHING AND DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD.
- SEPARATION BETWEEN BURIED WSC & PDC AS PER MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (M.E.C.P.) GUIDELINES AND SECTION 7.3.5.7. OF THE O.B.C.
- WATER SERVICE TO BE PEX AND ALL WATER PIPE TO HAVE 12AWG TRACER WIRE INSTALLED ON ALL PVC WATERMAINS, VALVES, AND FIRE HYDRANTS. APPROVED TRACER WIRE FOR OPEN CUT INSTALLATION: "COOPERHEAD 1230-HS". WATERMAIN TO BE INSTALLED WITH 1.7m-1.9m COVER. PEX WATER SERVICE REQUIRES BRASS FITTINGS AS PER THE TOWNSHIP'S STANDARDS. PROVIDE PIPE RESTRAINTS AS REQUIRED BY THE PIPE MANUFACTURER.
- WHEN CROSSING ABOVE A SANITARY SEWER THE CONTRACTOR IS TO ENSURE A MINIMUM 0.5m VERTICAL SEPARATION FROM THE UNDERSIDE OF THE WATER SERVICE TO THE TOP OF THE SEWER AS OUTLINED IN THE LATEST EDITION OF THE M.E.C.P. "DESIGN GUIDELINES FOR DRINKING-WATER SYSTEMS" AND INSULATE WATER SERVICE AS PER CLAUSE 7.3.5.7. "FREEZE PROTECTION" OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE, WHERE REQUIRED.
- LENGTH OF TRENCH OPENING AT ANY GIVEN TIME SHALL NOT EXCEED TWO LENGTHS OF SEWER PIPE.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE MUNICIPAL ENGINEER.
- THE ELEVATION OF THE GROUNDWATER ENCOUNTERED DURING THE GEOTECHNICAL INVESTIGATION IS PROVIDED IN THE REFERENCED GEOTECHNICAL REPORT. CIVIL STRUCTURES ARE TO BE DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT/BUOYANCY FORCES. PROVIDE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENCED IN THE PROVINCE OF ONTARIO FOR REVIEW.
- ENGINEERED FILL MUST CONSIST OF APPROVED OPS GRANULAR 'B' TYPE I MATERIAL OR APPROVED EQUAL, PLACED IN 150mm TO 300mm THICK LIFTS, AND BE COMPACTED TO A MINIMUM OF 98% SPMD0 WITH A BEARING VALUE OF 143kPa. ALSO, THE ENGINEERED FILL MUST EXTEND BEYOND THE FOUNDATION AREA FOR A DISTANCE EQUAL TO THE DEPTH OF FILL BELOW THE UNDER SIDE OF FOOTING TO THE SATISFACTION OF THE GEOTECHNICAL CONSULTANT. THE FIRST LIFT OF ENGINEERED FILL MUST BE PLACED ON THOROUGHLY PROOF-ROLLED SUBGRADE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. (TO BE REVIEWED & APPROVED BY THE GEOTECHNICAL ENGINEER)

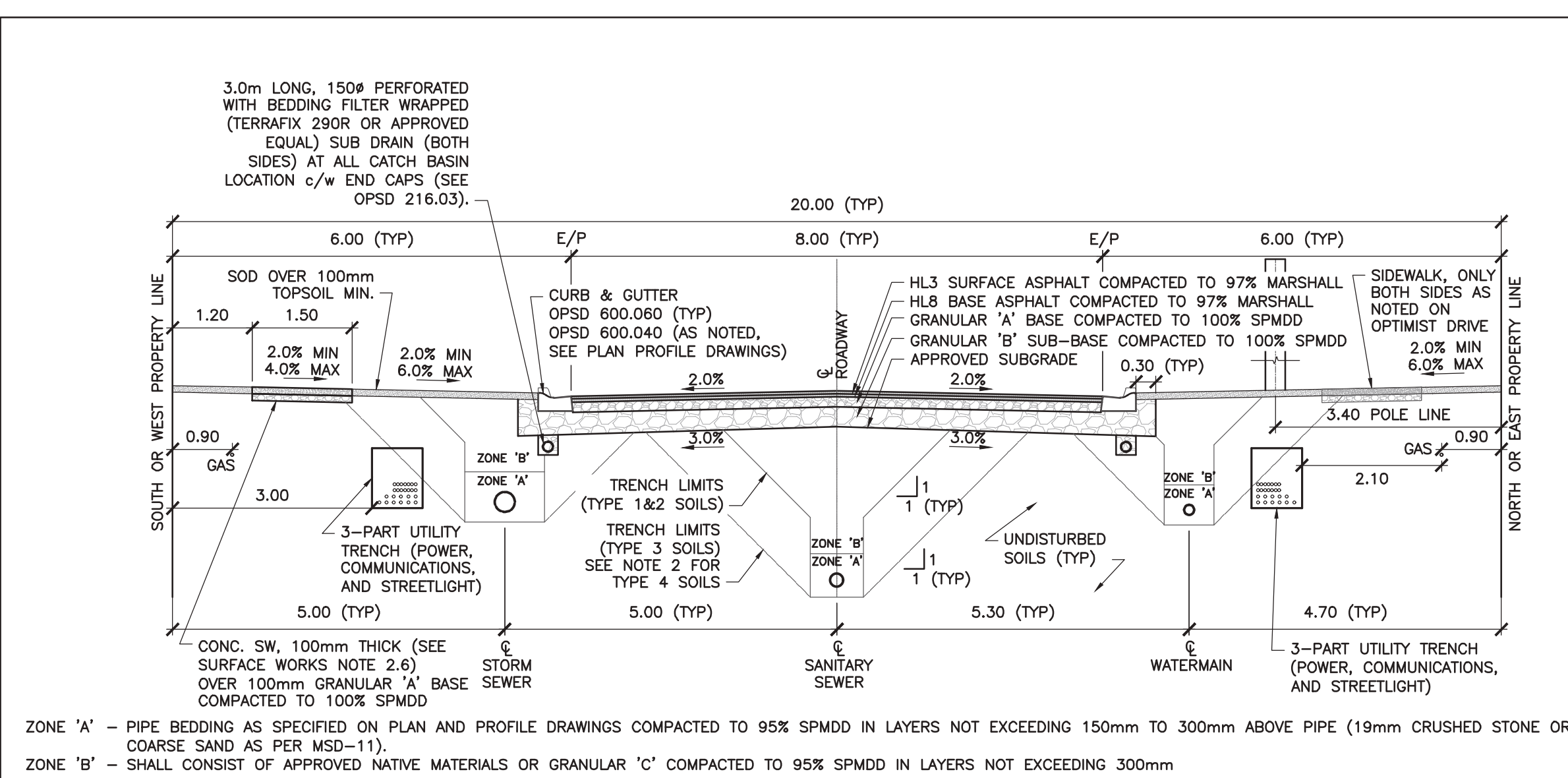
LIST OF STANDARD DETAILS:

ONTARIO PROVINCIAL STANDARDS:	
OPSD 216.030	ASPHALT AND CONCRETE PAVEMENT WITH PIPE SUBDRAIN
OPSD 219.100	LIGHT-DUTY STRAW BALE BARRIER
OPSD 219.110	LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.130	HEAVY-DUTY SILT FENCE BARRIER
OPSD 219.210	TEMPORARY ROCK FLOW CHECK DAM, V-DITCH
OPSD 219.240	SEDIMENT TRAP FOR DEWATERING
OPSD 310.010	CONCRETE SIDEWALK
OPSD 310.033	CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS
OPSD 310.039	CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT
OPSD 310.050	CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAIL
OPSD 400.020	CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 400.090	CAST IRON, CURB INLET OVERFLOW FOR CATCH BASINS
OPSD 401.010	CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES
OPSD 403.010	GALVANIZED STEEL HONEYCOMB GRATING FOR DITCH INLETS
OPSD 600.040	CONCRETE BARRIER CURB WITH STANDARD GUTTER
OPSD 600.060	CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER
OPSD 701.010	PRECAST CONCRETE MAINTENANCE HOLE, 1200mm CURB WITH STANDARD GUTTER
OPSD 701.011	PRECAST CONCRETE MAINTENANCE HOLE, 1500mm DIAMETER
OPSD 701.012	PRECAST CONCRETE MAINTENANCE HOLE, 1600mm DIAMETER
OPSD 701.013	PRECAST CONCRETE MAINTENANCE HOLE, 2400mm DIAMETER
OPSD 701.021	MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES
OPSD 704.010	MAINTENANCE HOLES, CATCH BASINS AND VALVE CHAMBERS, PRECAST ADJUSTMENT UNITS
OPSD 705.010	PRECAST CONCRETE CATCH BASIN, 600mmx600mm
OPSD 705.030	PRECAST CONCRETE DITCH INLET, 600mmx600mm
OPSD 708.010	CATCH BASIN CONNECTION FOR RIGID MAIN PIPE SEWER
OPSD 708.011	SUPPORT FOR PIPE AT CATCH BASIN OR MAINTENANCE HOLE
OPSD 708.030	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES
OPSD 804.040	CATCH BASIN CONNECTION, FLEXIBLE PIPE SEWER
OPSD 804.050	CONCRETE HEADWALL FOR SEWER OR CULVERT PIPE
OPSD 804.050	GRATING FOR CONCRETE ENDWALL
OPSD 810.010	GENERAL RIP-RAP LAYOUT FOR SEWER AND CULVERT OUTLETS
OPSD 1003.010	CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE TEE
OPSD 1003.020	CAST-IN-PLACE MAINTENANCE HOLE DROP STRUCTURE WYE
OPSD 1006.010	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES
OPSD 1104.010	WATER SERVICE CONNECTION, 19mm AND 25mm DIAMETER SIZES
OPSD 1105.010	HYDRANT INSTALLATION
OPSD 1108.012	CATHODIC PROTECTION FOR PVC WATERMAIN SYSTEMS
OPSD 1109.030	INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES
OPSD 3090.101	FOUNDATION FROST PENETRATION DEPTHS FOR SOUTHERN ONTARIO

TOWNSHIP OF SOUTHWOLD DETAILS:	
MSD-1A	UTILITY LOCATIONS FOR RESIDENTIAL ROADS
MSD-4	RESIDENTIAL CUL-DE-SAC
MSD-6	LOCAL AND MINOR-LOCAL ROADWAY RESIDENTIAL
MSD-9	WALKWAY DETAILS
MSD-10	RESIDENTIAL DRIVEWAY ENTRANCE
MSD-11	PIPE BEDDING DETAILS
MSD-15	LOT SERVING
MSD-17	PRIVATE DRAIN CONNECTIONS AT STREET LINE
MSD-18	600x840 PRECAST CONCRETE CURB INLET CATCH BASIN
W-17	WATER SAMPLING STATION DETAIL

LIST OF ITEMS REQUIRING ENGINEER'S REVIEW

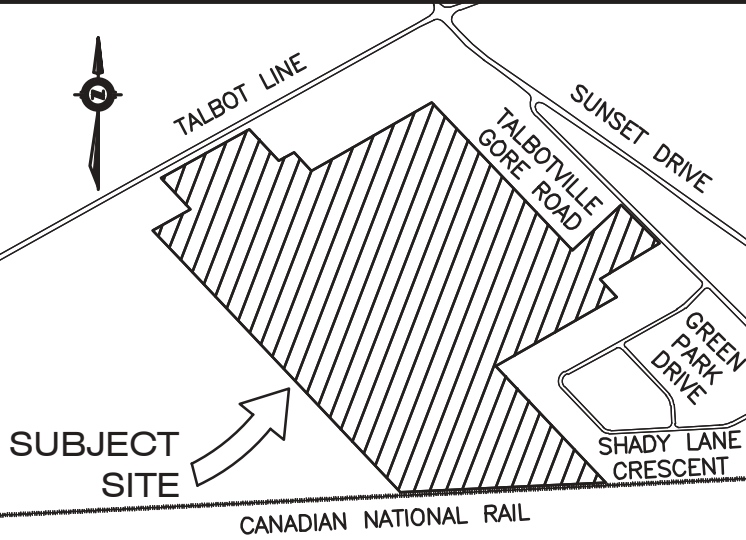
NOTE: CONTRACTOR TO PROVIDE MIN. 48 HOURS NOTICE PRIOR TO REQUESTED FIELD REVIEW TIME.
EROSION AND SEDIMENT CONTROL MEASURES, UPON COMPLETION
SERVICING IN MUNICIPAL RIGHT-OF-WAY (R.O.W.), EXISTING AND FUTURE, DURING CONSTRUCTION
GRADING - CURB & GUTTER STRINGLINE, PRIOR TO CURB INSTALLATION
GRADING - ROAD SUBGRADE, PRIOR TO GRANULARS
GRADING - GRANULAR 'B', PRIOR TO GRANULAR 'A'
GRADING - GRANULAR 'A', PRIOR TO BASE ASPHALT
GRADING - BASE ASPHALT, PRIOR TO TOP COAT ASPHALT
GRADING - TOP COAT ASPHALT
GRADING - BOULEVARDS (ROUGH GRADING)
MANDREL, LEAKAGE, AND LOW PRESSURE AIR TESTING (SEWERS) - DURING TEST
WATERMAIN COMMISSIONING, DURING PROCEDURE



ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE ENVIRONMENTAL IMPACT STUDY

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN



KEY PLAN

N.T.S.

SITE BENCHMARK:

MONUMENT #1:

NAME: 00B19648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00B19658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

C-VALUES FOR AREAS EX117-EX119
CALCULATED USING ZONING BOUNDARY
WHERE RESIDENTIAL PROPERTIES AREA
CALCULATED AT 0.45 VALUE AND
AGRICULTURAL PROPERTIES ARE TAKEN
AT 0.20 VALUE

CATCHMENT BOUNDARIES FOR AREAS
EX117-EX119 BASED ON LARSON
DRAIN DRAWING BY SPRIET ASSOCIATES
JOB No:208041 MODIFIED BASED ON
TOPOGRAPHIC SURVEY AND PROPOSED
SUBDIVISION GRADING

C-VALUES CALCULATED USING AERIAL
IMAGERY WHERE EXTERNAL AREAS
ARE OUTSIDE OF TOPOGRAPHIC
INFORMATION (TYP)

CATCHMENT BOUNDARY BASED ON
WALLIS DRAIN DRAWING BY SPRIET
ASSOCIATES JOB No:90014 MODIFIED
BASED ON TOPOGRAPHIC SURVEY AND
PROPOSED SUBDIVISION GRADING

C-VALUE CALCULATED USING ZONING
BOUNDARY WHERE RESIDENTIAL
PROPERTIES AREA CALCULATED AT 0.45
VALUE AND AGRICULTURAL PROPERTIES
ARE TAKEN AT 0.20 VALUE

EXTERNAL CATCHMENT BOUNDARIES
OUTSIDE OF TOPOGRAPHIC SURVEY
ASSUMED BASED ON VISUAL
ASSESSMENT

DRAINAGE PARCEL
No. $\frac{A \times X.X}{XXX.XX}$ RUNOFF
COEFFICIENT 'c'
TOTAL DRAINAGE
PARCEL AREA (ha)

CATCHMENT AREA MARKER
(SWMM 5)
N.T.S.

DRAINAGE PARCEL
No. $\frac{A \times X.X}{XXX.XX}$ RUNOFF
COEFFICIENT 'c'
TOTAL DRAINAGE
PARCEL AREA (ha)

CATCHMENT AREA MARKER
N.T.S.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	22/09/2022					
CAD	SBM-19-0116					

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SCALE
20.0 0 40.0m
SCALE - 1:2000

TITLE
PRE-DEVELOPMENT CATCHMENT AREA PLAN

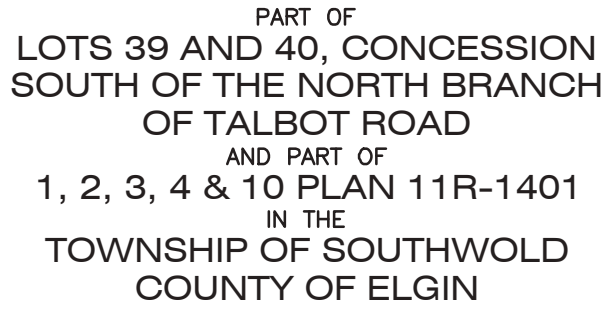
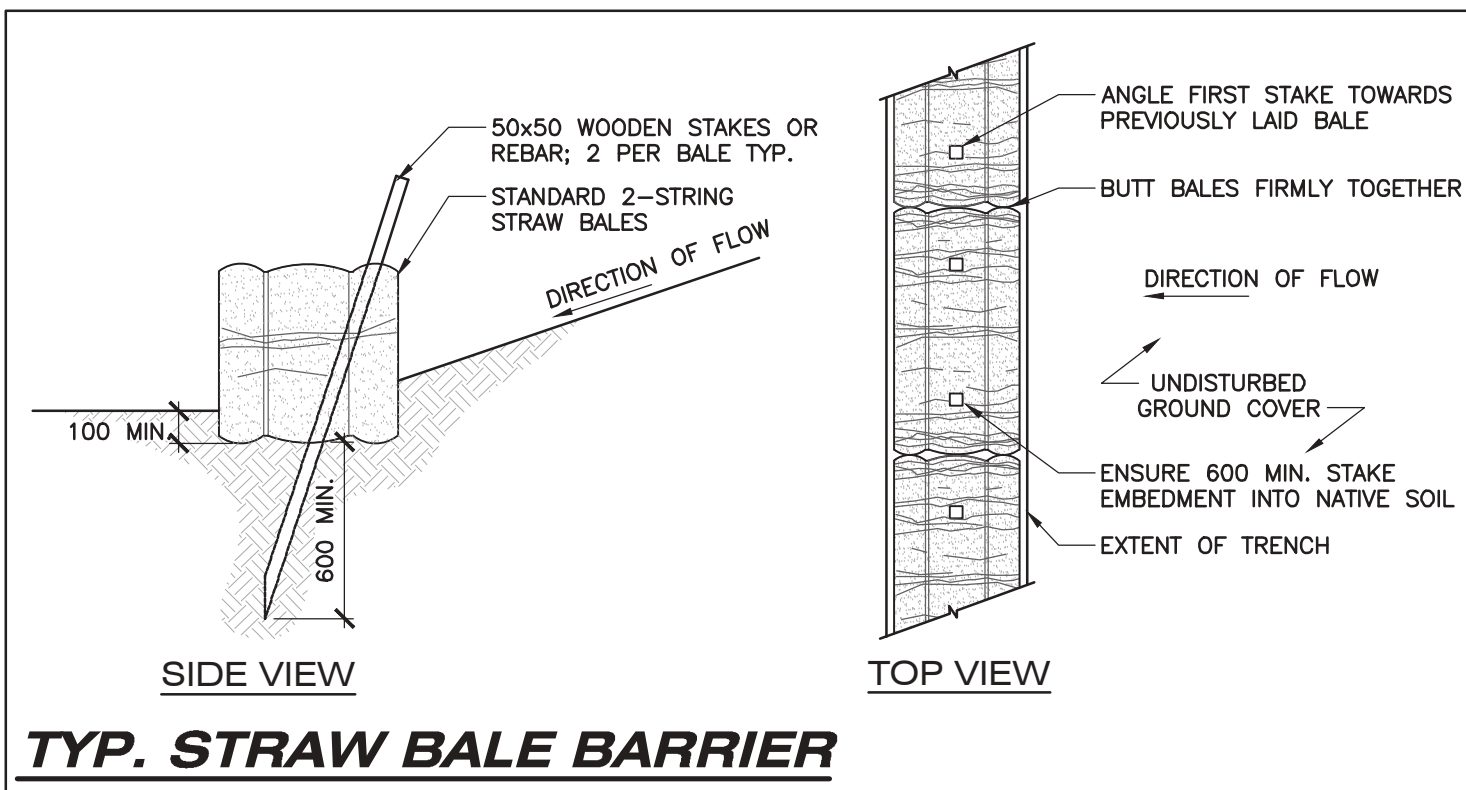
TALBOTVILLE MEADOWS

34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116

SHEET No.
C3A

PLAN FILE No.
—



MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF
GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4
CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS
3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF
CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST
CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00819658064

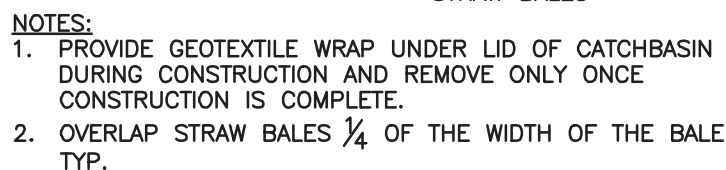
TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m



N.T.S.

**EN**

N.T.S.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY
	DESIGN JSF	10	ISSUED FOR SI#02	04/10/22	FZ
	DRAWN JSF				
	CHECKED BH/NGU				
	APPROVED BH/NGU				
	DATE 22/09/2022				
	CAD SBM-19-0116				



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E: CARANCIGROUP@GMAIL.COM

SCALE

SCALE - 1:1000
10.0 0 20.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN - NORTH

TALBOTVILLE MEADOWS

34T-S01802
SOUTHWOLD, ON.

PROJECT No. _____

SBM-19-0116

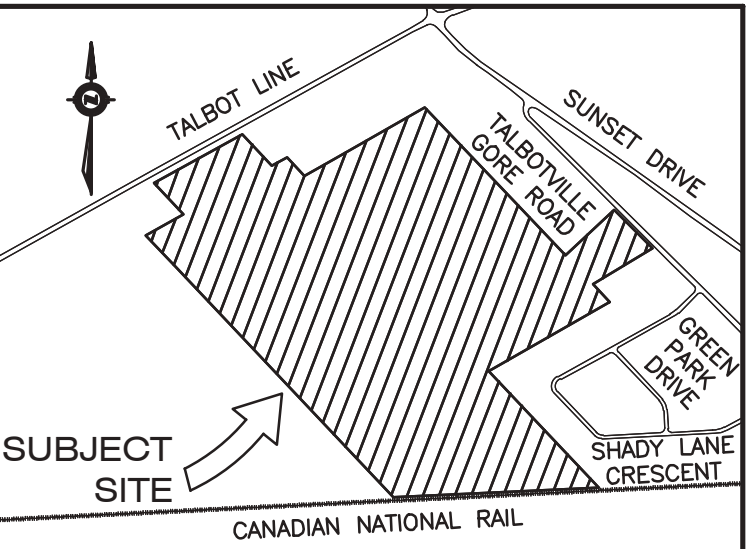
SHEET No.

C3B

PLAN FILE No.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN



KEY PLAN

N.T.S.

SITE BENCHMARK:

MONUMENT #1:

NAME: 00B19648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4. CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

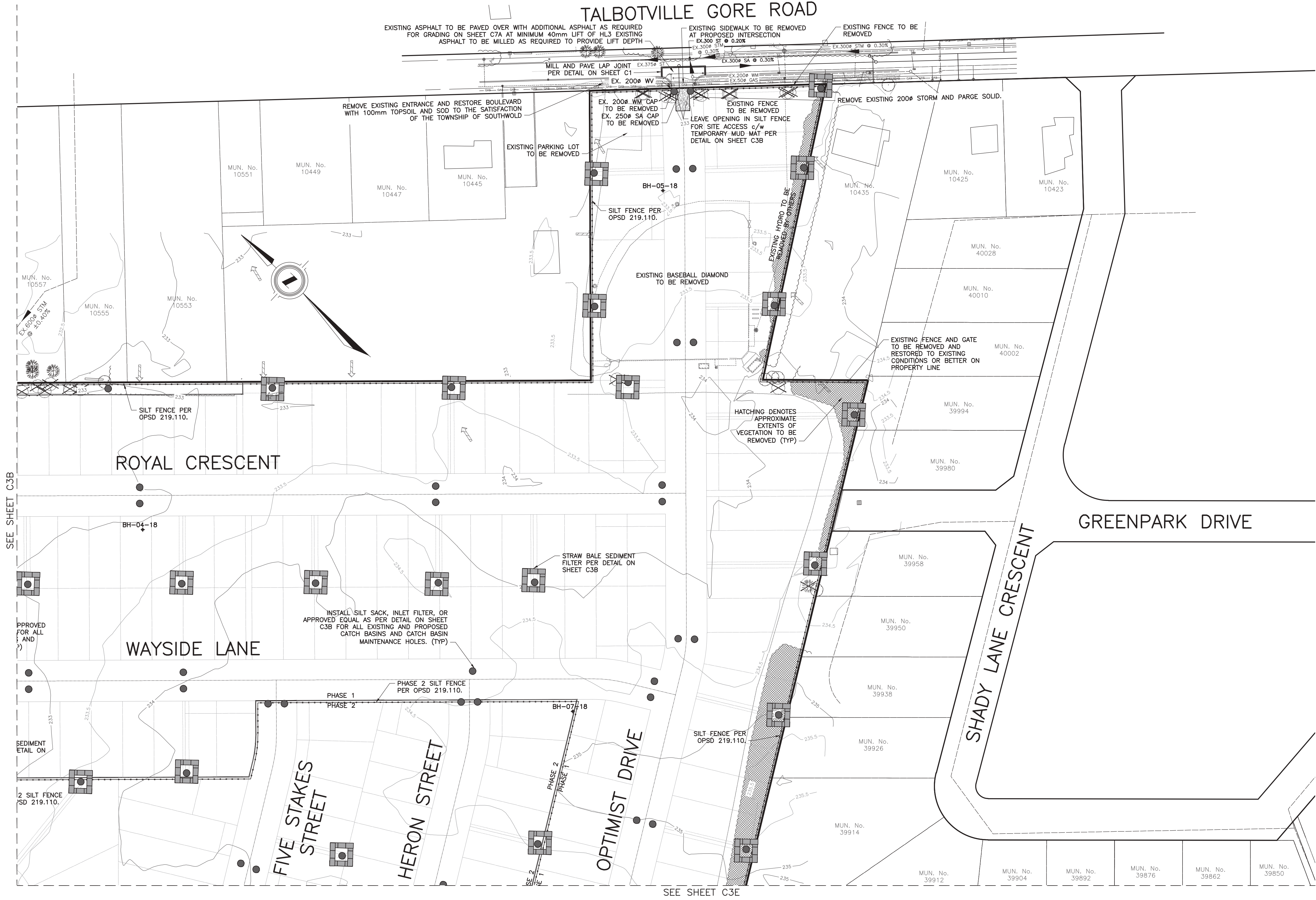
MONUMENT #2:

NAME: 00B19658064

TYPE: TABLET

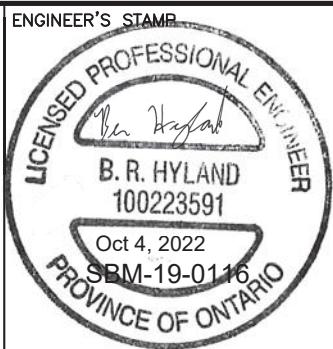
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

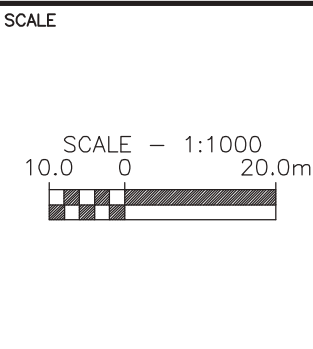


REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	22/09/2022					
CAD	SBM-19-0116					



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E: CARANCIGROUP@GMAIL.COM



TITLE
**EXISTING CONDITIONS, REMOVALS, AND
SEDIMENT & EROSION CONTROL PLAN - EAST**
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C3C
PLAN FILE No.
—

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN



MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

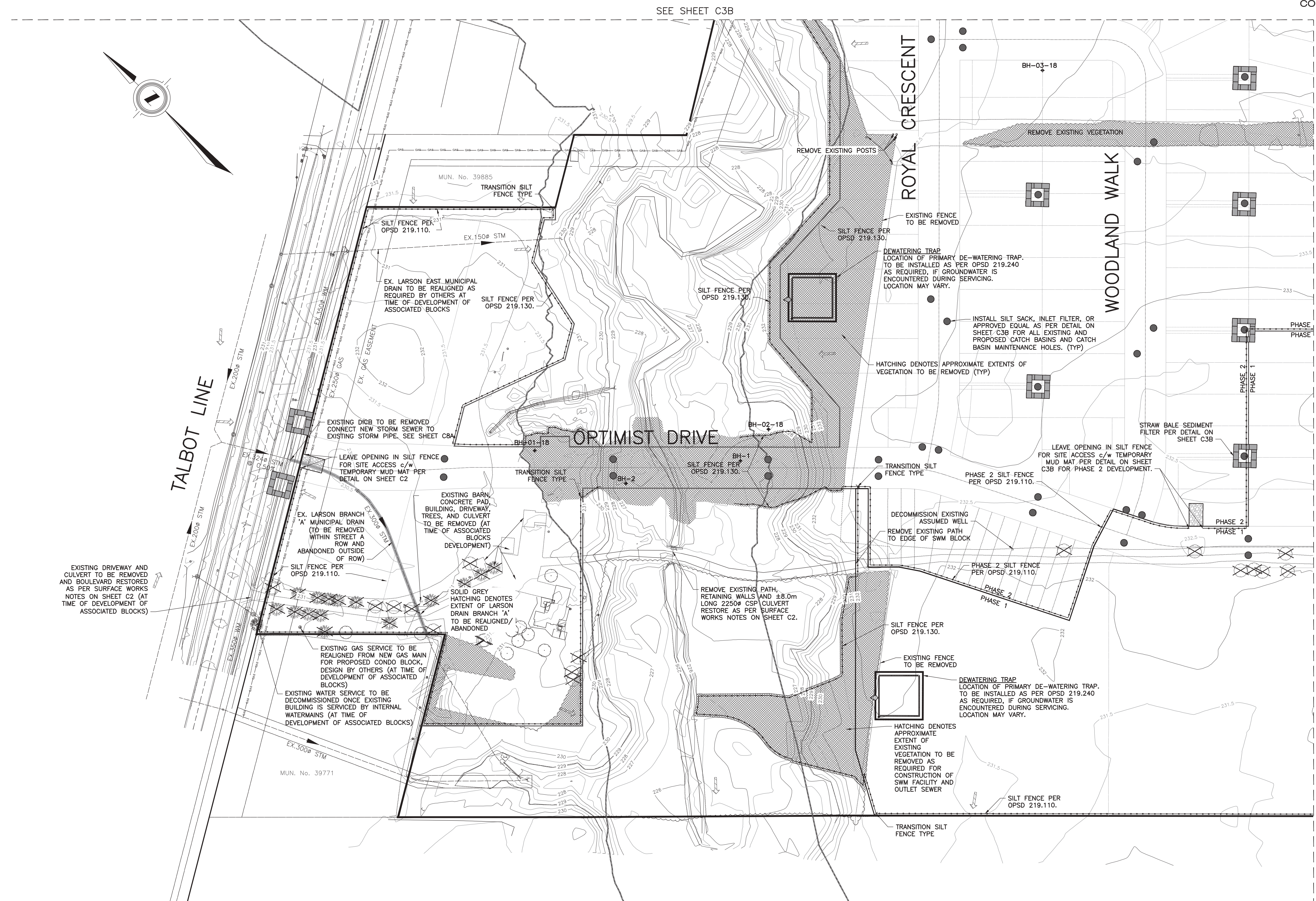
NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

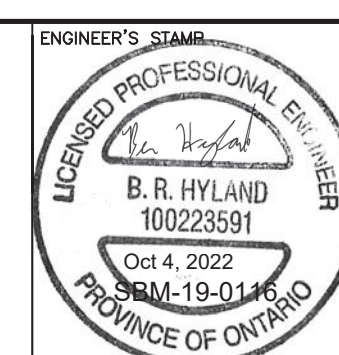
ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE ENVIRONMENTAL IMPACT STUDY



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS	CONSTRUCTED	SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY			
2019	cad	SBM-19-0116	F	DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	F	
				DRAWN	JSF					
				CHECKED	BH/NGu					
				APPROVED	BH/NGu					
				DATE	22/09/2022					
				CAD	SBM-19-0116					

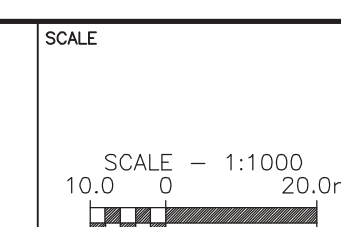
sbm STRIK BALDINELLI MONIZ
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TITLE	EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN - WEST
-------	--

TALBOTVILLE MEADOWS

34T-S01802
SOUTHWOLD, ON.

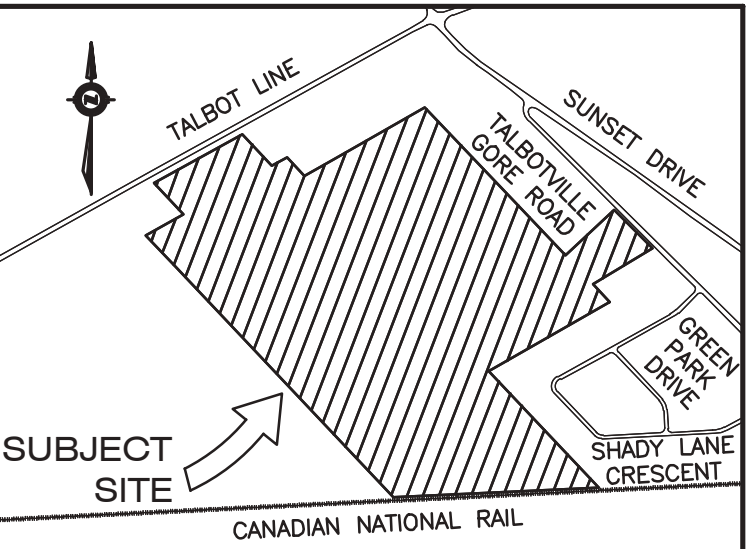
PROJECT No. CRM-10-0110

SHEET No. C3D

PLAN FILE No.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
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AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN



KEY PLAN

N.T.S.

SITE BENCHMARK:

MONUMENT #1:

NAME: 00B19648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION, N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

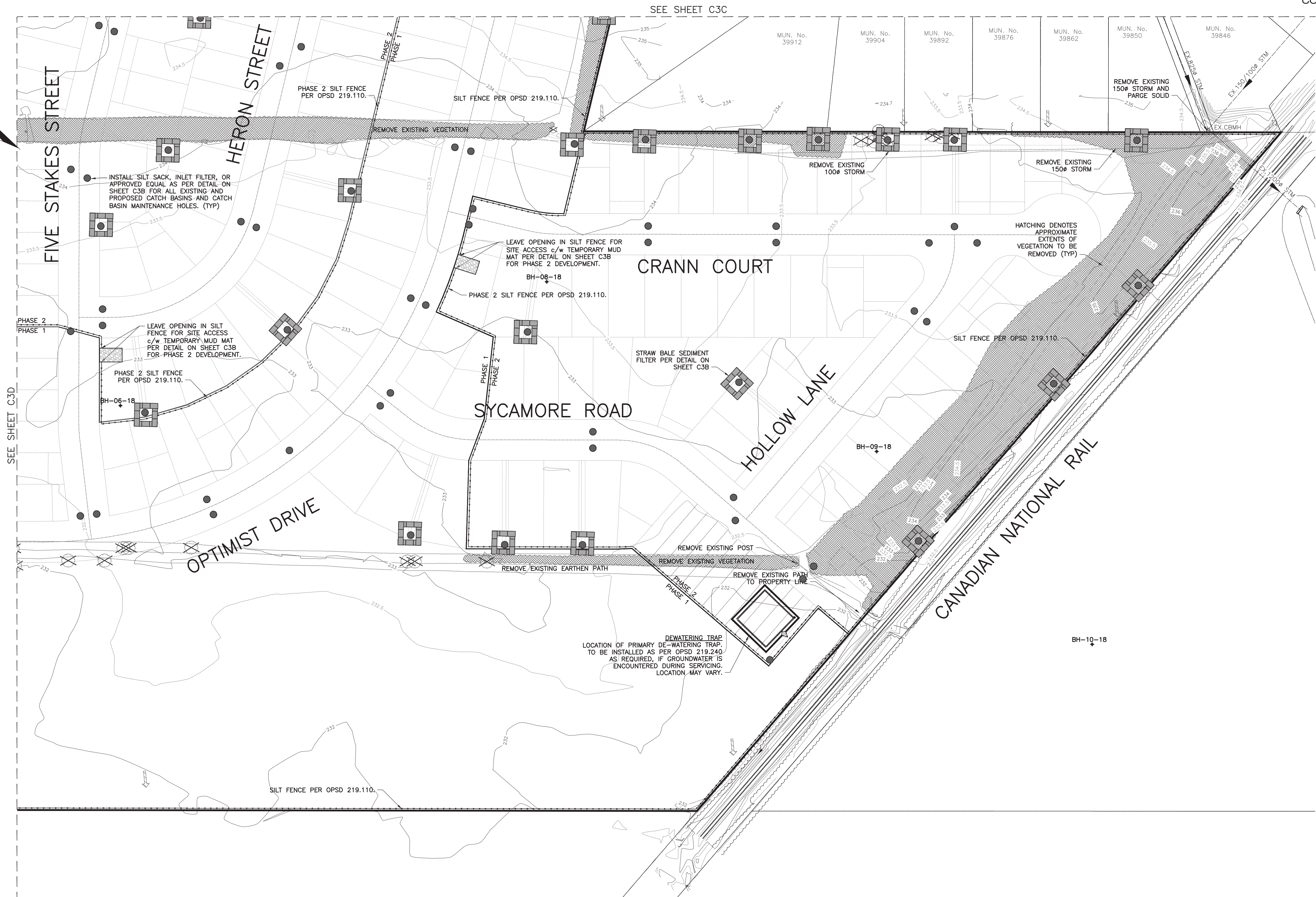
MONUMENT #2:

NAME: 00B19658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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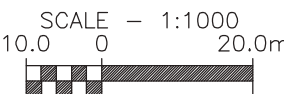


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SCALE



TITLE

**EXISTING CONDITIONS, REMOVALS, AND
SEDIMENT & EROSION CONTROL PLAN - SOUTH**
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.

SBM-19-0116

SHEET No.

C3E

PLAN FILE No.

—

SERVICING NOTES:

ALL SERVICING LOCATIONS SHALL BE INSTALLED AS PER TOWNSHIP OF SOUTHWOLD DETAIL MSD-15 'LOT SERVICING'. ALL FLEXIBLE PIPE SHALL BE INSTALLED WITH BEDDING IN ACCORDANCE WITH TOWNSHIP OF SOUTHWOLD DETAIL MSD-11 'PIPE BEDDING DETAILS'. FOR CLARITY ONLY PDC'S NOT CONFORMING TO THE TOWNSHIP OF SOUTHWOLD DETAIL MSD-15 AND AT THE TOP OF THE RUN OF SEWER ARE SHOWN.

SANITARY SERVICES:

- ALL SINGLE FAMILY SANITARY SERVICES SHALL BE 100# PVC DR28 @ 2.0% MIN. SLOPE. CONNECTIONS AS PER TOWNSHIP OF SOUTHWOLD DETAIL MSD-17 'PRIVATE DRAIN CONNECTIONS AT STREET LINE' AND OPSD 1006.020 'SEWER SERVICE CONNECTION FOR FLEXIBLE MAIN PIPE SEWER' OR OPSD 1006.010 (MIN COVER AT PROPERTY LINE OF 2.7m).
- ALL COMMERCIAL AND MULTI-FAMILY SERVICES SHALL BE 150# MIN. WITH INSPECTION MAINTENANCE HOLE PLACED AT PROPERTY LINE ON PRIVATE PROPERTY
- SANITARY PDC'S ARE NOT TO BE CONSTRUCTED INTO ANY SANITARY MAINTENANCE HOLE.

STORM SERVICES:

- ALL SINGLE FAMILY STORM SERVICES SHALL BE 100# PVC DR35 @ 2.0% MIN. SLOPE. CONNECTIONS AS PER TOWNSHIP OF SOUTHWOLD DETAIL MSD-17 'PRIVATE DRAIN CONNECTIONS AT STREET LINE' AND OPSD 1006.020 'SEWER SERVICE CONNECTION FOR FLEXIBLE MAIN PIPE SEWER' OR OPSD 1006.010. RAINWATER LEADERS SHALL DRAIN TO GRADE, DIRECTED AWAY FROM SIDEWALKS AND DRIVEWAYS. (STORM PDC'S TO CROSS UNDER WATERMAIN WITH MIN 0.15m SEPARATION)
- ALL COMMERCIAL AND MULTI-FAMILY SERVICES SHALL BE 150# MIN. WITH INSPECTION MAINTENANCE HOLE PLACED AT PROPERTY LINE ON PRIVATE PROPERTY
- STORM PDC'S ARE NOT TO BE CONSTRUCTED INTO ANY STORM MAINTENANCE HOLE.

STRUCTURE NOTE:

- ALL CATCH BASINS (CB) TO BE 600x600 TO OPSD 705.010, WITH FRAME AND GRATE TO OPSD 400.020.
- ALL TWIN INLET CATCH BASINS (TICB) TO BE 600x1450 TO OPSD 705.020, WITH FRAME AND GRATE TO OPSD 400.020 (X2).
- ALL CATCH BASIN MANHOLES (CBMH) TO BE 1200# UNLESS NOTED OTHERWISE (SEE STRUCTURE CHARTS ON SHEETS C5D AND C6D), TO OPSD 701.010, WITH FRAME AND GRATE TO OPSD 400.020.
- ALL DITCH INLET CATCH BASINS (DICB) TO BE 600x600 UNLESS NOTED OTHERWISE (SEE STRUCTURE CHARTS ON SHEETS C5D AND C6D) TO OPSD 705.030, WITH FRAME AND GRATE TO OPSD 403.010.
- ALL CURB INLET CATCH BASINS (CICB) TO BE 600x840 TO TOWNSHIP OF SOUTHWOLD DETAIL MSD-18, WITH FRAME AND GRATE PER OPSD 400.021 AND OVERFLOW PLATE PER OPSD 400.090.
- ALL CATCH BASIN MANHOLES (CBMH) NOTED AS 1200# TO OPSD 701.010, WITH FRAME AND GRATE TO OPSD 400.020.
- ALL MANHOLES (STMH/SAMH) TO BE 1200# UNLESS NOTED OTHERWISE (SEE STRUCTURE CHARTS ON SHEETS C5D AND C6D), TO OPSD 701.010, WITH FRAME AND GRATE TO OPSD 401.010 TO BE LOCATED TO AVOID CONFLICT WITH CURB & GUTTER.
- TWIN INLET CATCHBASIN MANHOLE (TICBMH) TO BE 1500# TO OPSD 703.021, WITH FRAME AND GRATE TO OPSD 400.020
- ALL CATCH BASINS, CURB INLET CATCH BASINS, AND CATCH BASIN MAINTENANCE HOLES TO HAVE 0.6m SUMP (WATERMAIN SHALL BE INSULATED ADJACENT TO THESE STRUCTURES)
- ALL MAINTENANCE HOLES, BOTH SANITARY AND STORM, TO BE BENCHED AS PER OPSD 701.021.
- ALL SANITARY MAINTENANCE HOLES TO HAVE A PARSONS INSERT INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROW CATCH BASIN LEADS SHALL BE 250# MIN @ 1.0% MIN AND CONNECT AS PER OPSD 708.010 'CATCH BASIN CONNECTION FOR RIGID MAIN PIPE SEWER' OR OPSD 708.030 'CATCH BASIN CONNECTION FOR FLEXIBLE MAIN PIPE SEWER'.

WATER SERVICES:

- ALL WATER SERVICES SHALL BE 25# CROSS-LINKED POLYETHYLENE (PEX) c/w SOLID 10ga COPPER TRACER WIRE FULL LENGTH. MAIN STOP TO BE PER DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD DESIGN SECTION 4.4 g). CURB STOP LOCATED 0.3m FROM PROPERTY LINE ON CITY SIDE OF PROPERTY LINE TO BE PER DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD DESIGN SECTION 4.4 h). SERVICE CURB BOX TO BE PER DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD DESIGN SECTION 4.4 i). SERVICE SADDLE CLAMPS TO BE PER DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD DESIGN SECTION 4.4 j). WATER SERVICES SHALL BE INSULATED AGAINST CATCH BASINS AND MAINTENANCE HOLES WITHIN 2.5m OF CATCH BASINS OR MAINTENANCE HOLES. WHERE WATER SERVICES ARE INSTALLED WITHIN 2.5m OF STORM PDC WATER SERVICE SHALL BE OFFSET TO PROVIDE SEPARATION AS REQUIRED AS PER WATERMAIN AND SEWER CROSSING NOTE ON THIS SHEET AND INSULATED AS REQUIRED

WATERMANS:

- ALL WATERMAIN AND APPURTENANCES SHALL BE CONSTRUCTED AS PER DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD DESIGN. WATERMANS SHALL BE INSULATED AGAINST CATCH BASINS WITHIN 2.5m OF CATCH BASINS

OFF-SITE WORKS NOTE:

- ROAD OCCUPANCY PERMIT FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:

- INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:

- ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE TOWNSHIP OF SOUTHWOLD. THE DESIGN AND CONSTRUCTION STANDARDS FOR THE TOWNSHIP OF SOUTHWOLD ARE TO BE APPLIED TO WORKS WITHIN THE TOWNSHIP ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.

SERVICE STUBS TO BE CAPPED AT PROPERTY LINE AS PER MSD-17 FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

- OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY CONSTRUCTION MEASURES SUCH AS, BUT NOT LIMITED TO, PIPE COVER AT NO ADDITIONAL CHARGE TO THE CONTRACT.

STORM SERVICING NOTE:

- NO BUILDING DRAIN (SUMP/WEeping TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

- ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF SOUTHWOLD ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 1.7m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

STORM DRAINAGE NOTE:

- STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTORS WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

- THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE TOWNSHIP RIGHT-OF-WAY. THE OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE TOWNSHIP/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

WATERMAIN & SEWER CROSSING NOTE:

- UNDER PRACTICAL CONDITIONS, WATERMANS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER OPSD 1109.030 (WHERE REQUIRED).
- WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER, THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY:
 - PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN;
 - PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND
 - ENSURING THAT THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

- REFERENCE: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S 'WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT'

- INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE ONTARIO PROVINCIAL STANDARDS DRAWING 1109.030 'INSULATION FOR SEWERS AND WATERMANS IN SHALLOW TRENCHES WHERE 1.70m (1.22m FOR SEWERS) COVER CAN NOT BE PROVIDED.

- FOR CLARITY, NOT ALL EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY MAY BE SHOWN

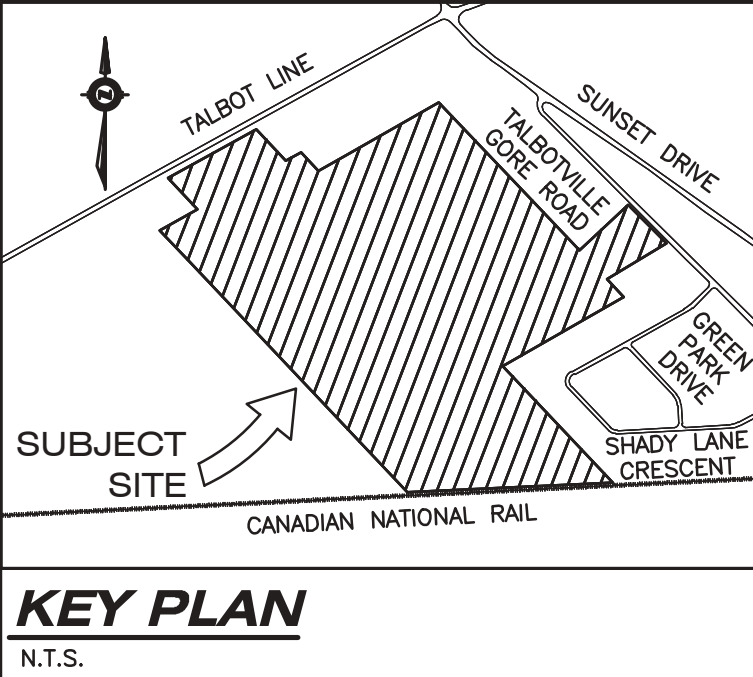
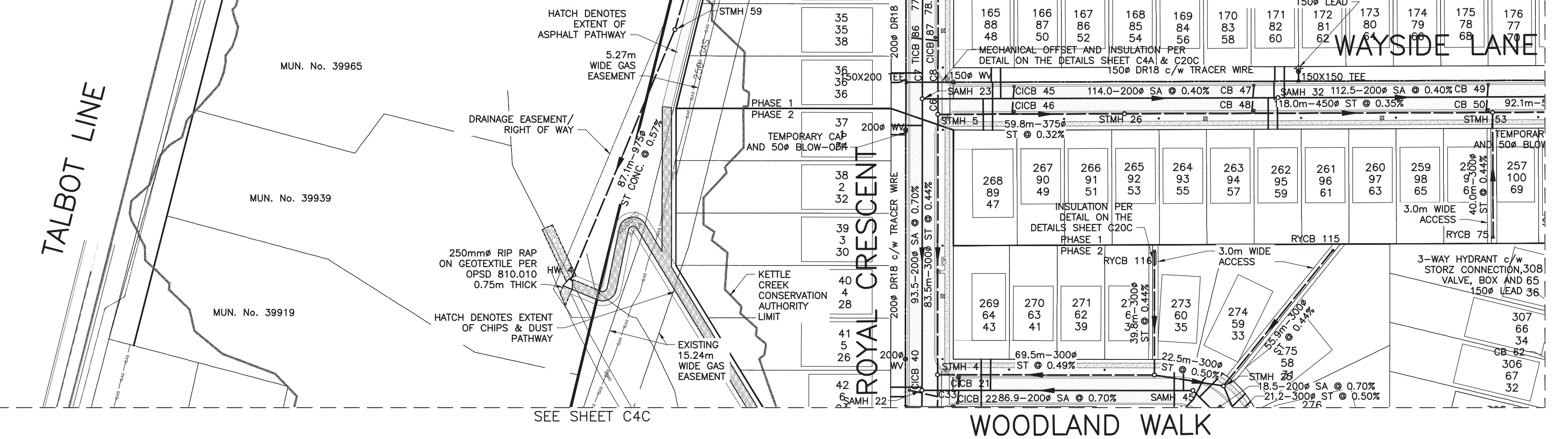
- OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

- BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C2, WHICHEVER IS GREATER, ALL AT NO COST TO THE TOWNSHIP.

PIPE CROSSINGS & VERTICAL CLEARANCES

CROSSING No.	SEWER/WATERMAIN ELEVATIONS				VERTICAL CLEARANCES	*VERTICAL OFFSET
C1	200mm STM INV.	231.00	200mm SAN OBV.	226.47	4.53	N/A
C2	200mm WM INV.	232.15	200mm STM OBV.	231.32	0.83	NO
C3	200mm STM INV.	230.72	900mm SAN OBV.	226.83	3.89	N/A
C4	200mm WM INV.	233.04	450mm STM OBV.	231.20	1.84	NO
C5	200mm WM INV.	233.05	200mm SAN OBV.	229.57	3.48	NO
C6	300mm STM INV.	231.49	200mm SAN OBV.	230.73	0.76	N/A
C7	150mm WM INV.	232.38	200mm SAN OBV.	230.85	1.53	NO
C8	150mm WM INV.	232.36	300mm STM OBV.	231.81	0.55	NO
C9	525mm STM INV.	230.71	200mm SAN OBV.	230.46	0.25	N/A
C10	150mm WM INV.	232.97	525mm STM OBV.	231.25	1.72	NO
C11	150mm WM INV.	232.94	200mm SAN OBV.	229.84	3.10	NO
C12	600mm STM INV.	230.52	200mm SAN OBV.	230.16	0.36	N/A
C13	150mm WM INV.	232.97	600mm STM OBV.	231.13	1.84	NO
C14	150mm WM INV.	232.92	200mm SAN OBV.	229.44	3.48	NO
C15	600mm STM INV.	230.33	250mm SAN OBV.	227.17	3.16	N/A
C16	200mm WM INV.	232.56	600mm STM OBV.	230.94	1.62	NO
C17	200mm WM INV.	232.59	200mm SAN OBV.	228.96	3.63	NO
C18	150mm WM INV.	231.68	825mm STM OBV.	230.65	1.03	NO
C19	150mm WM INV.	231.72	250mm SAN OBV.	227.67	4.05	NO
C20	825mm STM INV.	229.82	200mm SAN OBV.	228.68	1.14	N/A
C21	900mm STM INV.	229.65	250mm SAN OBV.	228.11	1.54	N/A
C22	200mm WM INV.	231.63	900mm STM OBV.	230.56	1.07	NO
C23	200mm WM INV.	231.68	250mm SAN OBV.	228.01	3.67	NO
C24	525mm STM INV.	229.44	250mm SAN OBV.	228.57	0.87	N/A
C25	200mm WM INV.	231.49	525mm STM OBV.	230.00	1.49	NO
C26	200mm WM INV.	231.48	200mm SAN OBV.	229.75	1.73	NO
C27	375mm STM INV.	229.29	250mm SAN OBV.	228.97	0.32	N/A
C28	200mm WM INV.	230.98	375mm STM OBV.	229.74	1.24	NO
C29	200mm WM INV.	230.99	200mm SAN OBV.	229.49	1.50	NO
C30	450mm STM INV.	230.43	250mm SAN OBV.	229.28	1.15	N/A
C31	200mm WM INV.	231.42	450mm STM OBV.	230.90	0.52	NO
C32	200mm WM INV.	231.32	200mm SAN OBV.	229.35	1.97	NO
C33	375mm STM INV.	231.28	200mm SAN OBV.	230.35	0.93	N/A
C34	150mm WM INV.	231.96	375mm STM OBV.	231.64	0.32	NO
C35	150mm WM INV.	232.00	200mm SAN OBV.	230.21	1.79	NO
C36	300mm STM INV.	230.83	200mm SAN OBV.	230.30	0.53	N/A
C37	150mm WM INV.	231.95	300mm STM OBV.	231.14	0.81	NO
C38	150mm WM INV.	231.95	200mm SAN OBV.	230.55	1.40	NO
C39	600mm STM INV.	230.00	200mm SAN OBV.	228.88	1.12	N/A
C40	525mm STM INV.	230.09	250mm SAN OBV.	228.87	1.22	N/A
C41	200mm WM INV.	227.37	100mm SAN OBV.	226.55	0.82	NO
C42	150mm WM INV.	231.30	375mm STM OBV.	231.00	0.30	*YES
C43	150mm WM INV.	231.49	200mm SAN OBV.	230.00	1.49	NO
C44	200mm WM INV.	232.97	300mm STM OBV.	231.68	1.29	NO
C45	200mm WM INV.	232.11	200mm SAN OBV.	230.77	1.34	NO
C46	300mm STM INV.	231.35	200mm SAN OBV.	230.04	1.31	N/A
C47	300mm STM INV.	230.98	250mm SAN OBV.	226.61	4.37	N/A
C48	150mm WM INV.	231.00	300mm STM OBV.	230.69	0.31	NO
C49	300mm STM INV.	230.37	200mm SAN OBV.	229.05	1.32	N/A
C50	200mm WM INV.	227.60	200mm SAN OBV.	226.53	1.07	NO
C51	600mm STM INV.	226.90	200mm SAN OBV.	226.65	0.25	N/A
C52	300mm STM INV.	227.57	200mm SAN OBV.	227.13	0.44	N/A
C53	450mm STM INV.	227.67	200mm SAN OBV.	227.31	0.36	N/A
C54	200mm WM INV.	228.52	300mm STM OBV.	227.95	0.57	NO
C55	200mm WM INV.	228.60	200mm SAN OBV.	227.31	1.29	NO
C56	200mm WM INV.	228.72	200mm SAN OBV.	227.33	1.39	NO
C57	200mm WM INV.	228.91	300mm STM OBV.	228.71	0.20	NO
C58	300mm STM INV.	229.70	200mm WM OBV.	229.20	0.50	NO
C59	200mm WM INV.	227.46	250mm STM OBV.	227.14	0.32	NO
C60	200mm WM INV.	231.55	300mm STM OBV.	231.25	0.30	NO
C61	300mm STM INV.	230.93	250mm SAN OBV.	226.21	4.72	N/A
C62	200mm WM INV.	232.57	300mm STM OBV.	231.30	1.27	NO

*SEE MECHANICAL OFFSET DETAIL ON THIS SHEET AND INSULATION DETAIL ON SHEET C20C



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION. N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
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Email: sbm@sbmtd.ca

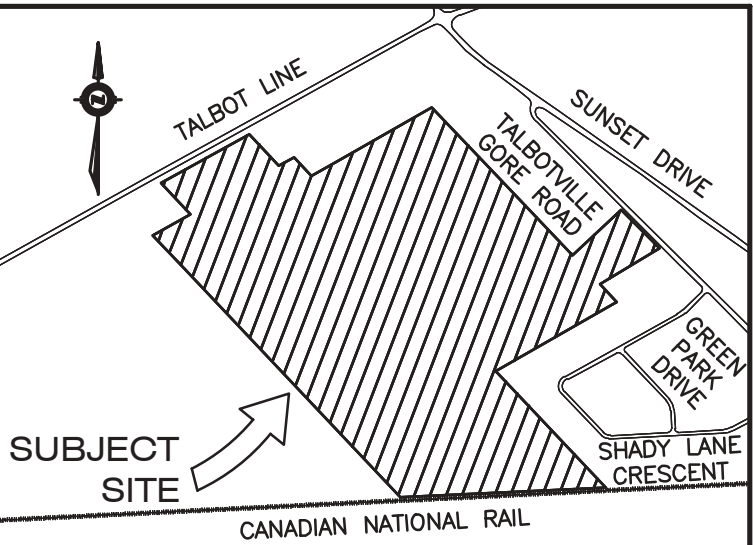


ENGINEER'S STAMP

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SCALE
SCALE - 1:1000
10.0 0 20.0m

TITLE	PROJECT No.
MASTER SERVICING PLAN - NORTH	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No.
34T-S01802 SOUTHWOLD, ON.	C4A
	PLAN FILE No.



KEY PLAN

N.T.S.

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LOTS 39 AND 40, CONCESSION
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OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
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COUNTY OF ELGIN

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GEODETIC ELEVATION: 233.346m

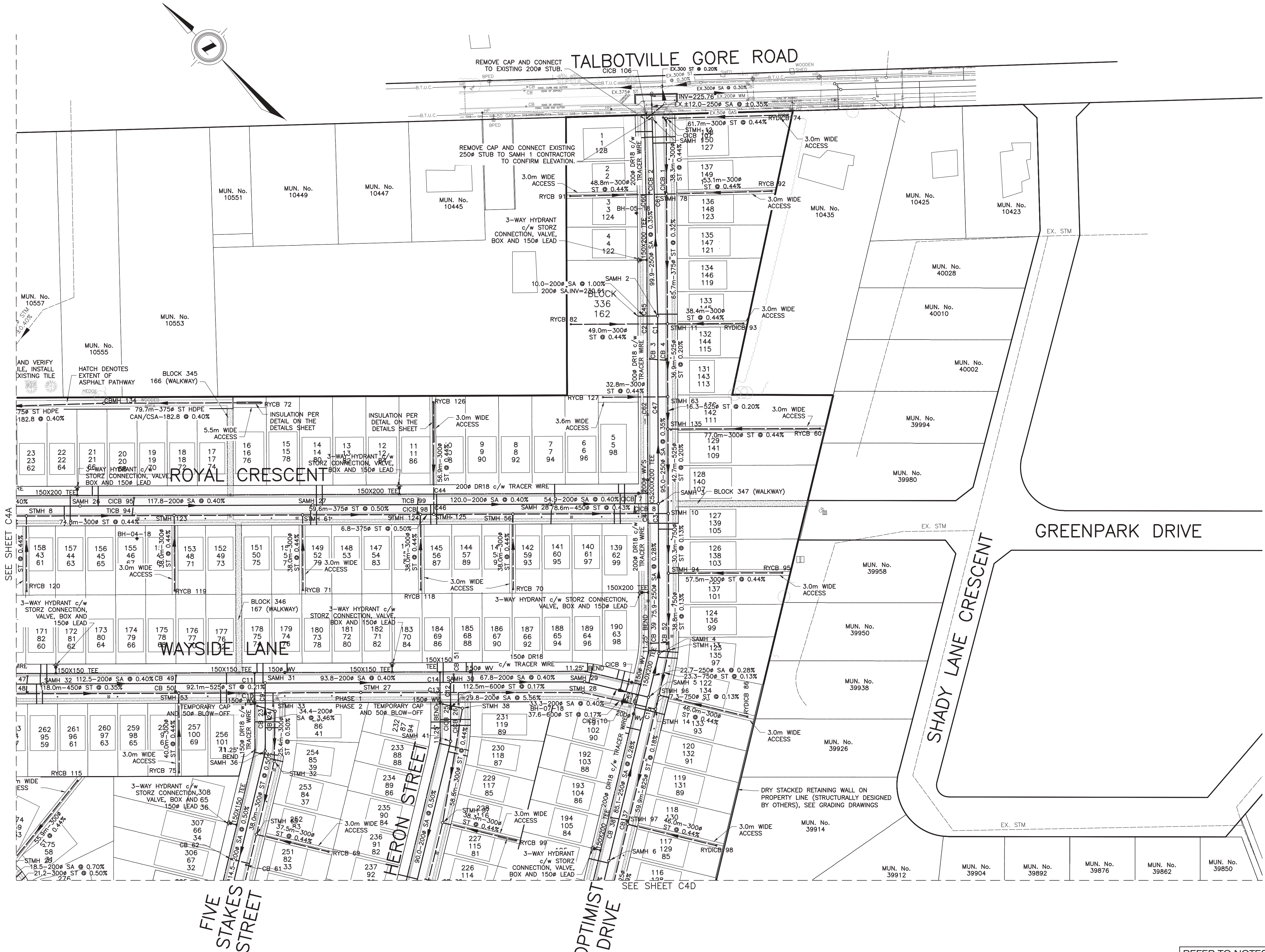
MONUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m



NOTE: FOR CLARITY NOT ALL WATER SERVICE LOCATIONS ARE SHOWN (CURB STOPS NOT SHOWN). FOR STANDARD SERVICING LOCATIONS SEE DETAIL ON THE DETAILS SHEET.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

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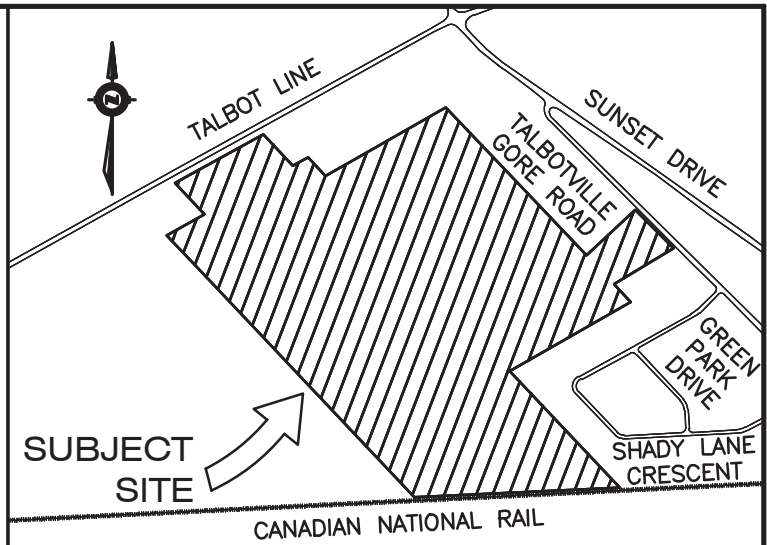


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SCALE
1:1000
10.0 0 20.0m

TITLE	PROJECT No.
MASTER SERVICING PLAN - EAST	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No.
34T-S01802 SOUTHWOLD, ON.	C4B
	PLAN FILE No.



KEY PLAN

LEGAL INFORMATION

PART OF
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SOUTH OF THE NORTH BRANCH
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IN THE
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COUNTY OF ELGIN

SITE BENCHMARK:

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GEODETIC ELEVATION: 233.346m

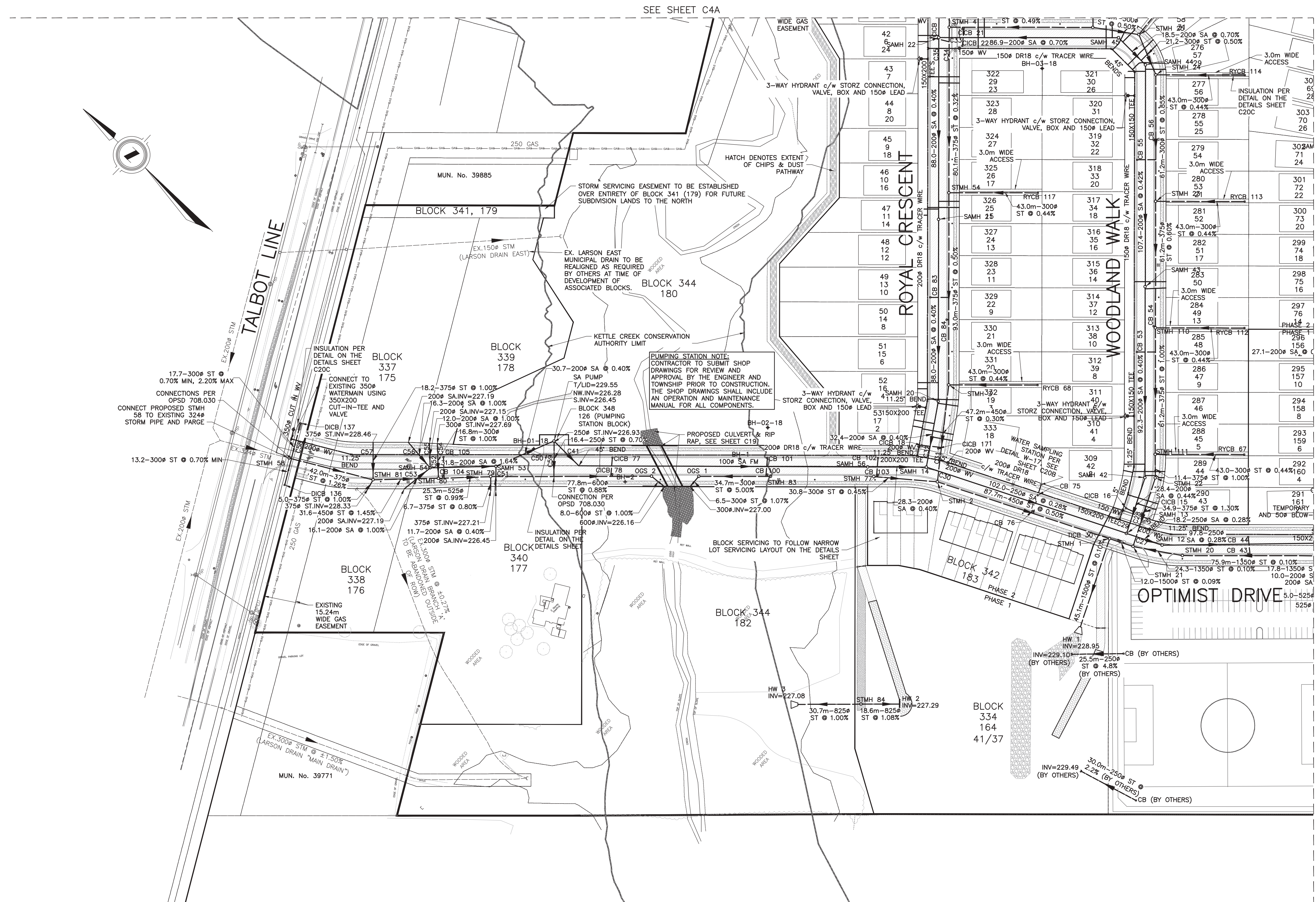
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GEODETIC ELEVATION: 235.584m

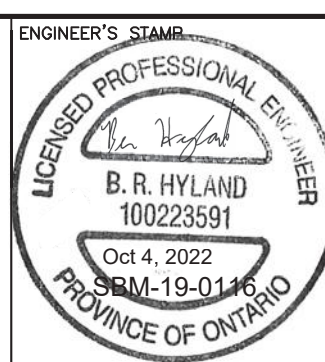


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CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
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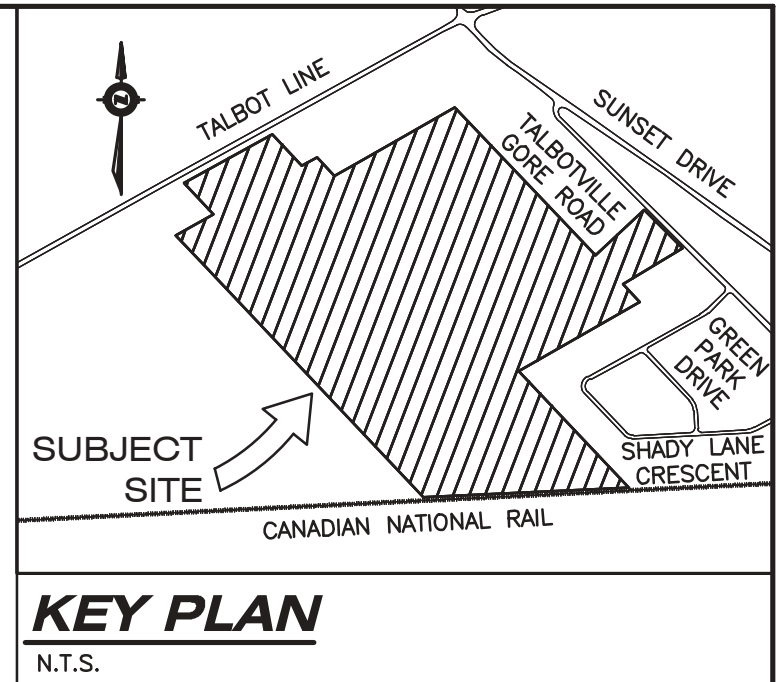


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SCALE
1:1000
10.0 0 20.0m

TITLE	PROJECT No.
MASTER SERVICING PLAN - WEST	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No.
34T-S01802 SOUTHWOLD, ON.	C4C
	PLAN FILE No.



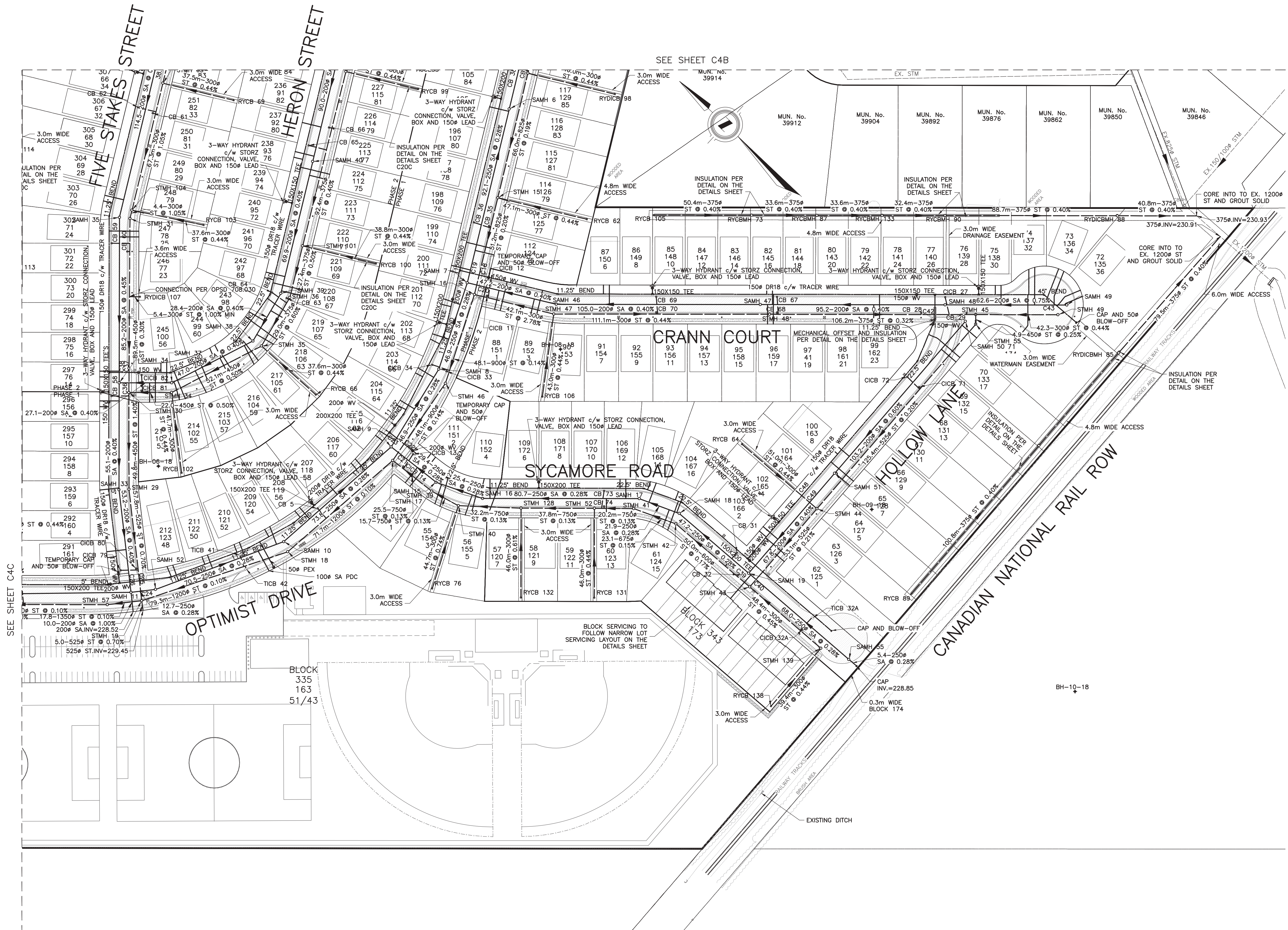
LEGAL INFORMATION

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SOUTH OF THE NORTH BRANCH
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AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
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COUNTY OF ELGIN

SITE BENCHMARK:

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LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW THE TOP OF THE FOUNDATION.
GEODETTIC ELEVATION: 233.346m

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LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETTIC ELEVATION: 235.584m

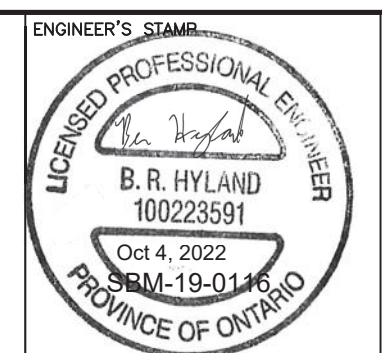


NOTE: FOR CLARITY NOT ALL WATER SERVICE LOCATIONS ARE SHOWN (CURB STOPS NOT SHOWN). FOR STANDARD SERVICING LOCATIONS SEE DETAIL ON THE DETAILS SHEET.

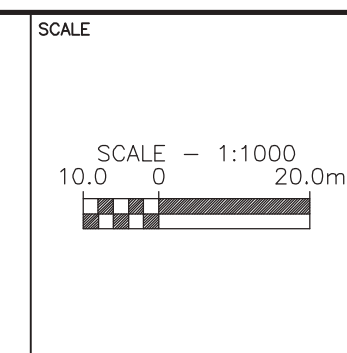
REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

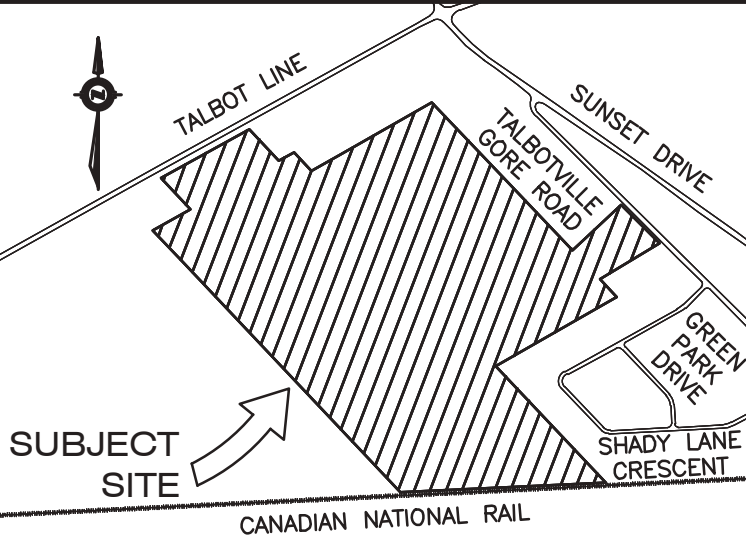
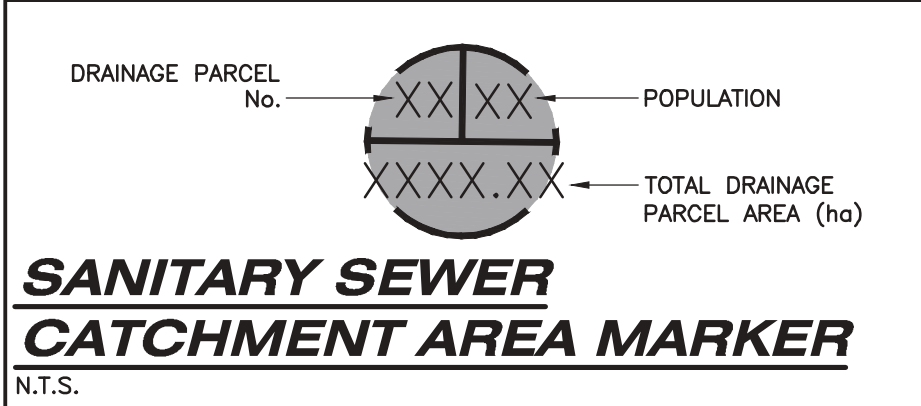
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
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FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM



TITLE	PROJECT No.
MASTER SERVICING PLAN - SOUTH	SBM-19-0116
TALBOTVILLE MEADOWS	
34T-S01802	
SOUTHWOLD, ON.	
SHEET No.	C4D
PLAN FILE No.	



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW TOP OF BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m



NOTE: FOR CLARITY NOT ALL SANITARY PDC LOCATIONS ARE SHOWN. FOR STANDARD SERVICING LOCATIONS SEE DETAIL ON THE DETAILS SHEET.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

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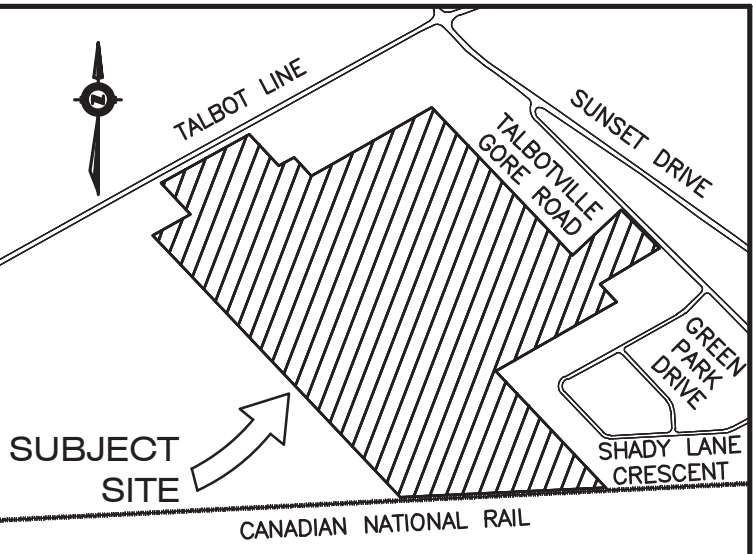
ENGINEER'S STAMP

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE
SCALE - 1:1000
10.0 0 20.0m

TITLE
SANITARY SEWER CATCHMENT AREA PLAN - WEST
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C5B
PLAN FILE No.
—



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00B19648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00B19658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WEST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m



SANITARY SEWER CATCHMENT AREA MARKER

N.T.S.

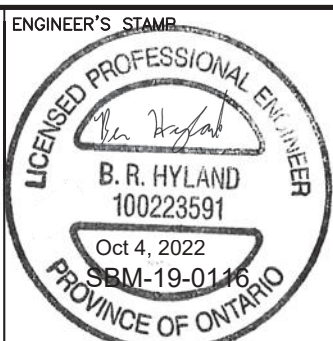
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REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

S:\2019 Job\SBM-19-0116 - Talbotville Meadows\03 - Production Drawings\SBM-19-0116 - FZ - Talbotville Meadows - Sanitary Sewer.dwg

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
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APPROVED	BH/NGu					
DATE	04/10/2022					
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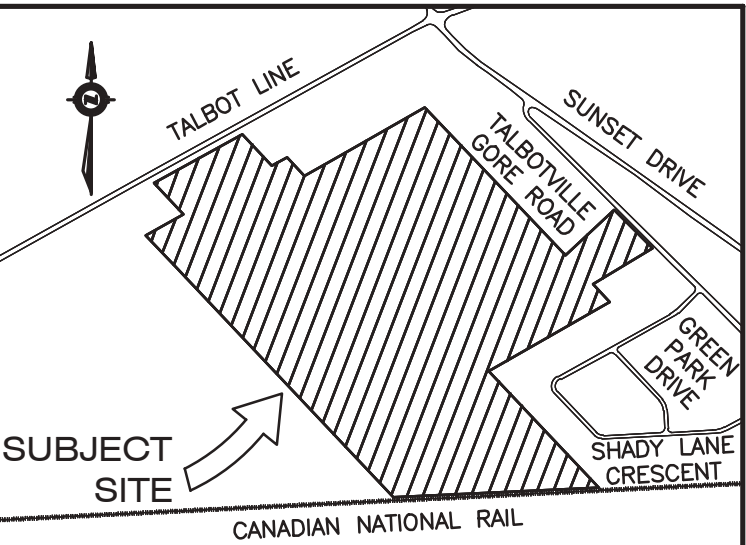
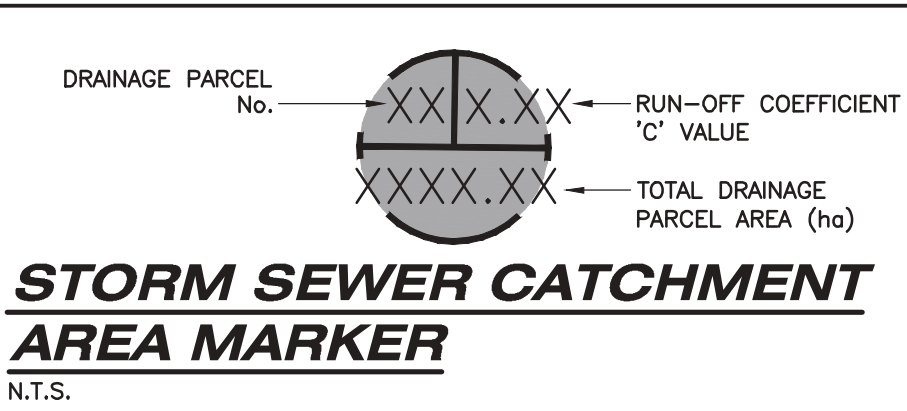
SCALE
10.0 0 20.0m
SCALE - 1:1000

TITLE
SANITARY SEWER CATCHMENT AREA PLAN - SOUTH
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C5C
PLAN FILE No.
—

SANITARY SEWER STRUCTURES TABLE					
STRUCTURE I.D.	T/O GRATE	INVERTS	STRUCTURE I.D.	T/O GRATE	INVERTS
SAMH 1 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.36	225.83SW EX. 225.80NE	SAMH 30 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.91	229.21NW 229.68SW 229.18SE
SAMH 2 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.17	226.21SW 230.51NW 226.18NE 226.24NW	SAMH 31 (1200ø) OPSD 701.010 OPSD 401.010(A)	235.06	229.62NW 230.09SW 229.59SE
SAMH 3 (1200ø) OPSD 701.010 OPSD 401.010(A)	235.03	226.57SW 229.35NW 226.62NW 226.54NE	SAMH 32 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.50	230.10NW 230.07SE
SAMH 4 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.64	226.82SW 226.78NE	SAMH 33 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.55	229.78NE 229.74SW
SAMH 5 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.54	226.91SW 228.74NW 226.96NW 226.88NE	SAMH 34 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.83	230.33NE 230.08SE 230.00SW
SAMH 6 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.12	227.18SW 227.15NE	SAMH 35 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.25	230.75NE 230.71SW
SAMH 7 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.65	227.47SW 228.46SE 227.52SE 227.44NE	SAMH 36 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.82	231.28NE 231.32SW
SAMH 8 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.43	227.64W 227.60NE	SAMH 37 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.78	230.24E 230.19NW
SAMH 9 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.66	227.81W 227.85S 227.77E	SAMH 38 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.01	230.48E 230.43W
SAMH 10 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.28	228.06NW 228.02E	SAMH 39 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.16	230.64NE 230.59W
SAMH 11 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.47	228.37NW 229.53NE 228.42SW 228.41NE 228.33SE	SAMH 40 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.52	230.95NE 230.92SW
SAMH 12 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.97	228.68NW 228.64SE	SAMH 41 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.88	231.40SW 231.34NE
SAMH 13 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.90	228.76NW 229.27NE 228.73SE	SAMH 42 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.86	229.42NE 229.39SW
SAMH 14 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.27	229.13NE 229.20NW 229.05SE	SAMH 43 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.38	229.82NE 229.79SW
SAMH 15 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.71	227.97SE 227.93N	SAMH 44 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.94	230.30N 230.27SW
SAMH 16 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.55	228.08SE 228.04NW	SAMH 45 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.03	230.43S 230.72NW
SAMH 17 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.94	228.35SE 228.31NW	SAMH 46 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.01	228.70SE 228.65NW
SAMH 18 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.77	228.45S 228.41NW	SAMH 47 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.56	229.17SE 229.12NW
SAMH 19 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.55	228.61S 228.66E 228.58N	SAMH 48 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.08	229.58SE 229.55NW
SAMH 20 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.27	229.30NE 229.26SW	SAMH 49 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.55	230.05NW
SAMH 21 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.14	229.68NE 229.65SW	SAMH 50 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.20	229.58W
SAMH 22 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.94	230.12NE 230.11SE 230.03SW	SAMH 51 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.98	228.96E 228.93W
SAMH 23 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.29	230.63NE 230.78SW 230.55SE	SAMH 52 (1200ø) OPSD 701.010 OPSD 401.010(A)	233.40	228.30NW 228.26SE
SAMH 24 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.49	230.99E 230.94SW	SAMH 53 (1200ø) OPSD 701.010 OPSD 401.010(A)	229.90	226.43NW 226.40SW 226.40SE
SAMH 25 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.61	231.12W 231.09SE	SAMH 54 (1200ø) OPSD 701.010 OPSD 401.010(A)	230.71	227.03NE 227.03N 227.03W 226.95SE
SAMH 26 (1200ø) OPSD 701.010 OPSD 401.010(A)	235.09	230.61NW 230.58SE	SAMH 55 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.49	228.83S 228.80N
SAMH 27 (1200ø) OPSD 701.010 OPSD 401.010(A)	235.13	230.11NW 230.08SE	SAMH 56 (1200ø) OPSD 701.010 OPSD 401.010(A)	232.47	229.33NW 229.31SE
SAMH 28 (1200ø) OPSD 701.010 OPSD 401.010(A)	235.13	229.60NW 229.57SE			
SAMH 29 (1200ø) OPSD 701.010 OPSD 401.010(A)	234.52	228.91NW 228.87SE			

<div>STRIK BALDINELLI MONIZ</div> <div>PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL</div>		LONDON LOCATION		KITCHENER LOCATION		Sanitary Design Sheet TOWNSHIP OF SOUTHWOLD																																					
		1599 Adelaide St. N., Units 301 & 203 London, ON N5K 4E8 P: 519-471-6667		1415 Huron Rd., Unit 225 Kitchener, ON N2R 0L3 P: 519-725-8093																																							
		www.sbmhd.ca		sbm@sbmhd.ca																																							
<div>Population Densities</div> <div>Area Basis</div> <div>Low Density Residential (Single Family/Semi-Detached) = 30 Units/hectare @ 3 people/unit</div> <div>Medium Density Residential (Multi-Family/Townhouse) = 75 Units/hectare @ 2.4 people/unit</div> <div>High Density Residential (Apartment Buildings) = 150-300 Units/hectare @ 1.5 people/unit</div> <div>Commercial = 100 People/hectare</div>																								<div>Design Criteria (Litres/capita/day) 250</div> <div>Sewage Infiltration (Litres/hectare/day) 8640</div> <div>Harmon Formula (Peaking Factor)</div> <div>M = (1 + 14/(4+P^0.5))</div> <div>Uncertainty Factor 1.1</div>										<div>Date: October 4, 2022</div> <div>Job Number: SBM-19-0116</div> <div>Client: FARHI HOLDINGS CORP.</div> <div>Project: TALBOTVILLE MEADOWS</div> <div>Designed By: JSF/FZ</div> <div>Reviewed By: BH</div>									
Location					Area		Population					Sewage Flows			Sewer design					Profile Design																							
Area No.	From MH	To MH	Delta Hectare	Total Hectare	Res Units Per Hectare	Res People Per Unit	Comm People Per Hectare	No. of Units	Delta Pop.	Total Pop.	Inflit L/S	Sewage L/S	Total L/S	n	Pipe Slope %	Dia. mm	Capacity L/S	Velocity m/s	Length m	Fall in Sewer	Drop in MH	U/S Invert	D/S Invert																				
A201	SAMH 23	SAMH 22	0.80	0.80		3		6	18	18	0.08	0.25	0.33	0.013	0.70%	200	27.46	0.87	93.5	0.65	0.09	230.78	230.12																				
A202	SAMH 45	SAMH 22	0.46	0.46		3		5	15	15	0.05	0.21	0.26	0.013	0.70%	200	27.46	0.87	86.9	0.61	0.08	230.72	230.11																				
A203	SAMH 22	SAMH 21	0.82	2.08		3		10	30	63	0.21	0.86	1.07	0.013	0.40%	200	20.76	0.66	88.0	0.35	0.03	230.03	229.68																				
A204	SAMH 21	SAMH 20	0.98	3.06		3		10	30	93	0.31	1.26	1.56	0.013	0.40%	200	20.76	0.66	88.0	0.35	0.04	229.65	229.30																				
A205	SAMH 20	SAMH 14	0.30	3.36		3		3	9	102	0.34	1.38	1.71	0.013	0.40%	200	20.76	0.66	32.4	0.13	0.08	229.26	229.13																				
A206	STUB	SAMH 54	0.61	0.61			100	61	61	0.06	0.83	0.90	0.013	1.00%	200	32.82	1.04	16.3	0.16	0.08	227.19	227.03																					
A207	STUB	SAMH 54	0.40	0.40			100	40	40	0.04	0.55	0.59	0.013	1.00%	200	32.82	1.04	16.1	0.16	0.08	227.19	227.03																					
A208	STUB	SAMH 54	0.41	0.41		2.4		9	22	22	0.04	0.31	0.35	0.013	1.00%	200	32.82	1.04	12.0	0.12	0.08	227.15	227.03																				
A209	SAMH 54	SAMH 53	0.07	1.49				0	0	123	0.15	1.65	1.80	0.013	1.64%	200	42.03	1.34	31.8	0.52	0.02	226.95	226.43																				
A210	STUB	SAMH 53	0.97	0.97		3		11	33	33	0.10	0.46	0.55	0.013	0.40%	200	20.76	0.66	11.7	0.05	0.00	226.45	226.40																				
A211	SAMH 53	PUMP	0.06	2.52				0	0	156	0.25	2.08	2.33	0.013	0.40%	200	20.76	0.66	30.7	0.12	N/A	226.41	226.28																				
A212	PUMP	SAMH 56	0.00	2.52				0	0	156	0.25	2.08	2.33	0.013	0.40%	100	FORCEMAIN	156.7	-2.88	0.28	226.45	229.33																					
A213	SAMH 56	SAMH 14	0.13	2.65		2.4		3	8	164	0.27	2.18	2.45	0.013	0.40%	200	20.76	0.66	28.3	0.11	0.15	229.31	229.20																				
A214	SAMH 14	SAMH 13	0.50	6.51		2.4		11	27	293	0.65	3.81	4.46	0.013	0.28%	250	31.49	0.64	102.0	0.29	0.03	229.05	228.76																				
A215	SAMH 45	SAMH 44	0.29	0.29		3		2	6	6	0.03	0.08	0.11	0.013	0.70%	200	27.46	0.87	18.5	0.13	0.03	230.43	230.30																				
A216	SAMH 44	SAMH 43	1.12	1.41		3		14	42	48	0.14	0.66	0.80	0.013	0.40%	200	20.76	0.66	107.4	0.43	0.05	230.27	229.84																				
A217	SAMH 43	SAMH 42	1.02	2.43		3		13	39	87	0.24	1.18	1.42	0.013	0.40%	200	20.76	0.66	92.3	0.37	0.03	229.79	229.84																				
A218	SAMH 42	SAMH 13	0.12	2.55		3		1	3	90	0.26	1.22	1.47	0.013	0.40%	200	20.76	0.66	28.4	0.11	0.55	229.39	229.28																				
A219	SAMH 13	SAMH 12	0.03	9.09		3		0	0	383	0.91	4.91	5.82	0.013	0.28%	250	31.49	0.64	18.2	0.05	0.04	228.73	228.68																				
A220	SAMH 12	SAMH 11	0.19	9.28		3		0	0	383	0.93	4.91	5.84	0.013	0.28%	250	31.49	0.64	97.8	0.27	0.04	228.64	228.37																				
A221	SAMH 36	SAMH 35	1.14	1.14		3		13	39	39	0.11	0.54	0.65	0.013	0.50%	200	23.21	0.74	114.5	0.57	0.04	231.32	230.75																				
A222	SAMH 35	SAMH 34	0.66	1.80		3		8	24	63	0.18	0.86	1.04	0.013	0.45%	200	22.01	0.70	85.2	0.38	0.33	230.71	230.33																				
A223	SAMH 41	SAMH 40	0.85	0.85		3		12	36	36	0.09	0.50	0.58	0.013	0.50%	200	23.21	0.74	90.0	0.45	0.03	231.40	230.95																				
A224	SAMH 40	SAMH 39	0.64	1.49		3		9	27	63	0.15	0.86	1.01	0.013	0.40%	200	20.76	0.66	69.9	0.28	0.05	230.92	230.64																				
A225	SAMH 39	SAMH 38	0.24	1.73		3		3	9	72	0.17	0.98	1.15	0.013	0.40%	200	20.76	0.66	28.4	0.11	0.05	230.59	230.48																				
A226	SAMH 38	SAMH 37	0.49	2.21		3		6	18	90	0.22	1.22	1.44	0.013	0.40%	200	20.76	0.66	47.0	0.19	0.05	230.43	230.24																				
A227	SAMH 37	SAMH 34	0.12	2.34		3		1	3	93	0.23	1.26	1.49	0.013	0.40%	200	20.76	0.66	27.1	0.11	0.08	230.19	230.08																				
A228	SAMH 34	SAMH 33	0.28	4.42		3		3	9	165	0.44	2.19	2.64	0.013	0.40%	200	20.76	0.66	55.1	0.22	0.04	230.00	229.78																				
A229	SAMH 33	SAMH 11	0.31	4.73		3		3	9	174	0.47	2.31	2.78	0.013	0.40%	200	20.76	0.66	53.2	0.21	1.20	229.74	229.53																				
A230	STUB	SAMH 11	5.73	5.73				0	41*	41	0.57	0.57	1.14	0.013	1.00%	200	32.82	1.04	10.0	0.10	0.09	228.52	228.42																				
A231	SAMH 11	SAMH 52	0.02	19.76		3		0	0	598	1.98	7.49	9.46	0.013	0.28%	250	31.49	0.64	12.7	0.04	0.04	228.33	228.30																				
A232	SAMH 52	SAMH 10	0.41	20.17		3		4	12	610	2.02	7.63	9.64	0.013	0.28%	250	31.49	0.64	70.5	0.20	0.04	228.26	228.06																				
A233	SAMH 10	SAMH 9	0.33	20.50		3		3	9	619	2.05	7.73	9.78	0.013	0.28%	250	31.49	0.64	73.8	0.21	0.04	228.22	228.01																				
A234	FUTURE	STUB	18.73	18.73				0	373	373	1.87	4.79	6.67	0.013	0.28%	250	31.49	0.64																									
A235	STUB	SAMH 55	0.02	18.75				0	0	373	1.88	4.79	6.67	0.013	0.28%	250	31.49	0.64	5.4	0.015	0.25	228.84	228.83																				
A236	SAMH 55	SAMH 19	0.34	19.09		2.4		8	20	393	1.91	5.04	6.94	0.013	0.28%	250	31.49	0.64	68.0	0.19	0.03	228.80	228.61																				
A237	SAMH 50	SAMH 51	1.18	1.18		3		8	24	24	0.12	0.33	0.45	0.013	0.60%	200	25.42	0.81	103.2	0.62	0.03	229.58	229.96																				
A238	SAMH 51	SAMH 19	0.68	1.86		3		6	18	42	0.19	0.58	0.76	0.013	0.40%	200	20.76	0.66	67.8	0.27	0.08	228.93	228.66																				
A239	SAMH 19	SAMH 18	0.19	21.14		2.4		4	10	445	2.11	5.67	7.78	0.013	0.28%	250	31.49	0.64	47.2	0.13	0.04	228.58	228.45																				
A240	SAMH 18	SAMH 17	0.36	21.50		3		3	9	454	2.15	5.77	7.92	0.013	0.28%	250	31.49	0.64	21.9	0.06	0.04	228.41	228.35																				
A241	SAMH 17	SAMH 16	0.83	22.33		3		9	27	481	2.23	6.10	8.33	0.013	0.28%	250	31.49	0.64	80.7	0.23	0.04	228.31	228.08																				
A242	SAMH 16	SAMH 15	0.23	22.56		3		2	6	487	2.26	6.17	8.43	0.013	0.28%	250	31.49	0.64	25.4	0.07	0.04	228.04	227.87																				
A243	SAMH 15	SAMH 9	0.24	22.80		3		2	6	493	2.28	6.24	8.52	0.013	0.28%	250	31.49	0.64	29.4	0.08	0.08	227.93	227.85																				
A244	SAMH 9	SAMH 8	0.28	43.58		3		3	9	1121	4.36	13.44	17.80	0.013	0.28%	250	31.49	0.64	46.9	0.13	0.04	227.77	227.64																				
A245	SAMH 8	SAMH 7	0.21	43.79		3		2	6	1127	4.38	13.51	17.89	0.013	0.28%	250	31.49	0.64	46.9	0.13	0.03	227.60	227.47																				
A246	SAMH 49	SAMH 48	0.85	0.85		3		5	15	15	0.09	0.21	0.29	0.013	0.75%	200	28.42	0.90	62.6	0.47	0.03	230.05	229.58																				
A247	SAMH 48	SAMH 47	0.89	1.74		3		10	30	45	0.17	0.62	0.79	0.013	0.40%	200	20.76	0.66	95.7	0.38	0.05	229.55	229.17																				
A248	SAMH 47	SAMH 46	0.98	2.71		3		11	33	78	0.27	1.06	1.33	0.013	0.40%	200	20.76	0.66	106.0	0.42	0.07	229.12	228.70																				
A249	SAMH 46	SAMH 7	0.25	2.97		3		2	6	84	0.30	1.14	1.44	0.013	0.40%	200	20.76	0.66	47.2	0.19	1.02	228.65	228.46																				
A250	SAMH 7	SAMH 6	0.94	47.70		3		11	33	1244	4.77	14.80	19.57	0.013	0.28%	250	31.49	0.64	92.1	0.26	0.03	227.44	227.18																				
A251	SAMH 6	SAMH 5	0.79	48.49		3		9	27	1271	4.85	15.09	19.94	0.013	0.28%	250	31.49	0.64	85.1	0.24	0.03	227.15	226.91																				
A252	SAMH 25	SAMH 24	0.36	0.36		3		3	9	9	0.04	0.13	0.16	0.013	0.70%	200	27.46	0.87	18.1	0.13	0.05	231.12	230.99																				
A253	SAMH 24	SAMH 23	0.67	1.03		3		5	15	24	0.27	0.33	0.44	0.013	0.40%	200	20.76	0.66	77.1	0.31	0.08	230.94	230.67																				
A254	SAMH 23	SAMH 32	0.96	1.99		3		14	39	63	0.20	0.86	1.06	0.013	0.40%	200	20.76	0.66	114.0	0.45	0.07	230.55	230.10																				
A255	SAMH 32	SAMH 31	1.01	3.00		3		14	42	105	0.30	1.42	1.72	0.013	0.40%	200	20.76	0.66	112.5	0.45	0.03	230.07	229.62																				
A256	SAMH 36	SAMH 31	0.13	0.13		3		1	3	3	0.01	0.04	0.06	0.013	3.46%	200	61.04	1.94	34.4	1.19	0.50	231.28	230.09																				
A257	SAMH 31	SAMH 30	0.50	3.63		3																																					



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00B19648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION IN 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00B19658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

GREENPARK DRIVE

SHADY LANE CRESCENT

EXTERNAL CATCHMENT BOUNDARIES
OUTSIDE OF TOPOGRAPHIC SURVEY
ASSUMED BASED ON VISUAL
ASSESSMENT

NOTE: FOR CLARITY NOT ALL STORM PDC LOCATIONS ARE SHOWN. FOR STANDARD
SERVICING LOCATIONS SEE DETAIL ON THE DETAILS SHEET.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
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1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtil.ca



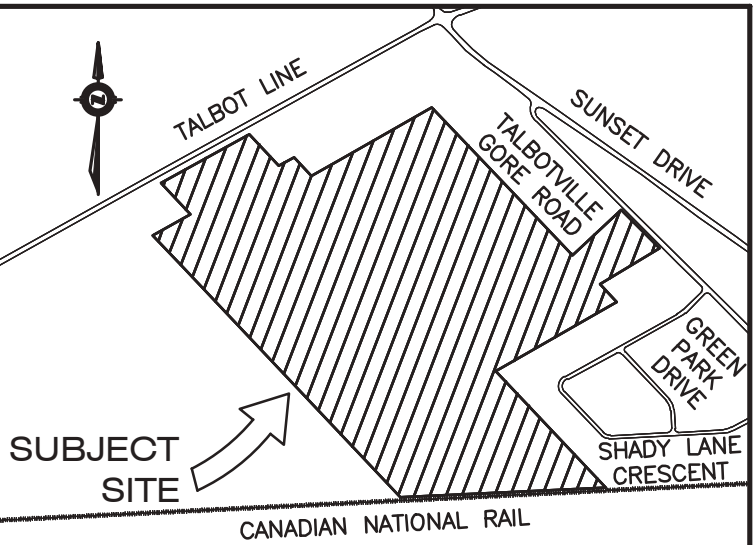
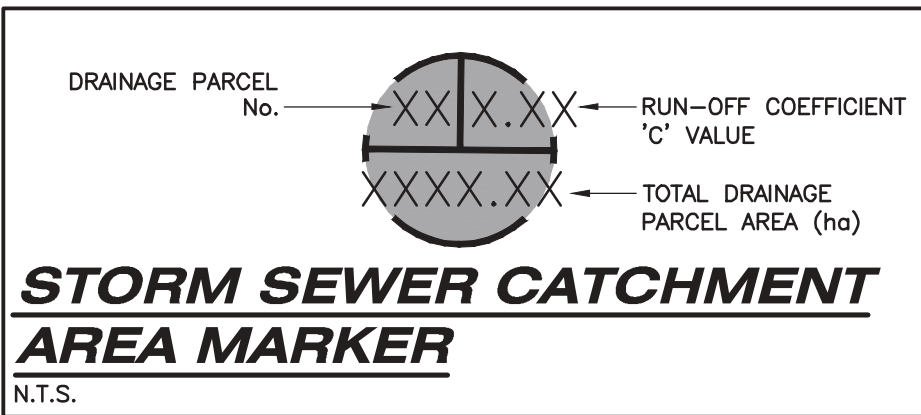
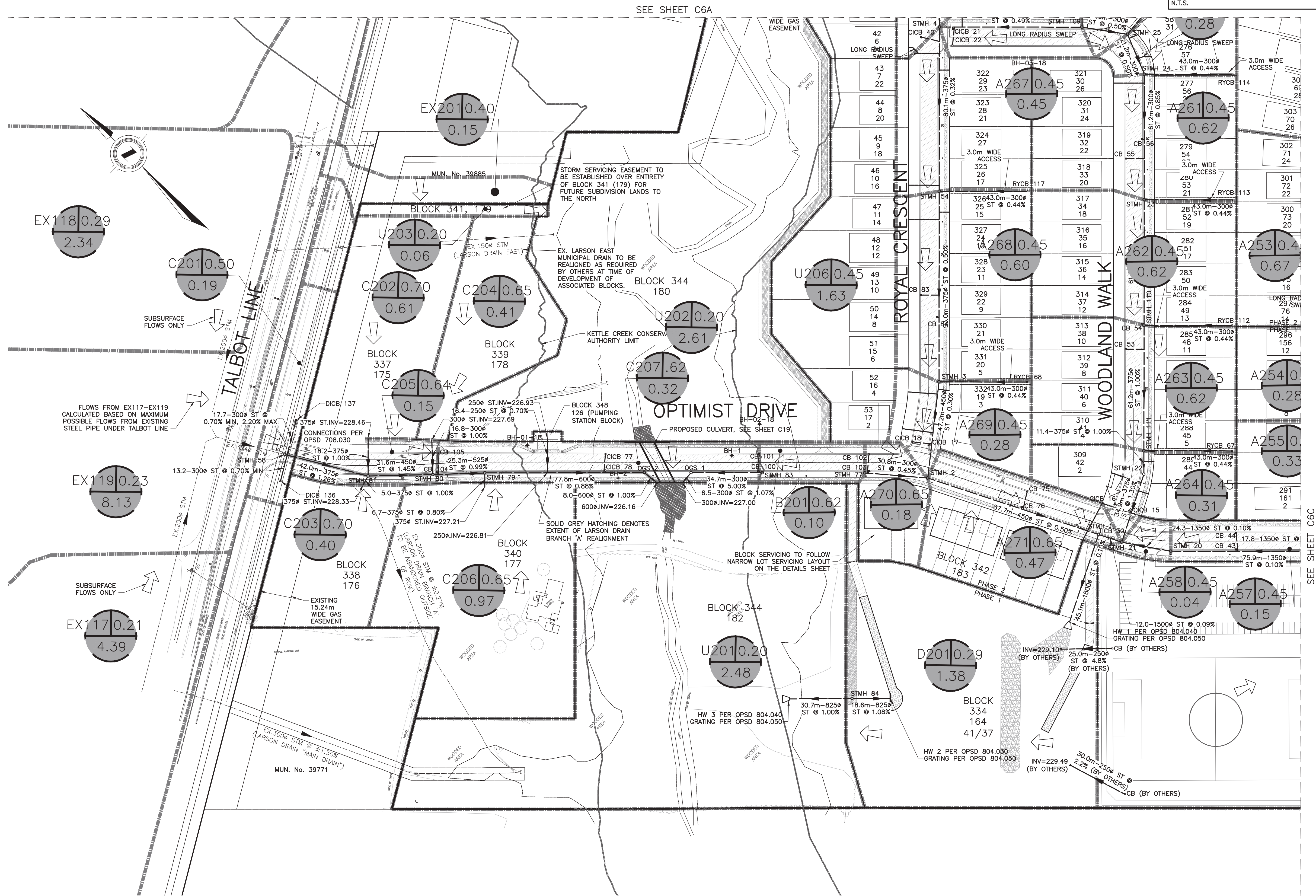
ENGINEER'S STAMP

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE
1:1000
10.0 0 20.0m

TITLE
**STORM SEWER CATCHMENT AREA PLAN -
NORTHEAST**
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C6A
PLAN FILE No.
—



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET
LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m

NOTE: FOR CLARITY NOT ALL STORM PDC LOCATIONS ARE SHOWN. FOR STANDARD
SERVICING LOCATIONS SEE DETAIL ON THE DETAILS SHEET.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

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ENGINEER'S STAMP

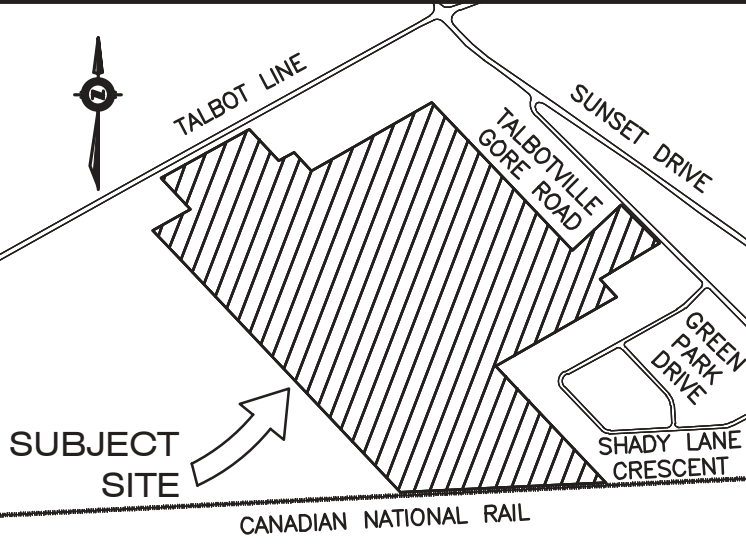
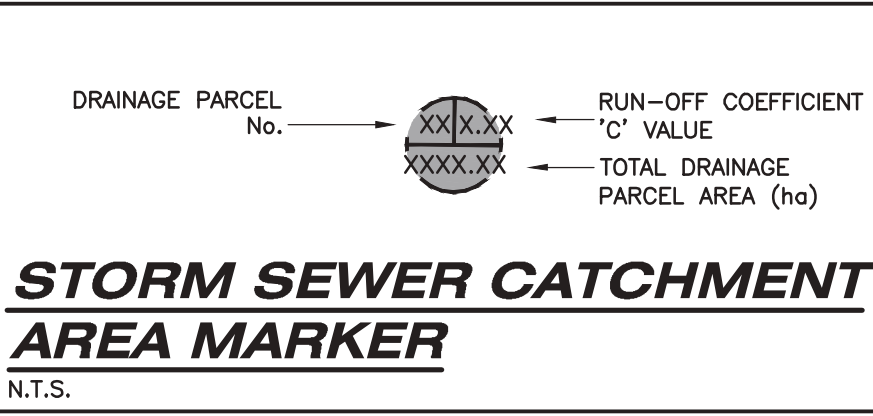
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE
1:1000
10.0 0 20.0m

TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

SBM-19-0116
SHEET No.
C6B
PLAN FILE No.

PLAN FILE No. _____



KEY PLAN
N.T.S.

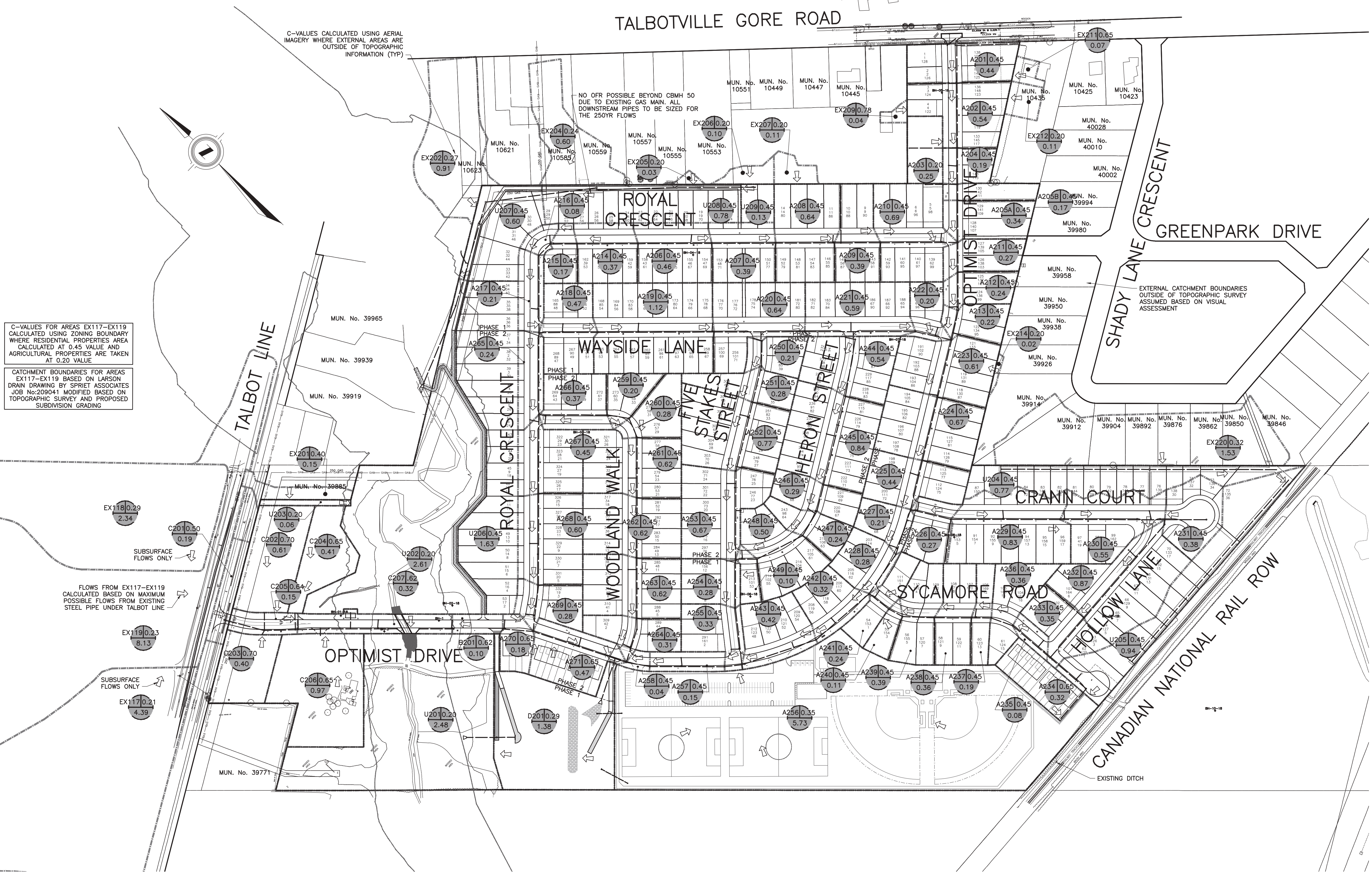
LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET
LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW TOP OF BRICKWORK.
GEODETIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WEST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m



C-VALUES FOR AREAS EX117-EX119
CALCULATED USING ZONING BOUNDARY
WHERE RESIDENTIAL PROPERTIES AREA
CALCULATED AT 0.45 VALUE AND
AGRICULTURAL PROPERTIES ARE TAKEN
AT 0.20 VALUE

CATCHMENT BOUNDARIES FOR AREAS
EX117-EX119 BASED ON LARSON
DRAIN DRAWING BY SPIRIT ASSOCIATES
JOB No:209041 MODIFIED BASED ON
TOPOGRAPHIC SURVEY AND PROPOSED
SUBDIVISION GRADING

C-VALUES CALCULATED USING AERIAL
IMAGERY WHERE EXTERNAL AREAS ARE
OUTSIDE OF TOPOGRAPHIC
INFORMATION (TYP)

NO OFR POSSIBLE BEYOND CBM# 50
DUE TO EXISTING GAS MAIN. ALL
DOWNSTREAM PIPES TO BE SIZED FOR
THE 250YR FLOWS

EXTERNAL CATCHMENT BOUNDARIES
OUTSIDE OF TOPOGRAPHIC SURVEY
ASSUMED BASED ON VISUAL
ASSESSMENT

BN-12-18

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

sbm STRIK BALDINELLI MONIZ
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Tel: (519) 471-6667 Fax: (519) 471-0034
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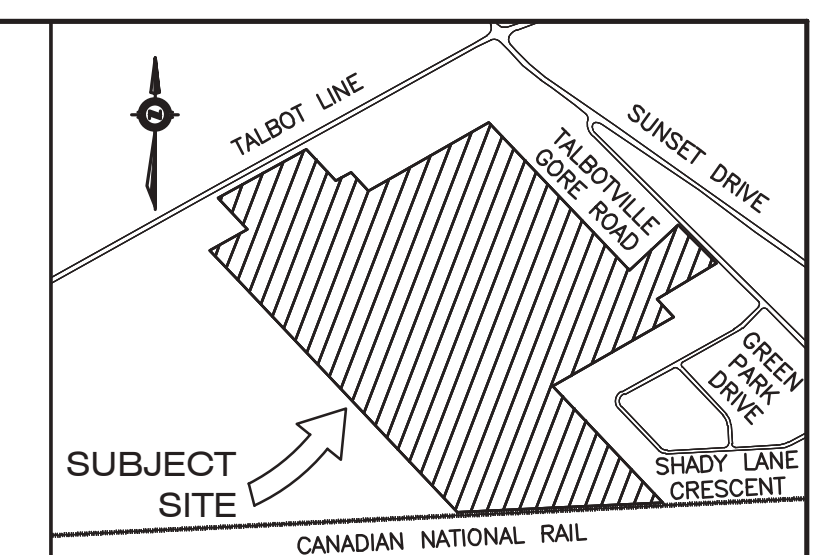
ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
B. R. HYLAND
100223591
Oct 4, 2022
SBM-19-0116
PROVINCE OF ONTARIO

ENGINEER'S STAMP
CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE
SCALE - 1:2000
20.0 0 40.0m

TITLE
STORM SEWER CATCHMENT AREA PLAN - OVERALL
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

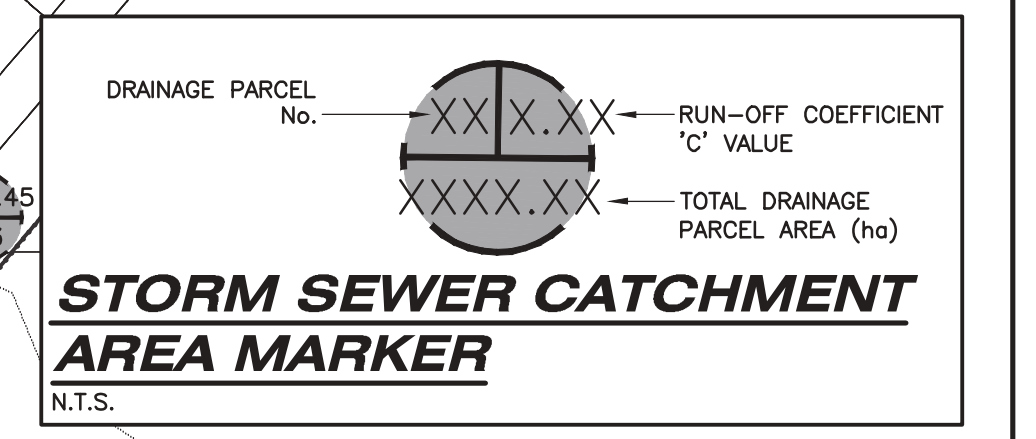
PROJECT No.
SBM-19-0116
SHEET No.
C6E
PLAN FILE No.
—



KEY PLAN
N.T.S.

LEGAL INFORMATION
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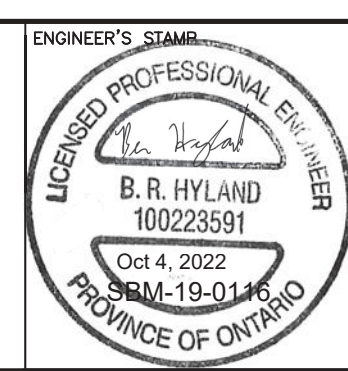
SITE BENCHMARK:
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GEODETIC ELEVATION: 233.346m
MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WEST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

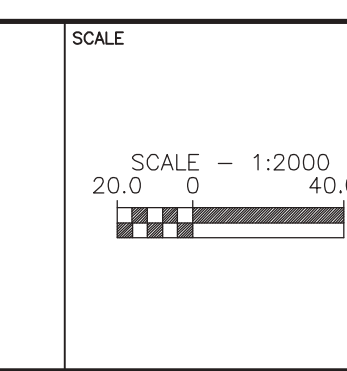
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
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DATE	04/10/2022					
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ENGINEER'S STAMP
B. R. HYLAND
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Oct 4, 2022
PROVINCE OF ONTARIO

CLIENT
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TITLE STORMWATER MANAGEMENT CATCHMENT AREA PLAN TALBOTVILLE MEADOWS 34T-S01802 SOUTHWOLD, ON.	PROJECT No. SBM-19-0116 SHEET No. C6F PLAN FILE No. —
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GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION (TO REMAIN)
- EXISTING MATCH ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- PROPOSED SWALE
- PROPOSED SLOPE
- PROPOSED DRAINAGE DIRECTION
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED RAMP
- GRADE AT TOP OF WALL
- GRADE AT BOTTOM OF WALL
- TOP OF FOUNDATION WALL
- GARAGE CUT
- UNDERSIDE OF FOOTING
- POTENTIAL WALKOUT BASEMENT
- HIGH POINT
- LOW POINT
- EDGE OF PAVEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED RIP-RAP
- PROPOSED BUILDING
- PROPOSED RETAINING WALL

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER ADDA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE TOWNSHIP OF SOUTHWOLD ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT.

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE TOWNSHIP.

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

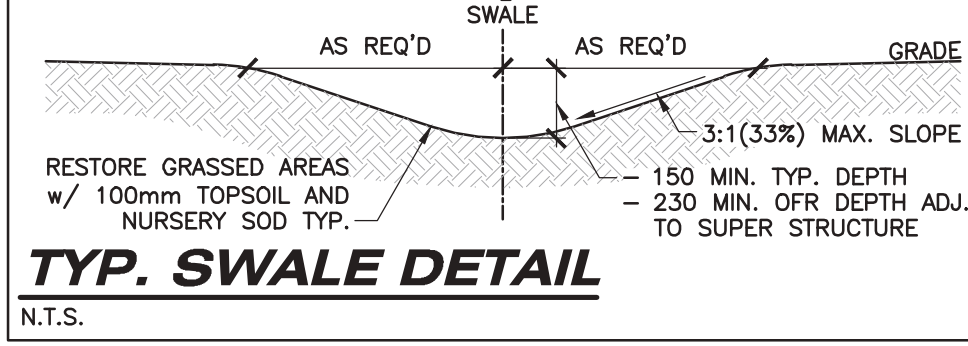
THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE TOWNSHIP RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE TOWNSHIP/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE: MATCH EXISTING ELEVATIONS AT PROPERTY LINES

NOTE: WHERE RETAINING WALL ABUTS PROPERTY LINE MATCH ELEVATIONS AND GRADE AT TOP OF WALL ELEVATIONS TO BE THE SAME.

NOTE: TOP OF FOUNDATION WALL (TFD), GARAGE CUT (GCT), AND UNDERSIDE OF FOOTING (USF) ARE SHOWN FOR REFERENCE ONLY. USF IS CALCULATED BASED ON A 2.69m (8'-10") FOUNDATION WALL HEIGHT AND 0.15m (6") FOOTING THICKNESS. HOMEOWNER TO SUBMIT INDIVIDUAL LOT GRADING PLAN BASED ON ACTUAL BUILDING DESIGN.

NOTE: WHERE RETAINING WALL ABUTS CURB, TOP OF CURB ELEVATIONS AND GRADE AT TOP OF WALL ELEVATIONS TO BE THE SAME.



GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.8km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.5m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

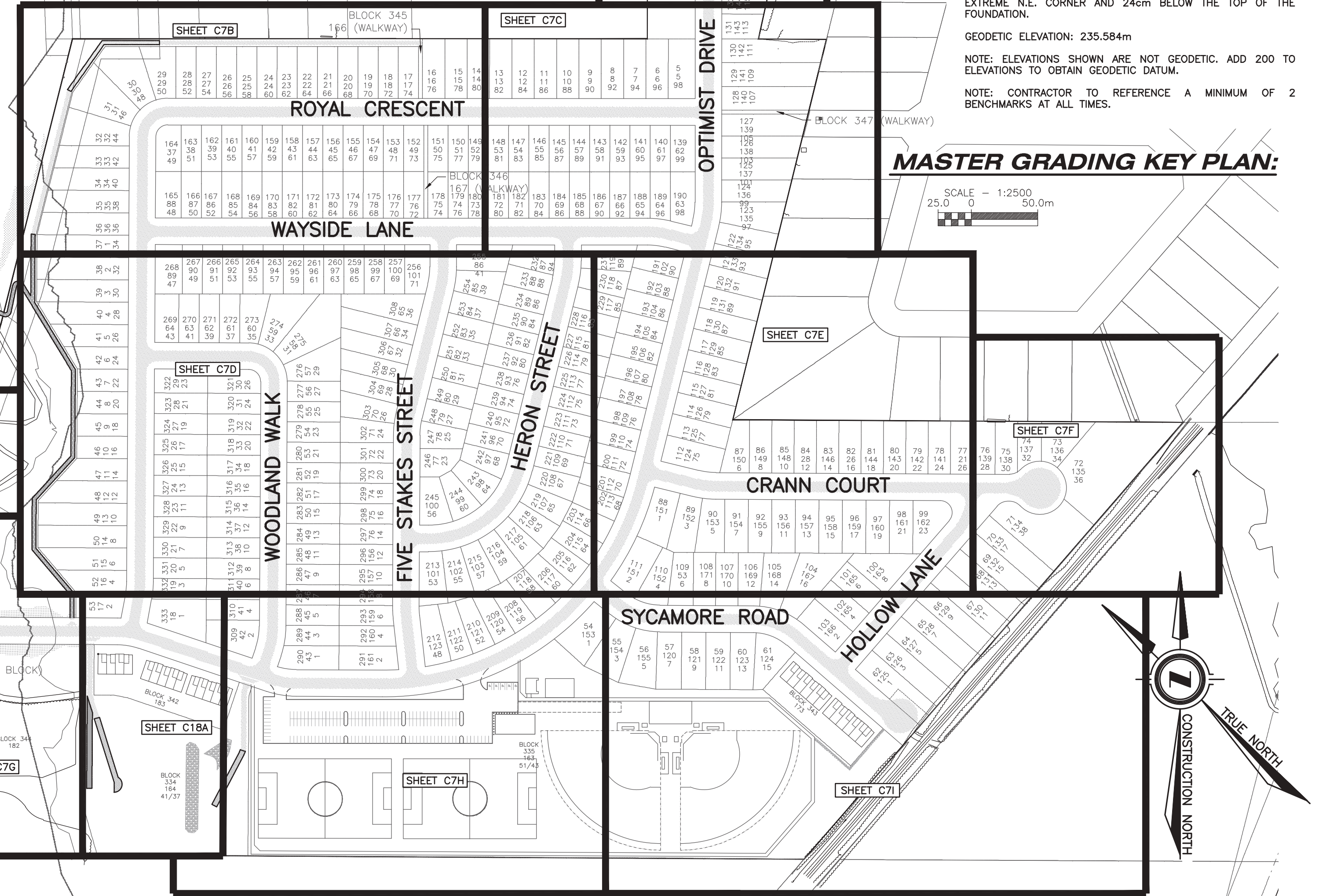
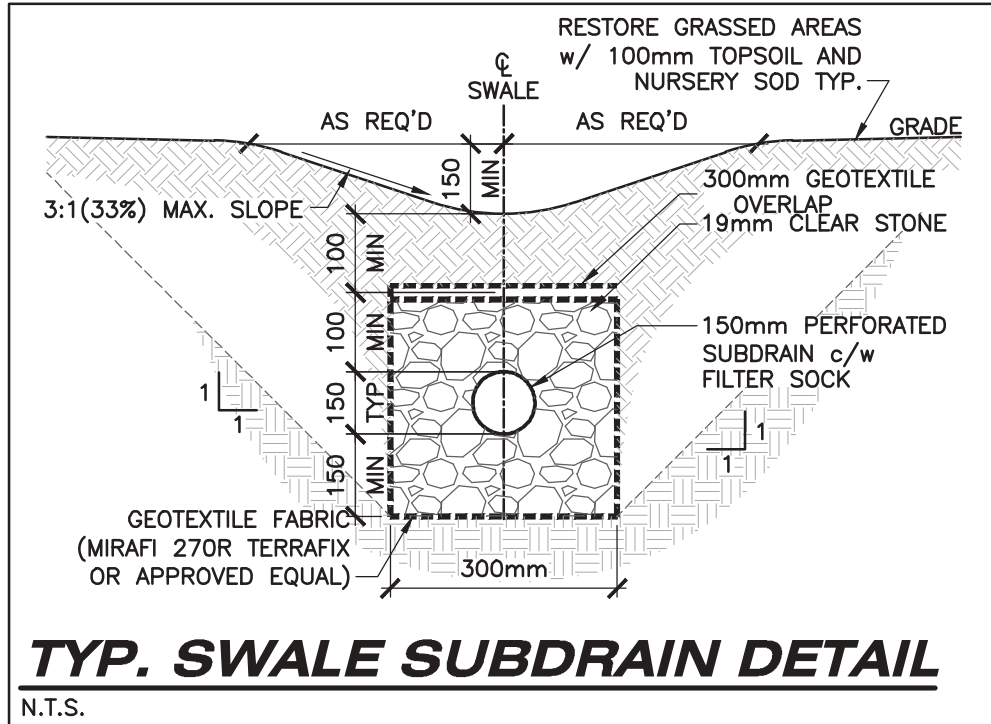
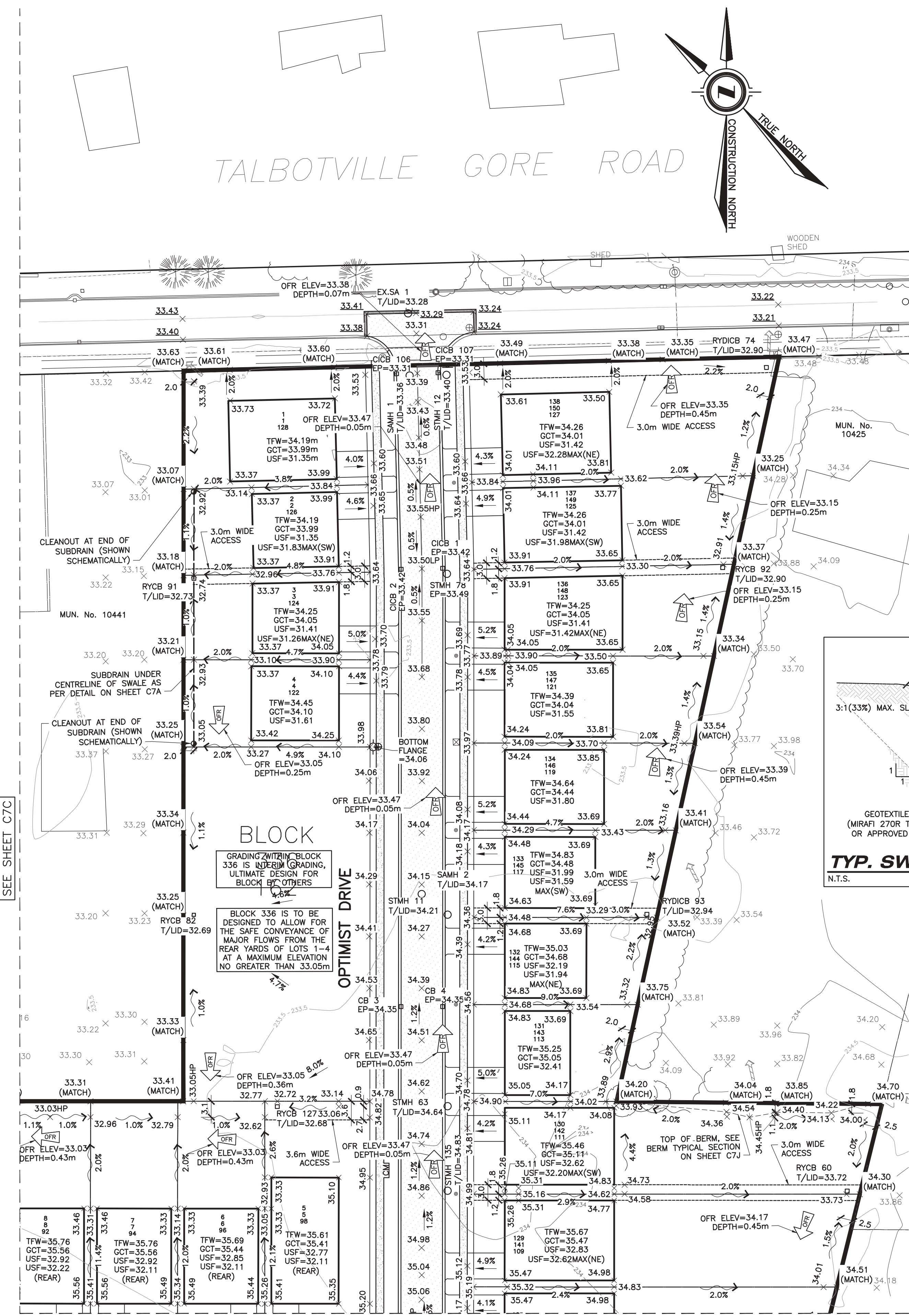
NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.

NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

MASTER GRADING KEY PLAN:

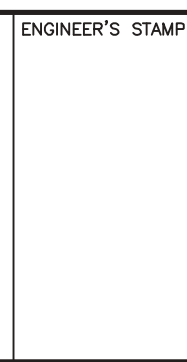
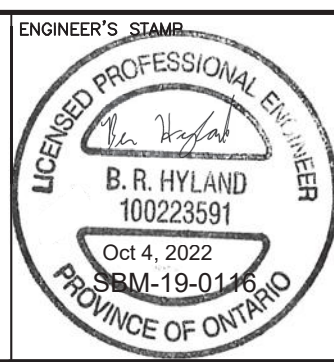
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S:\2019\Sub\SBM-19-0116-Eng - Talbotville Meadows\03_Production\Drawings\SBM-19-0116-Eng - Talbotville Meadows - Grading\c7c.dwg



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH/JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JAH/JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	30/10/2019					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

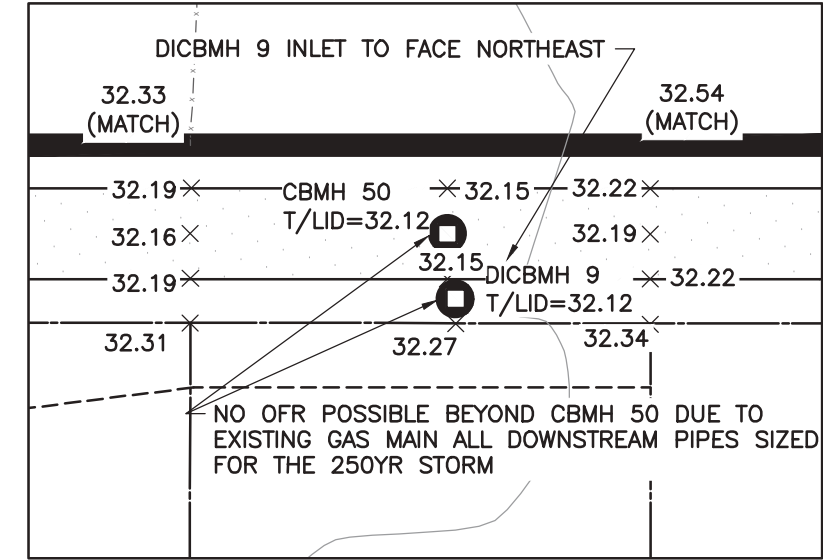
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REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C02, C20A, C20B & C20C

TITLE	SUBDIVISION GRADING PLAN	PROJECT No.	SBM-19-0116
	TALBOTVILLE MEADOWS	SHEET No.	C7A
	34T-S01802 SOUTHWOLD, ON.	PLAN FILE No.	

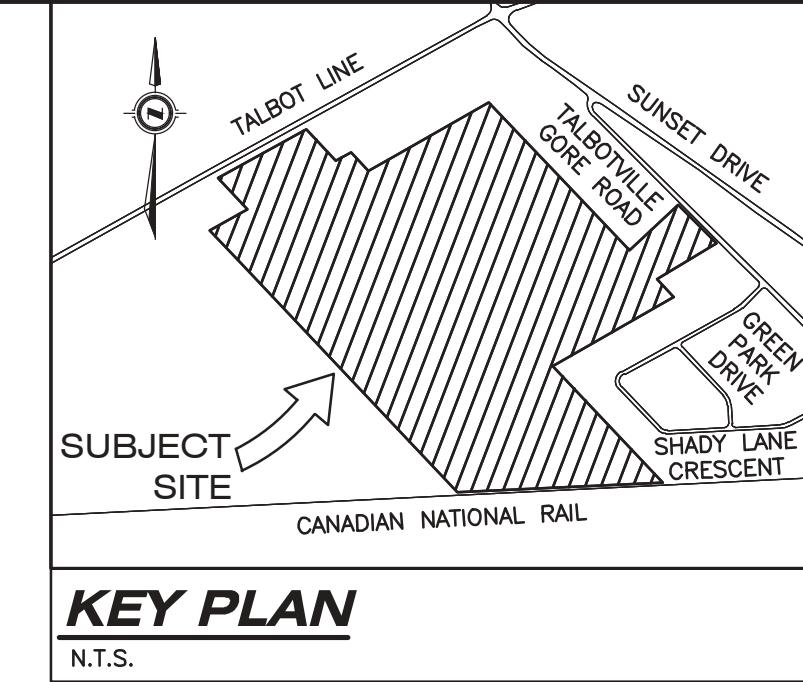
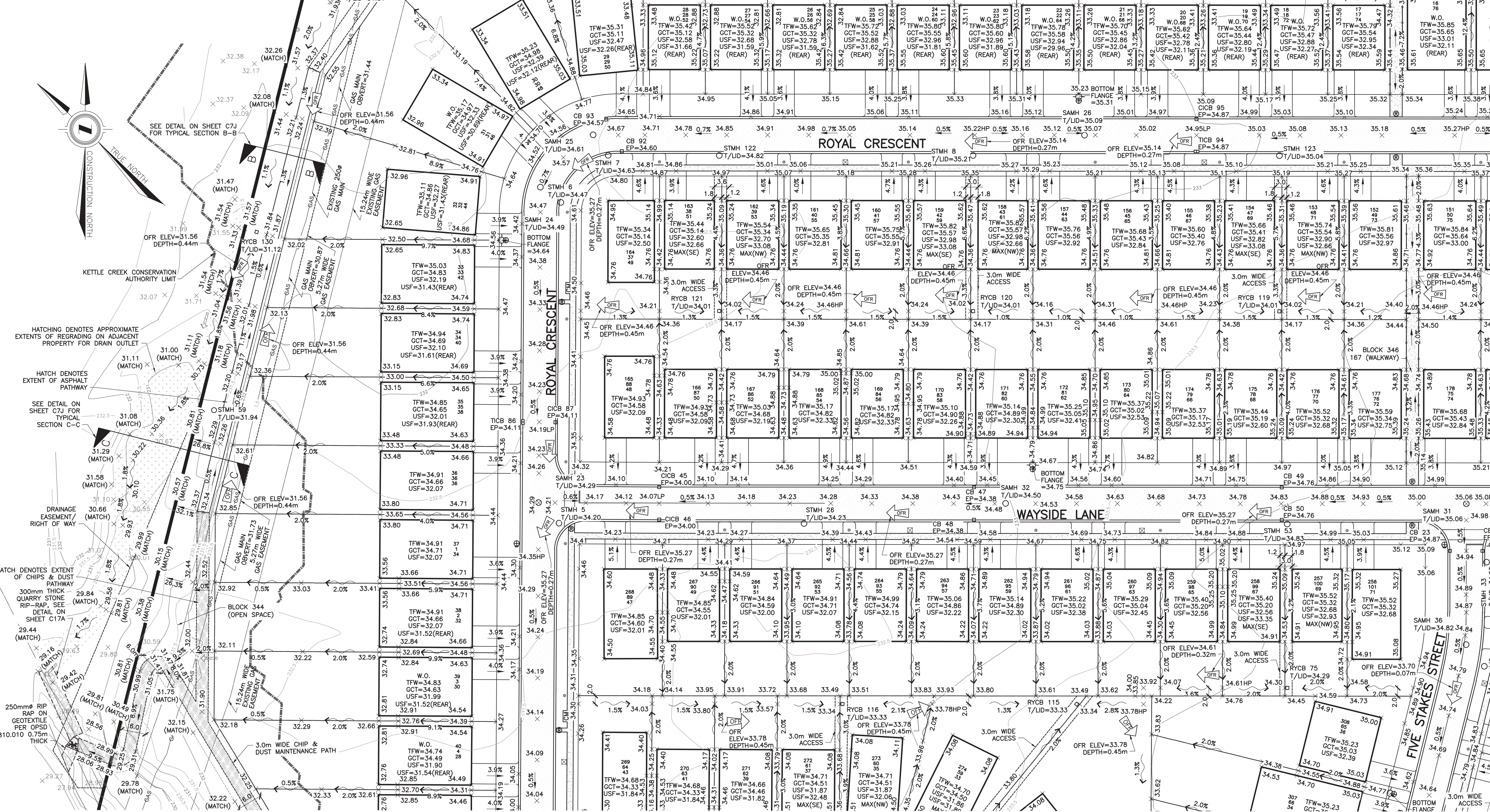
GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



ENLARGED PLAN

SCALE 1:250



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 IN PLAN
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4. CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BENCHMARK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.

NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LOTS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

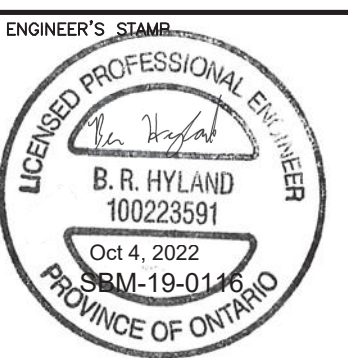
SEE SHEET C7D

SEE SHEET C7D

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B & C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH/JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JAH/JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	30/10/2019					
CAD	SBM-19-0116					

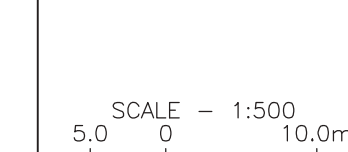
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



ENGINEER'S STAMP

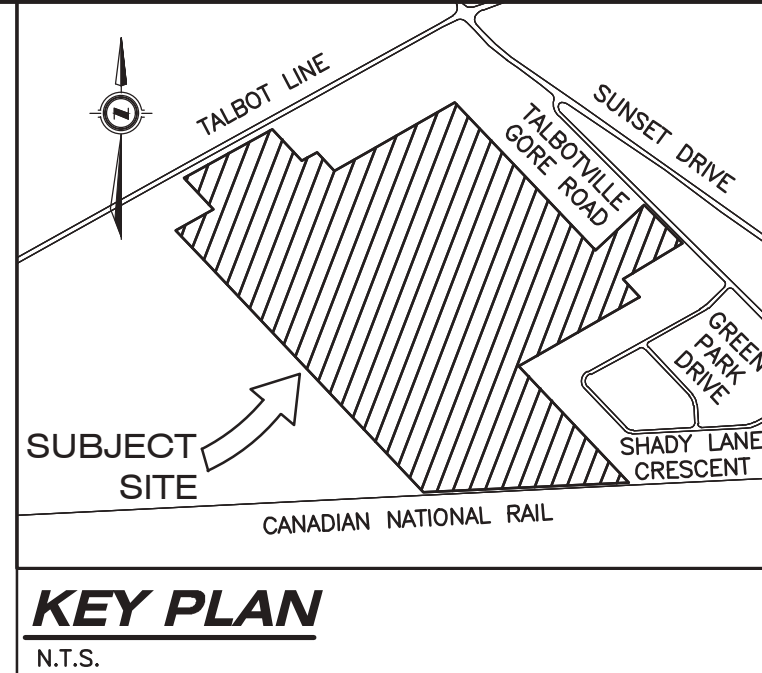
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE



PROJECT No.	SBM-19-0116
SHEET No.	C7B
PLAN FILE No.	
TITLE	SUBDIVISION GRADING PLAN
CLIENT	TALBOTVILLE MEADOWS
LOCATION	34T-S01802 SOUTHWOLD, ON.

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

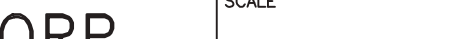

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODEIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 & 4. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m
NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.
NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE TOP OF FOUNDATION, FINISHED GRADE, INTERIOR OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR PROVIDED BY THE BUILDING DESIGNER. (BALDWIN, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B & C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT	ENGINEER'S STAMP	ENGINEER'S STAMP	CLIENT	SCALE	TITLE	PROJECT No.
		10	ISSUED FOR S#02	04/10/22	FZ				FARHI HOLDINGS CORP. 484 RICHMOND ST. SUITE 200 LONDON, ON N6A 3E6 P: 519.645.6666 E: CARANCIGROUP@GMAIL.COM		SUBDIVISION GRADING PLAN	SBM-19-0116
			DESIGN JAH/JSF								TALBOTVILLE MEADOWS	SHEET No.
			DRAWN JAH/JSF								34T-S01802	C7C
			CHECKED BH/NGU								SOUTHWOLD, ON.	PLAN FILE No.
			APPROVED BH/NGU									—
			DATE 30/10/2019									
			CAD SBM-19-0116									

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 008196

TYPE: TABLE

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOLTOVILLE. TABLE IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

GEODETIC ELEVATION: 235.584m

NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.

NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.

2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROAD SHALL BE TO 300mm ABOVE OVERLAND FLOW ROAD ELEVATIONS.

3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROAD SHALL BE TO 450mm ABOVE OVERLAND FLOW ROAD ELEVATIONS.

4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.

5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.

6. RAILING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

7. THE TOP OF FOUNDATION, ELEVATION, UNDERSTORY OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR PROVIDING BY THE BUILDING DESIGNER, BALDINI, MONIZ LTD. (S/W) FOR CLARIFICATION, IF REQUIRED.

sbm **STRIK
BALDINELLI
MONIZ**
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
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SUBDIVISION GRADING PLAN

TALBOTVILLE MEADOWS

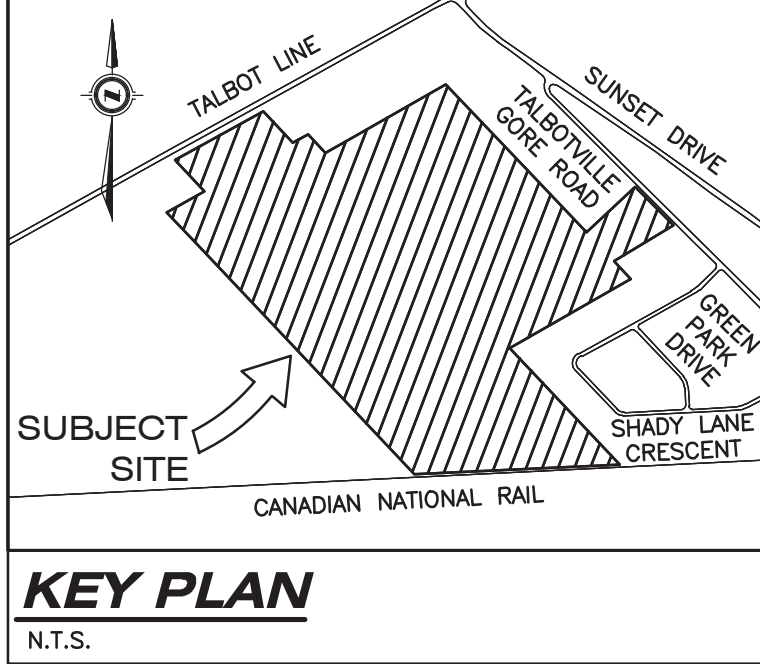
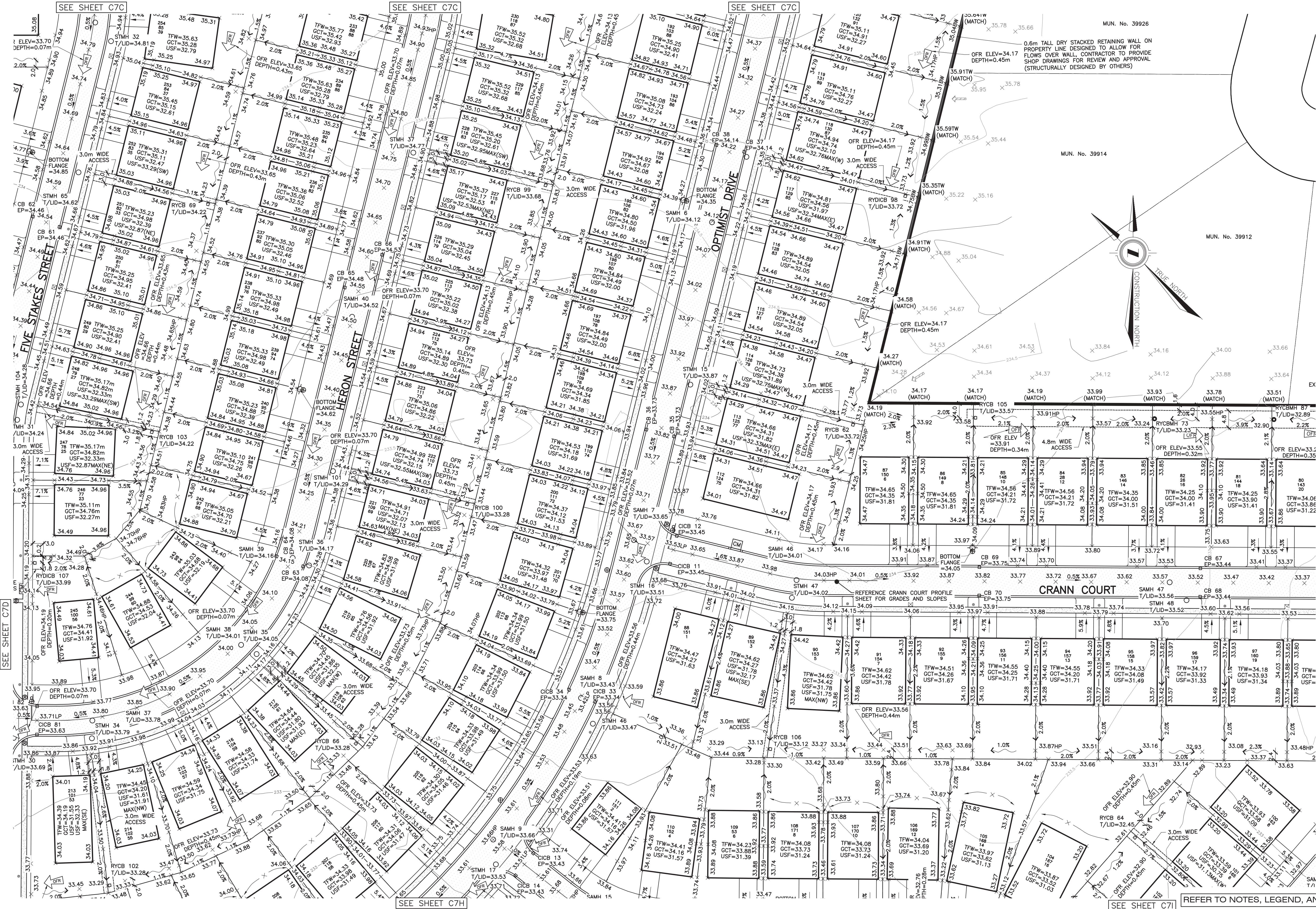
34T-S01802

SOUTHWOLD, ON.

PROJECT No.	SBM-19-0116
SHEET No.	C7D
PLAN FILE No.	

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

SITE BENCHMARK:

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET
LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD. RUNNING SOUTH FROM SOUTH END OF HWY 4. CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.
GEODETIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m

NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.

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GRADING NOTES:

- EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
- A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH/JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JAH/JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	30/10/2019					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
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1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
B. R. HYLAND
100223591
Oct 4, 2022
SBM-19-0116
PROVINCE OF ONTARIO

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE
1:500
0 10.0m

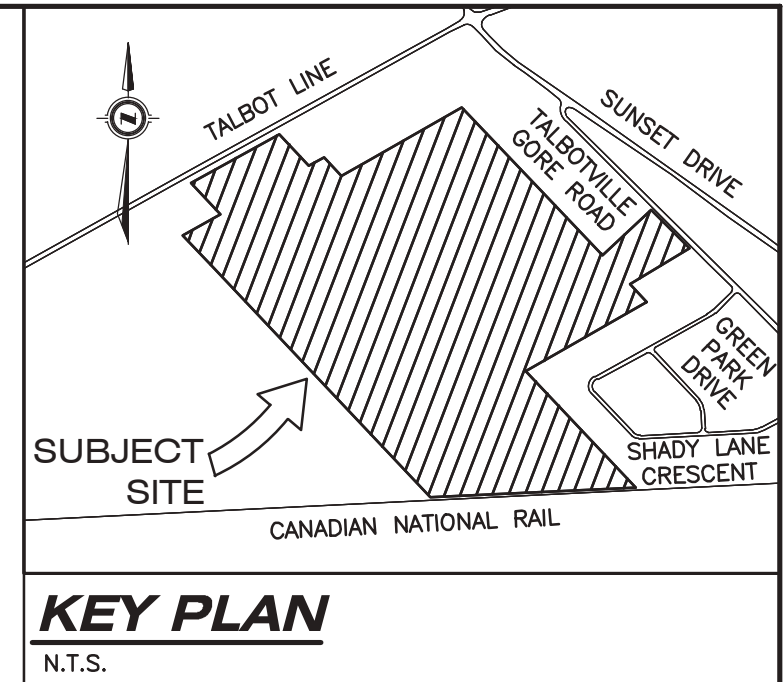
PROJECT No.
SBM-19-0116

SHEET No.
C7E

PLAN FILE No.
—

SUBDIVISION GRADING PLAN
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



PART OF
 LOTS 39 AND 40, CONCESSION
 SOUTH OF THE NORTH BRANCH
 OF TALBOT ROAD
 AND PART OF
 1, 2, 3, 4 & 10 PLAN 11R-1401
 IN THE
 TOWNSHIP OF SOUTHWOLD
 COUNTY OF ELGIN

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET

LOCATION: 1-1/2' STOREY BRICK HOUSE ON WEST SIDE OF
GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY. 4
0.6km SOUTH OF THE CTY OF HWYS 3
AND 4. TABLE IS SET HORIZONTALLY IN SOUTH FACE OF
CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST
CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MUNUMENT #2:

NAME: 00819658064

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON
THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3
AND 4. TABLET/UTILITY. TABLE IS SET HORIZONTALLY IN THE
NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m
EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE. ST. OF THE
SYSTEM. CORNER AND 24cm BELOW THE TOP OF THE
FOUNDATION.

GEODETIC ELEVATION: 235.584m

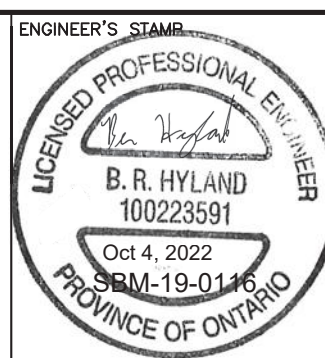
NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO
ELEVATIONS TO OBTAIN GEODETIC DATUM.

NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2
BENCHMARKS AT ALL TIMES.

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTE ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTE ARE TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS FOR THE SUMP.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP OF (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ANTIOR BUILDING CODE.
7. FINISHED GRADE, FINISHED FLOOR ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED BY THE ARCHITECT, BALDINI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B & C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN JAH/zsf	10	ISSUED FOR SI#02	04/10/22	FZ	
	DRAWN JAH/zsf					
	CHECKED BH/NGu					
	APPROVED BH/NGu					
	DATE 30/10/2019					
	CAD SBM-19-0116					

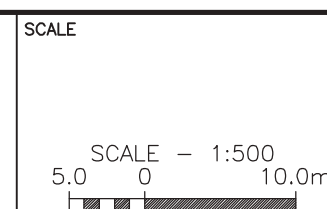


ENGINEER'S STAMP

CLIENT

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6

P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

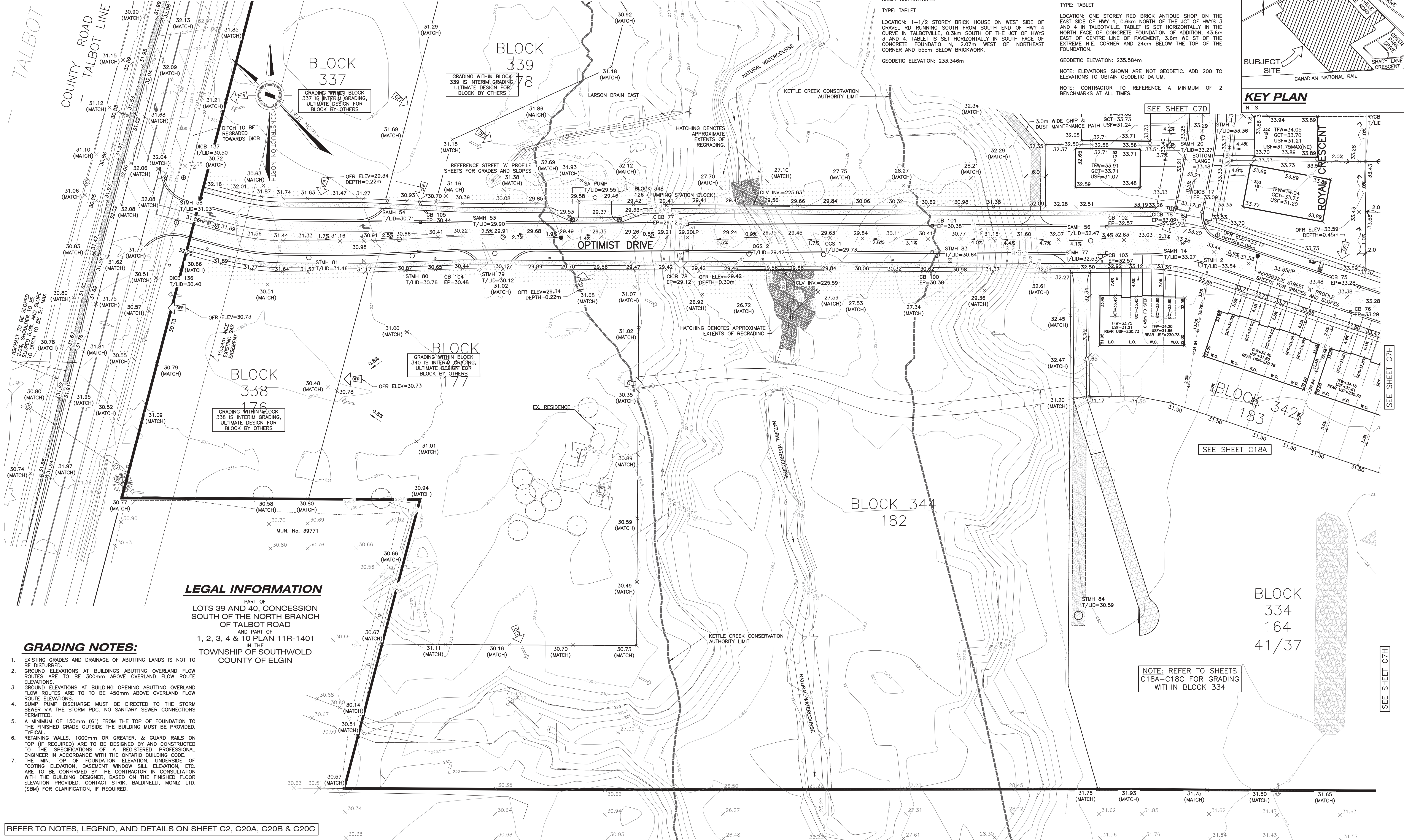


TITLE	SUBDIVISION GRADING PLAN
	TALBOTVILLE MEADOWS
	34T-S01802
	SOUTHWOLD, ON.

PROJECT No.	SBM-19-0116
SHEET No.	C7F
PLAN FILE No.	

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.

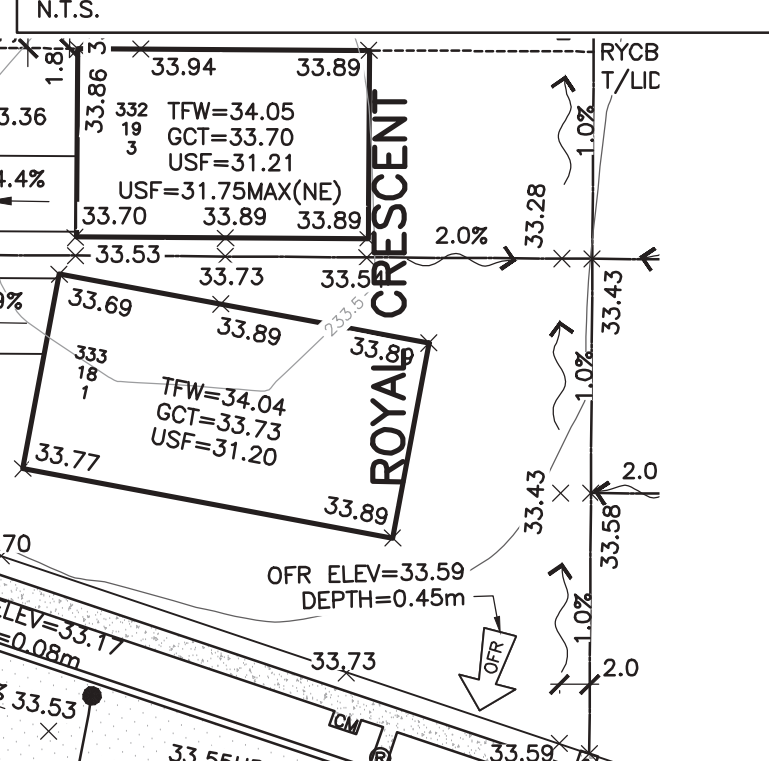


SITE BENCHMARK:

MONUMENT #1:
NAME: 00819648018
TYPE: TABLET
LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N, 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW GRADEWORK.
GEODETIC ELEVATION: 233.346m

MONUMENT #2:
NAME: 00819658064
TYPE: TABLET
LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WEST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
GEODETIC ELEVATION: 235.584m
NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.
NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

KEY PLAN



LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

GRADING NOTES:

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- RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B & C20C

AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	NO.	REVISIONS	D/M/Y	BY	CONSULTANT
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		CHECKED BH/NGU					
		APPROVED BH/NGU					
		DATE 30/10/2019					
		CAD SBM-19-0116					

**STRIK
BALDINELLI
MONIZ**
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



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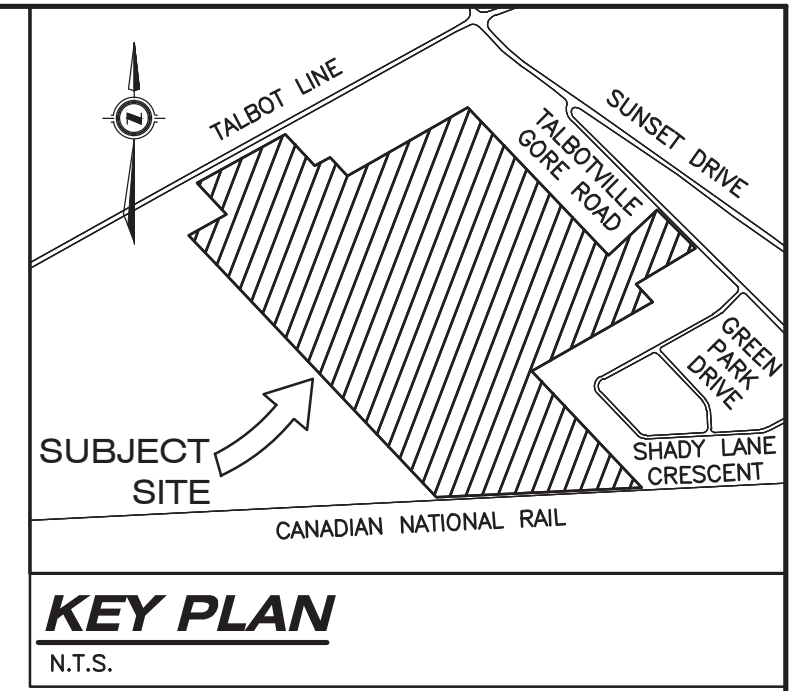
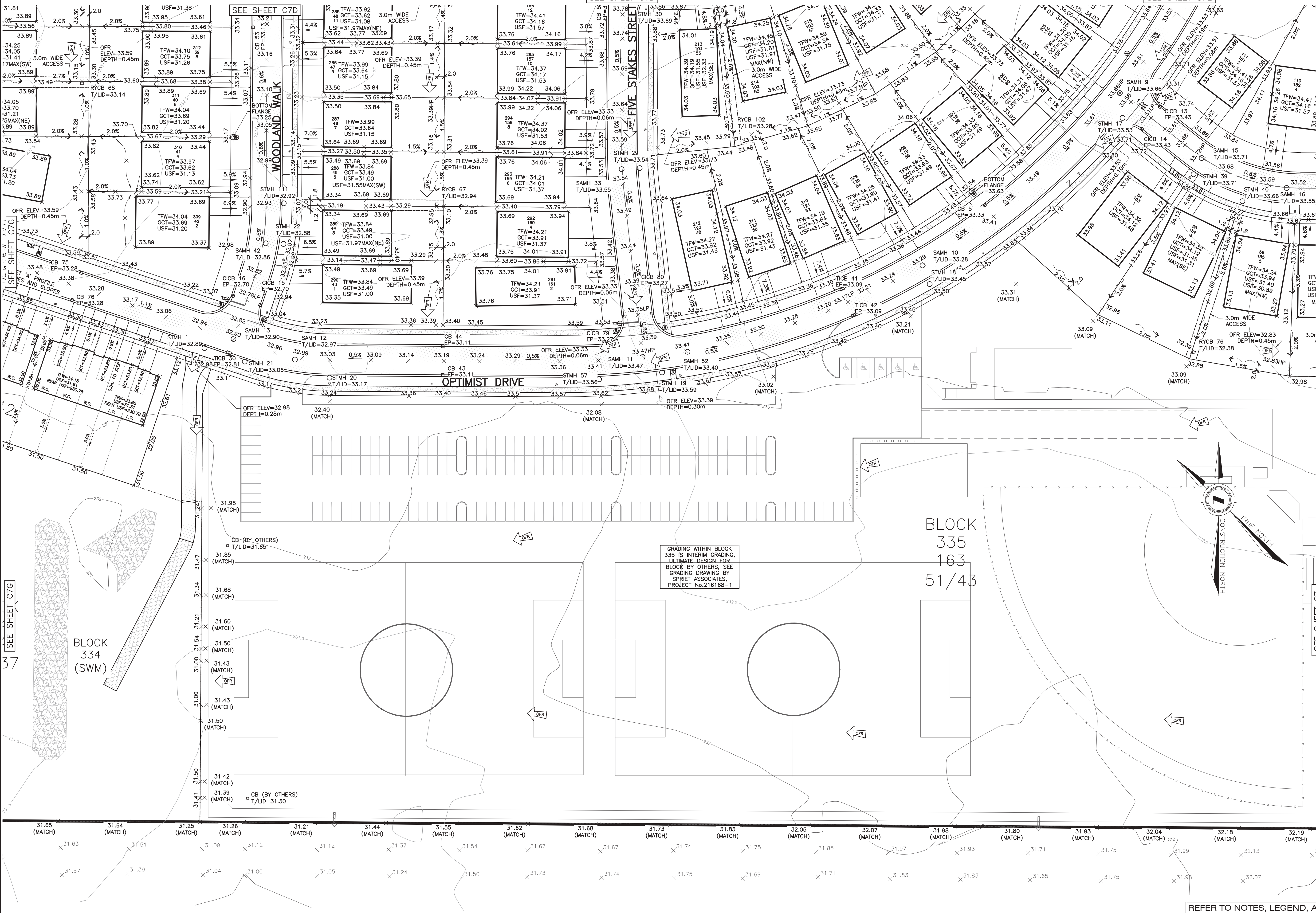
CLIENT
TITLE
SCALE - 1:500
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SUBDIVISION GRADING PLAN
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C7G
PLAN FILE No.

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LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.
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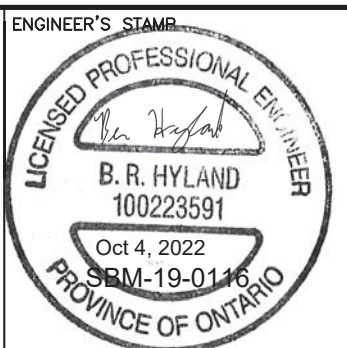
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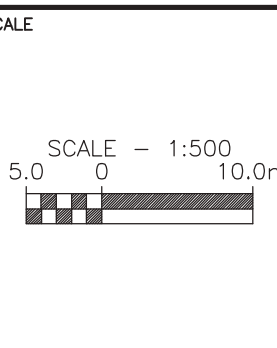
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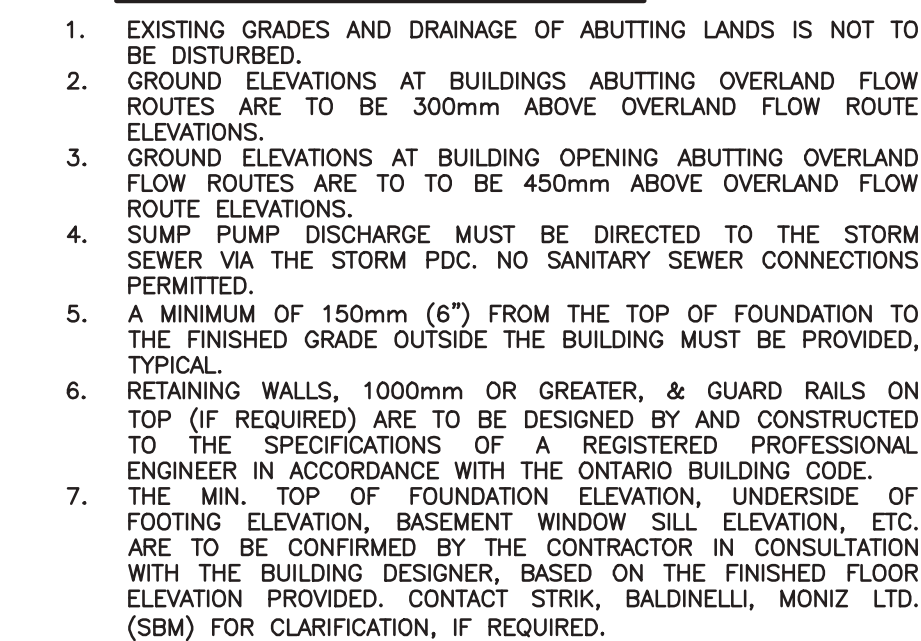


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N6A 3E6
P: 519.645.6666
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PROJECT No.	SBM-19-0116
SHEET No.	C7H
PLAN FILE No.	

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE TOWNSHIP BY-LAWS.



sbm **STRIK
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SCALE

SCALE - 1:500

5.0 0 10.0m

A horizontal scale bar with a black and white alternating pattern. It is marked with '5.0', '0', and '10.0m' from left to right. Above the bar, the text 'SCALE - 1:500' is written.

TITLE	SUBDIVISION GRADING PLAN
	TALBOTVILLE MEADOWS
	34T-S01802
	SOUTHWOLD, ON.

PROJECT No.	SBM-19-0116
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NAME(S)	OVERLAND FLOW ROUTE MAX ELEVATION	DEPTH(m)
CICB 1 & 2 & CB 3 & 4	33.47	0.05
RYCB 91	33.05	0.25
RYDICB 74 & RYCB 92	33.35	0.45
RYDICB 93	33.39	0.45
CICB 95 & TICB 94	35.14	0.27
CICB 45, 46, & 87, TICB 86, & CB 47, 48, 49, 50, 92 & 93	35.27	0.27
RYCB 70, 71, 115, 119, 120, 121	34.46	0.45
RYCB 72, 126, 127	33.01	0.45
CICB 98 & TICB 99	35.08	0.30
CICB 25	34.80	0.08
CICB 26	34.76	0.04
CICB 10	34.40	0.06
CICB 9 & CB 39 & 51	34.42	0.08
TICB 41 & 42 & CB 5	33.39	0.30
CICB 12 & CB 35, 37, & 52	33.52	0.08
CICB 11	33.53	0.07
RYCB 60, 62 & 95 & RYDICB 86 & 98	34.17	0.45
CICB 21, 22 & 40	34.04	0.30
CICB 16 & 15, TICB 30, & CB 43, 44, 53, 54, 55, 56, 75, 76	32.98	0.28
RYCB 75	34.61	0.32
RYCB 115 & 116	33.78	0.45
RYCB 67, 112, 113 & 114	33.39	0.45
CICB 17 & CB 84	33.17	0.08
CICB 18, 77 & 78 & CB 100, 101, 102, 103, 104 & 105	29.42	0.30
RYCB 117	33.17	0.45
RYCB 68	33.59	0.45
CICB 82 & CB 60, 61, 64 & 65	33.71	0.08
CICB 81 & CB 63 & 66	33.70	0.07
CICB 80	33.33	0.06
CICB 79 & CB 58, 59 & 62	33.33	0.06
RYDICB 107	34.19	0.20
RYCB 69, 103	34.66	0.44
RYCB 68, 100 & 102	33.73	0.45
RYCB 99	34.13	0.45
CICB 31, 32 & 34 & CB 36, 38, 73 & 74	32.76	0.28
CICB 13, 14, & 33	33.63	0.19
RYCB 105	33.91	0.34
RYCBMH 73	33.55	0.32
RYCBMH 87 & 90	33.34	0.45
RYDICBMH 88	33.87	0.45
RYDICBMH 85	33.62	0.45
RYCBMH 108	33.45	0.41
RYCB 89	33.20	0.01
RYCB 106	33.56	0.44
RYCB 64	32.90	0.45
CICB 27 & CB 67 & 69	33.08	0.08
CICB 71 & 72 & CB 28, 29, 68 & 70	32.92	0.28
RYCB 76, 131 & 132	32.83	0.45
CICB 106	33.39	0.08
RYCB 130	31.56	0.44
CBMH 51	31.93	0.12
CBMH 50		

NO OFR POSSIBLE DUE TO EXISTING GAS MAIN, ALL
DOWNSTREAM PIPES TO BE SIZED FOR 250YR STORM

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTE ARE TO BE 300mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
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KEY PLAN

PART OF
 LOTS 39 AND 40, CONCESSION
 SOUTH OF THE NORTH BRANCH
 OF TALBOT ROAD
 AND PART OF
 1, 2, 3, 4 & 10 PLAN 11R-1401
 IN THE
 TOWNSHIP OF SOUTHWOLD
 COUNTY OF ELGIN

MONUMENT #1:

NAME: 00819648018

TYPE: TABLET

LOCATION: 1-1/2 STOREY BRICK HOUSE ON WEST SIDE OF GRAVEL RD RUNNING SOUTH FROM SOUTH END OF HWY 4 CURVE IN TALBOTVILLE, 0.3km SOUTH OF THE JCT OF HWYS 3 AND 4. TABLET IS SET HORIZONTALLY IN SOUTH FACE OF CONCRETE FOUNDATION N. 2.07m WEST OF NORTHEAST CORNER AND 55cm BELOW BRICKWORK.

GEODETIC ELEVATION: 233.346m

MONUMENT #2:

NAME: 008190

TYPE: TABLET

LOCATION: ONE STOREY RED BRICK ANTIQUE SHOP ON THE EAST SIDE OF HWY 4, 0.6km NORTH OF THE JCT OF HWYS 3 AND 4 IN TALBOTVILLE. TABLET IS SET HORIZONTALLY IN THE NORTH FACE OF CONCRETE FOUNDATION OF ADDITION, 43.6m EAST OF CENTRE LINE OF PAVEMENT, 3.6m WE ST OF THE EXTREME N.E. CORNER AND 24cm BELOW THE TOP OF THE FOUNDATION.

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NOTE: ELEVATIONS SHOWN ARE NOT GEODETIC. ADD 200 TO ELEVATIONS TO OBTAIN GEODETIC DATUM.

NOTE: CONTRACTOR TO REFERENCE A MINIMUM OF 2 BENCHMARKS AT ALL TIMES.

MATCH AT EDGE OF RIP RAP UNLESS OTHERWISE NOTED

2.0% MIN 3:1 MAX

1.5

CENTRELINE OF OFR PATH

10.3m DEPTH

1.5

2.0% MIN 3:1 MAX

EXISTING PROPERTY LINE

WIDTH VARIES, SEE PLAN

100.03

1.5m

CENTRELINE OF PATH

100.00

1.5m

WIDTH VARIES, SEE PLAN

100.03

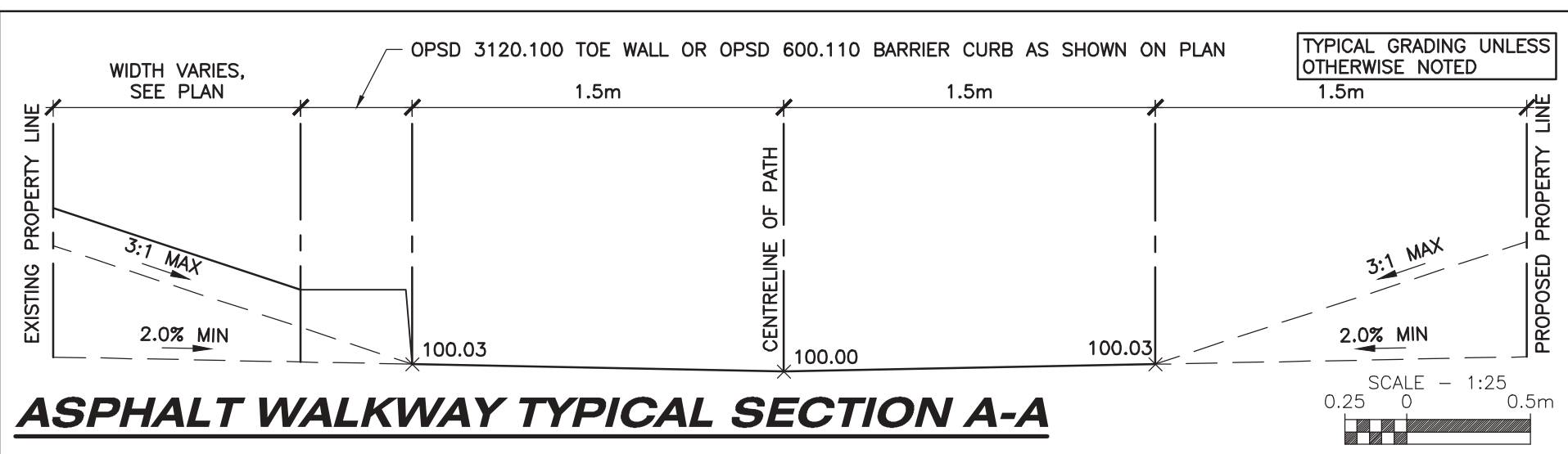
2.0% MIN 3:1 MAX

PROPOSED PROPERTY LINE

3m WIDE RIP RAP ON GEOTEXTILE PER OPSS 511

SCALE - 1:25

0.25 0 0.5m



EXISTING PROPERTY LINE

3.0m

2.5m

1.5m

1.5m

1.5m

PROPOSED PROPERTY LINE

CENTRELINE OF SWALE

CENTRELINE OF PATH

2.0% MIN

3:1 MAX

99.97

100.00

100.03

3:1 MAX

2.0% MIN

3:1 MAX

SCALE 1:25

0.25 0 0.5m

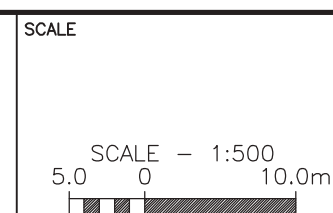
sbm **STRIK
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CLIENT

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TITLE

SUBDIVISION GRADING PLAN

TALBOTVILLE MEADOWS

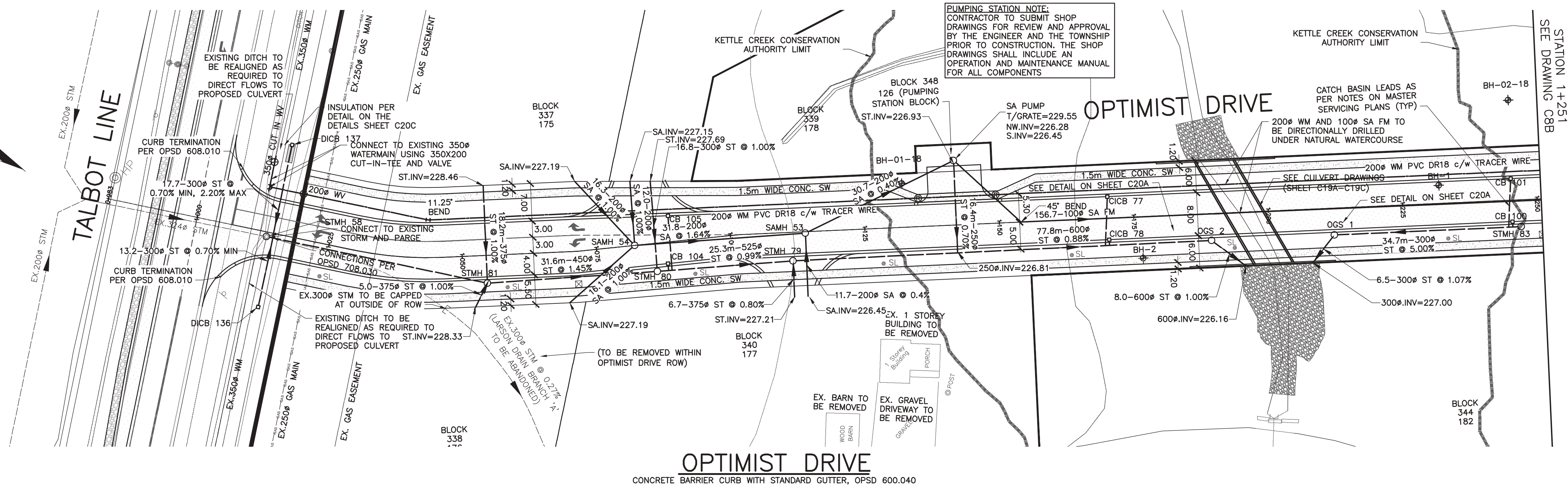
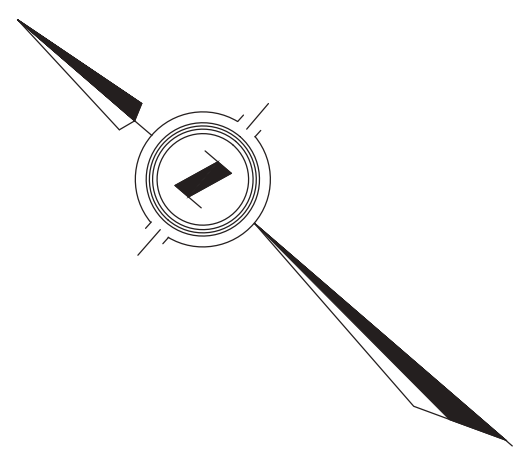
34T-S01802
SOUTHWOLD, ON.

PROJECT No.	SRM 10 0116
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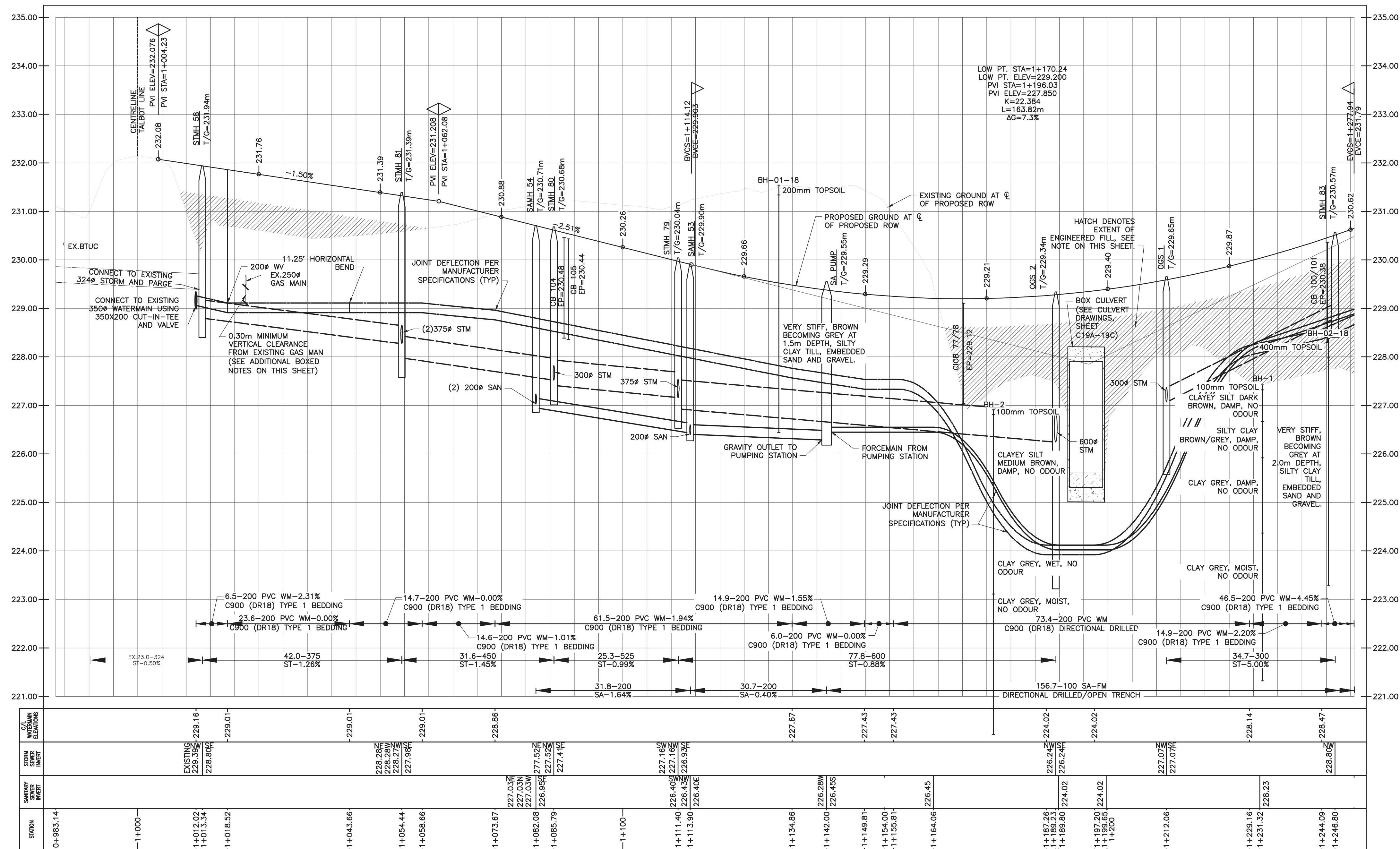
SHEET No. C7J

PLAN FILE No.

S:\2019 Job\SBM-19-0116 Engr - Talbotville Meadows\03 Production Drawings\SBM-19-0116 Engr - Talbotville Meadows - Street & P&P.dwg



OPTIMIST DRIVE
CONCRETE BARRIER CURB WITH STANDARD GUTTER, OPSD 600.040

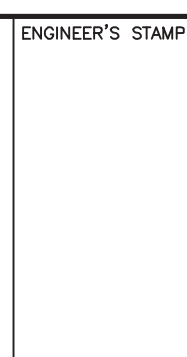


- ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL. ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE, AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.
- TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.
- PROVIDE MINIMUM 300mm VERTICAL CLEARANCE BETWEEN EXISTING 250# GAS MAIN AND PROPOSED WATERMAIN AND STORM SEWER
- CONTRACTOR TO LOCATE AND VERIFY ELEVATION OF EXISTING GAS MAIN AT CROSSING LOCATIONS
- CONTRACTOR TO ENSURE GAS MAIN IS PROPERLY SUPPORTED AT ALL TIMES.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmild.ca

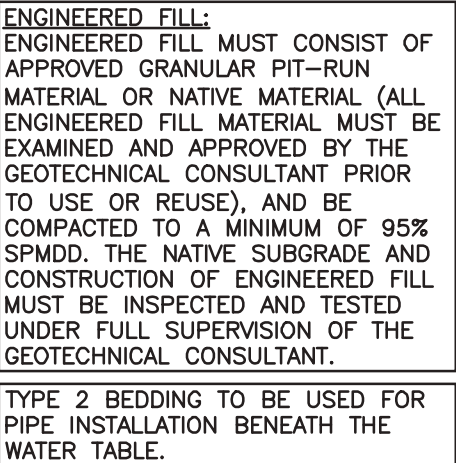


FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

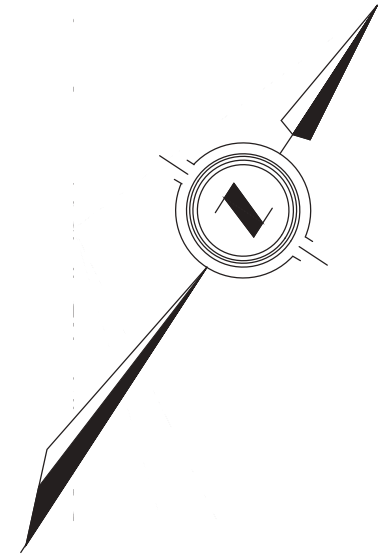
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TITLE
OPTIMIST DRIVE - STA 1+000 TO STA 1+251
PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

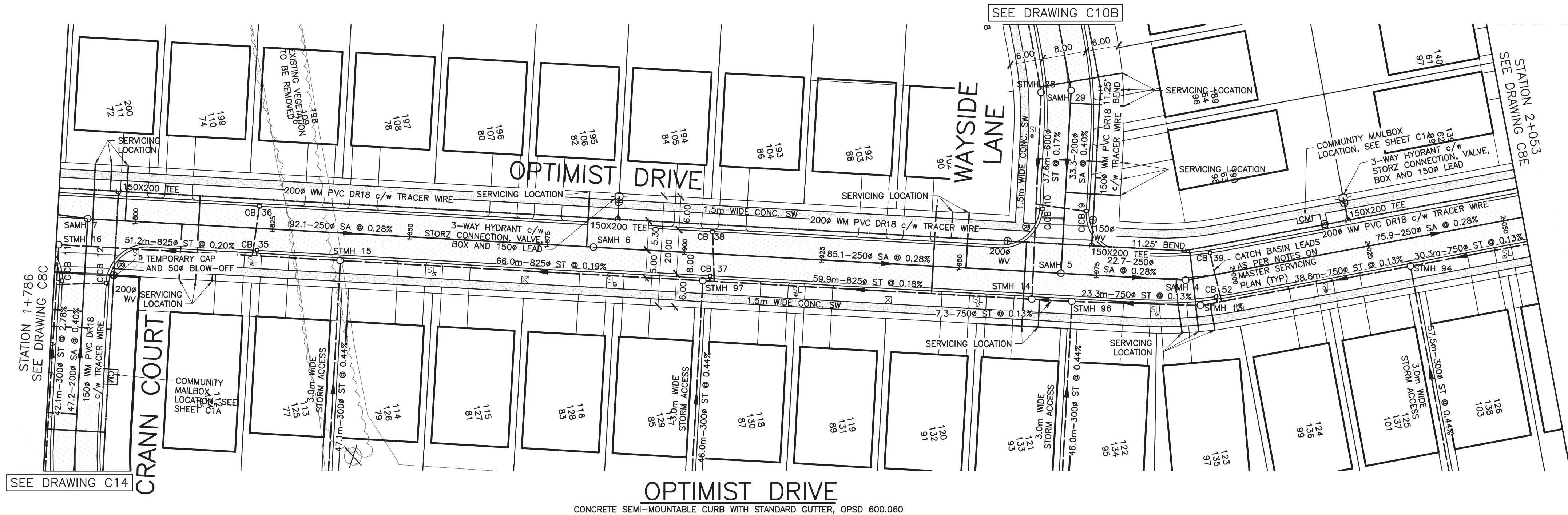
PROJECT No.
SBM-19-0116
SHEET No.
C8A
PLAN FILE No.
—



PROJECT No.	SBM-19-0116
SHEET No.	C8C
PLAN FILE No.	

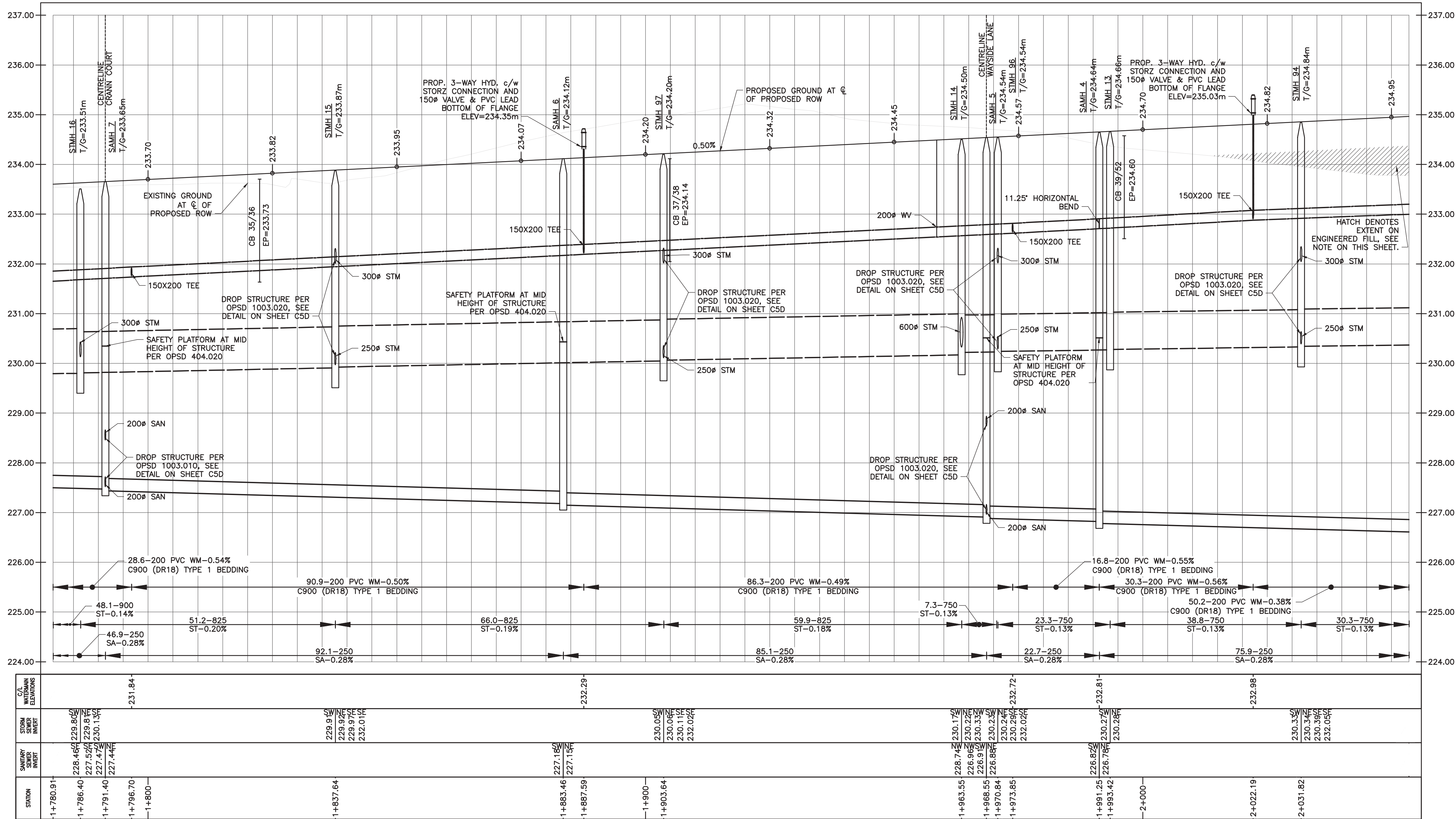


NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.



ENGINEERED FILL: ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL (ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE), AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmlltd.ca



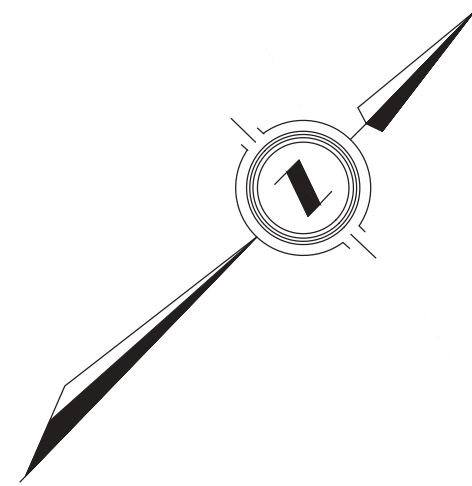
CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE
VERTICAL SCALE - 1:50
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HORIZONTAL SCALE - 1:500
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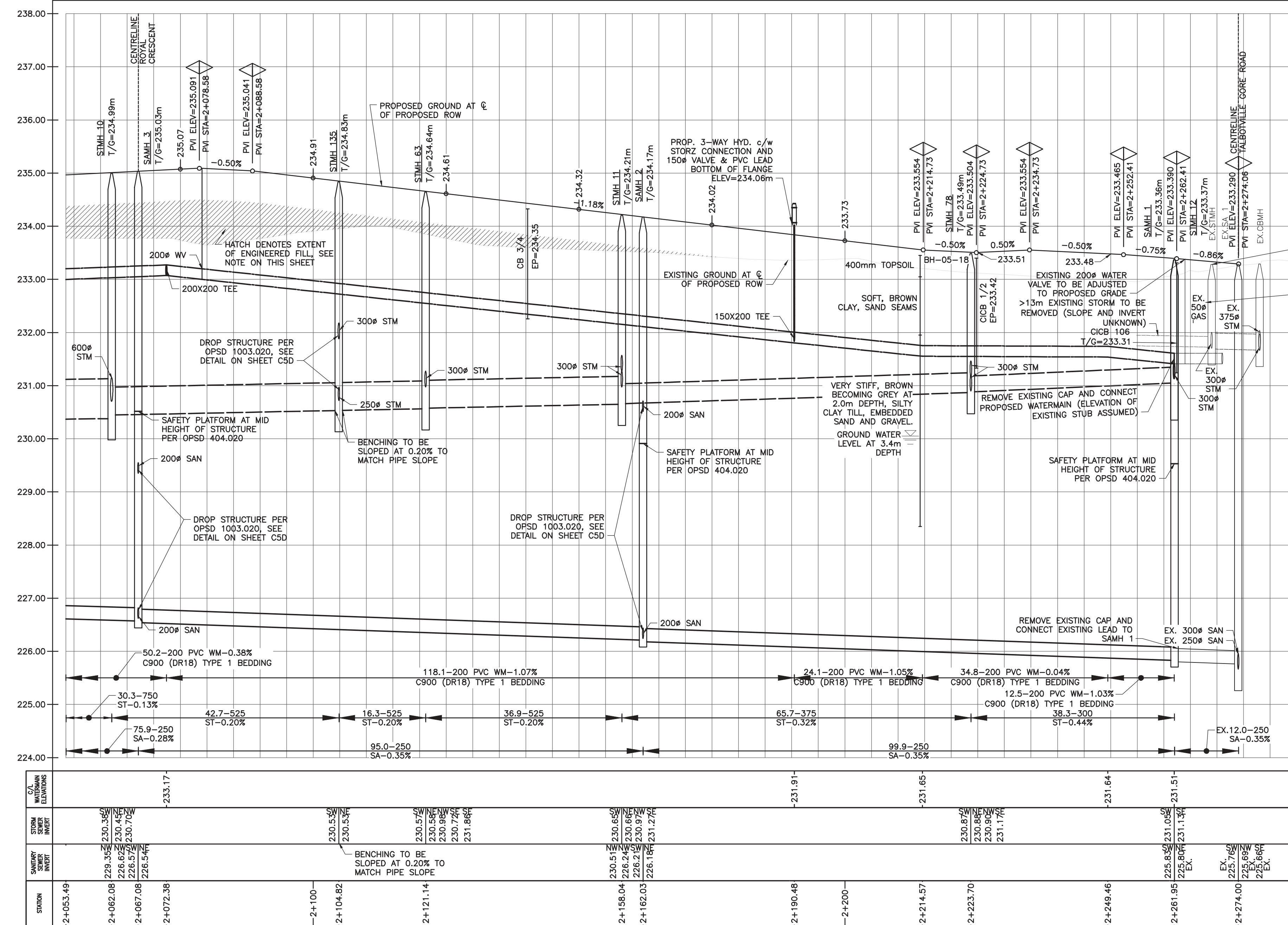
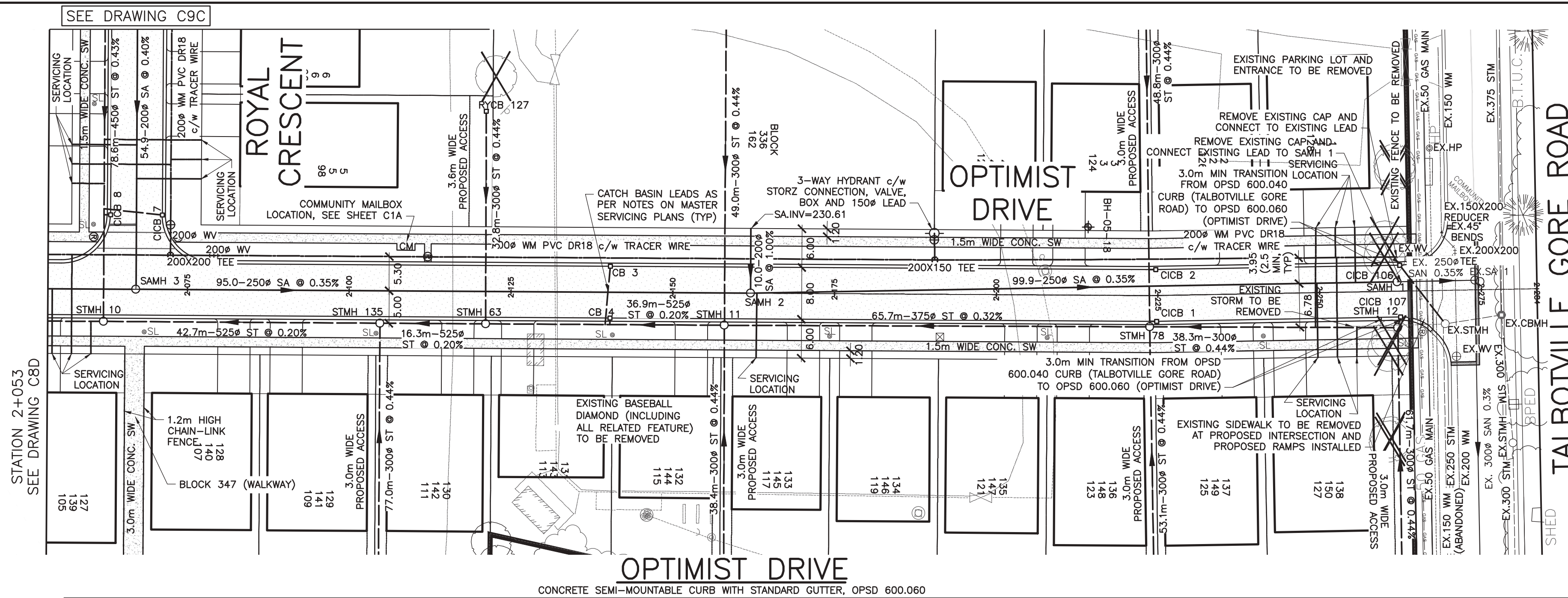
TITLE
OPTIMIST DRIVE - STA 1+785 TO STA 2+053
PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C8D
PLAN FILE No.
—

S:\2019 Job\SBM-19-0116 Engr - Talbotville Meadows\03 Production Drawings\SBM-19-0116 Engr - Talbotville Meadows - Street & R&P.dwg



NOTE: ALL SERVING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.



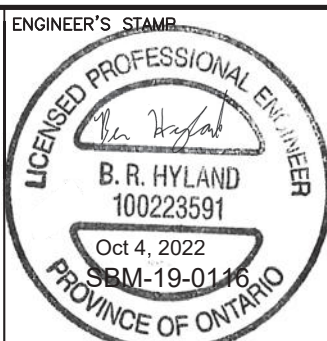
ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL. ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE, AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

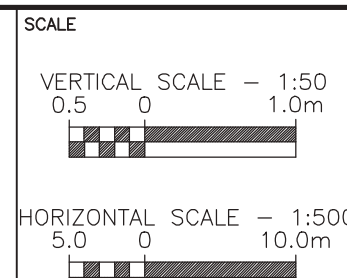
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca



ENGINEER'S STAMP

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

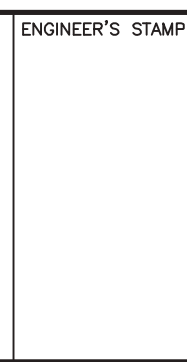


TITLE	PROJECT No.
OPTIMIST DRIVE - STA 2+053 TO STA 2+284 PLAN & PROFILE	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C8E
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

S:\2019\sbm\SBM-19-0116.dwg - Talbotville Meadows\03_Draft\03_Production Drawings\SBM-19-0116.dwg - Talbotville Meadows - Street 19.dwg

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	29/03/2021					
CAD	SBM-19-0116					

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1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
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Email: sbm@sbmtil.ca



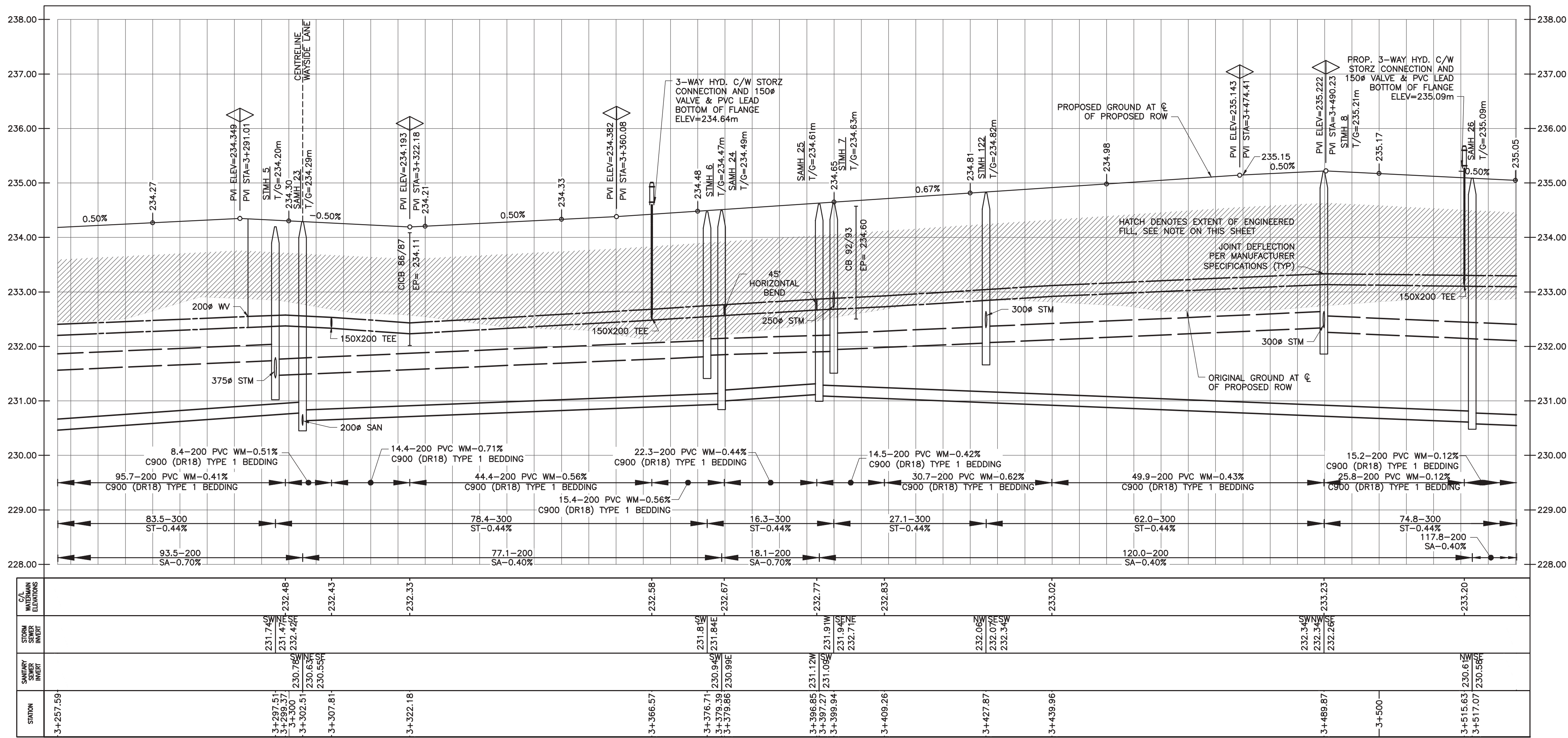
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE
VERTICAL SCALE - 1:50
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HORIZONTAL SCALE - 1:500
0 5.0 10.0

TITLE **ROYAL CRESCENT - STA 3+258 TO STA 3+525**
PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No. **SBM-19-0116**
SHEET No. **C9B**
PLAN FILE No. **—**

REFER TO NOTES, LEGEND, AND DETAILS
ON SHEET C2, C20A, C20B, AND C20C



NOTE: ALL SERVING
LOCATIONS NOT SHOWN ARE
TO BE AS PER MSD-15.

ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF
APPROVED GRANULAR PIT-RUN
MATERIAL OR NATIVE MATERIAL (ALL
ENGINEERED FILL MATERIAL MUST BE
EXAMINED AND APPROVED BY THE
GEOTECHNICAL CONSULTANT PRIOR
TO USE OR REUSE), AND BE
COMPACTED TO A MINIMUM OF 95%
SPMDD. THE NATIVE SUBGRADE AND
CONSTRUCTION OF ENGINEERED FILL
MUST BE INSPECTED AND TESTED
UNDER FULL SUPERVISION OF THE
GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR
PIPE INSTALLATION BENEATH THE
WATER TABLE.

ROYAL CRESCENT
CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER, OPSD 600.060

STATION 3+258
SEE DRAWING C9A

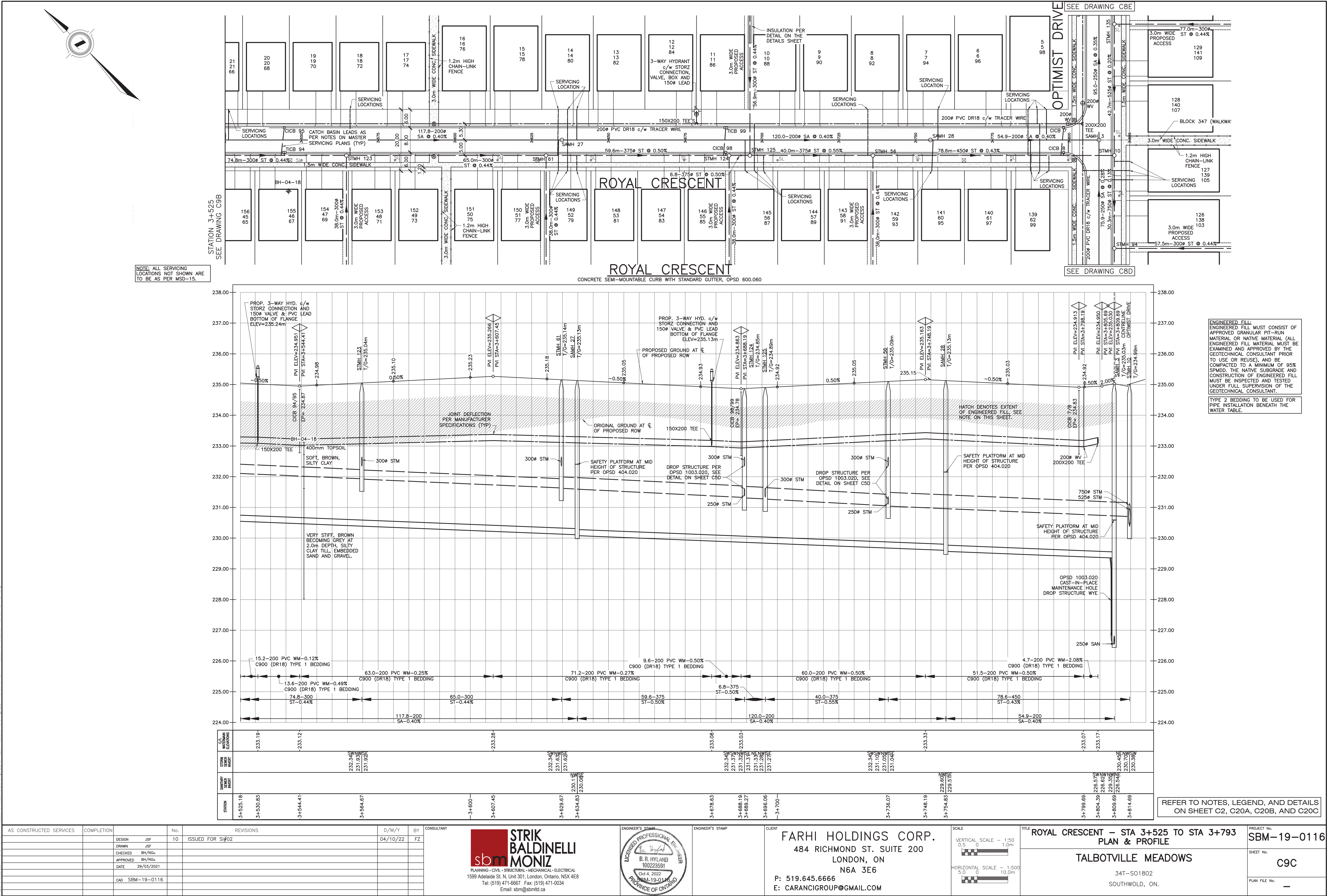
SEE DRAWING C10A

STATION 3+388
SEE THIS SHEET

STATION 3+388
SEE THIS SHEET

STATION 3+525
SEE DRAWING C9C

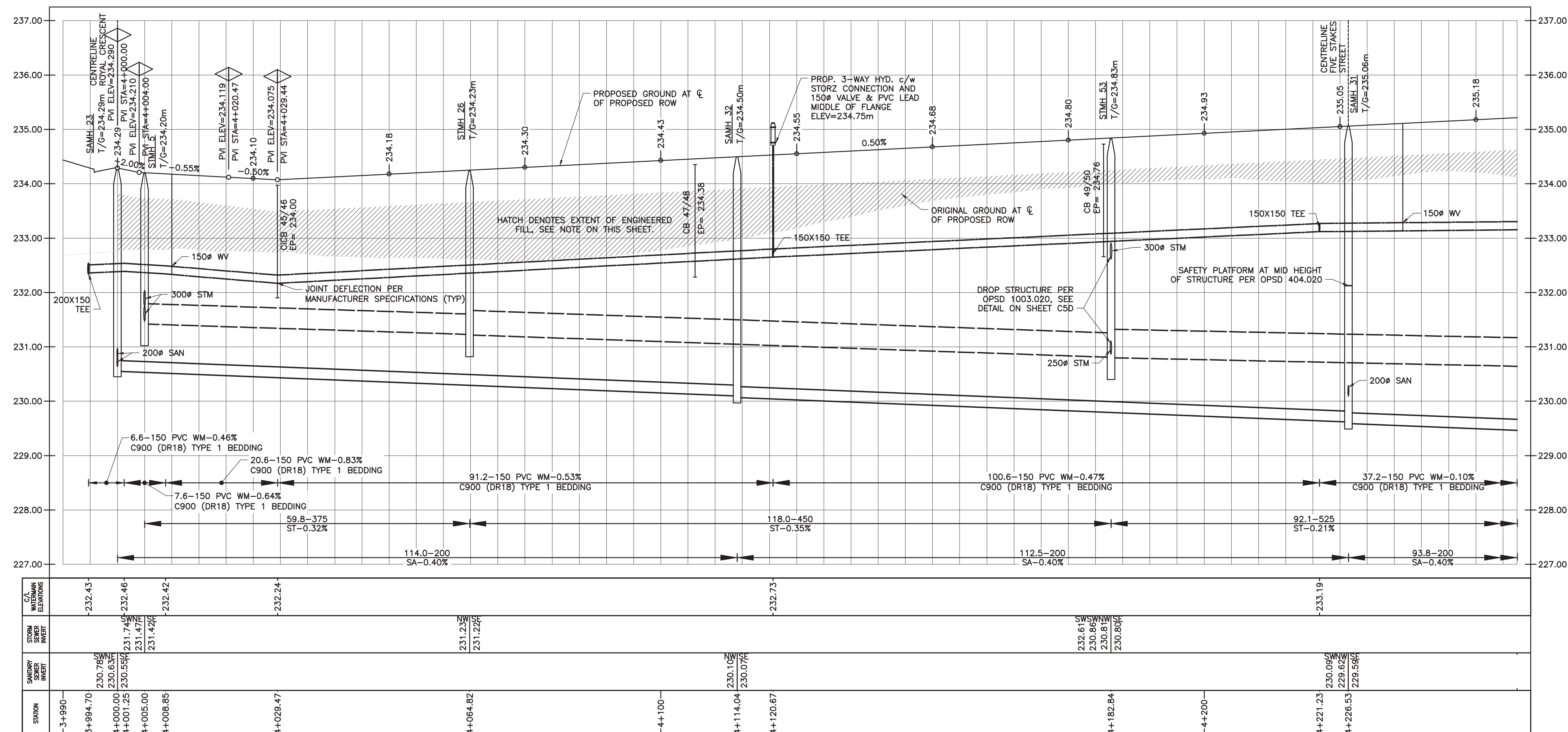
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ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL (ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE), AND BE COMPACTED TO A MINIMUM OF 95% SPHDD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR
PIPE INSTALLATION BENEATH THE
WATER TABLE.

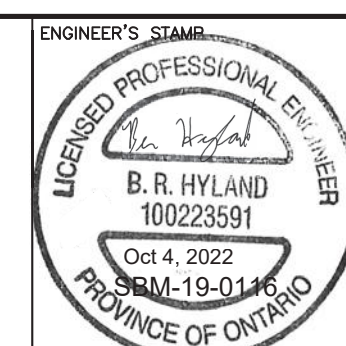
CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER, OPSD 600.060



REFER TO NOTES, LEGEND, AND DETAILS
ON SHEET C2, C20A, C20B, AND C20C

2017-2018 SBM-19-0116 Form

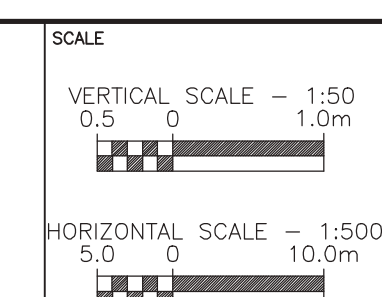
AS CONSTRUCTED	SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY
		DESIGN JSF	10	ISSUED FOR SI#02	04/10/22	FZ
		DRAWN JSF				
		CHECKED BH/NGU				
		APPROVED BH/NGU				
		DATE 29/03/2021				
		CAD SBM-19-0116				



ENGINEER'S STAMP

CLIENT

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM



TITLE	WAYSIDE LANE - STA 4+000 TO STA 4+258 PLAN & PROFILE
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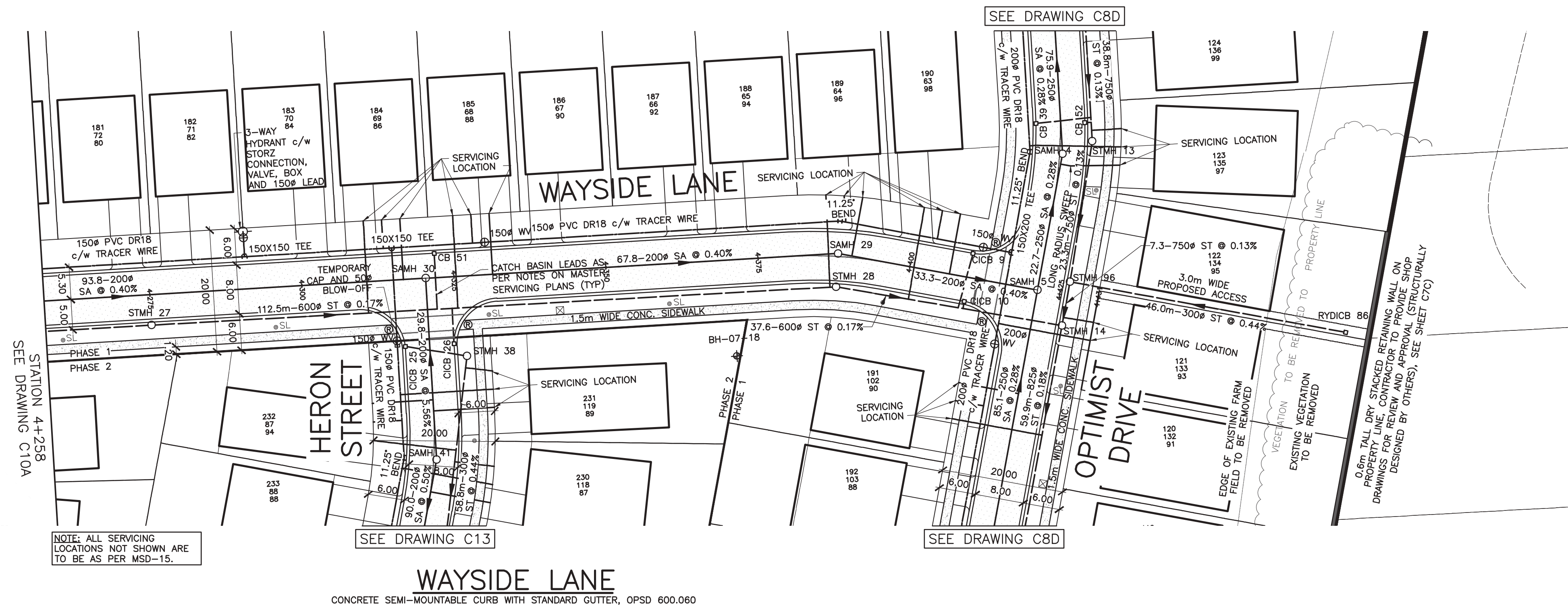
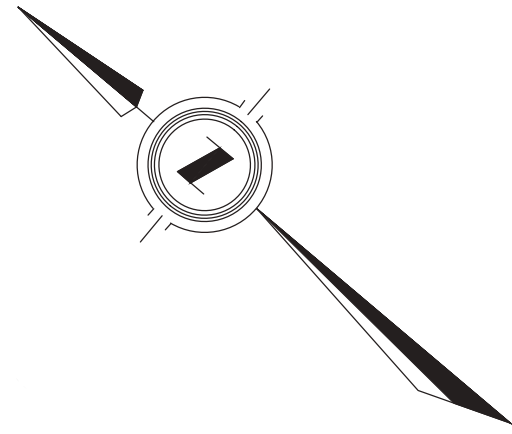
TALBOTVILLE MEADOWS

34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116

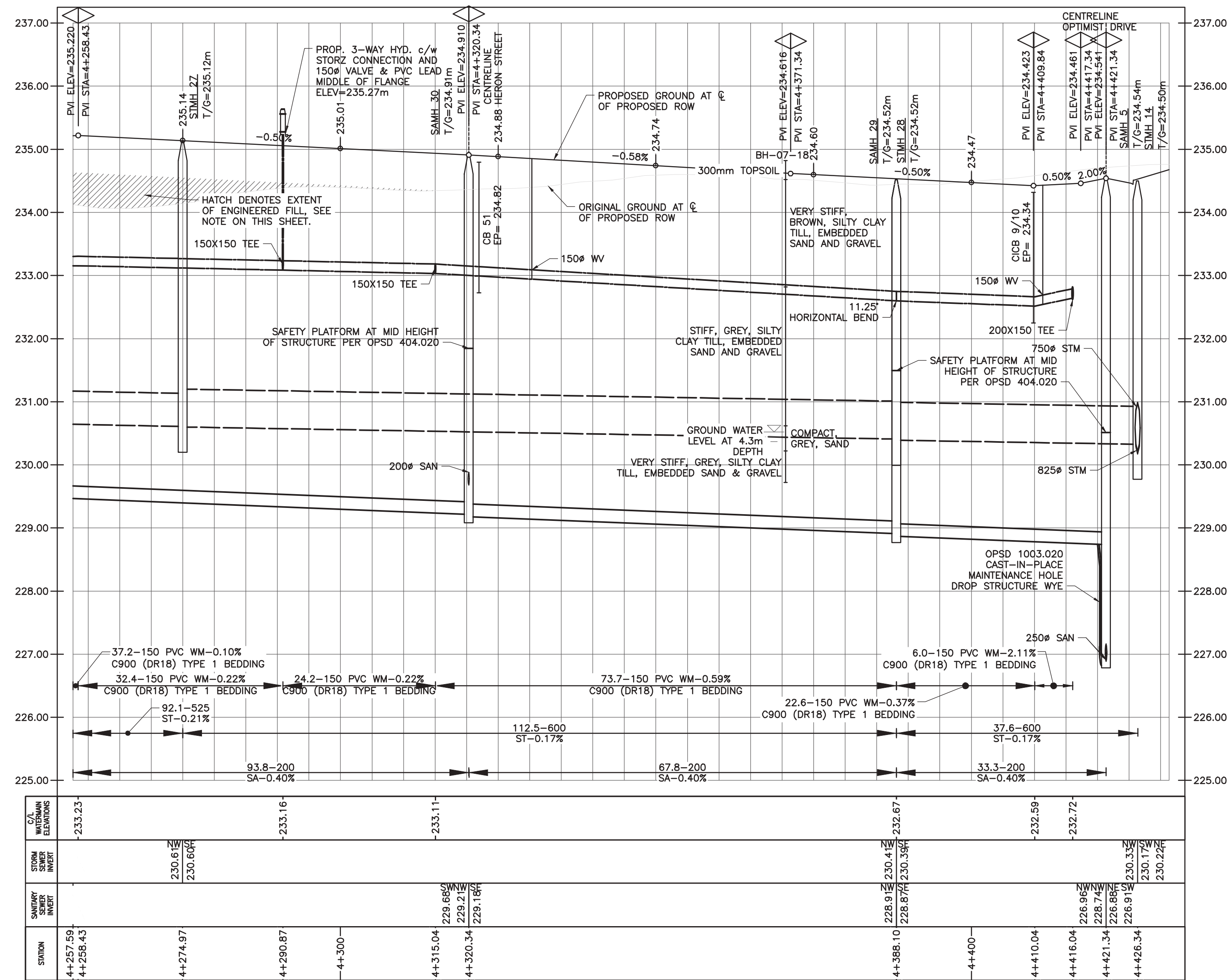
SHEET No. C10A

PLAN FILE No.



ENGINEERED FILL: ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL (ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE), AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S1#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	29/03/2021					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
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ENGINEER'S STAMP

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE
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HORIZONTAL SCALE - 1:500
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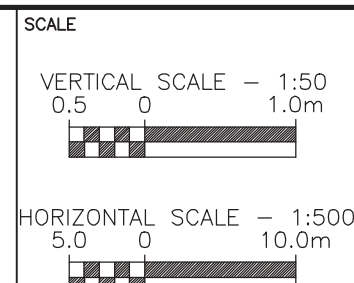
TITLE	PROJECT No.
WAYSIDE LANE - STA 4+258 TO STA 4+431 PLAN & PROFILE	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C10B
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. -

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AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
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DATE	20/10/2020					
CAD	SBM-19-0116					

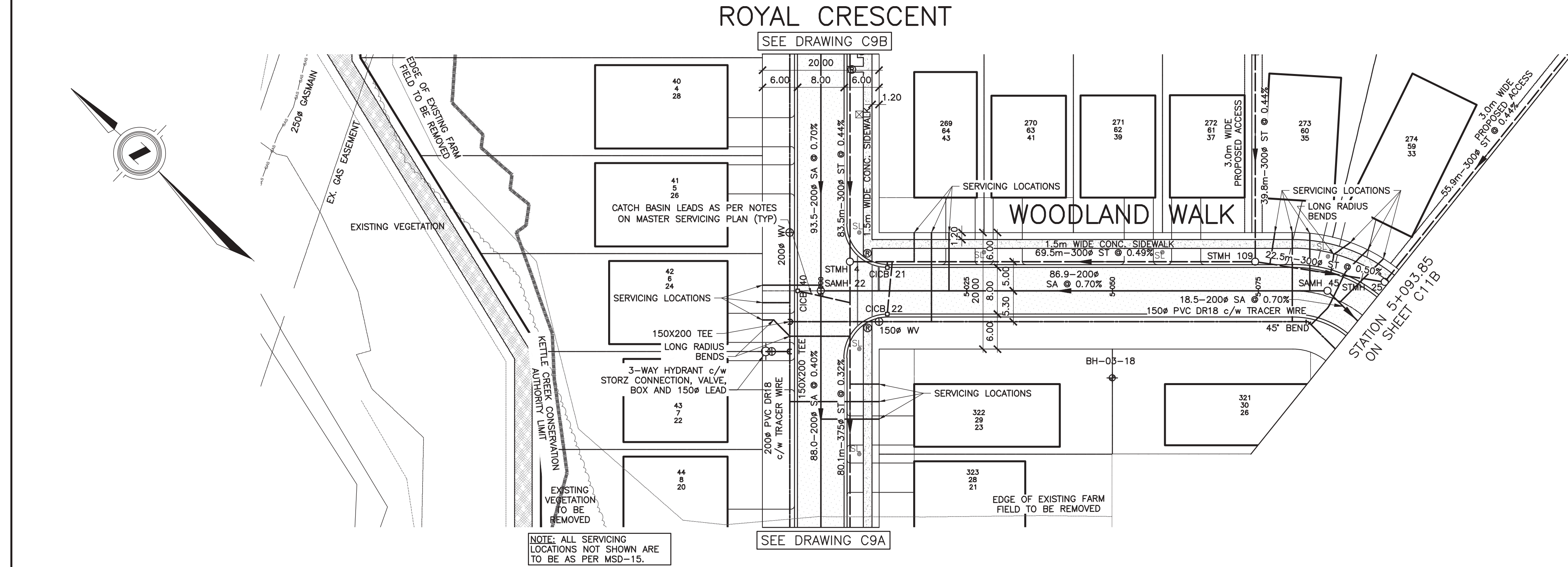


CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM



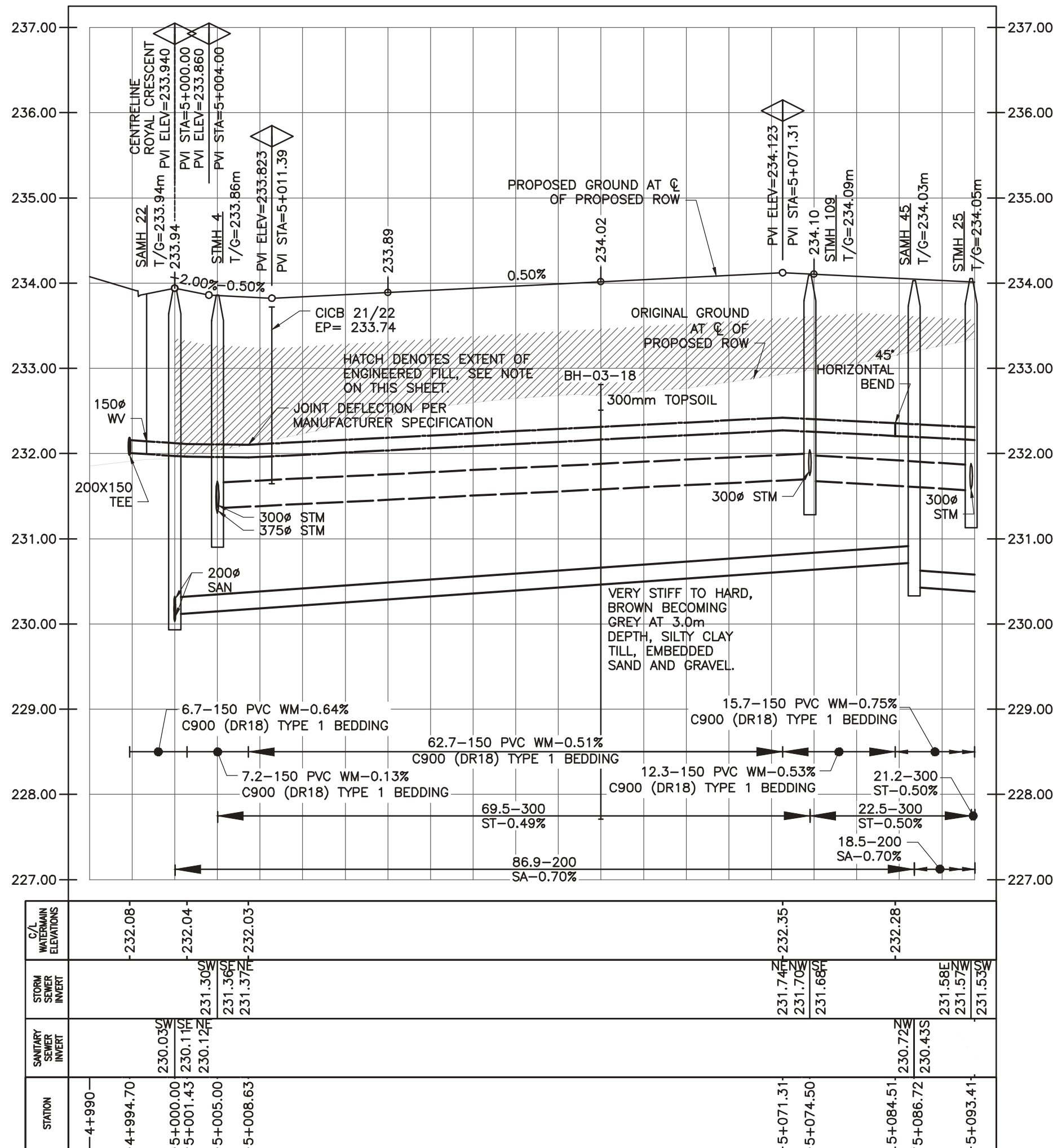
TITLE	PROJECT No.
WOODLAND WALK - STA 5+000 TO 5+094 PLAN & PROFILE	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C11A
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C



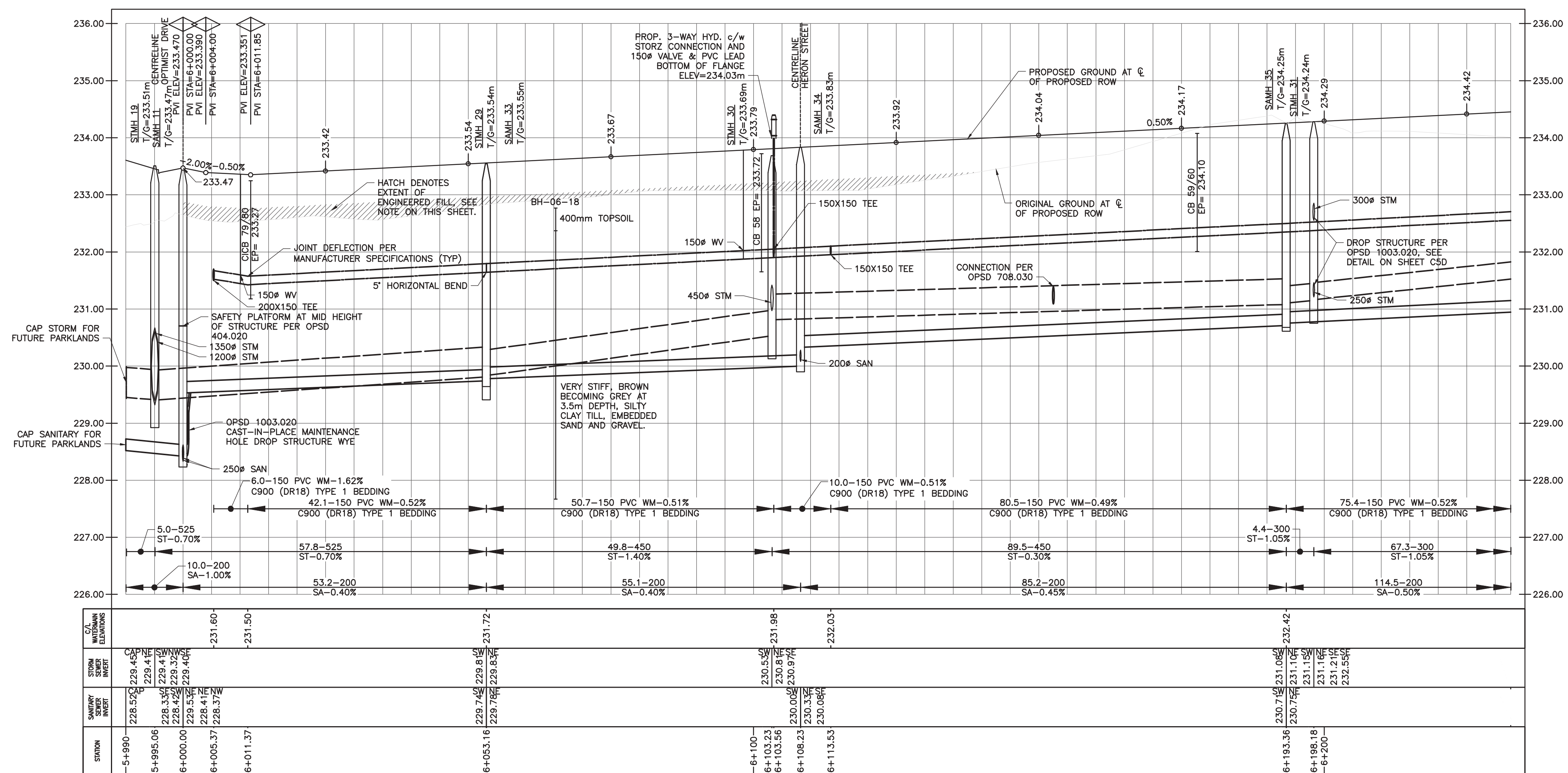
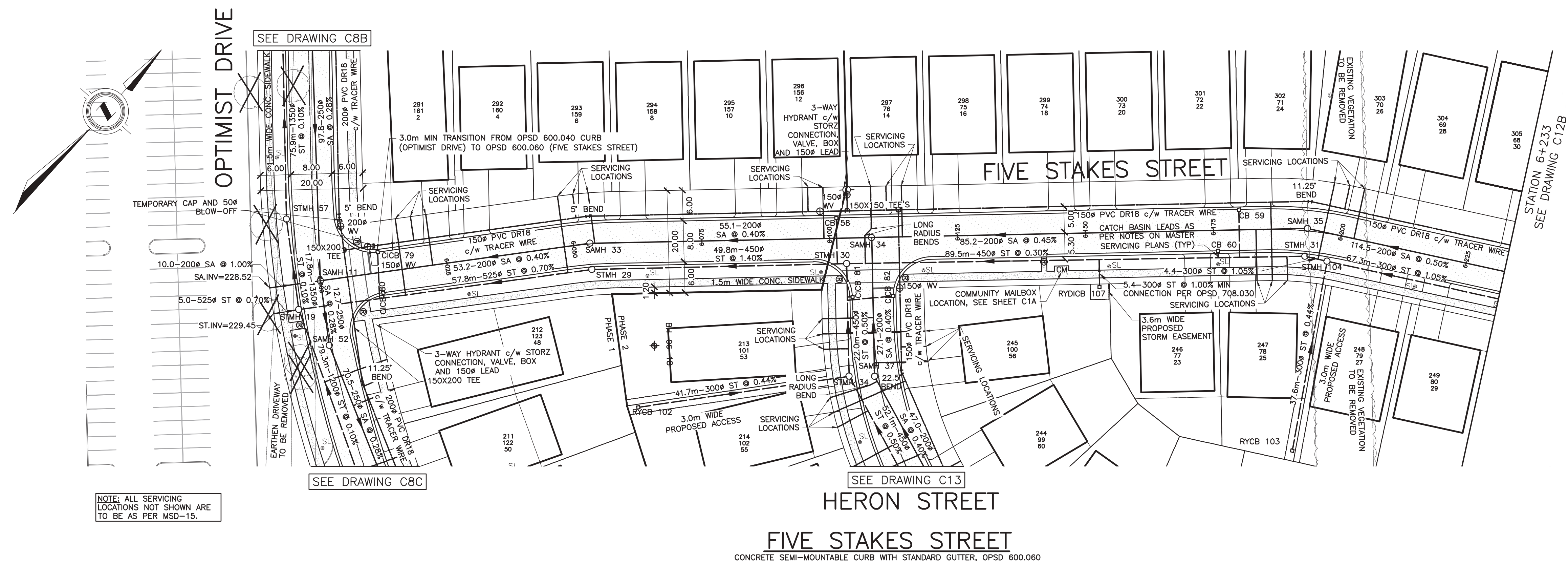
WOODLAND WALK
CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER, OPSD 600.060

NOTE: CB 40 SHOWN ON STREET B PROFILE ONLY FOR CLARITY.



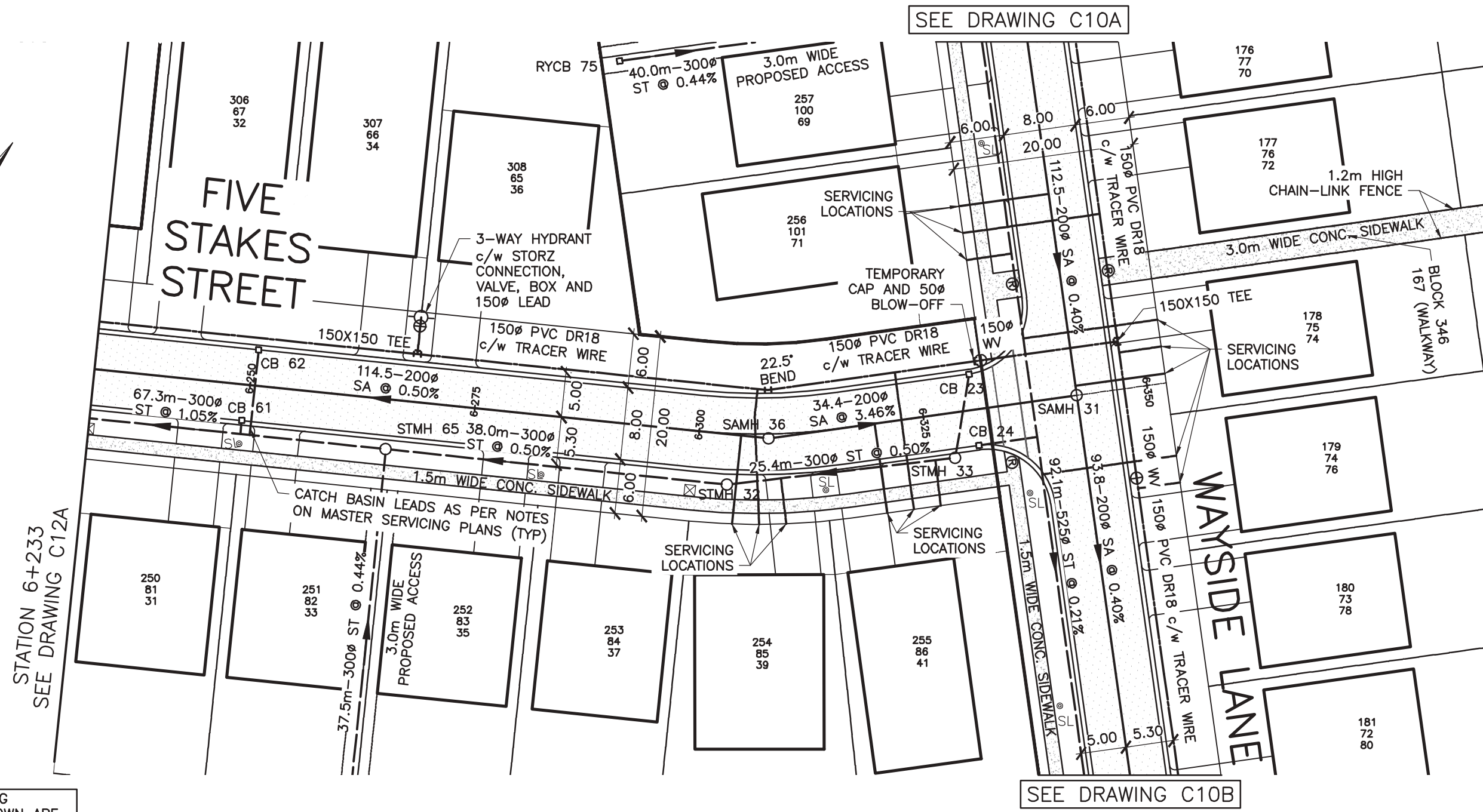
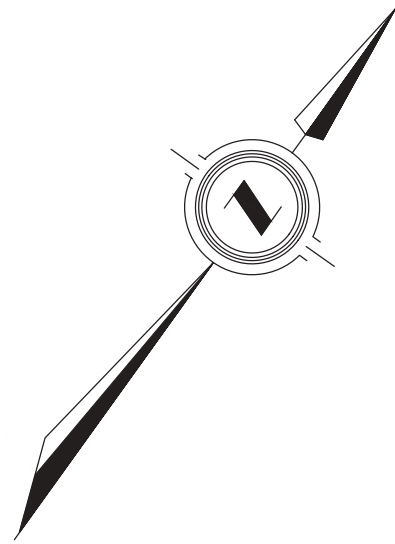
ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL (ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE), AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY
	DESIGN JSF	10	ISSUED FOR SI#02	04/10/22	FZ
	DRAWN JSF				
	CHECKED BH/NGu				
	APPROVED BH/NGu				
	DATE 20/10/2020				
	CAD SBM-19-0116				

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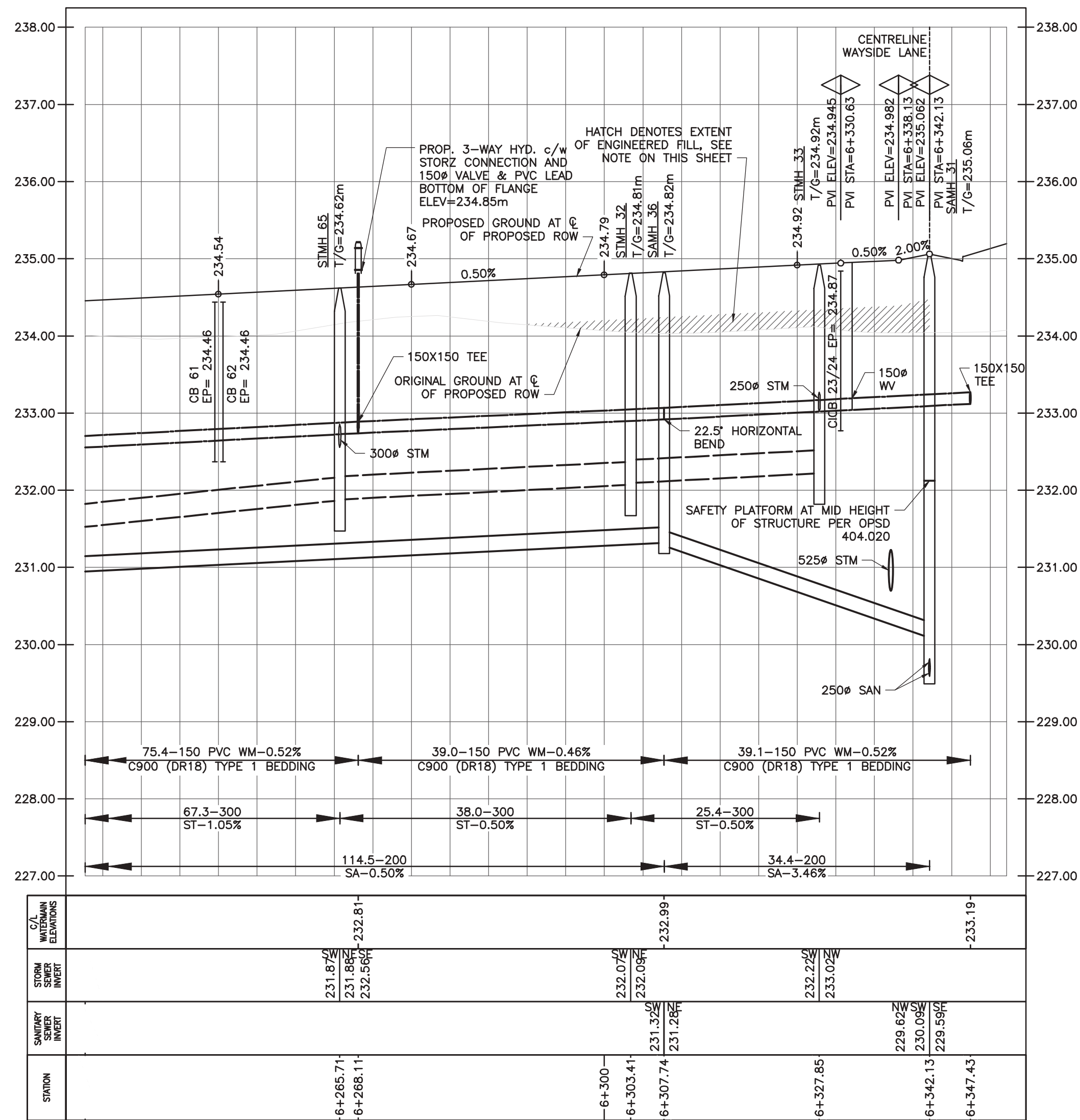


FIVE STAKES STREET

CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER, OPSD 600.060

ENGINEERED FILL:
ENGINEERED FILL MUST CONSIST OF
APPROVED GRANULAR PIT-RUN
MATERIAL OR NATIVE MATERIAL (ALL
ENGINEERED FILL MATERIAL MUST BE
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GEOTECHNICAL CONSULTANT PRIOR
TO USE OR REUSE), AND BE
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SPMDD. THE NATIVE SUBGRADE AND
CONSTRUCTION OF ENGINEERED FILL
MUST BE INSPECTED AND TESTED
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GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR
PIPE INSTALLATION BENEATH THE
WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS
ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	20/10/2020					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
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1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmild.ca

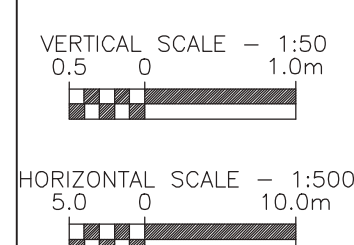


ENGINEER'S STAMP

CLIENT

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE



TITLE

FIVE STAKES STREET - STA 6+233 TO 6+352 PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-SO1802
SOUTHWOLD, ON.

PROJECT No.

SBM-19-0116

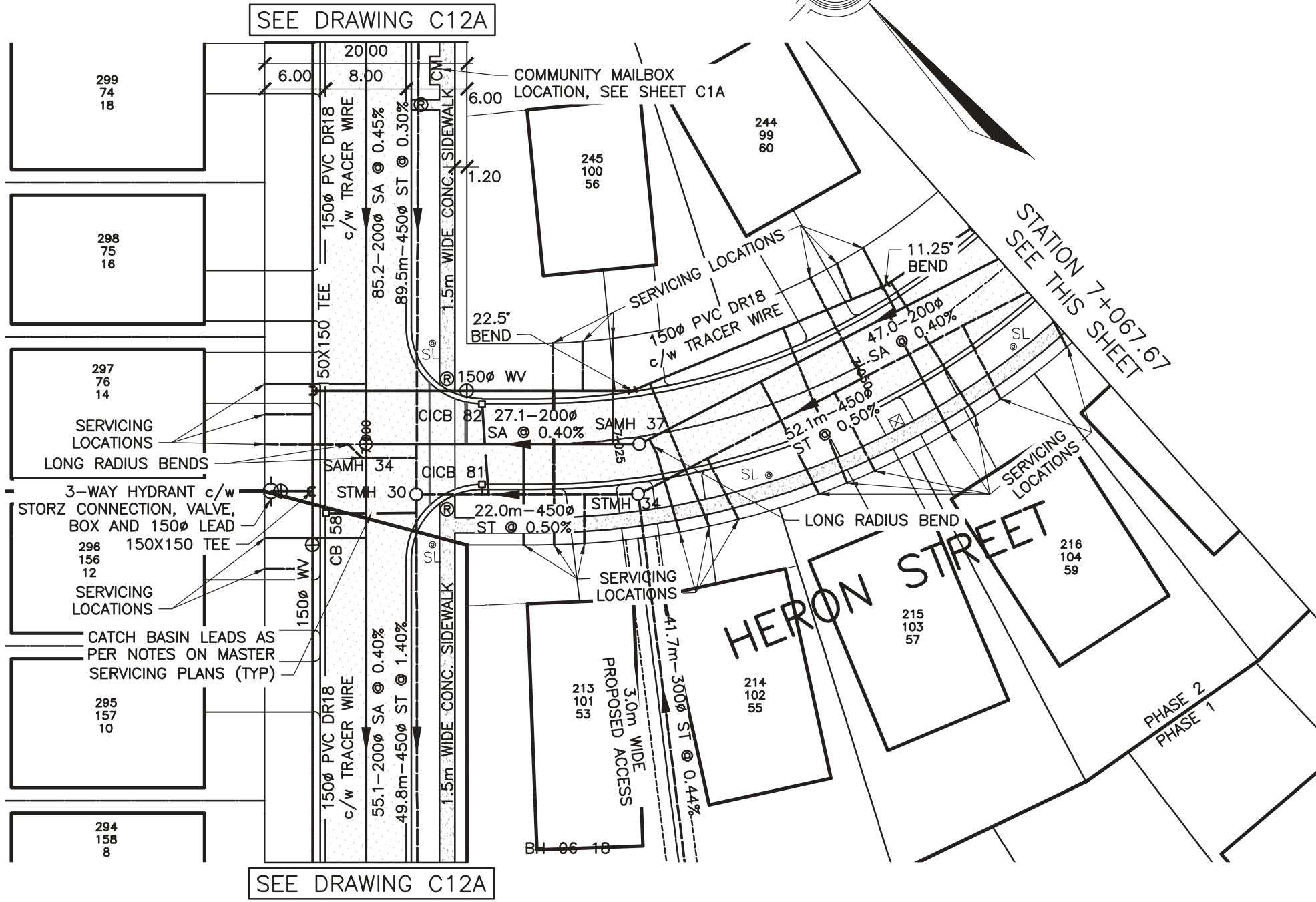
SHEET No.

C12B

PLAN FILE No.

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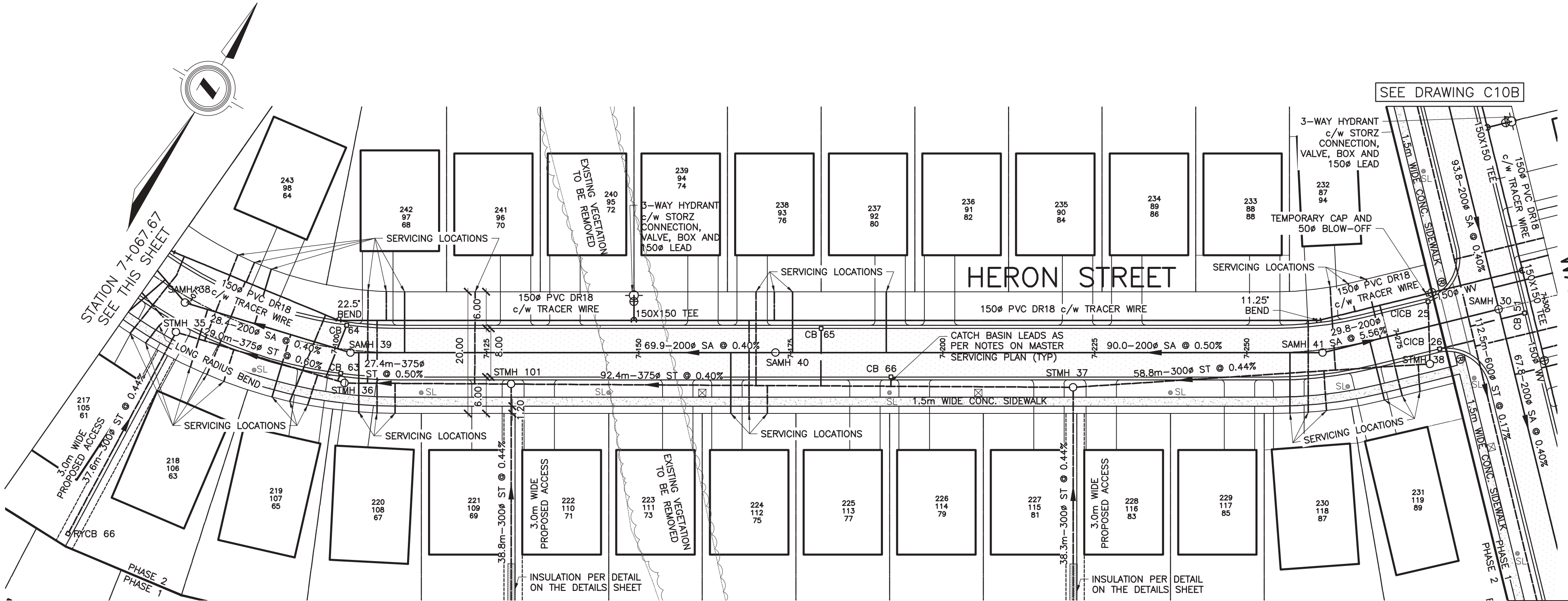
FIVE STAKES STREET



NOTE: ALL SERVING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

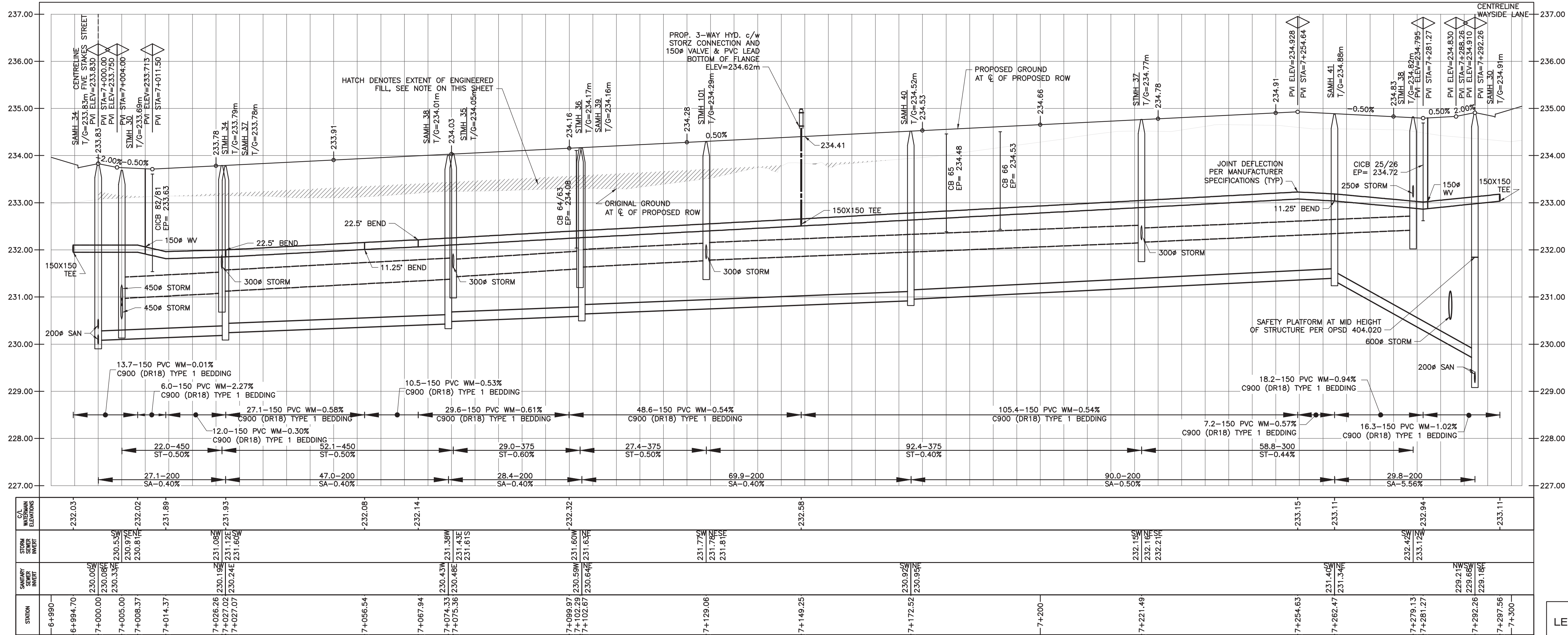
HERON STREET

CONCRETE SEMI-MOUNTABLE CURB WITH STANDARD GUTTER, OPSD 600.060



ENGINEERED FILL: ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL. ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE, AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.

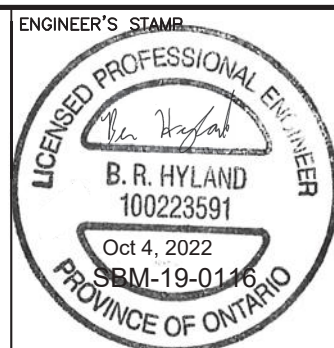


REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

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AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
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Email: sbm@sbm1td.ca



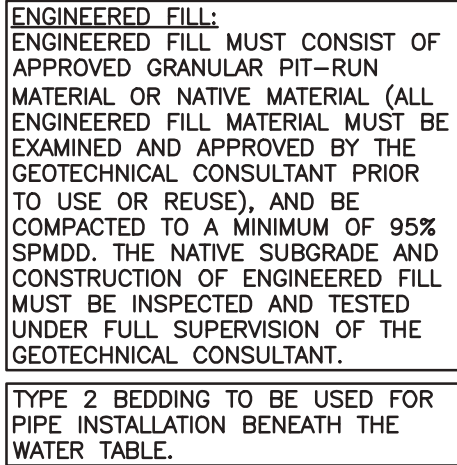
ENGINEER'S STAMP

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

SCALE
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HORIZONTAL SCALE - 1:500

TITLE
HERON STREET PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C13
PLAN FILE No.



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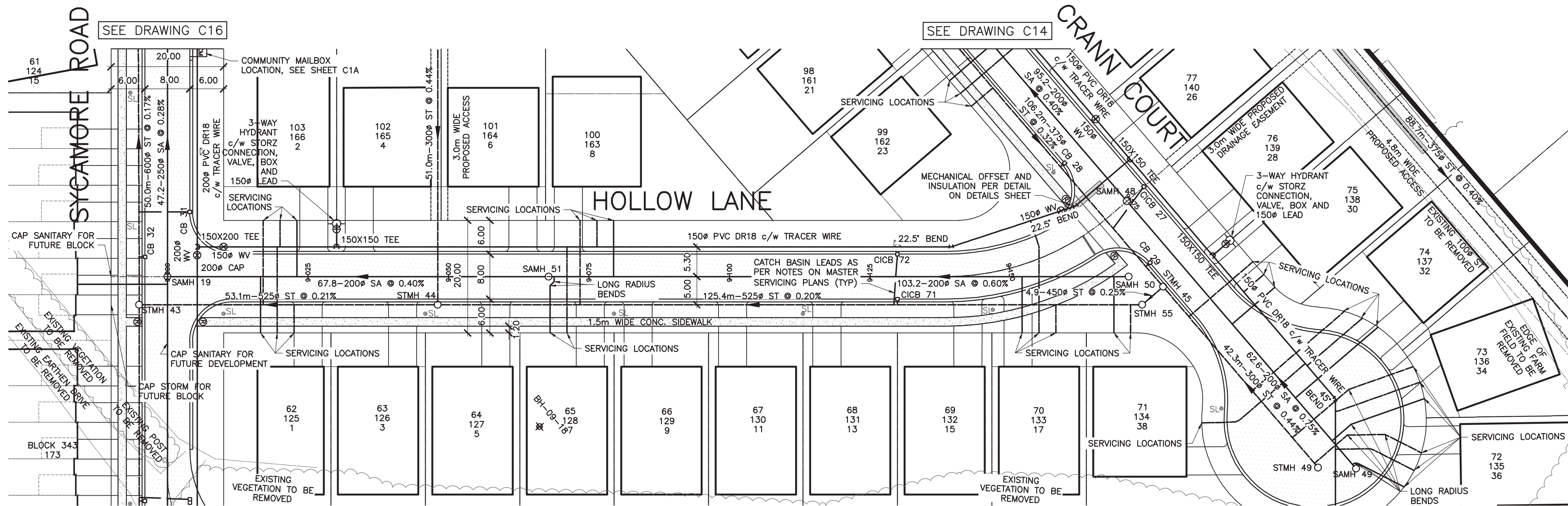
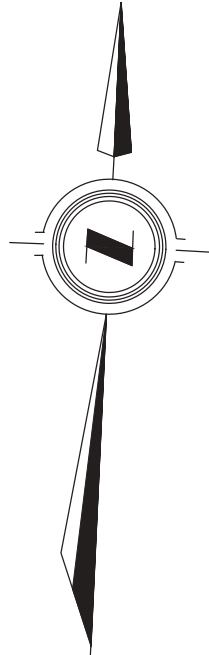
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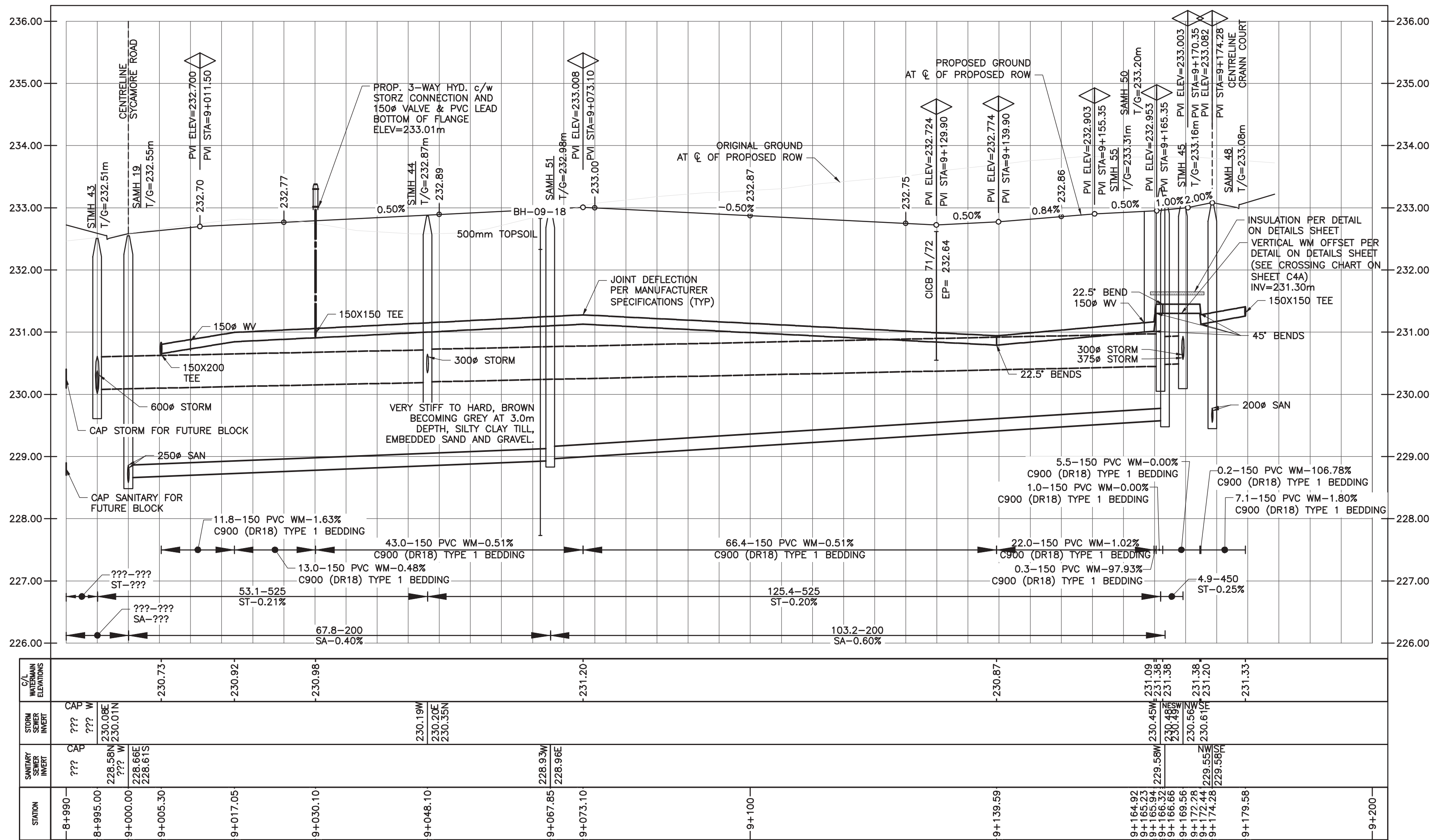
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SHEET No.	C14
PLAN FILE No.	

NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.



ENGINEERED FILL: ENGINEERED FILL MUST CONSIST OF APPROVED GRANULAR PIT-RUN MATERIAL OR NATIVE MATERIAL (ALL ENGINEERED FILL MATERIAL MUST BE EXAMINED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO USE OR REUSE), AND BE COMPACTED TO A MINIMUM OF 95% SPMD. THE NATIVE SUBGRADE AND CONSTRUCTION OF ENGINEERED FILL MUST BE INSPECTED AND TESTED UNDER FULL SUPERVISION OF THE GEOTECHNICAL CONSULTANT.

TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	20/10/2020					
CAD	SBM-19-0116					

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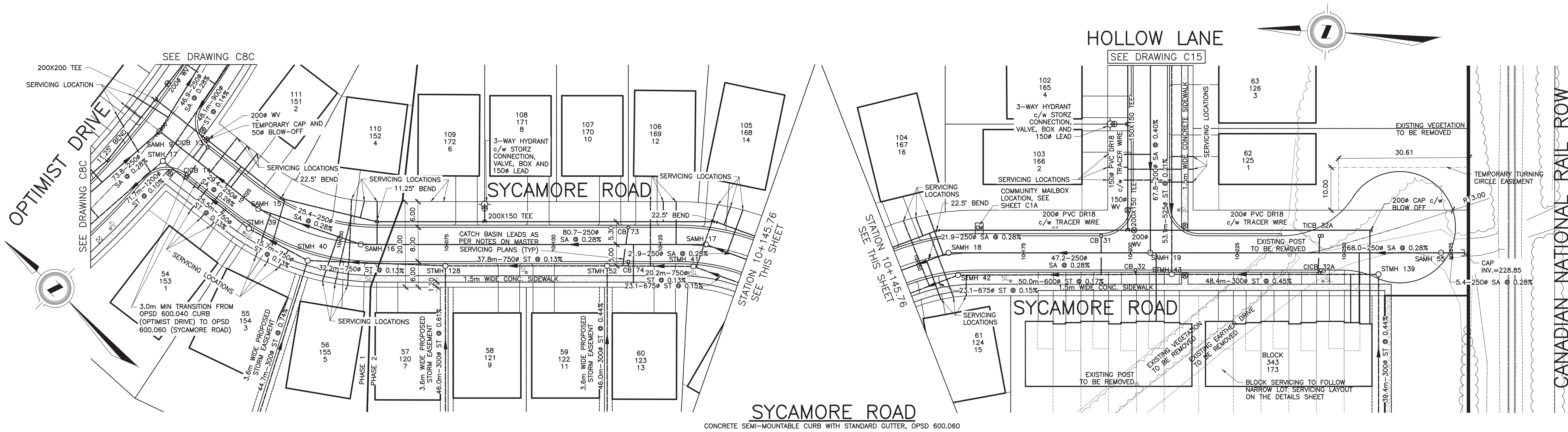


ENGINEER'S STAMP

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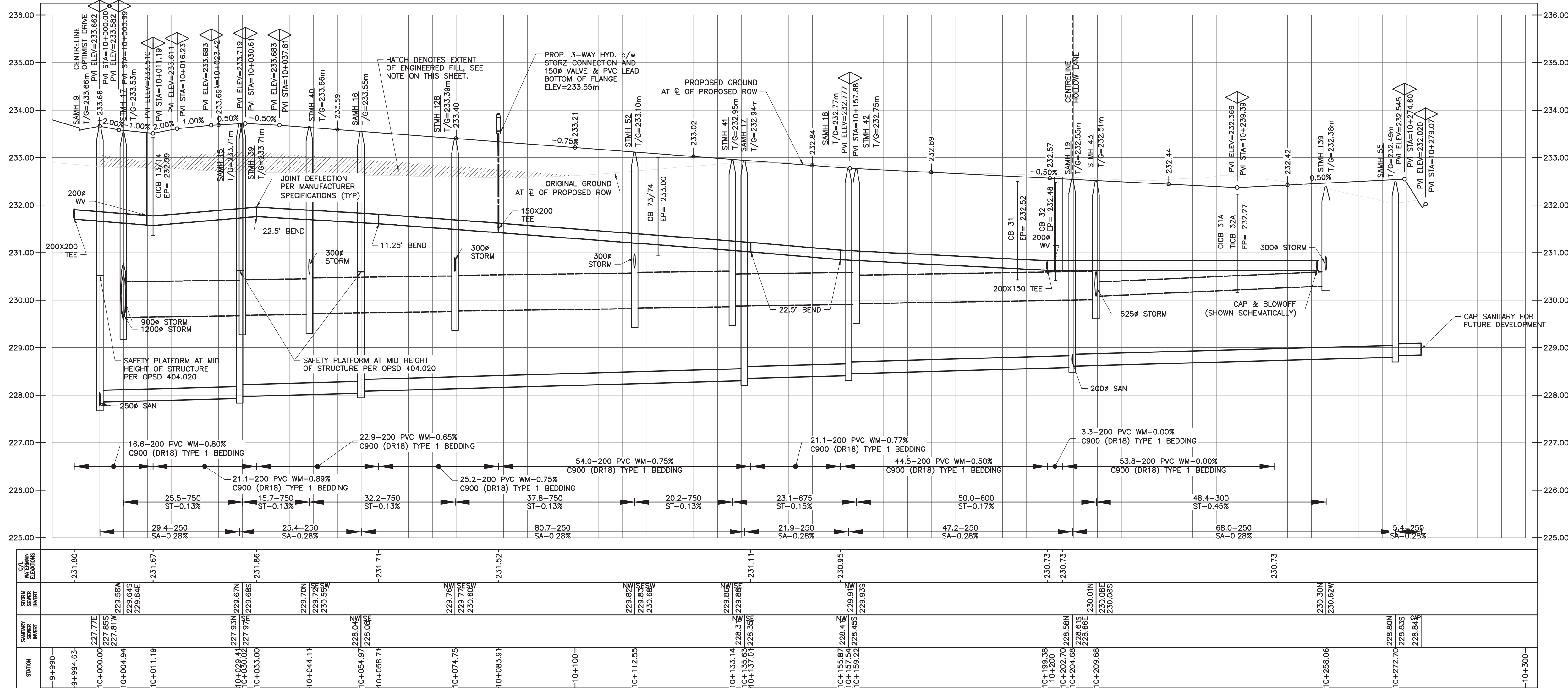
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TALBOTVILLE MEADOWS	SHEET No.
34T-S01802 SOUTHWOLD, ON.	C15
	PLAN FILE No.



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

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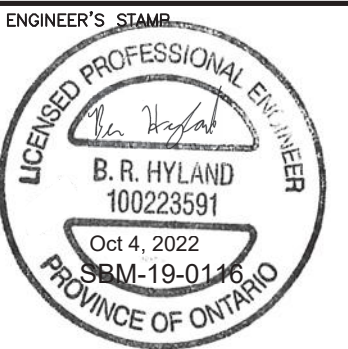
TYPE 2 BEDDING TO BE USED FOR PIPE INSTALLATION BENEATH THE WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/10/2022					
CAD	SBM-19-0116					

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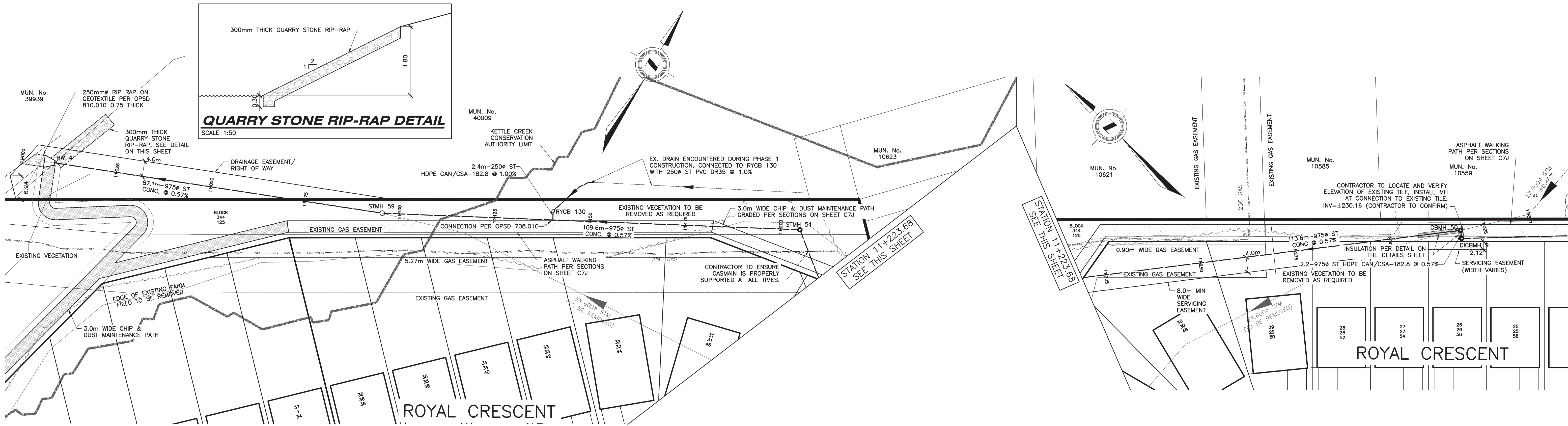


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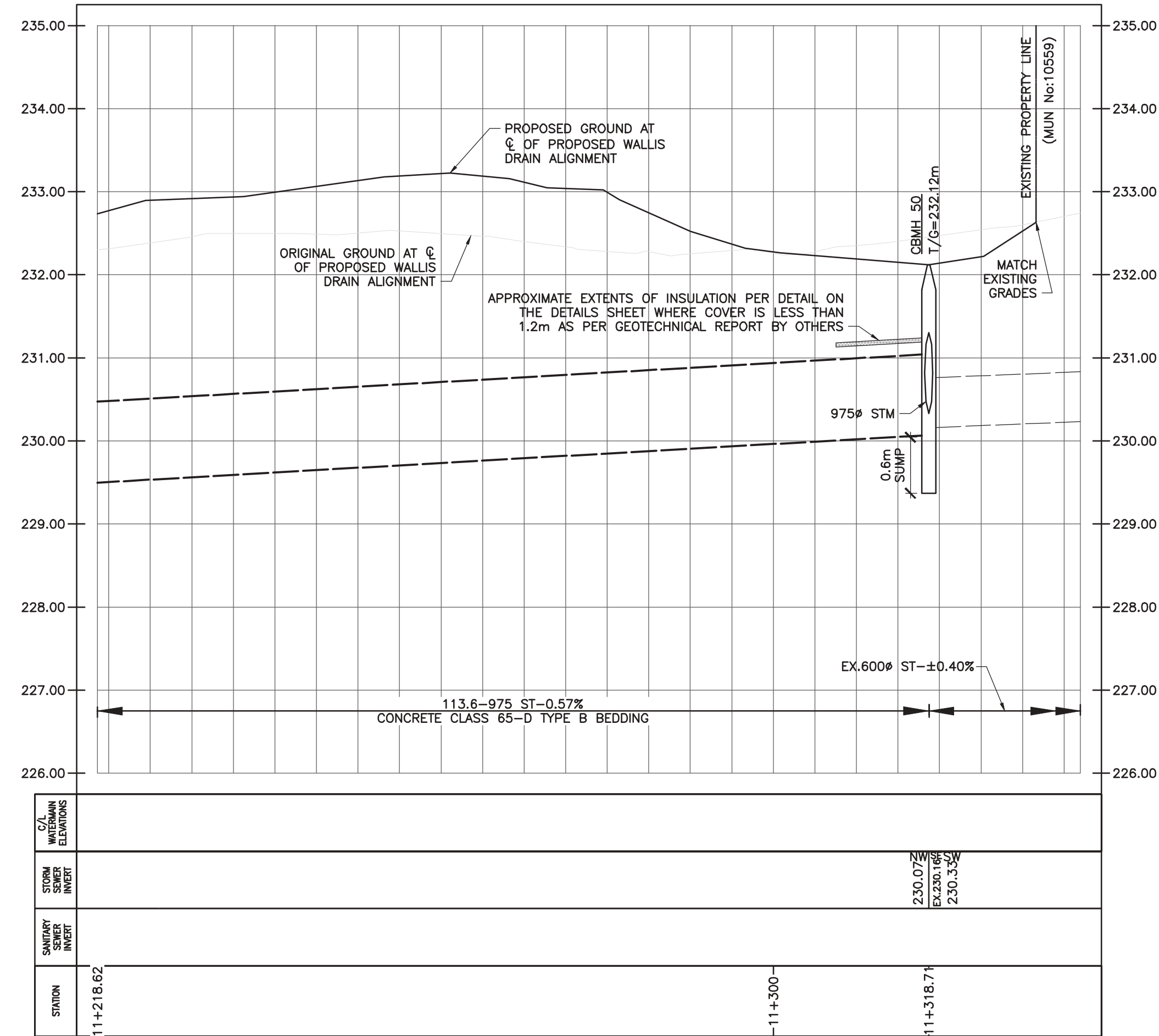
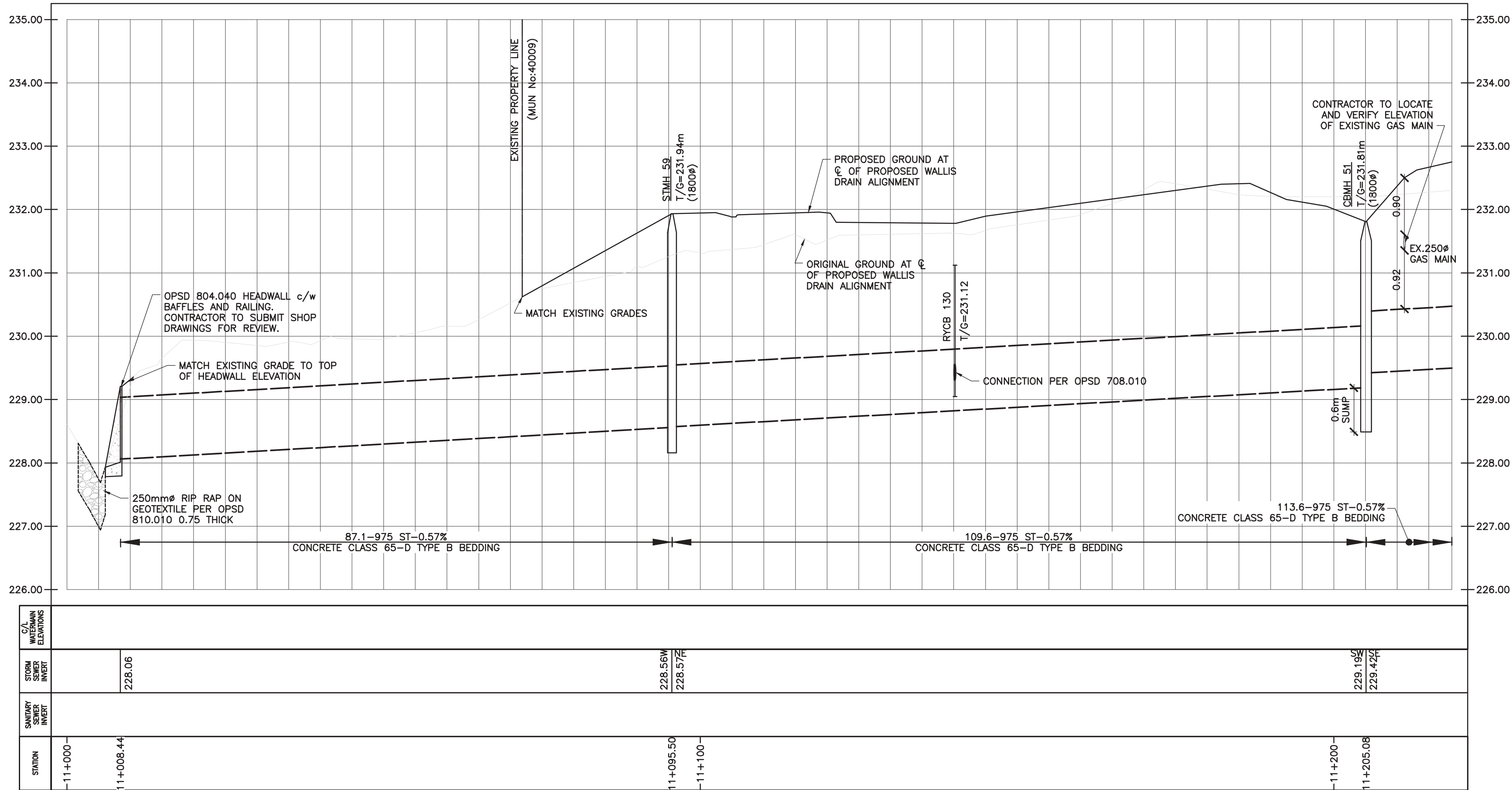
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SYCAMORE ROAD PLAN & PROFILE
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C16
PLAN FILE No.
—



WALLIS MUNICIPAL DRAIN REALIGNMENT



ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE ENVIRONMENTAL IMPACT STUDY

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	30/04/2020					
CAD	SBM-19-0116					



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SCALE
VERTICAL SCALE - 1:50
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HORIZONTAL SCALE - 1:500
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TITLE
**WALLIS MUNICIPAL DRAIN REALIGNMENT
PLAN & PROFILE**
TALBOTVILLE MEADOWS
34T-SO1802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116
SHEET No.
C17A
PLAN FILE No.
—



ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE ENVIRONMENTAL IMPACT STUDY

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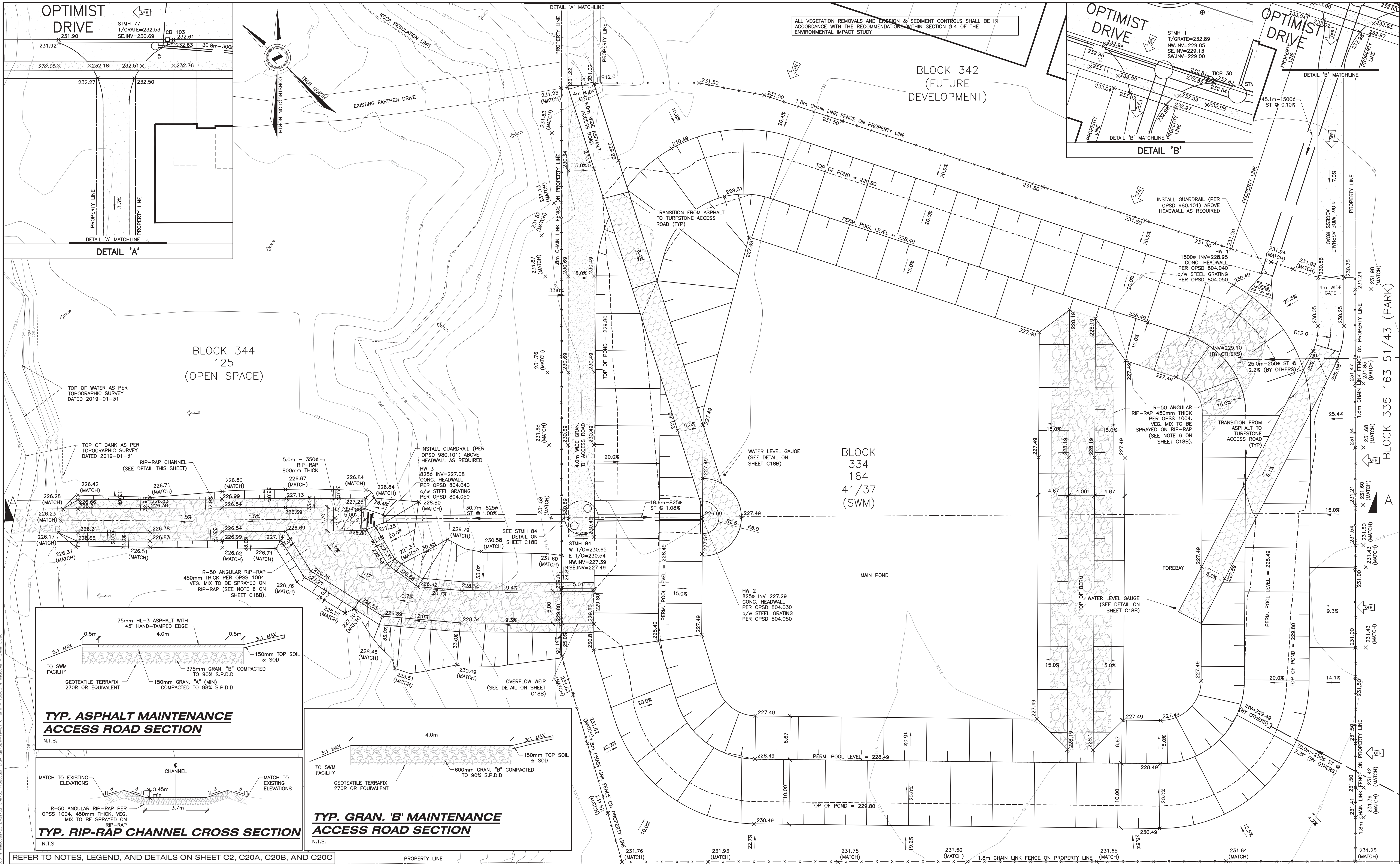
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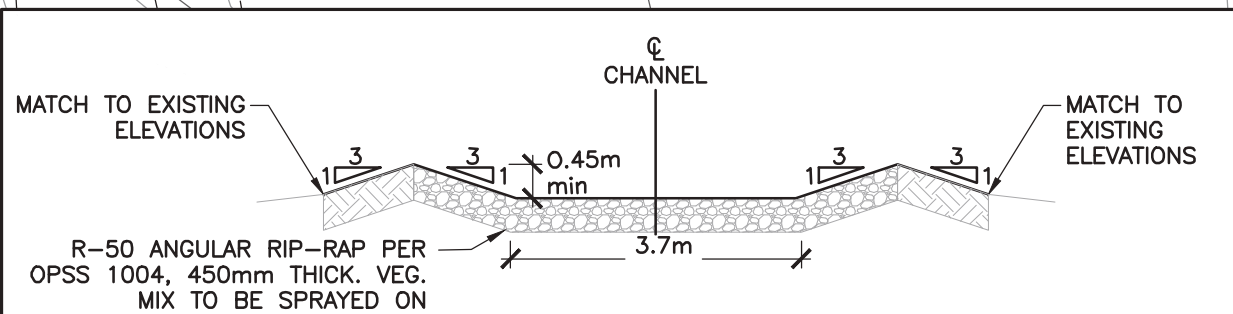
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	TALBOTVILLE MEADOWS 34T-S01802 SOUTHWOLD, ON.

PROJECT No.	SBM-19-0116
SHEET No.	C17B
PLAN FILE No.	



**TYP. ASPHALT MAINTENANCE
ACCESS ROAD SECTION**

N.T.S.

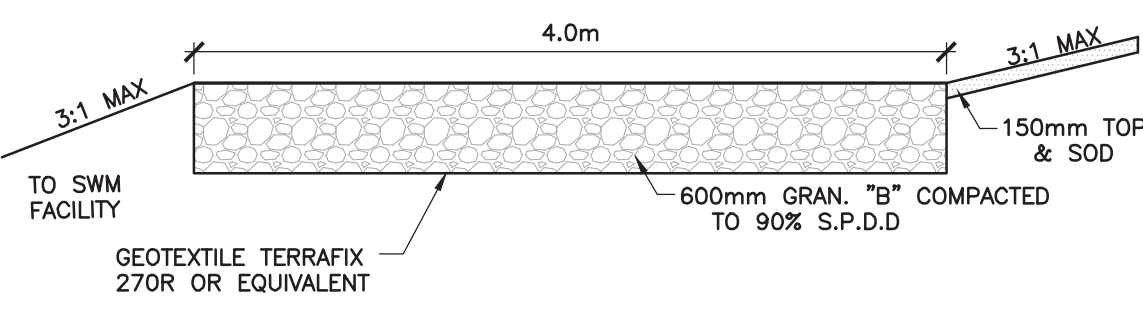


TYP. RIP-RAP CHANNEL CROSS SECTION

N.T.S.

**TYP. GRAN. 'B' MAINTENANCE
ACCESS ROAD SECTION**

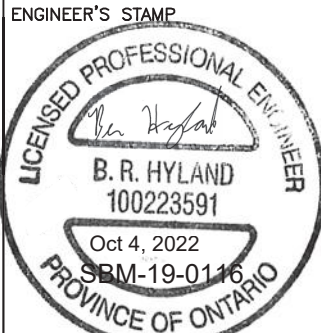
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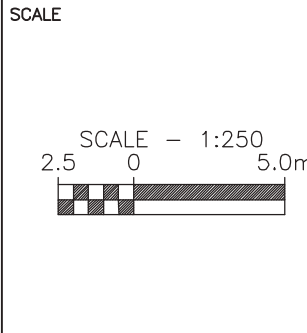
REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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DRAWN	JKT	2	ISSUED FOR ENGINEERING DESIGN SUBMISSION 2	21/05/20	JKT	
CHECKED	BH/NG					
APPROVED	BH/NG					
DATE	20/05/2020					
CAD	SBM-19-0116					

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CLIENT	PROJECT No.
SCALE	SBM-19-0116
TITLE	SHEET No.
STORMWATER MANAGEMENT POND BLOCK 334 PLAN	C18A
TALBOTVILLE MEADOWS	PLAN FILE No.
34T-SO1802 SOUTHWOLD, ON.	



1. ALL TURFSTONE SHALL BE 600x400x80mm.
2. ALL GEOTEXTILE SHALL BE TERAFLEX 270R UNLESS SURVEYOR NOTES OTHERWISE.
3. RIP-RAP SHALL HAVE A MIN. STONE SIZE OF 150mm AND A MAX. STONE SIZE OF 300mm WITH NO MORE THAN 10% RUBBLE. ALL RIP-RAP SHALL BE UNDERLAIN WITH GEOTEXTILE.
4. ALL BERMS SHALL BE CONSTRUCTED WITH APPROVED SUBGRADE MATERIAL. RISE 300mm LOWSIDE LIFTS AND COMPACTED TO 98% SPDM.
5. DURING THE EXCAVATION OF THE POND SIDEWALLS, THE SURVEYOR SHOULD BE ALERT FOR ANY UNUSUAL MINERAL ENGINEER, ANY SOFT POCKETS, OR AREAS CONTAINING POCKETS OF SAND, AND SAND OR GRAVEL SHOULD BE REMOVED AND REPLACED WITH A MIN. 15% PERMEABLE SOIL OR SYNTHETIC LINER. THE LINER SHOULD BE COMPACTED TO 98% SPDM MIN. THE LEVEL OF COMPLETION SHOULD BE VERIFIED BY IN SITU DENSITY TESTING.
6. PICKSEED GREENFIELD MIX TO BE APPLIED TO THE REEF AREA PRIOR TO LINING. AFTER AUGUST 15, APPLY AT A RATE OF 100g/100m².
SEED MIXTURE: 25% MUSTANG TALL FESCUE
15% CREEPING RED FESCUE
15% TIESHIRT PERENNIAL, PEGYRASS
15% TIMOTHY
10% ENTOTEPER KENTUCKY BLUEGRASS
10% VICTORY CHERRY BELL
10% WHITE CLOVER

Diagram illustrating the cross-section of a road structure, showing various layers and their labels:

- TOPSOIL
- RIP –RAP
- CABLE CONCRETE
- GRANULAR 'A'
- GRANULAR 'B'
- CLAY
- EXISTING GROUND
- PROPOSED GROUND
- PERMANENT POOL WATER LEVEL
- X YEAR STORM WATER LEVEL



ROAD

OVERFLOW WEIR DETAIL

N.T.S.



N.T.S.

NOTES:

1. ORIFICE PLATE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
2. ORIFICE PLATE TO BE SECURED TO ORIFICE BOTTOM PLATE WITH TWO (2) SUITABLY SIZED STAINLESS STEEL BOLTS AND ANGLES.
3. ORIFICE PLATE THICKNESS TO BE DESIGNED BY CONTRACTOR.
4. GATE VALVE FLANGE TO BE SECURED TO ORIFICE PLATE USING SUITABLY SIZED STAINLESS STEEL BOLTS. PROVIDE GASKET BETWEEN FLANGE AND ORIFICE PLATE IF REQUIRED FOR WATER TIGHT SEAL.
5. PROVIDE AN ACCESS LID FOR EACH LADDER.
6. PROVIDE SHOP DRAWING OF ASSEMBLY AND COMPONENTS FOR REVIEW.

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C2, C20A, C20B, AND C20C

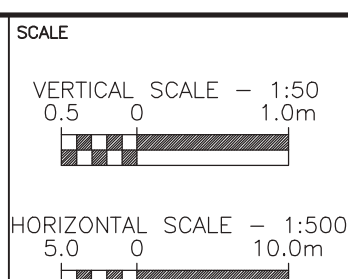
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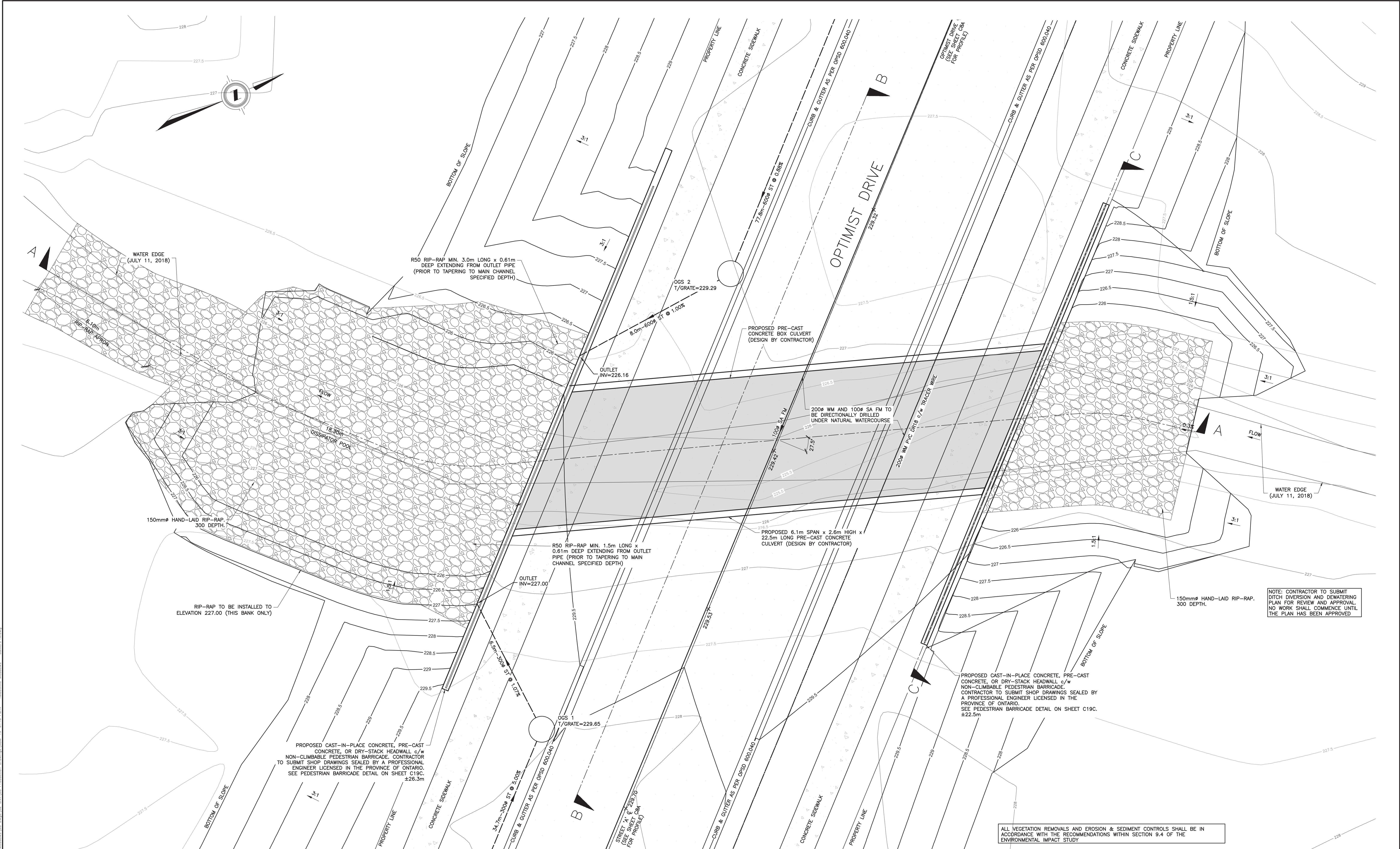
TALBOTVILLE MEADOWS

34T-S01802

C18B

PLAN FILE No.

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AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH/BH	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JKT					
CHECKED	BH/NG					
APPROVED	BH/NG					
DATE	10/07/2020					
CAD	SBM-19-0116					

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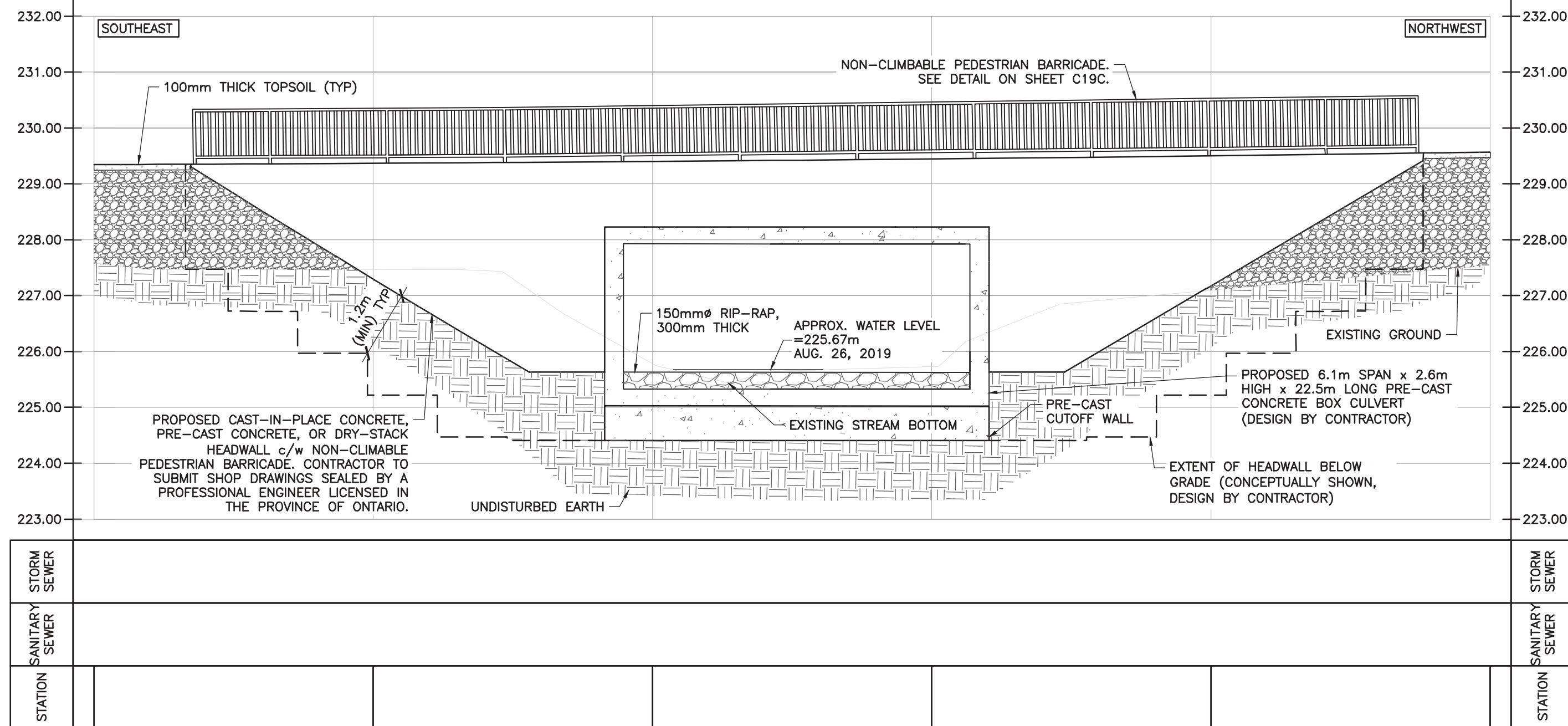
ENGINEER'S STAMP
B. R. HYLAND
100223591
Oct 4, 2022
SBM-19-0116
PROVINCE OF ONTARIO

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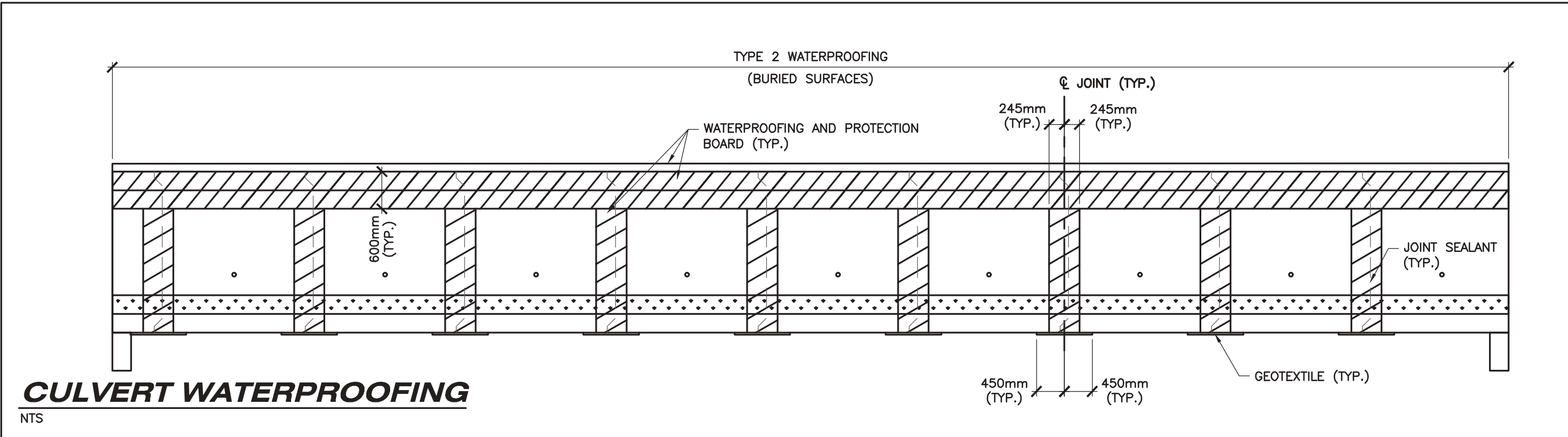
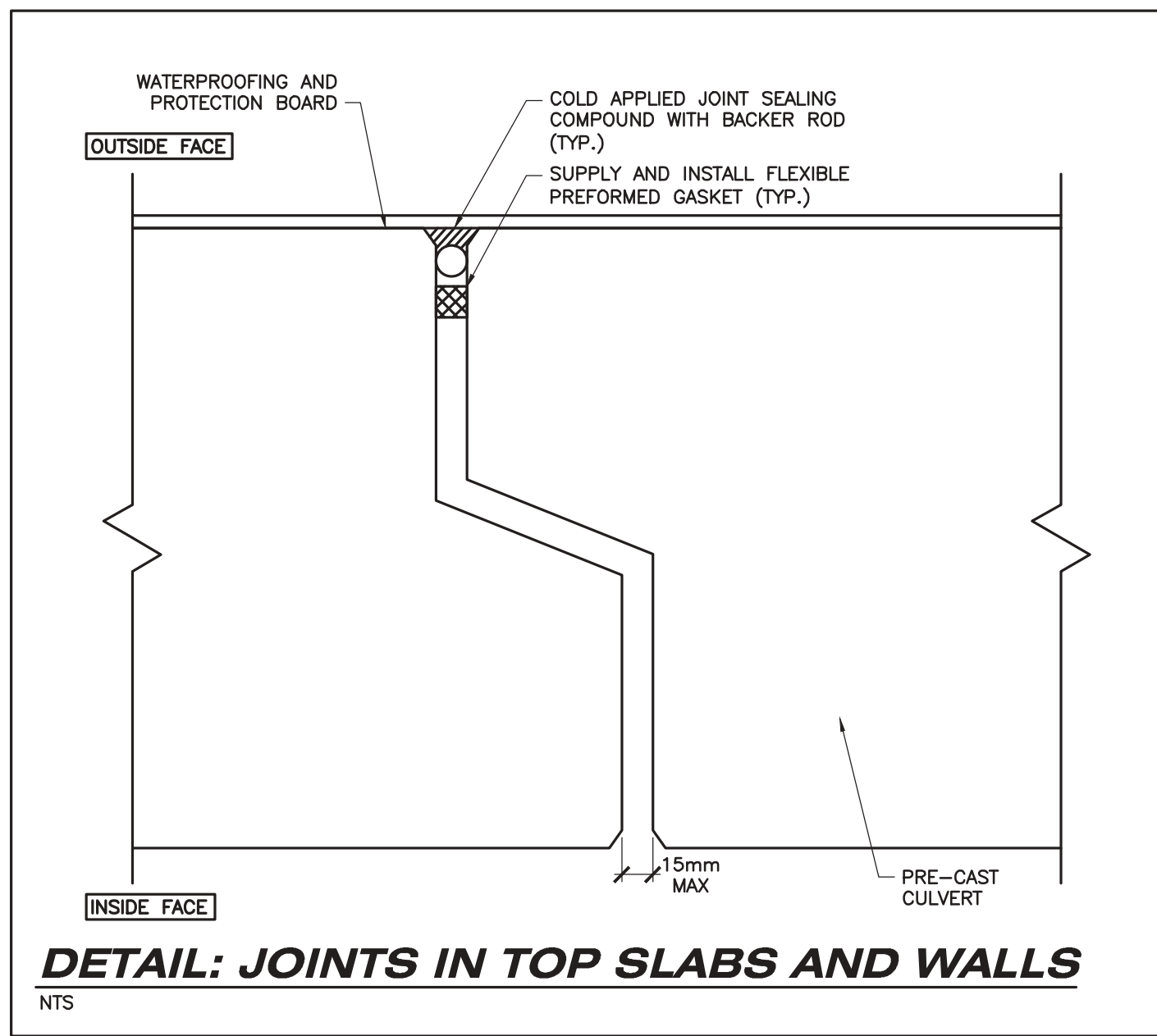
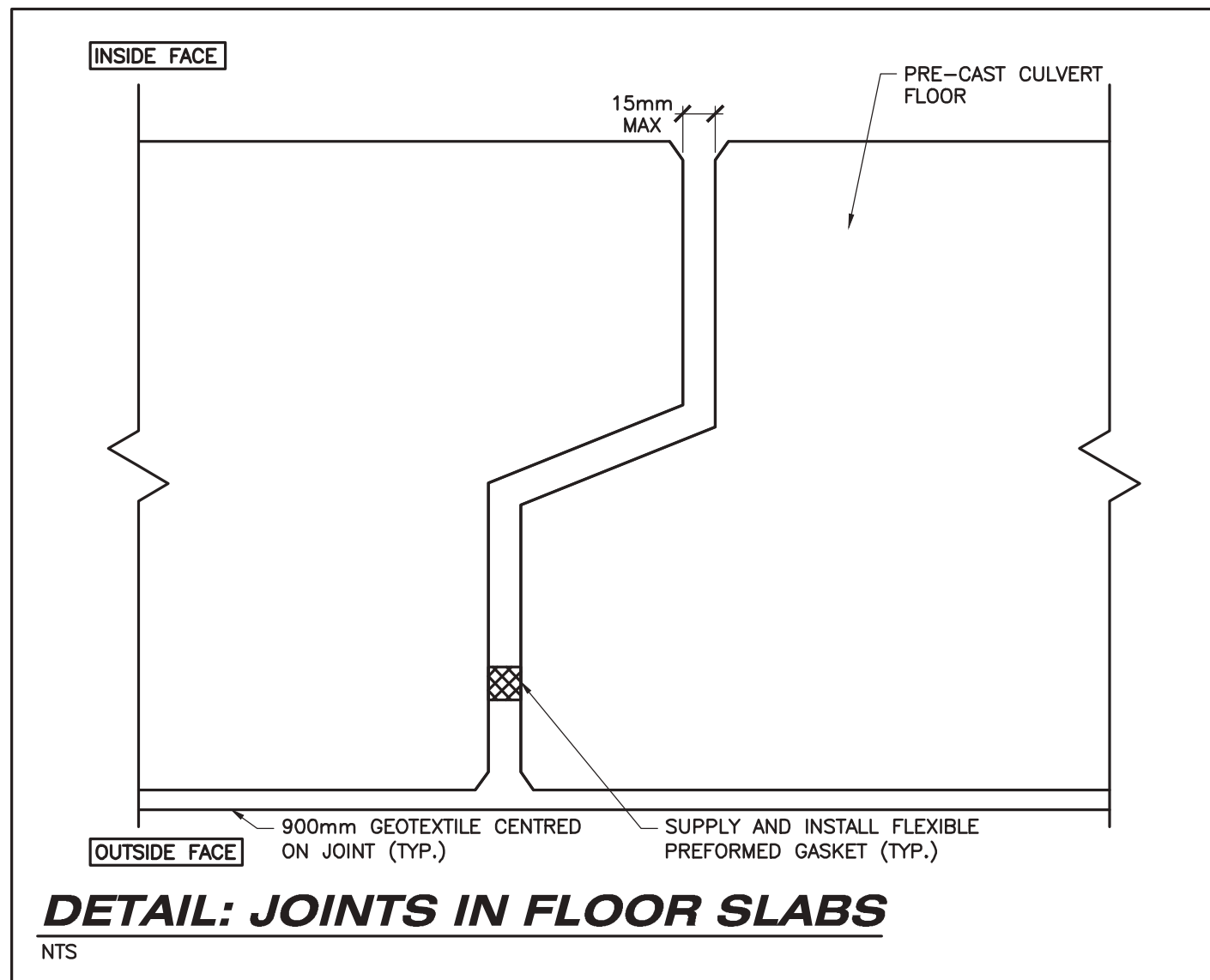
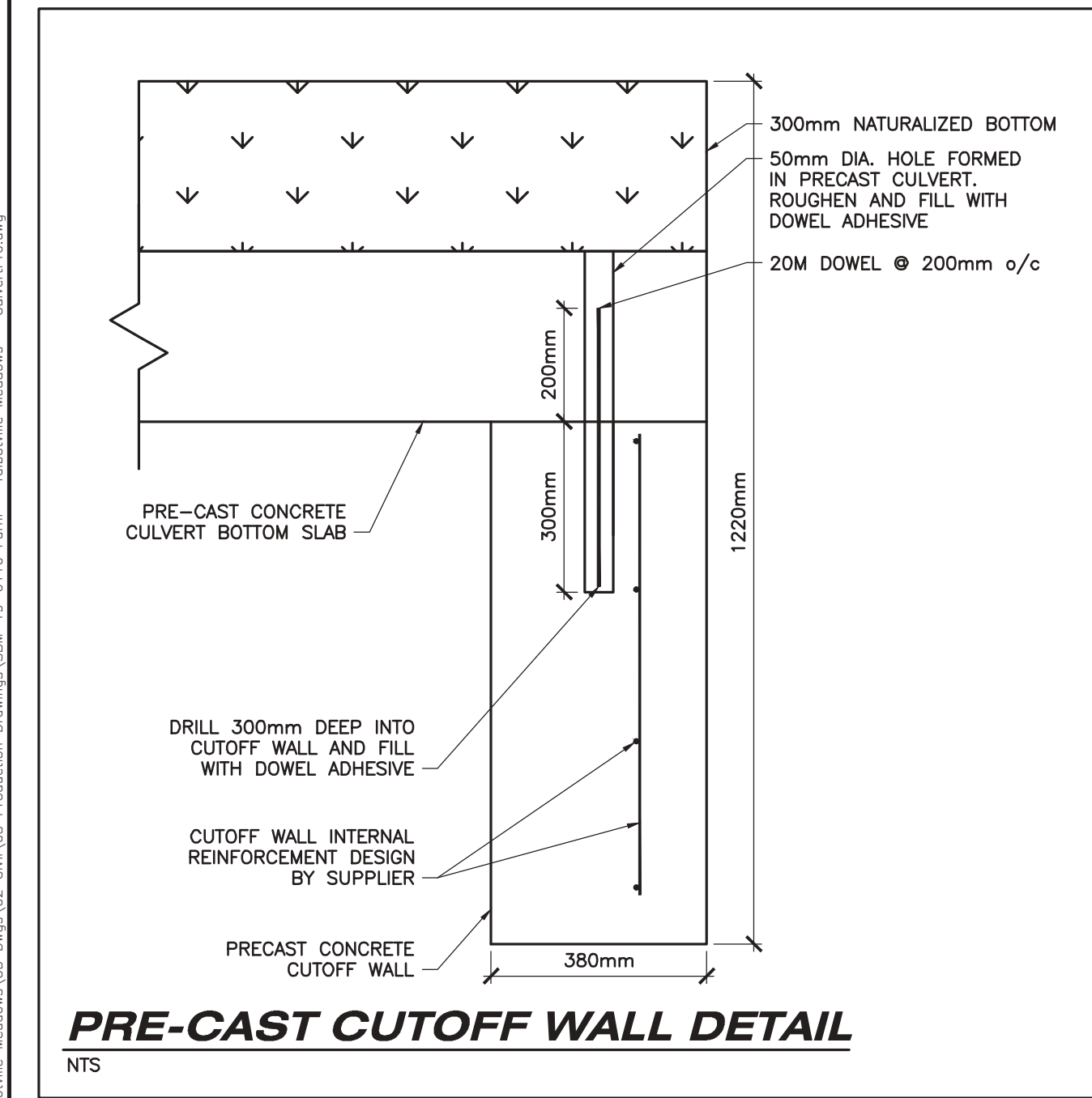
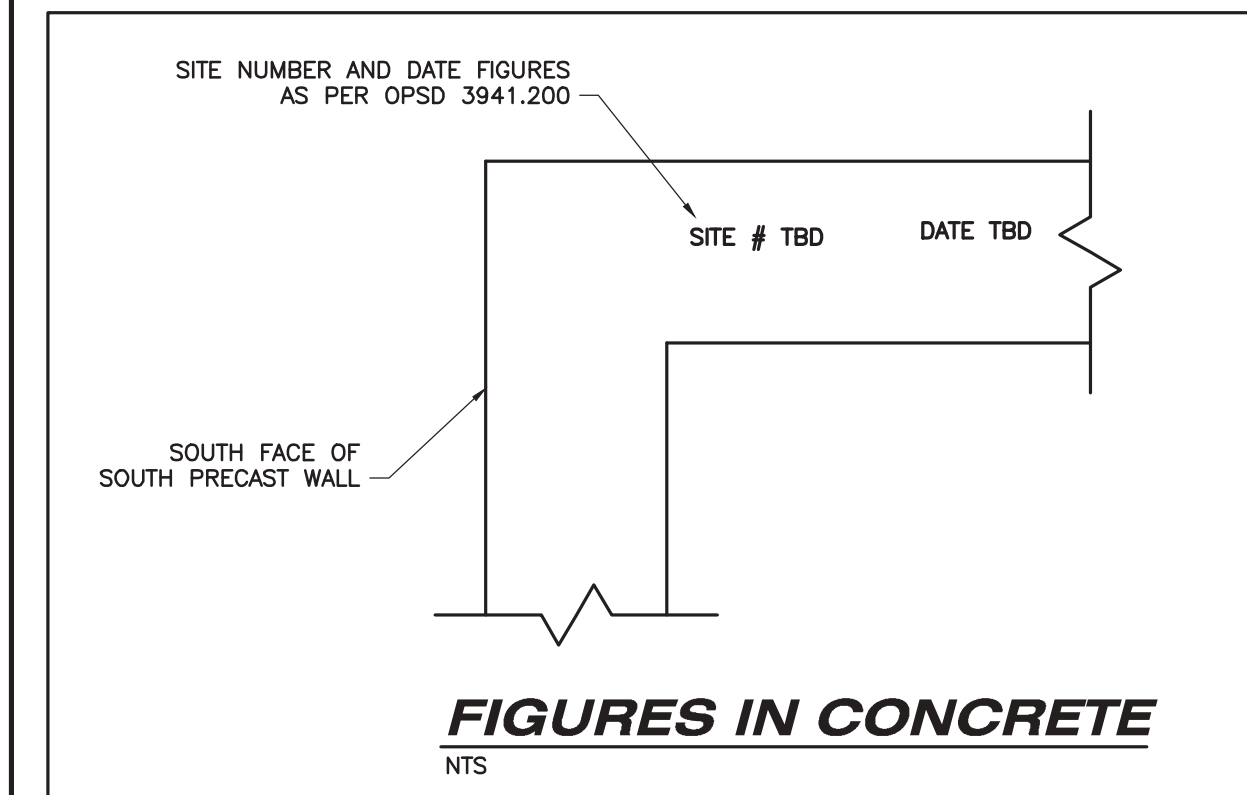
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TITLE CULVERT PLAN	PROJECT No. SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C19A
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

ELEVATION



SECTION C-C: CULVERT SECTION AT NORTH HEADWALL (FACING NORTH)



GENERAL NOTES

- CLASS OF CONCRETE - 30MPa MINIMUM
- THE USE OF WELDED WIRE FABRIC OR WELDED WIRE MESH IS NOT PERMITTED
- WELDING OF REINFORCING STEEL IS NOT PERMITTED
- THE MINIMUM THICKNESS FOR ALL WALLS AND SLABS SHALL BE 240mm

SCOPE OF WORK

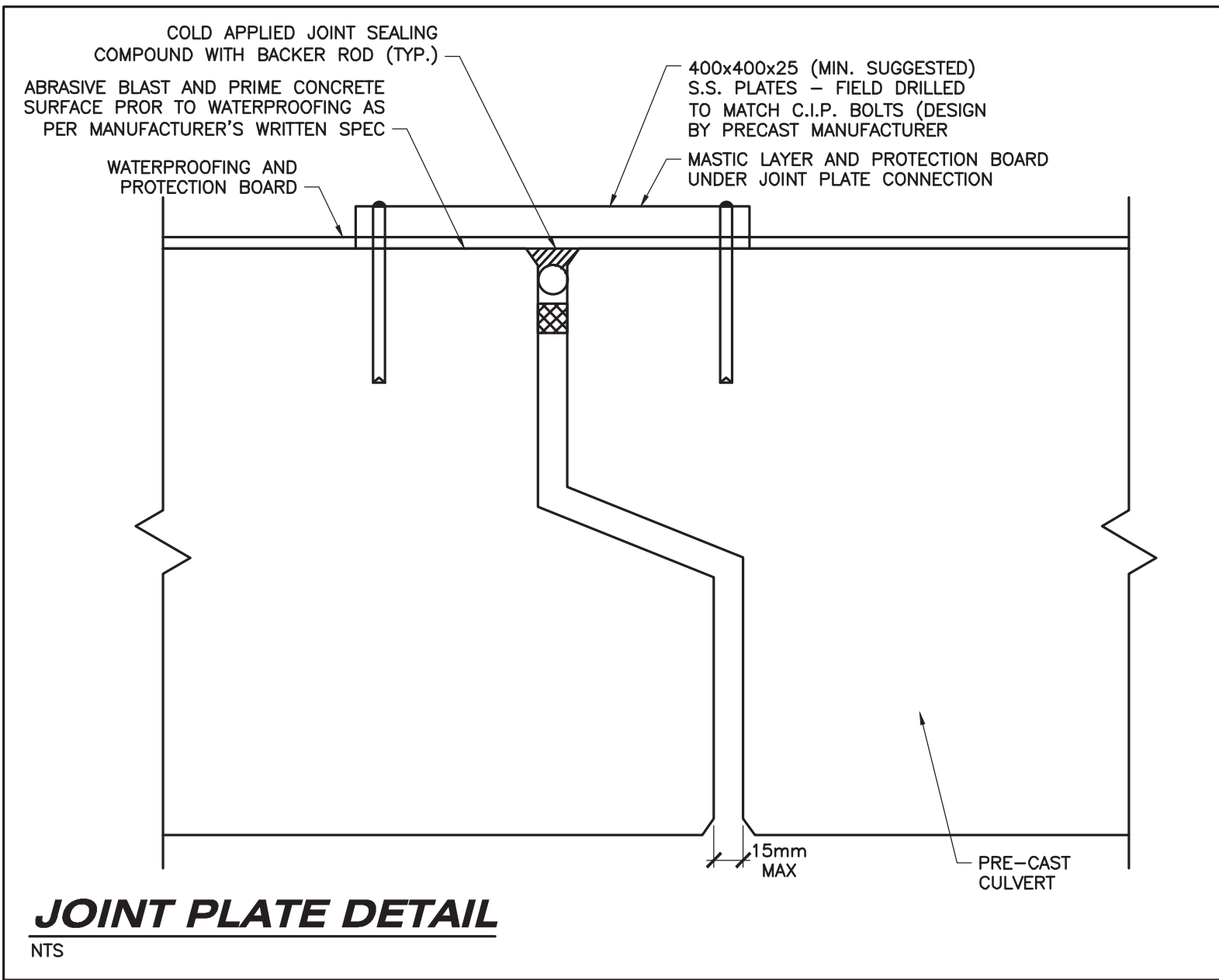
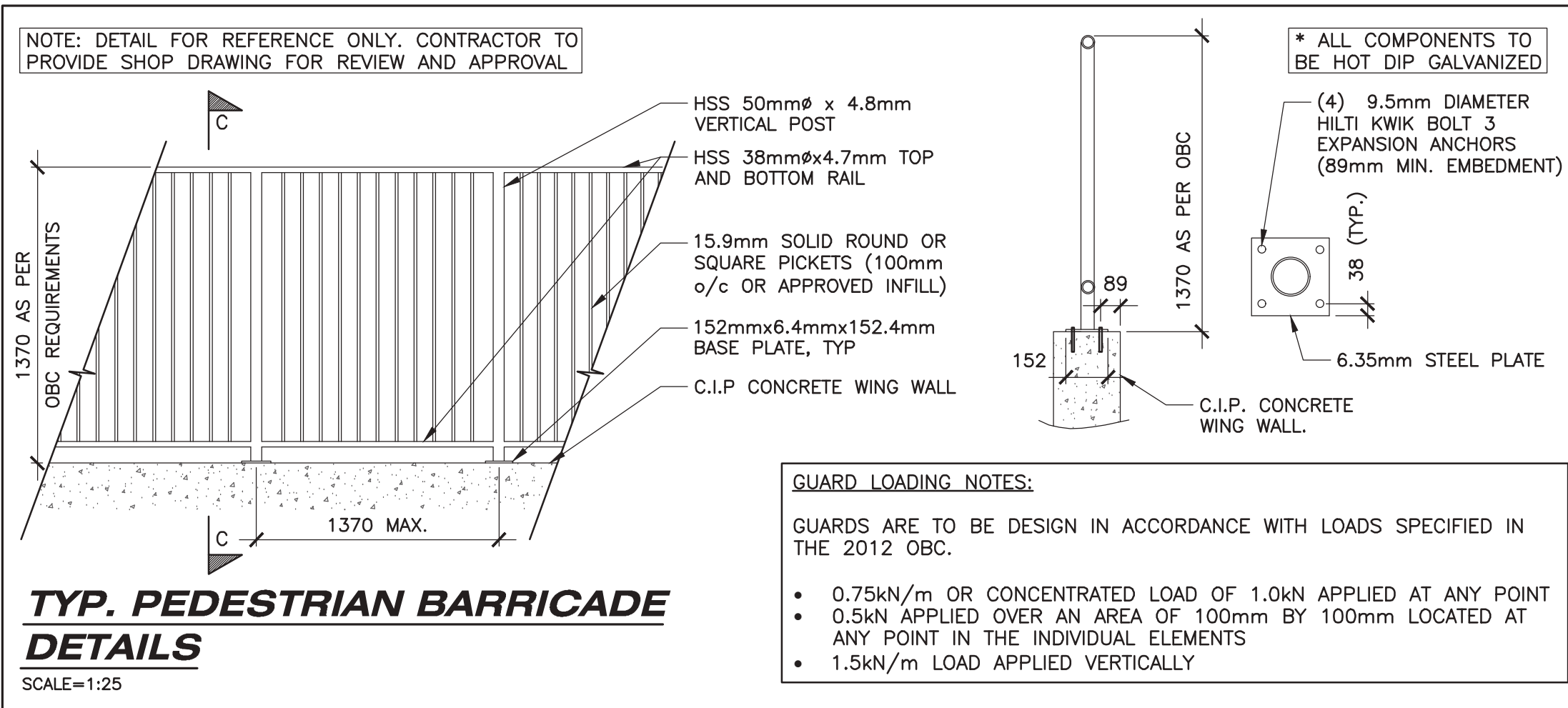
- INSTALL TEMPORARY FLOW PASSAGE SYSTEM.
- INSTALL PROPOSED STRUCTURE.
- WATERPROOF TOP SLAB AND WALLS TO LIMITS SHOWN.
- RESTORE STREAMBED WITH NATIVE FILL AS REQUIRED.

TEMPORARY FLOW PASSAGE

- TEMPORARY FLOW PASSAGE SYSTEM SHALL BE DESIGNED BY CONTRACTOR. TWO (2) MINIMUM 1050mm DIAMETER SMOOTH WALL PIPES AT 3.5% SLOPE ARE REQUIRED TO CONVEY 2-YEAR DESIGN FLOWS.
- COFFERDAM SHALL BE DESIGNED BY CONTRACTOR.
- ESTIMATED FLOW DATA (FOR CONTRACTOR'S INFORMATION ONLY):
 - 2 YEAR FLOW 10.0m³/s
 - 5 YEAR FLOW 14.4m³/s

CONSTRUCTION NOTES

- CONTRACTOR TO OBTAIN APPROVAL FROM THE FOLLOWING AGENCIES PRIOR TO CULVERT CONSTRUCTION COMMENCEMENT: TOWNSHIP OF SOUTHWOLD, KETTLE CREEK CONSERVATION AUTHORITY, AND DFO.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE PROPOSED WORK AND ALL DETAILS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.
- CLEANED BASE OF EXCAVATION SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. THE EXPOSED SUBGRADE TO BE PROOF ROLLED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. IF REQUIRED BY THE GEOTECHNICAL ENGINEER, A MUD MAT AND/OR ENGINEERED FILL SHALL BE INSTALLED UNDERNEATH THE CULVERT. ENGINEERED FILL SHALL CONSIST OF APPROVED OPSS GRANULAR A OR B TYPE II COMPACTED TO 100% SPMD.
- THE CONTRACTOR SHALL MAINTAIN WATER FLOW THROUGH THE WORK AREA AT ALL TIMES DURING CONSTRUCTION.
- FACTORED DESIGN SOIL BEARING CAPACITIES MUST BE VERIFIED BY THE GEOTECHNICAL ENGINEER ON SITE:
 - SLS = 168 kPa
 - ULS = 270 kPaAS PER GEOTECHNICAL ENGINEERING REPORT BY A&A ENVIRONMENTAL CONSULTANTS INC. DATED APRIL 13, 2020.
- BACKFILL SHALL BE PLACED SIMULTANEOUSLY BEHIND BOTH SIDES OF STRUCTURE KEEPING THE HEIGHT OF THE BACKFILL APPROXIMATELY THE SAME. AT NO TIME SHALL THE DIFFERENCE IN ELEVATION BE GREATER THAN 500mm. BACKFILL SHALL CONSIST OF APPROVED OPSS GRANULAR B MATERIAL PLACED IN MAXIMUM 300mm LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 98% SPMD.



THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE MUNICIPALITY, CONSERVATION AUTHORITY, DEPARTMENT OF FISHERIES AND OCEANS, AND CONTRACT ADMINISTRATOR

THE CONTRACTOR IS RESPONSIBLE FOR MANAGING THE DRAIN/WATERCOURSE WATER LEVELS BY PROVIDING BYPASS PUMPING, BYPASS PIPING, OR A COMBINATION THEREOF. CONTRACTOR IS TO SUBMIT FLOW CONTROL PLANS FOR APPROVAL PRIOR TO CONSTRUCTION. DEWATERING IS TO BE DONE IN DEWATERING TRAP AS PER OPSS 219.040 OF OTHER APPARATUS APPROVED BY THE ENGINEER

DISPOSE OF ALL SURPLUS MATERIALS AND DEBRIS AT APPROVED OFF-SITE LOCATIONS/FACILITIES. NO CONCRETE OR DEBRIS IS PERMITTED TO FALL INTO THE WATERCOURSE

ALL IMPORTED FILL WITHIN THE SITE TO BE COMPACTED TO A MINIMUM OF 98% SPMD. THE SUITABILITY OF IMPORTED AND EXISTING FILL MATERIAL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIAL

GRANULAR MATERIALS AND ASPHALT MATERIALS TO CONFORM WITH OPSS STANDARDS

RIP RAP IS TO BE QUARRIED ROCK (R-50 GRADATION) EROSION SLOPE PROTECTION ON GEOTEXTILE FABRIC (TERRAFIX 270R OR EQUAL)

ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE

DO NOT SCALE DRAWINGS

THE CONTRACTOR IS TO COMPLY WITH ALL CURRENT APPLICABLE REGULATIONS/ CODES/ GUIDELINES/ LEGISLATION AND AGENCY REQUIREMENTS

CONCRETE BOX CULVERT DESIGN AND INSTALLATION ARE RESPONSIBILITY OF THE CONTRACTOR. SHOP DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO ARE TO BE PROVIDED FOR REVIEW/APPROVAL PRIOR TO FABRICATION. DESIGN SHALL BE IN ACCORDANCE TO CSA-S6-14, CL625 (ONT.) TRUCK

PRE-CAST CONCRETE CULVERT TO BE SUPPLIED BY PRE-CASTER QUALIFIED UNFER THE CANADIAN PRESTRESSED CONCRETE INSTITUTE (CPCI)

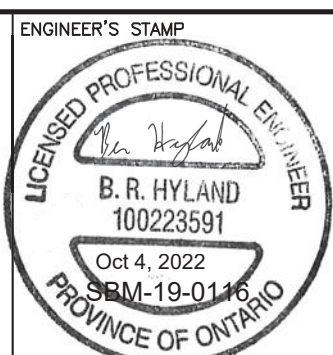
CLEAR COVER TO REINFORCING STEEL IS 50 ± 10mm

ALL VEGETATION REMOVALS AND EROSION & SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS WITHIN SECTION 9.4 OF THE ENVIRONMENTAL IMPACT STUDY

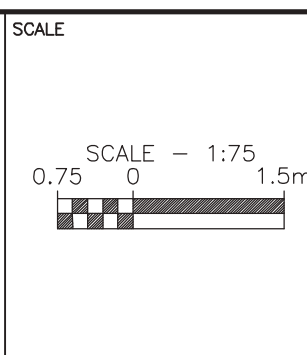
REFER TO NOTES, LEGEND, AND DETAILS ON SHEETS C2, C20B & C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JAH/BH	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JKT					
CHECKED	BH/NG					
APPROVED	BH/NG					
DATE	10/07/2020					
CAD	SBM-19-0116					

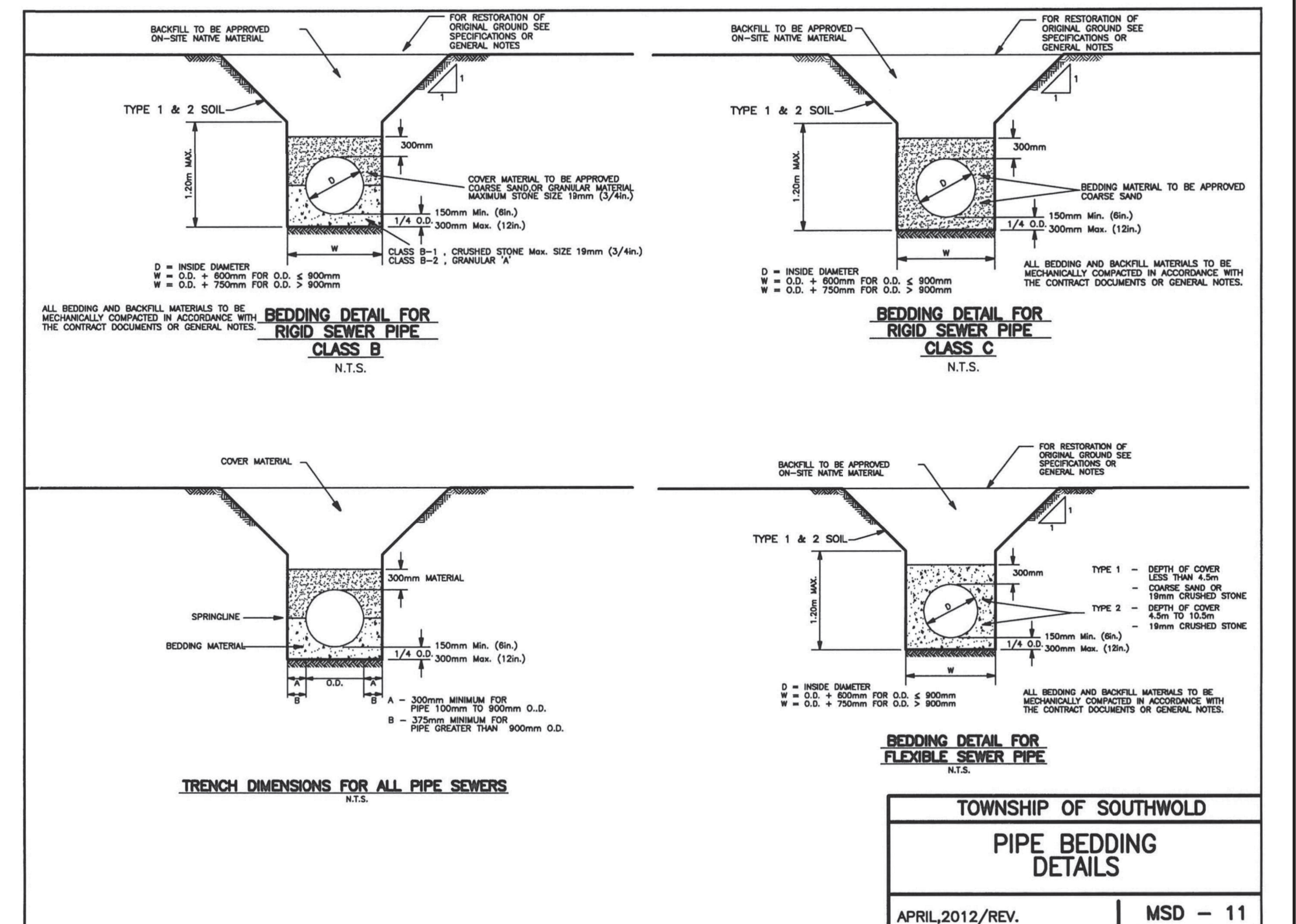
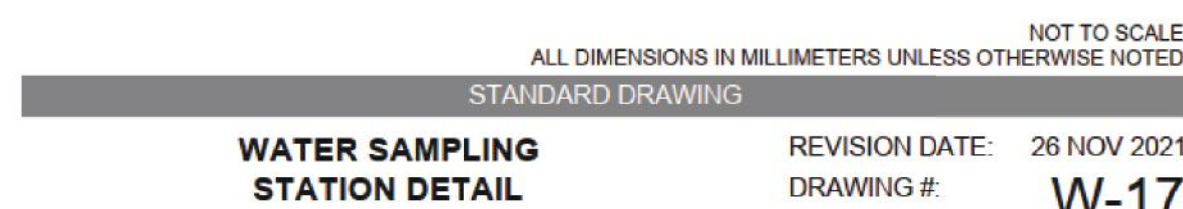
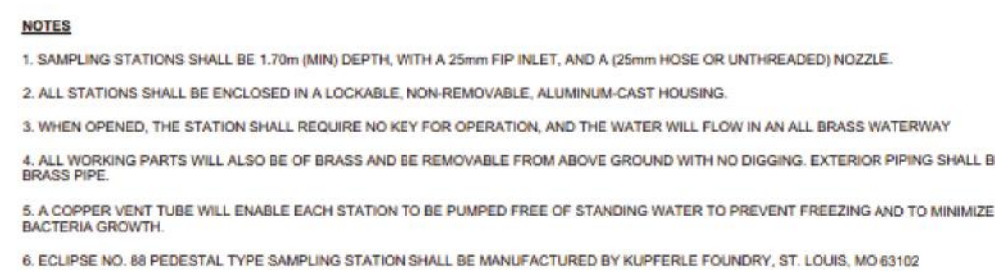
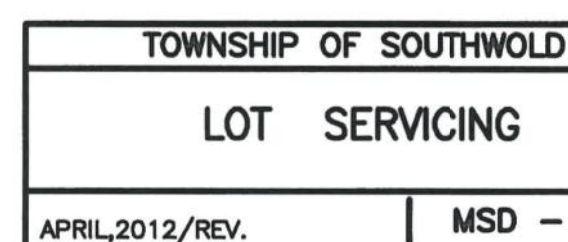
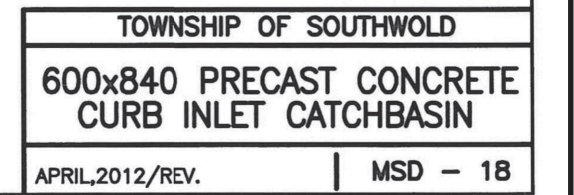
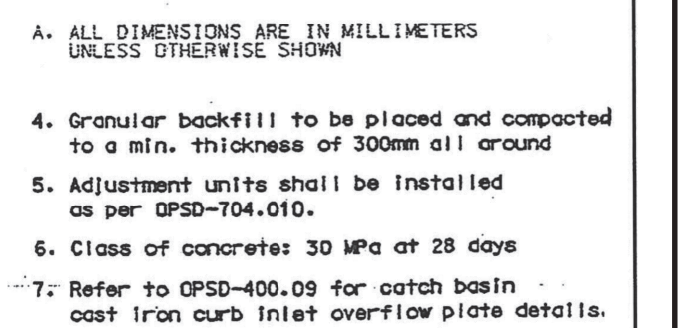
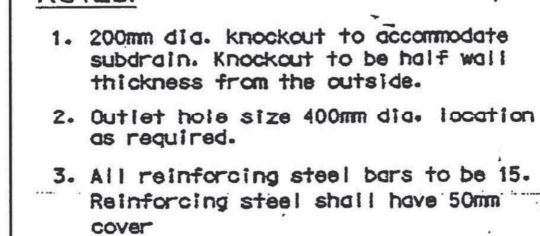
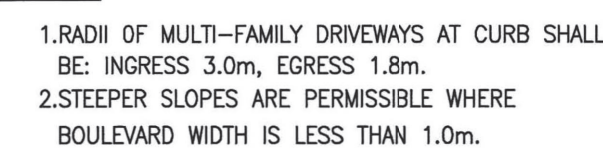
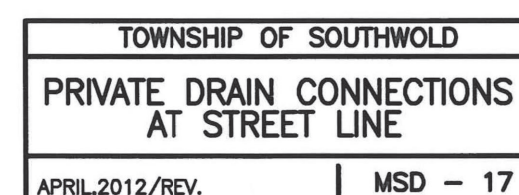
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca



FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM



PROJECT No.	SBM-19-0116
SHEET No.	C19C
PLAN FILE No.	—



sbm **STRIK
BALDINELLI
MONIZ**
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca

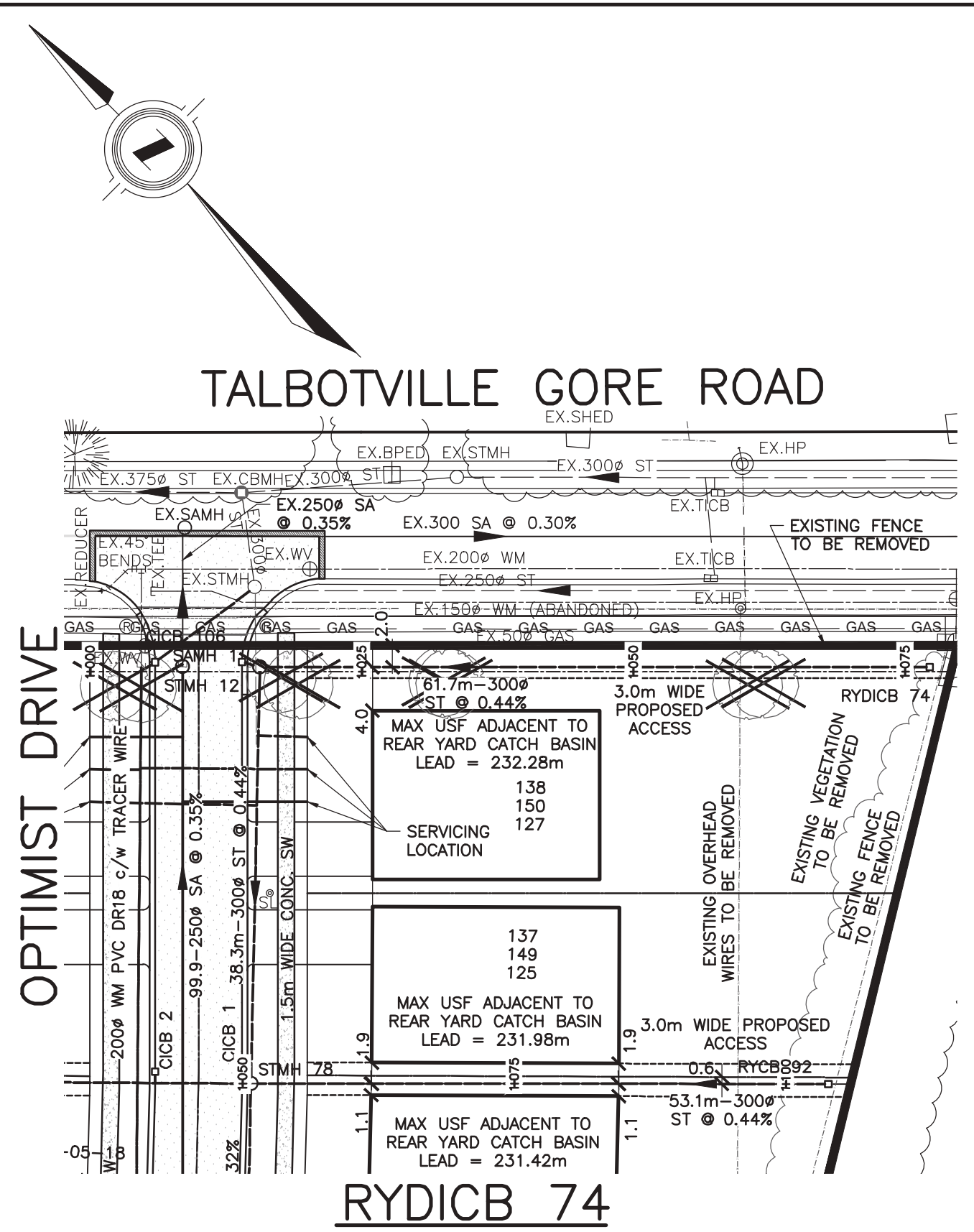


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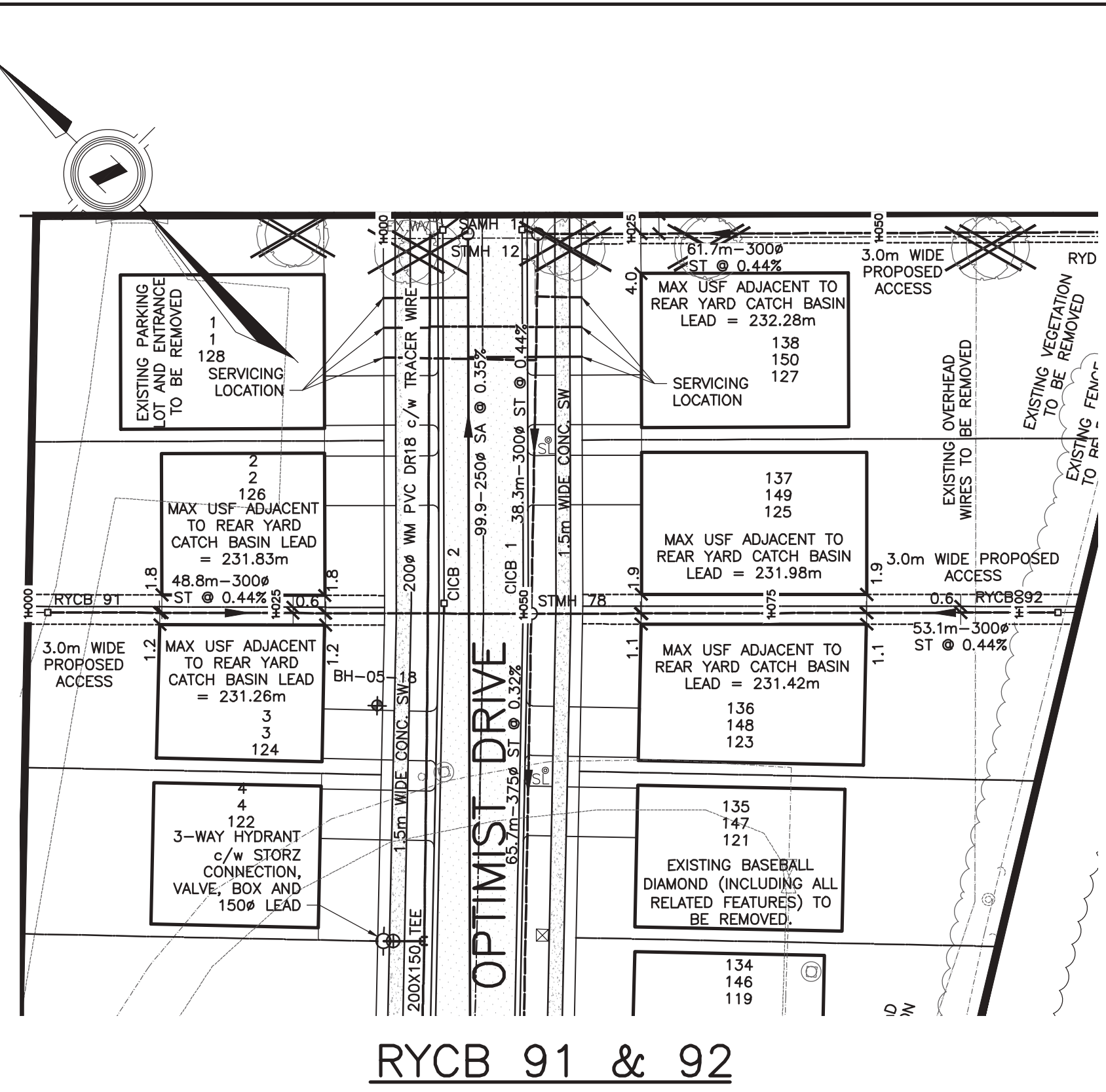
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TALBOTVILLE MEADOWS	
34T-SO1802	
SOUTHWOLD, ON.	

PROJECT No.	SBM-19-0116
SHEET No.	C20B
PLAN FILE No.	

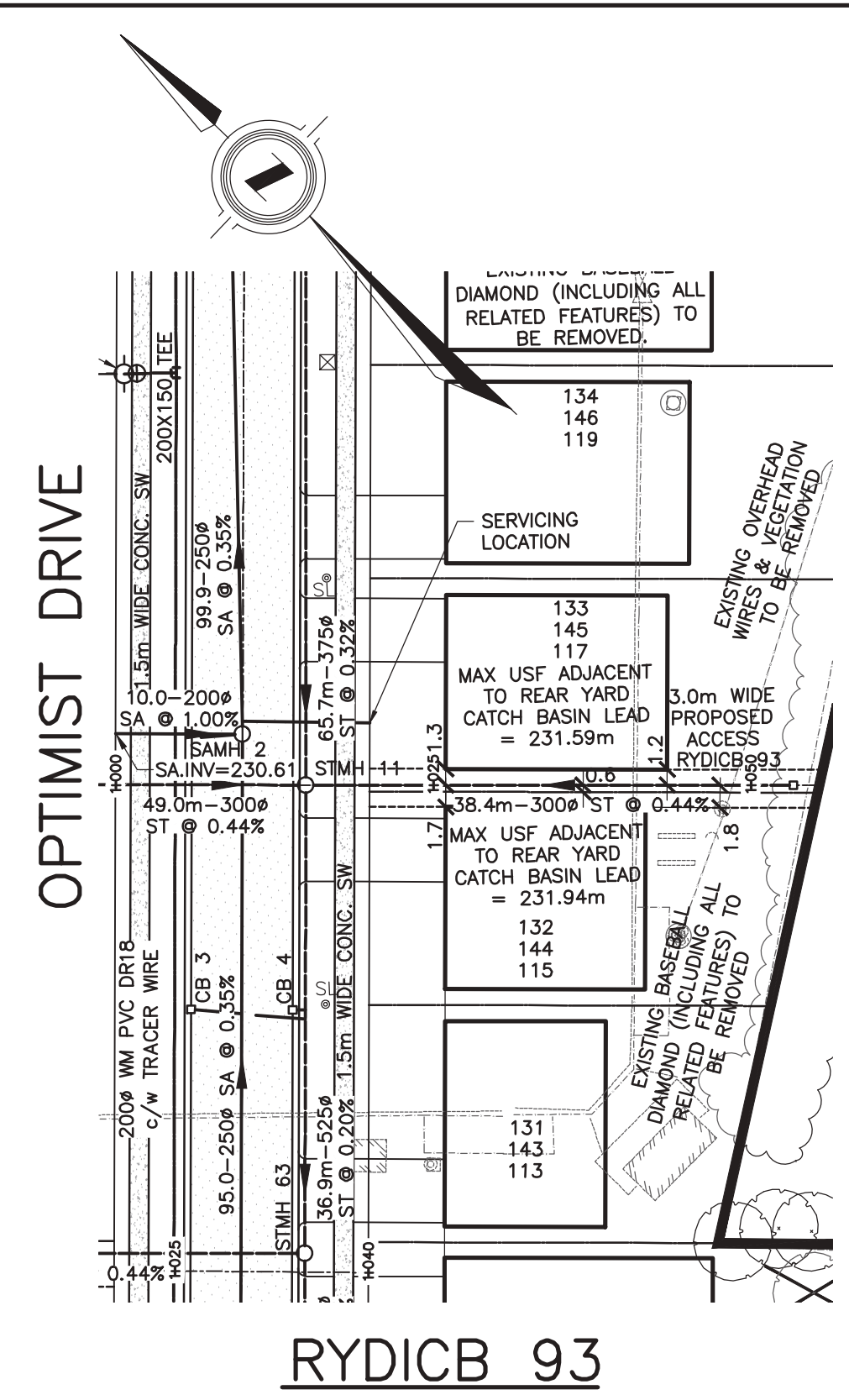
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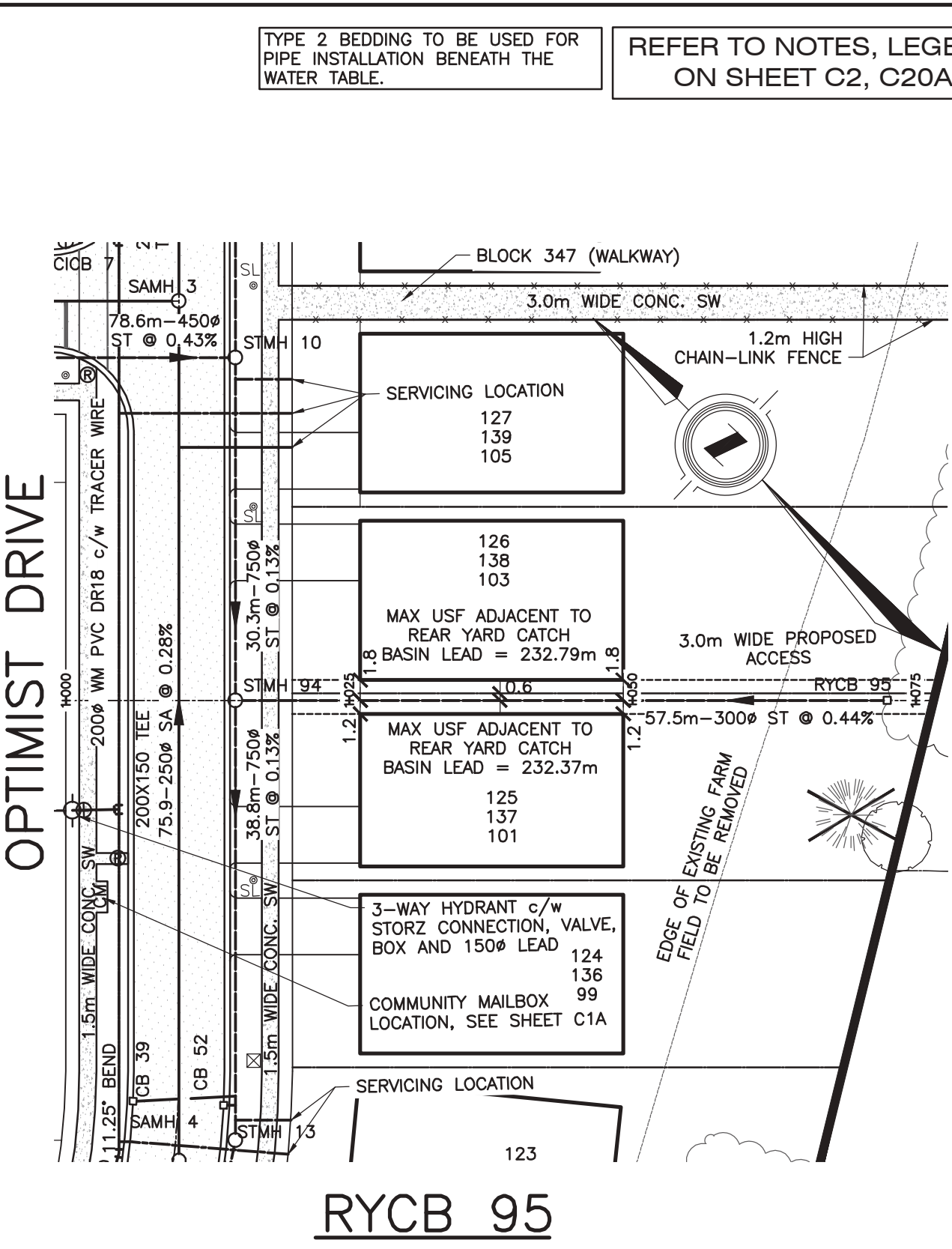
RYDICB 74



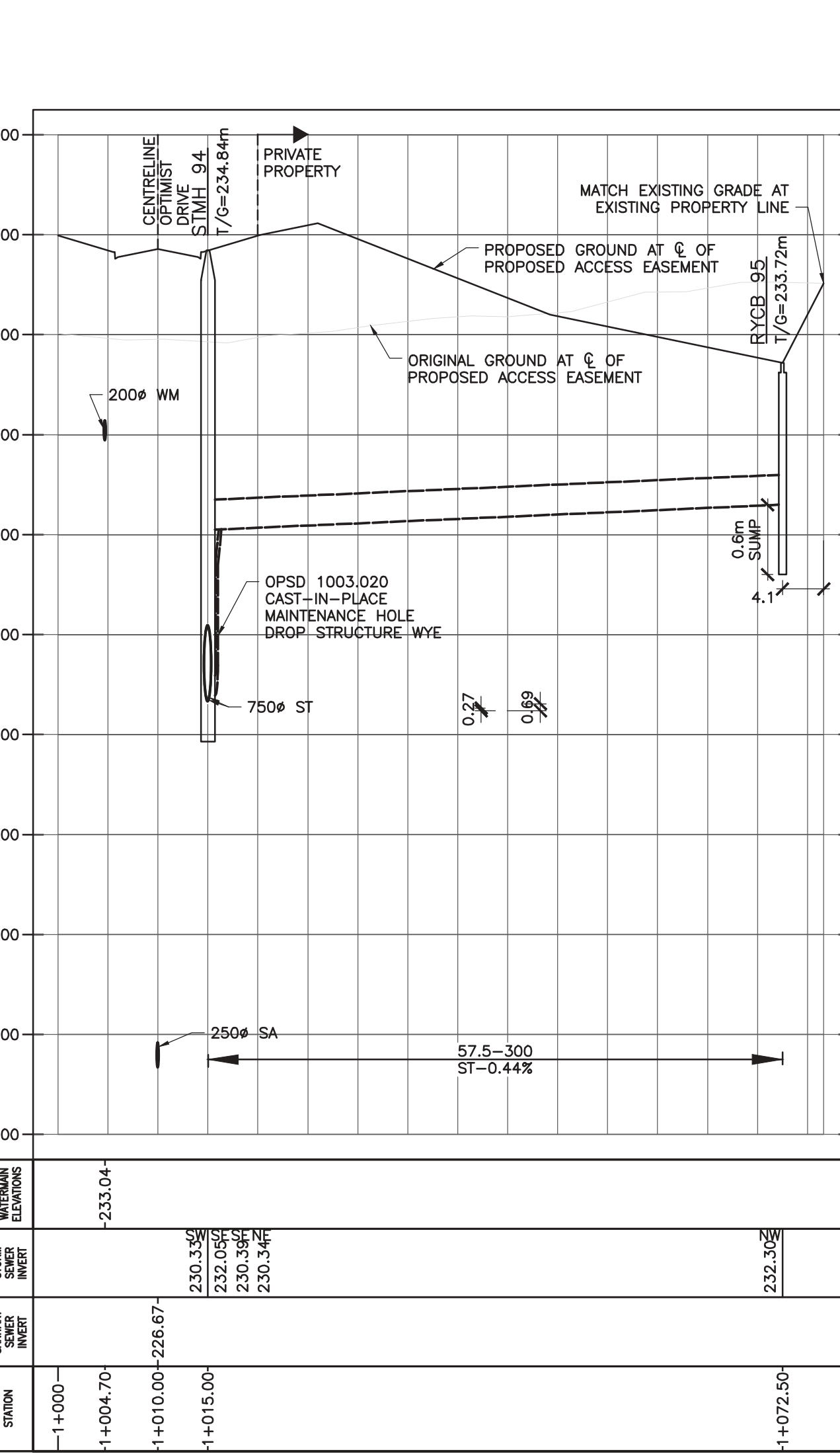
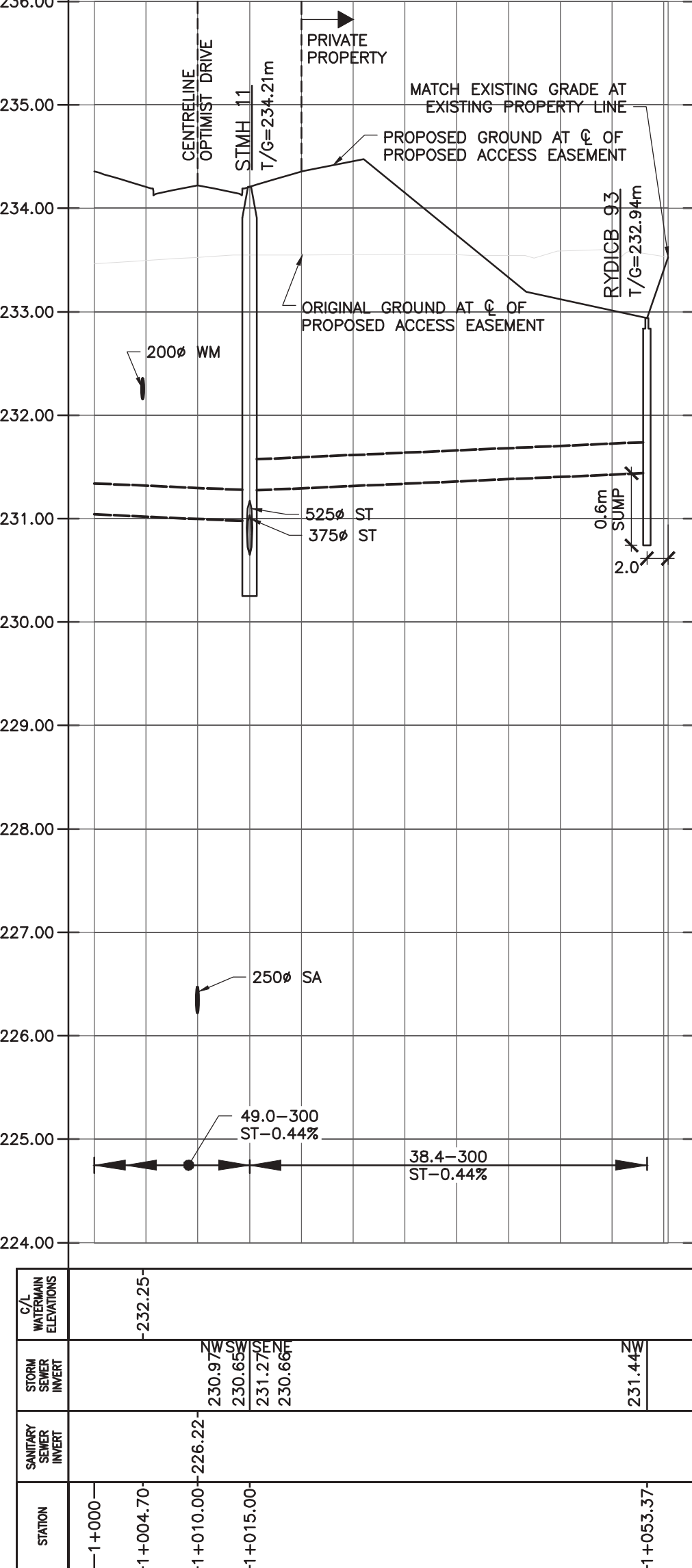
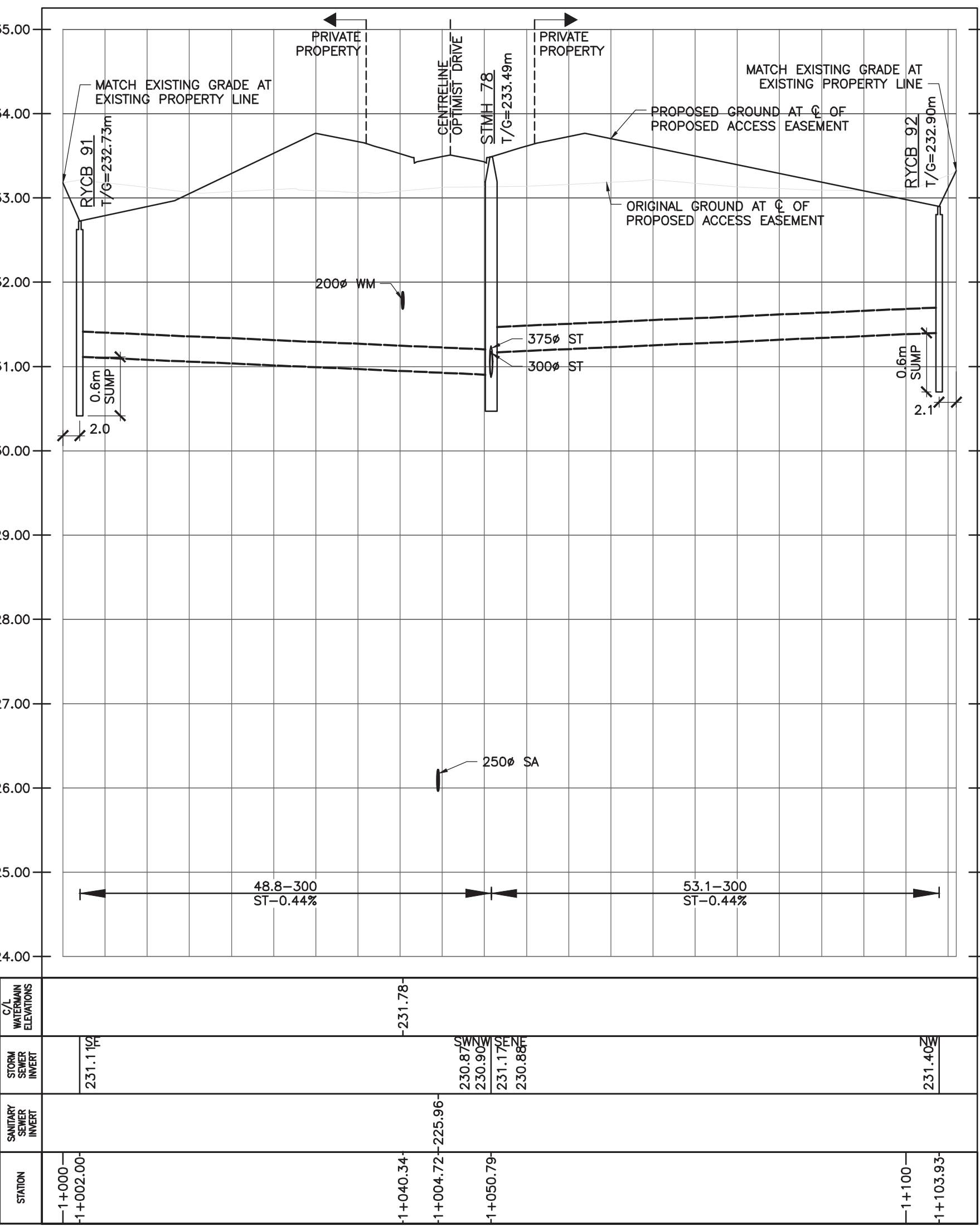
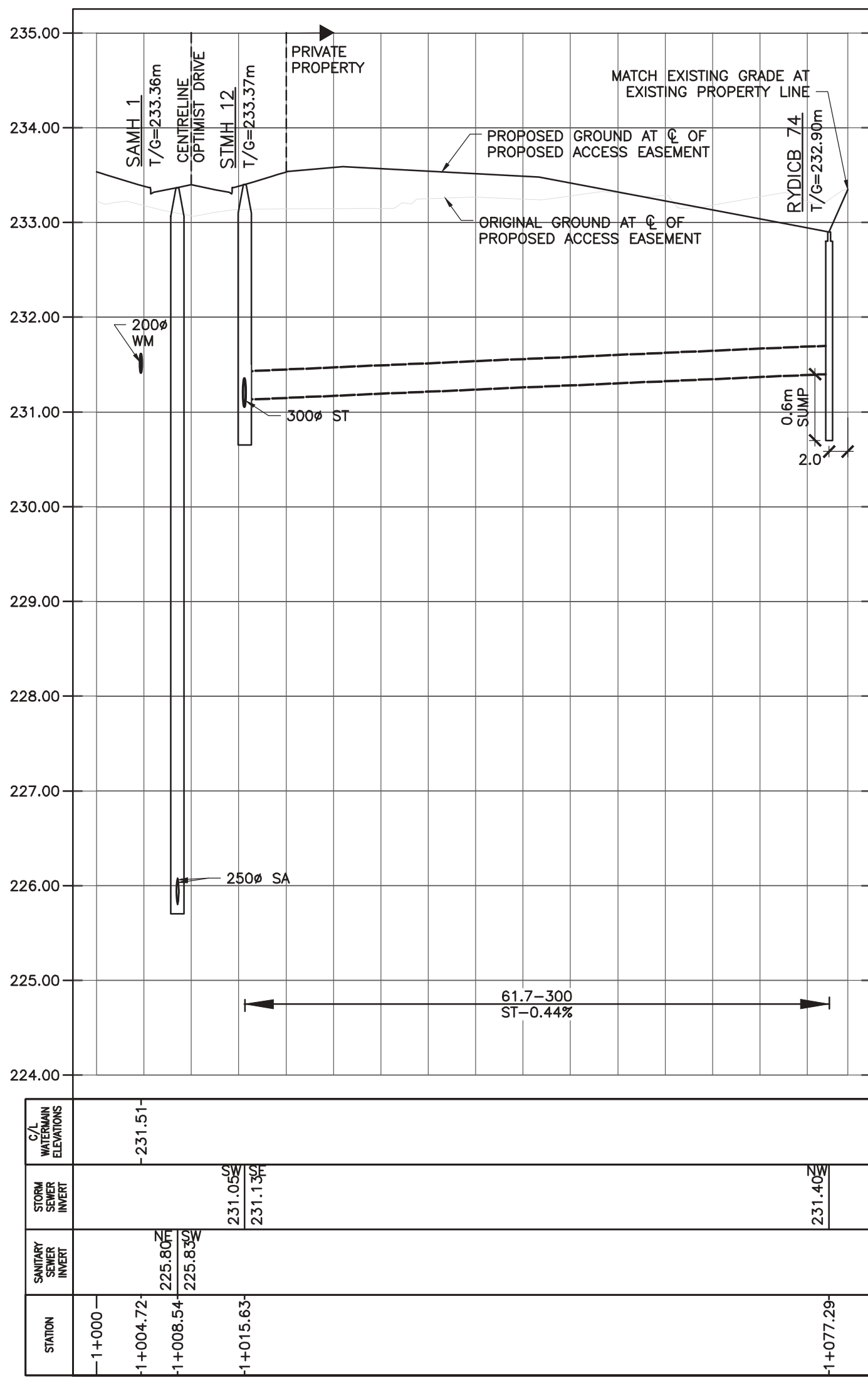
RYCB 91 & 92



RYDICB 93



RYCB 95



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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Email: sbm@sbmild.ca

ENGINEER'S STAMP
B. R. HYLAND
100223591
Oct 4, 2022
SBM-19-0116
PROVINCE OF ONTARIO

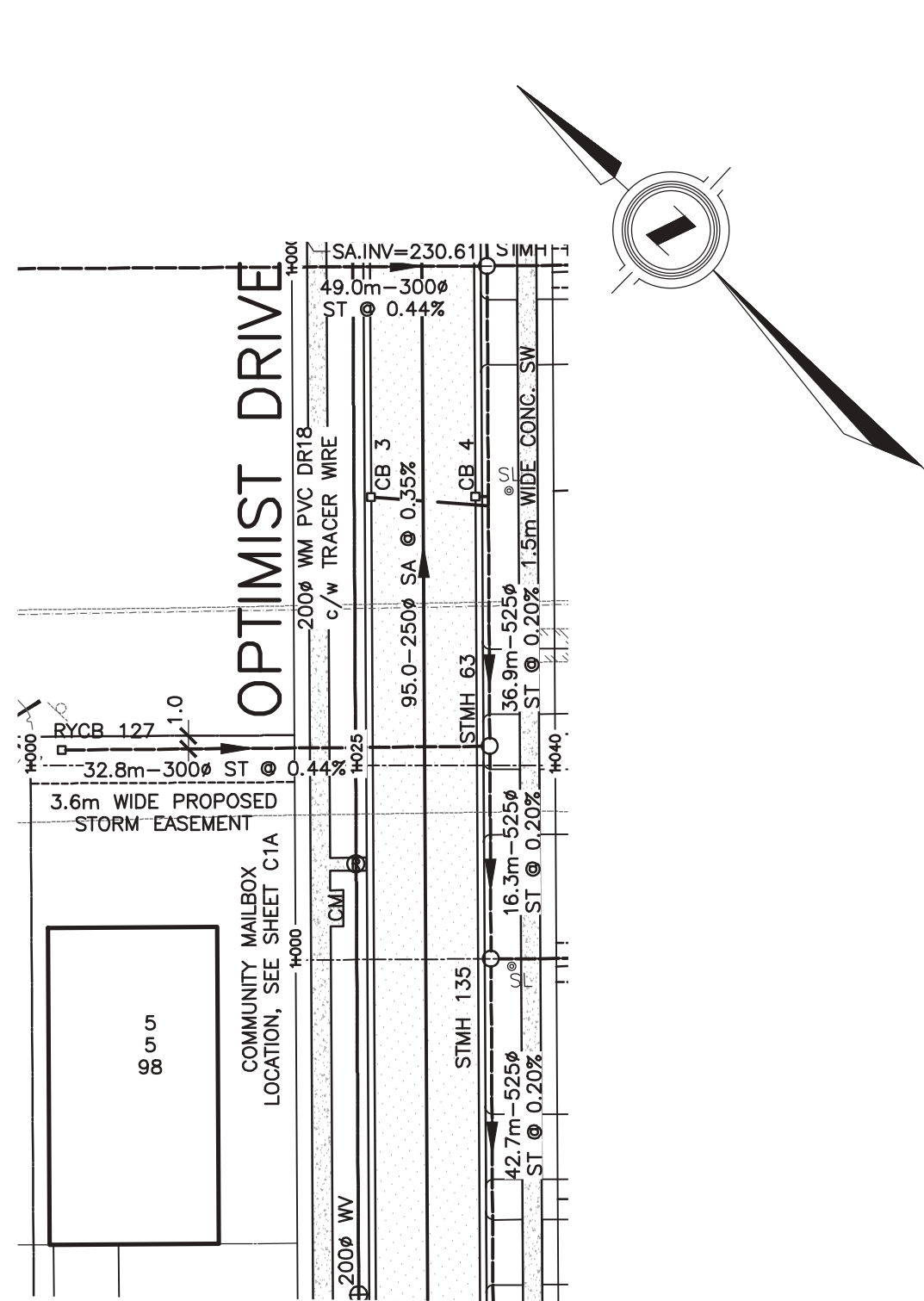
ENGINEER'S STAMP

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

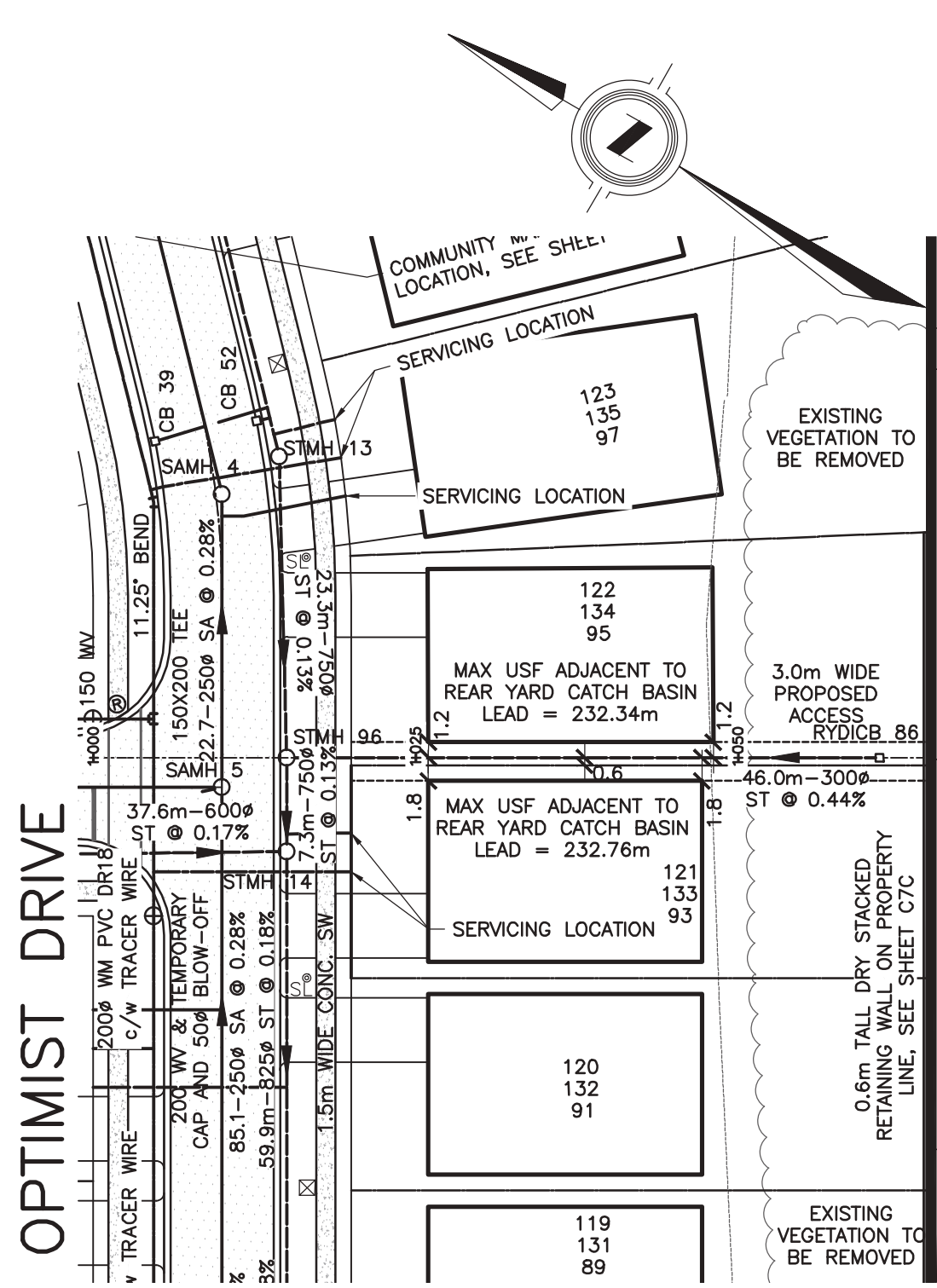
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TITLE
REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

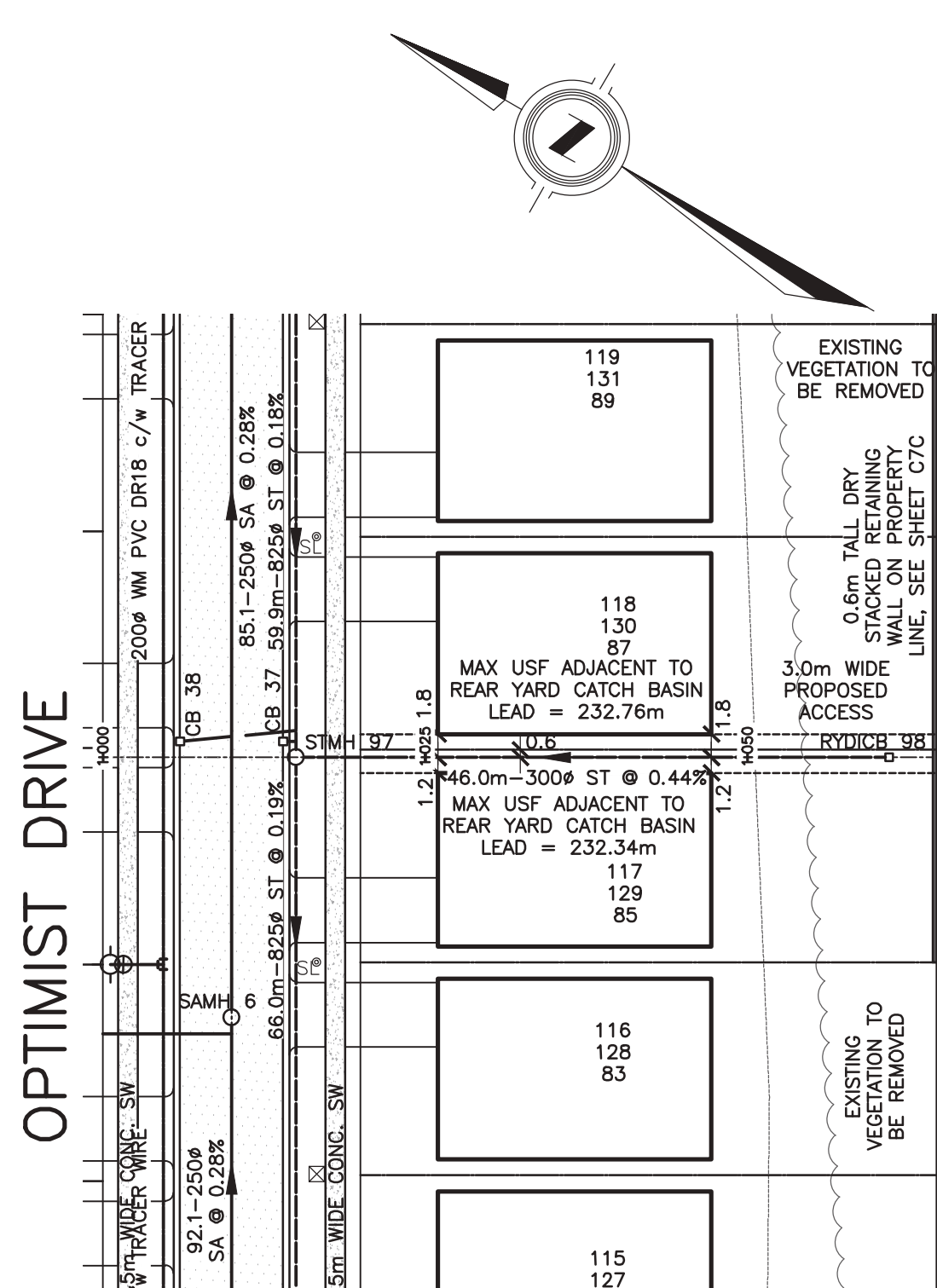
PROJECT No.
SBM-19-0116
SHEET No.
C21A
PLAN FILE No.
—



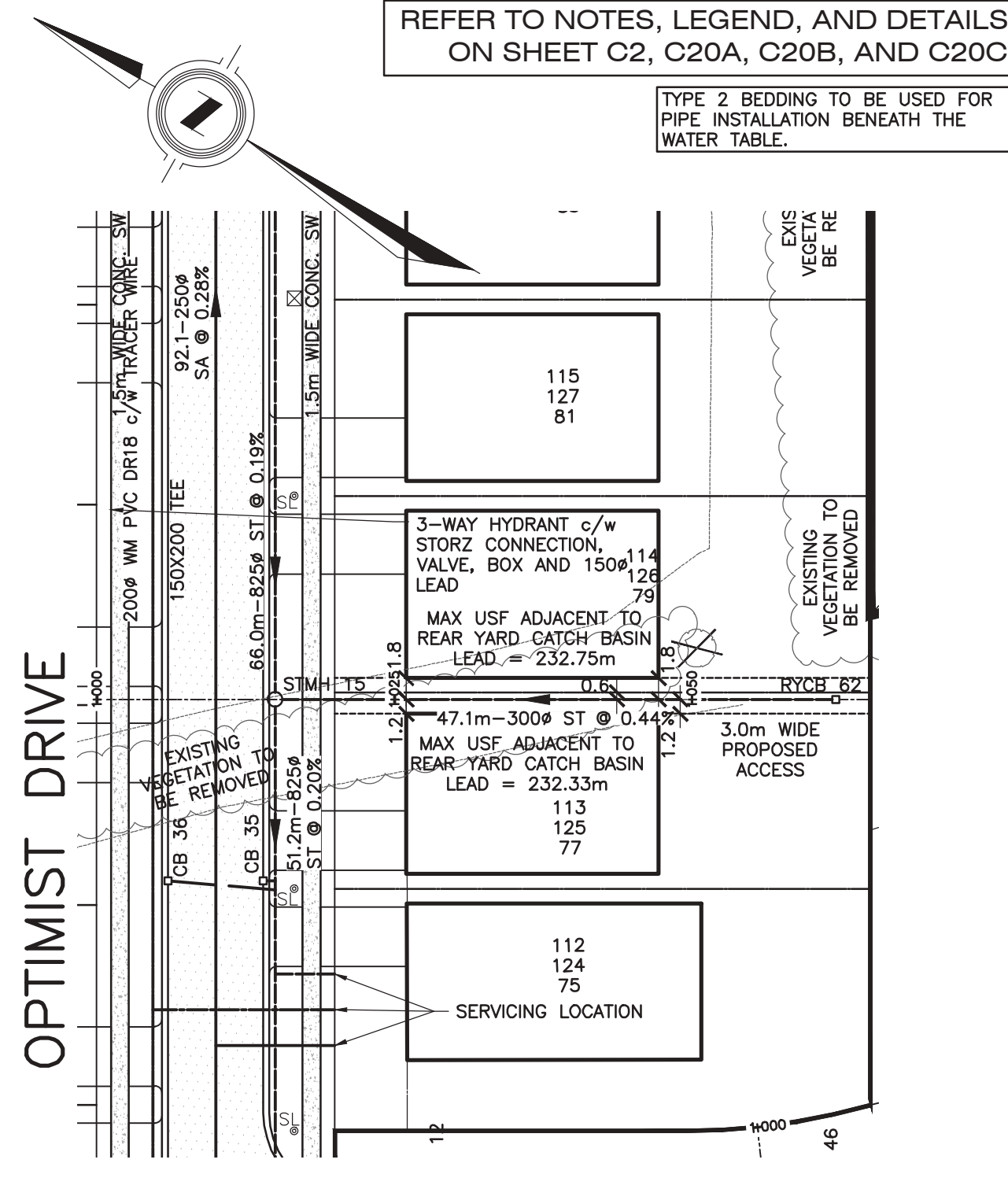
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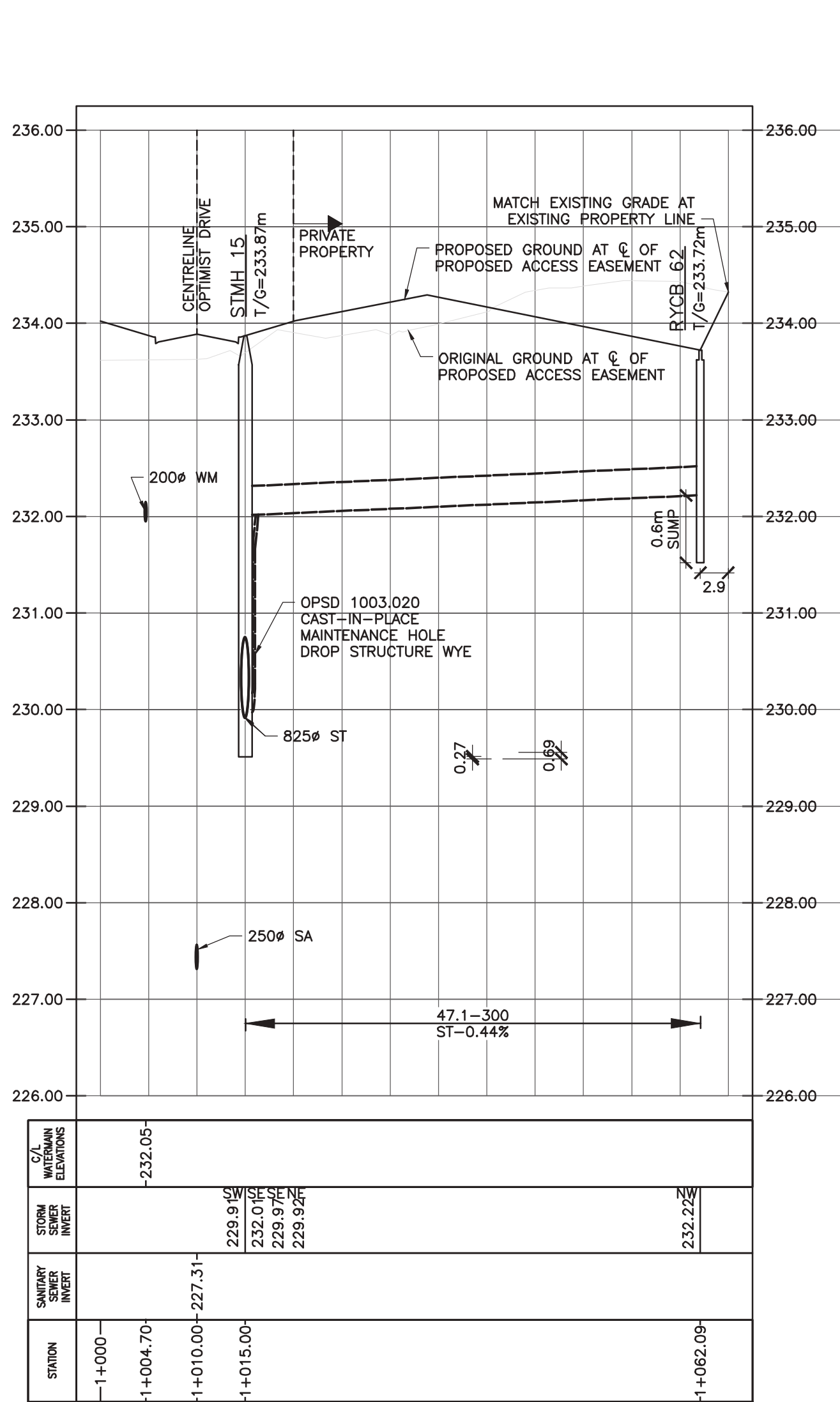
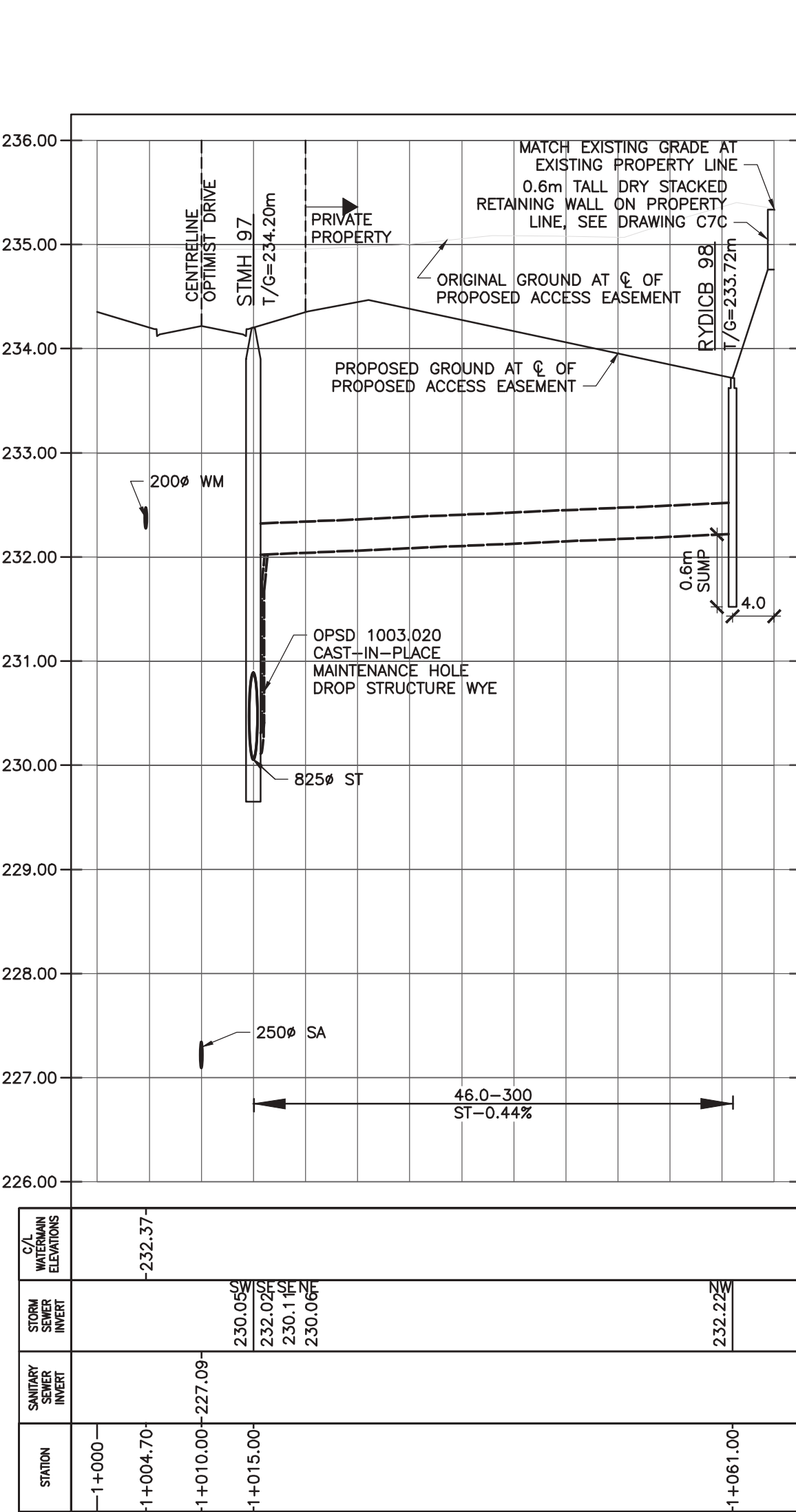
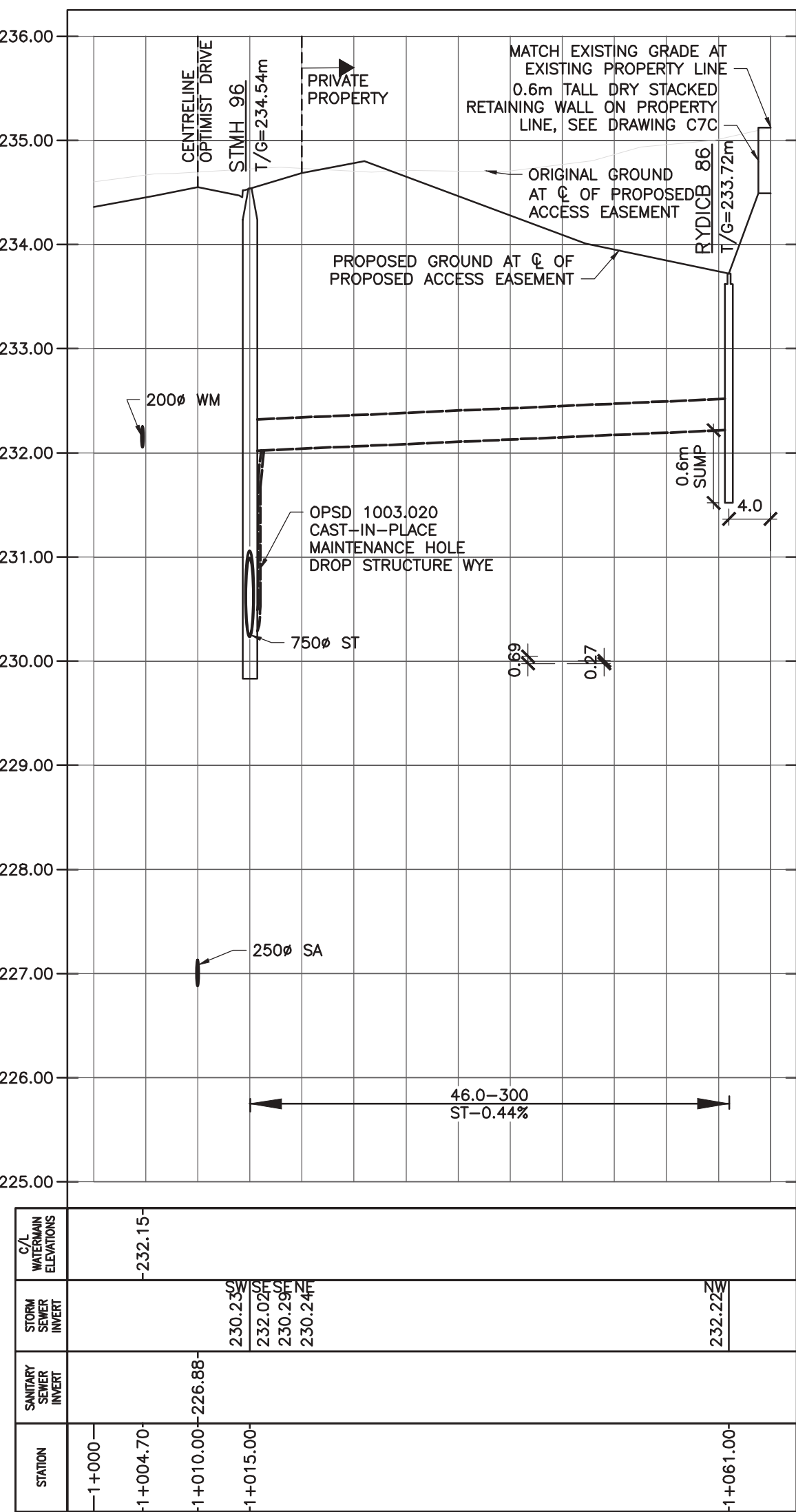
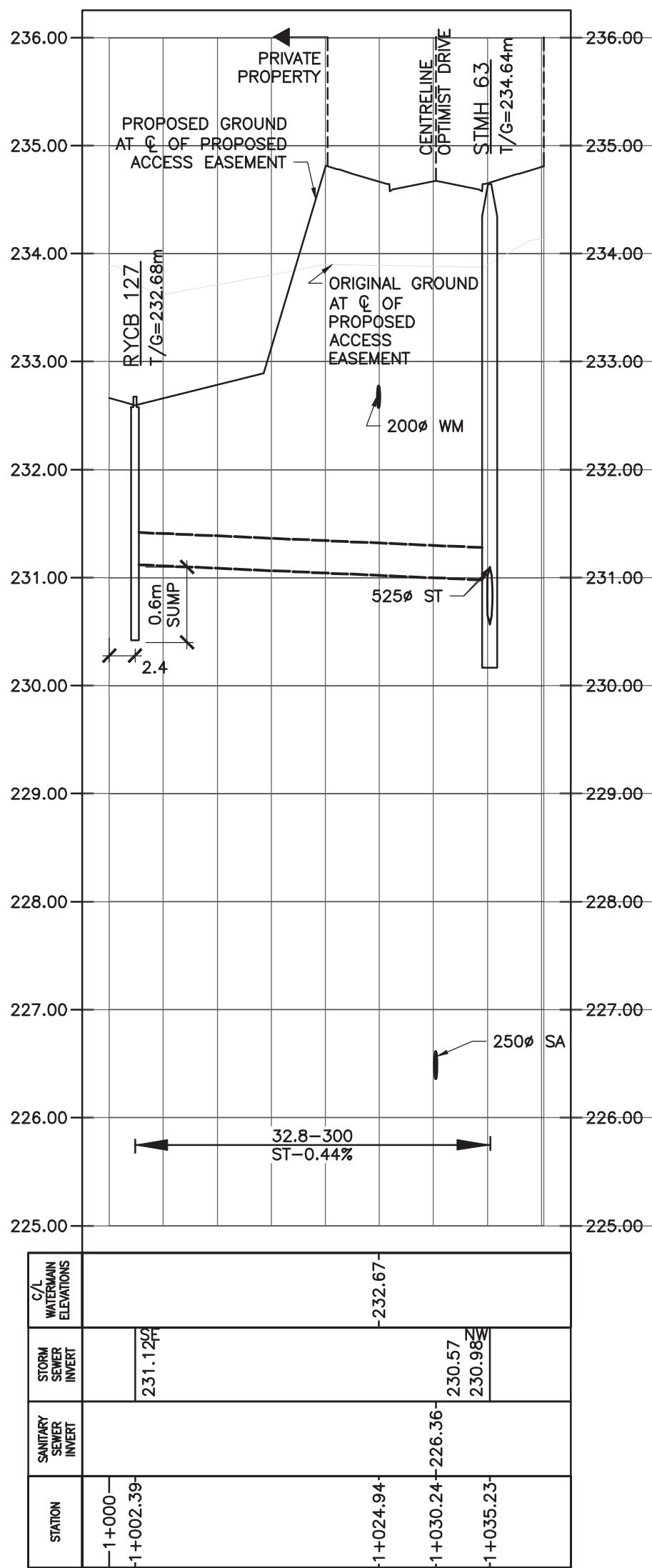
RYCB 86



RYCB 98



RYCB 62



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					



ENGINEER'S STAMP

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

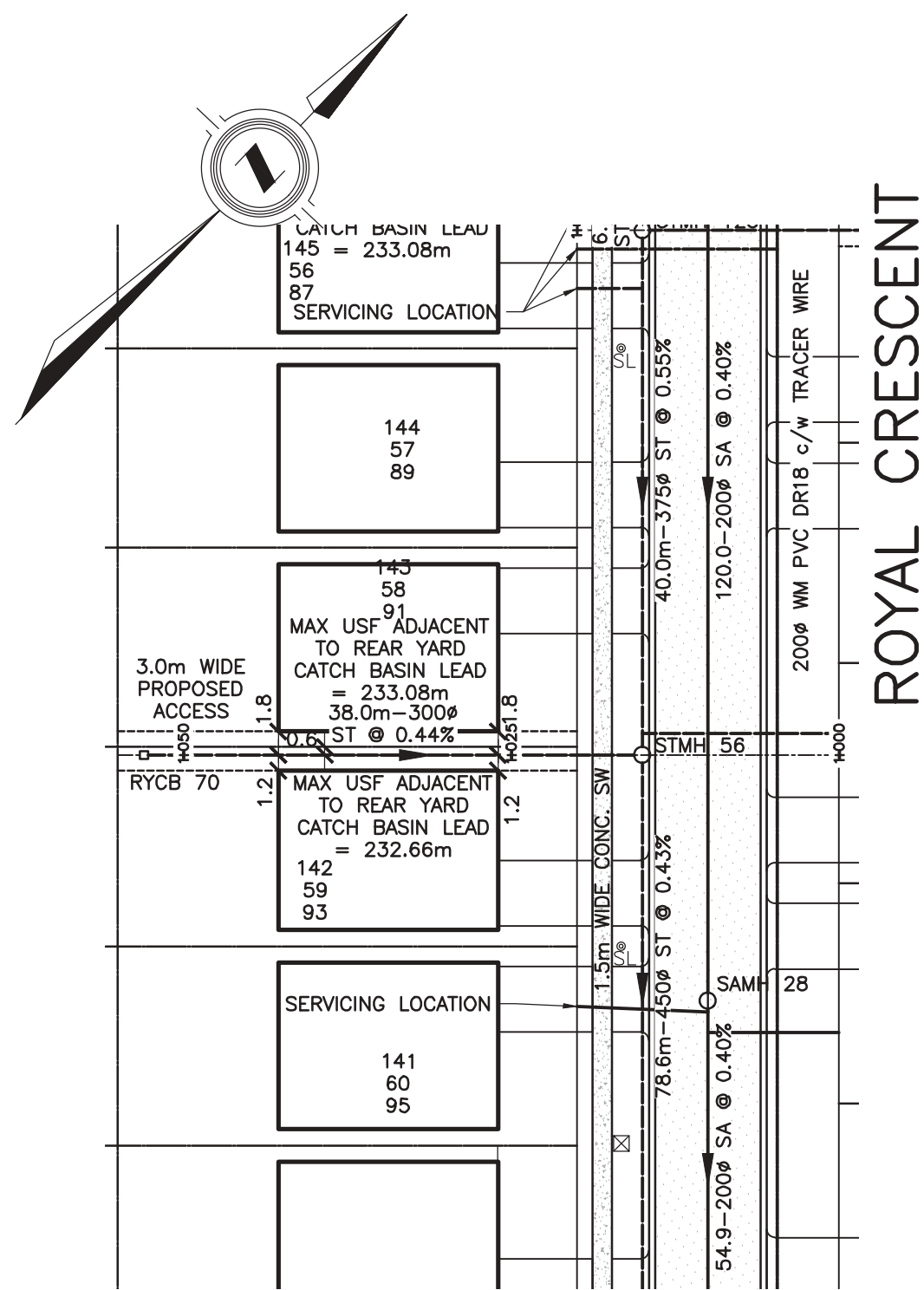
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TITLE
REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

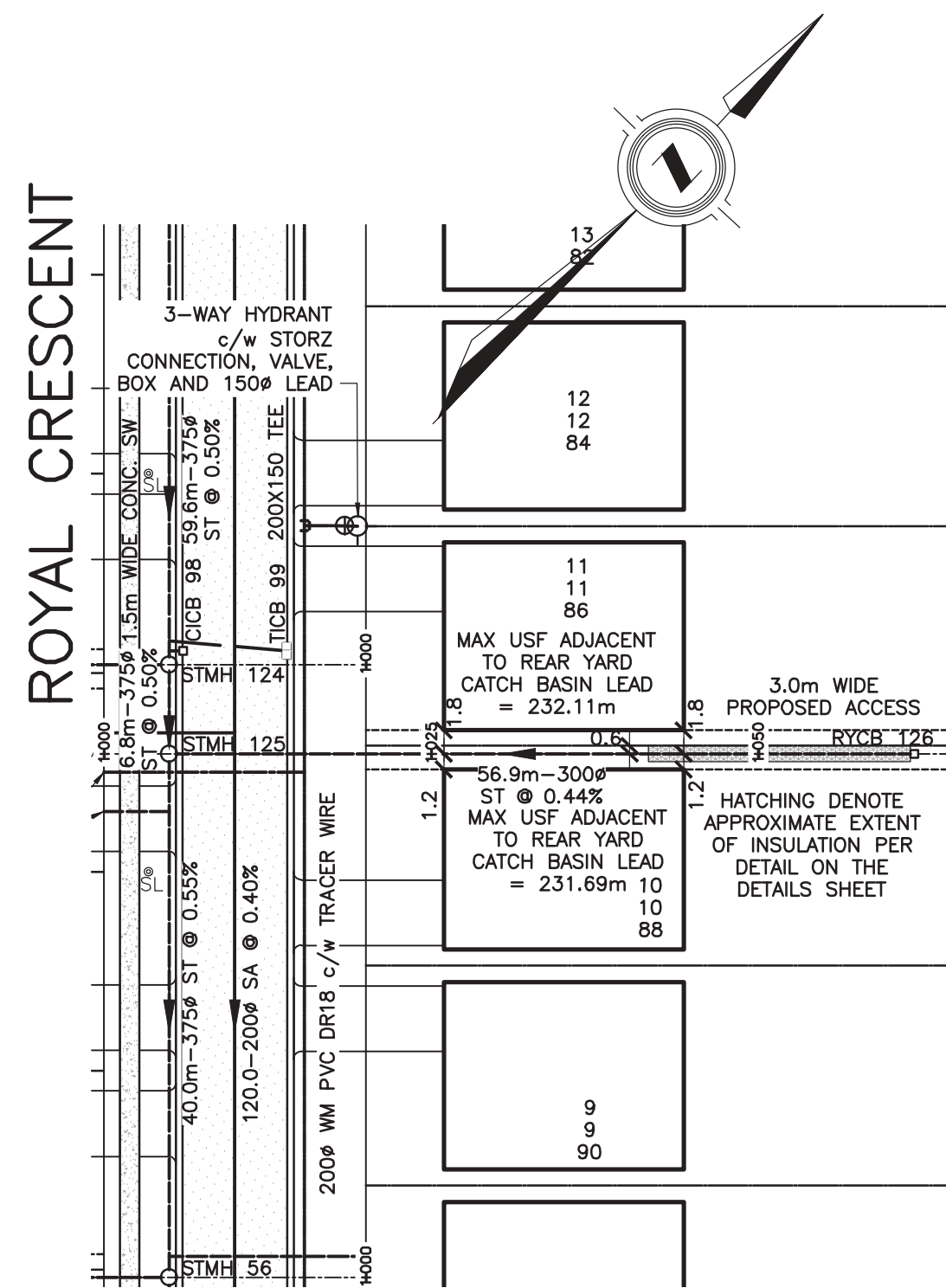
PROJECT No.
SBM-19-0116

SHEET No.
C21B

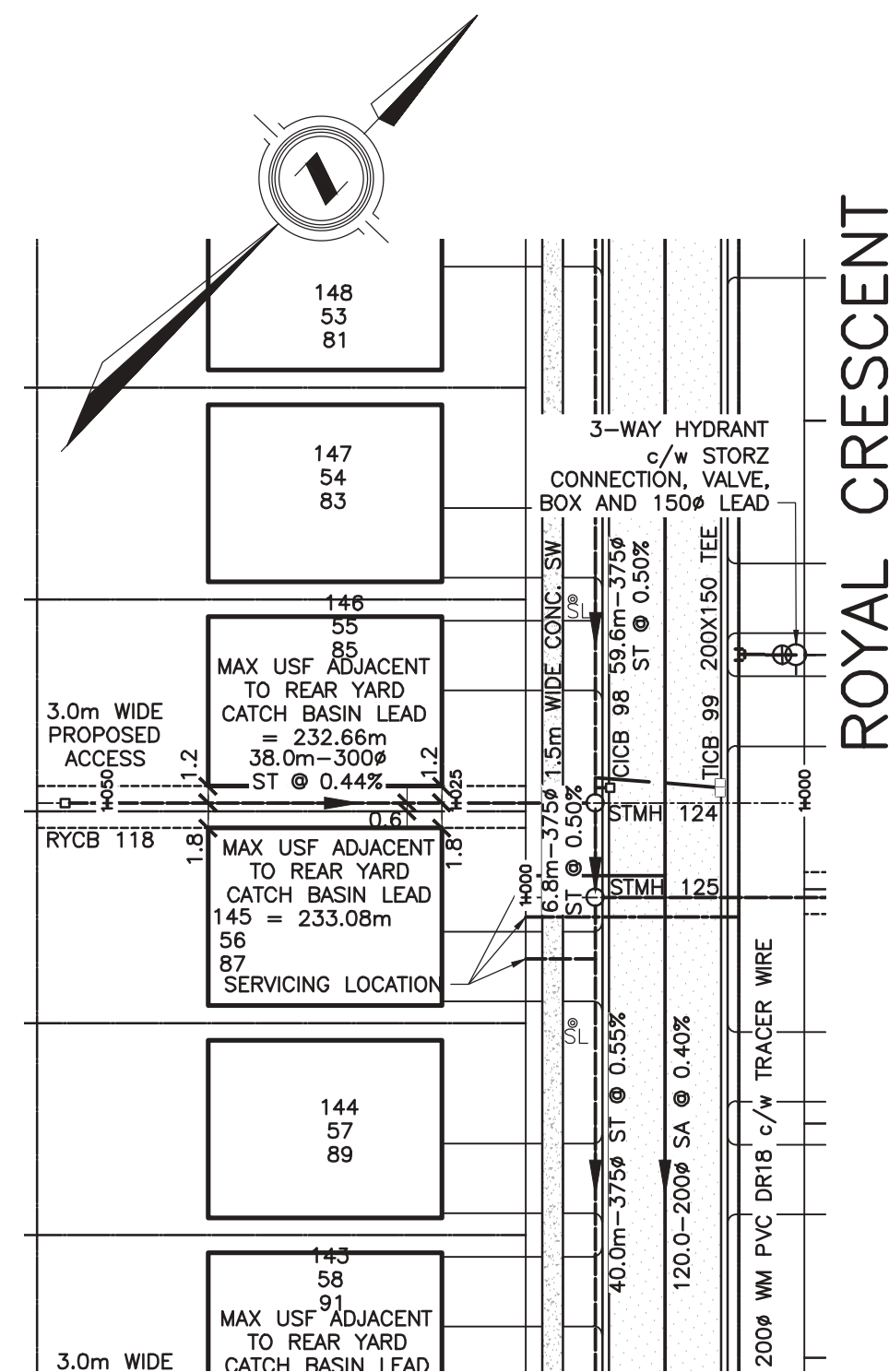
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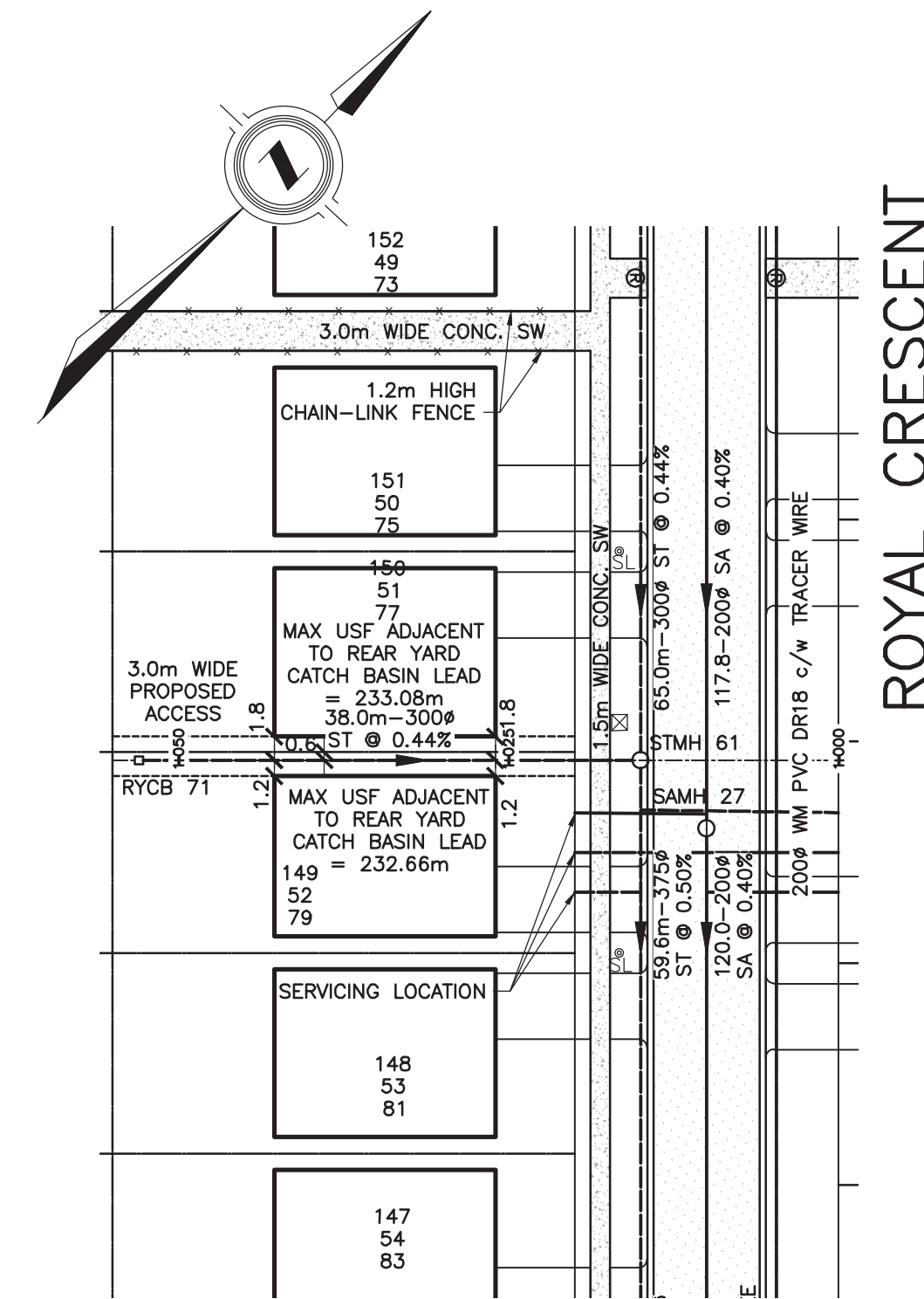
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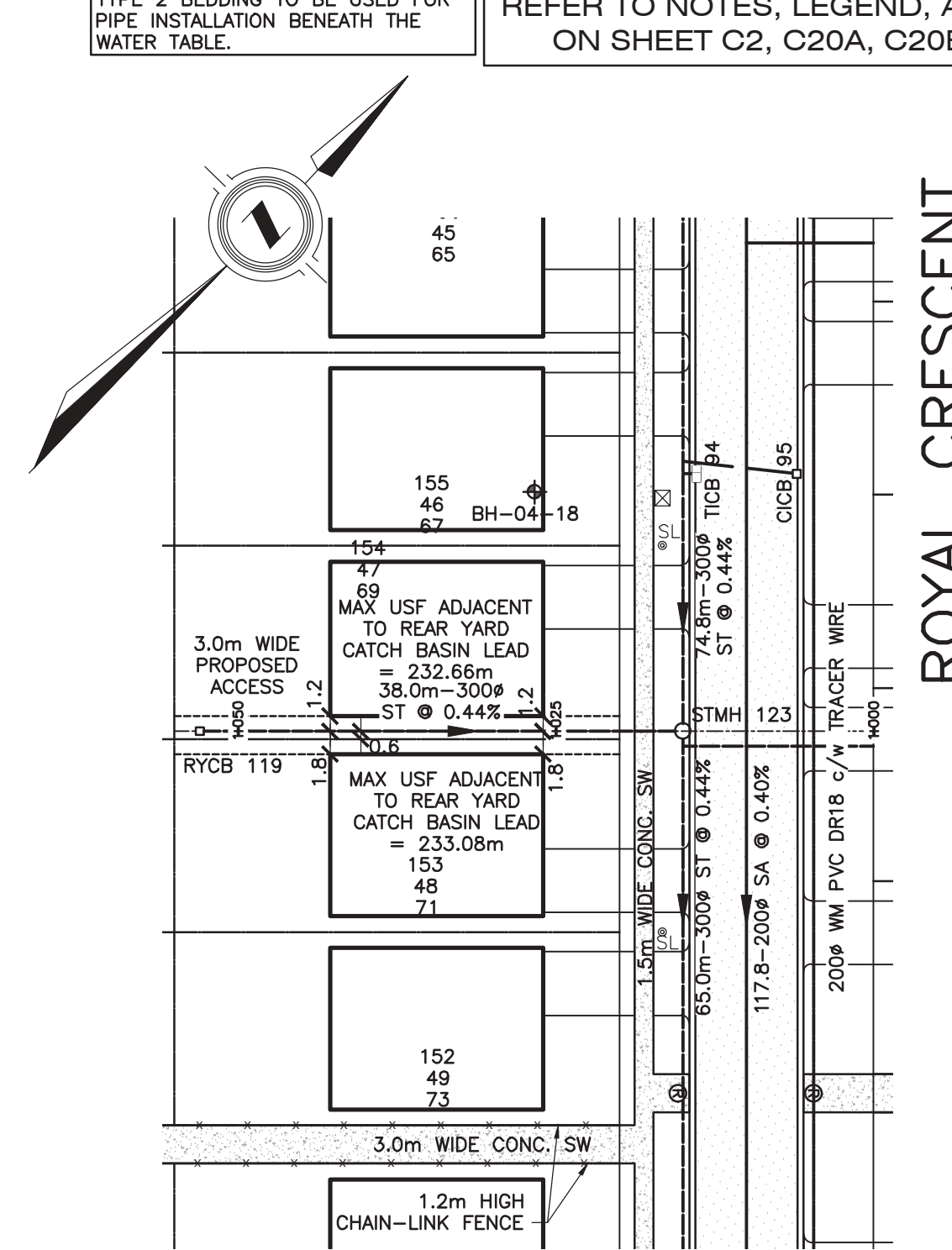
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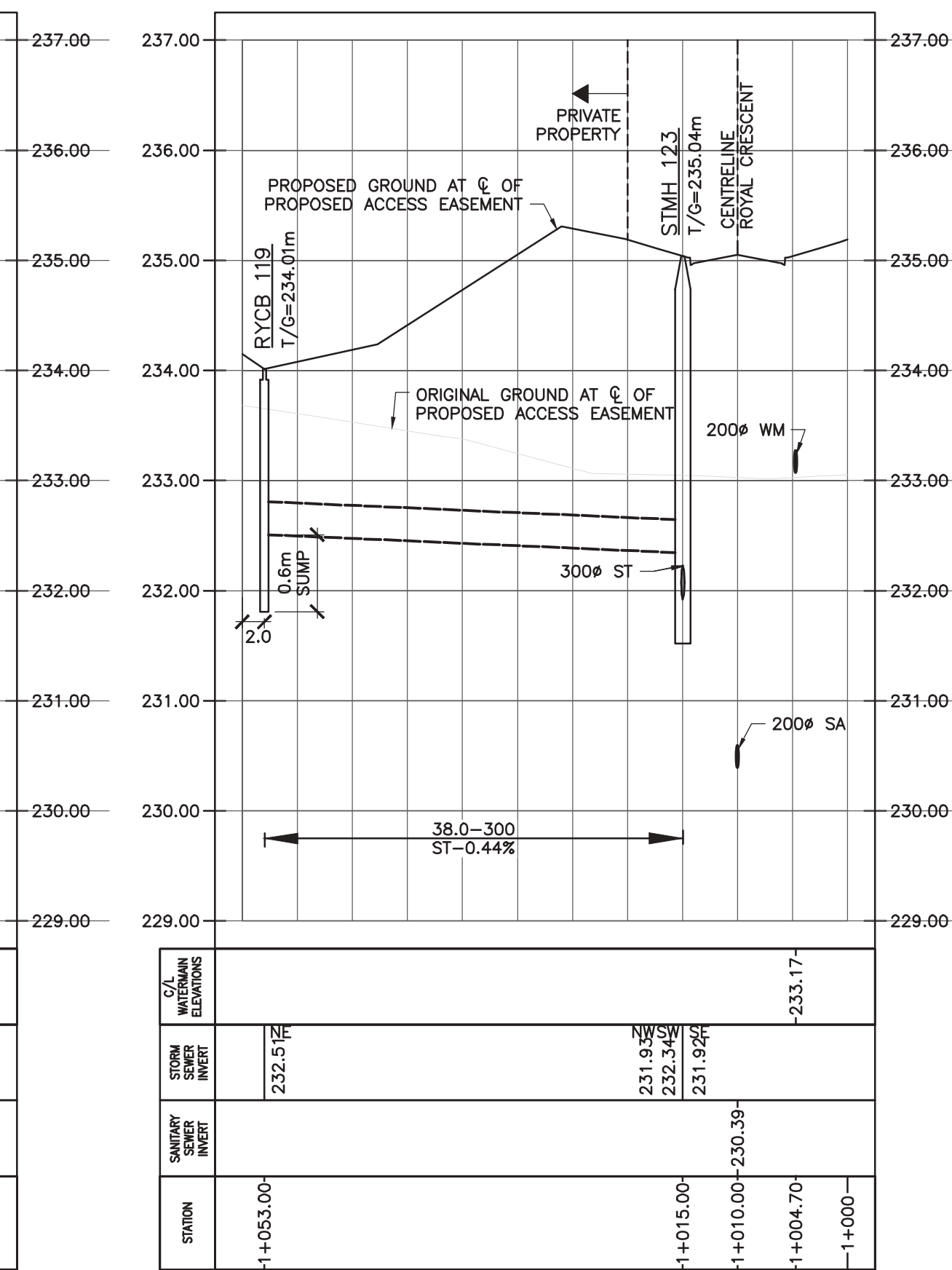
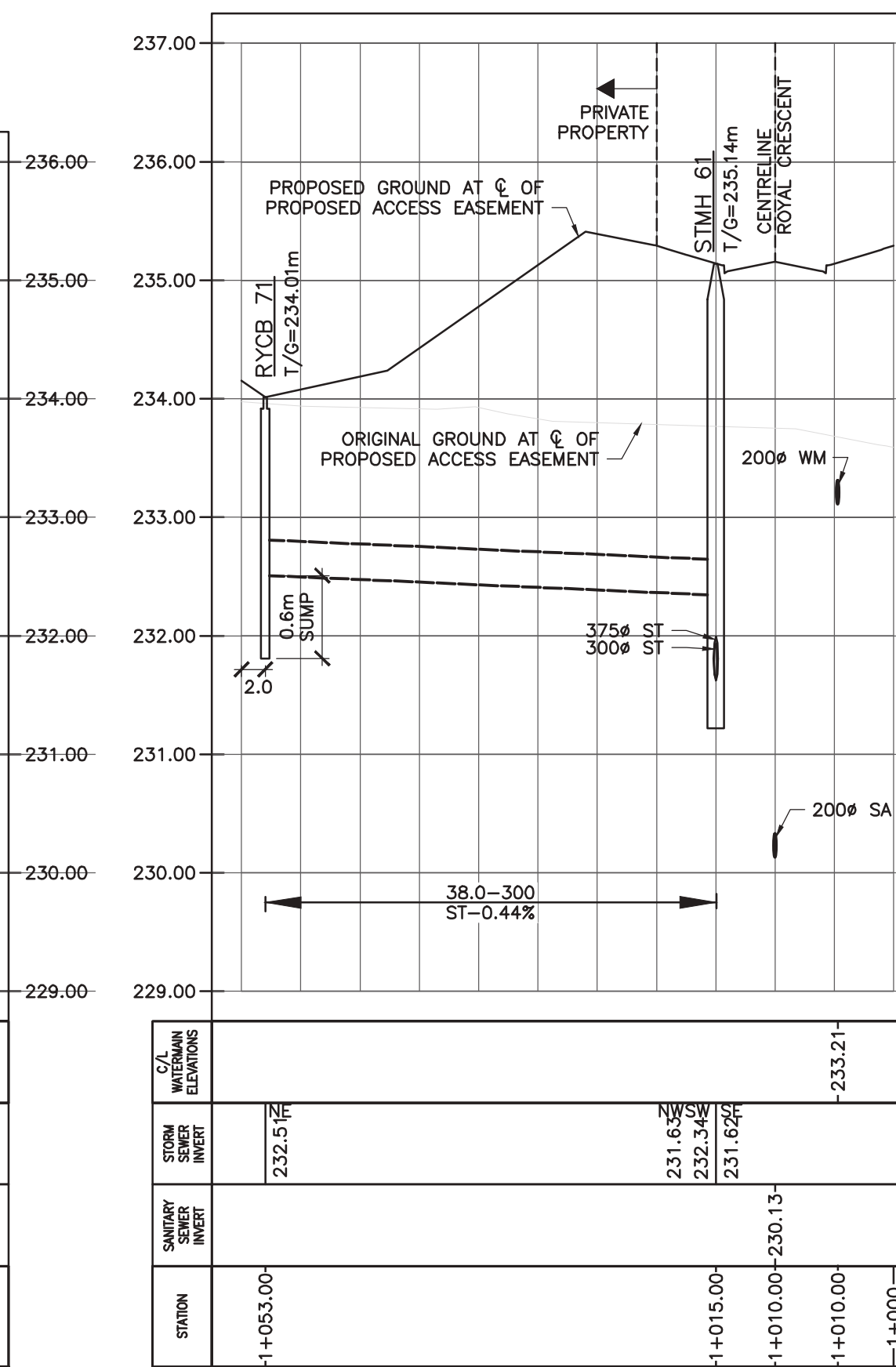
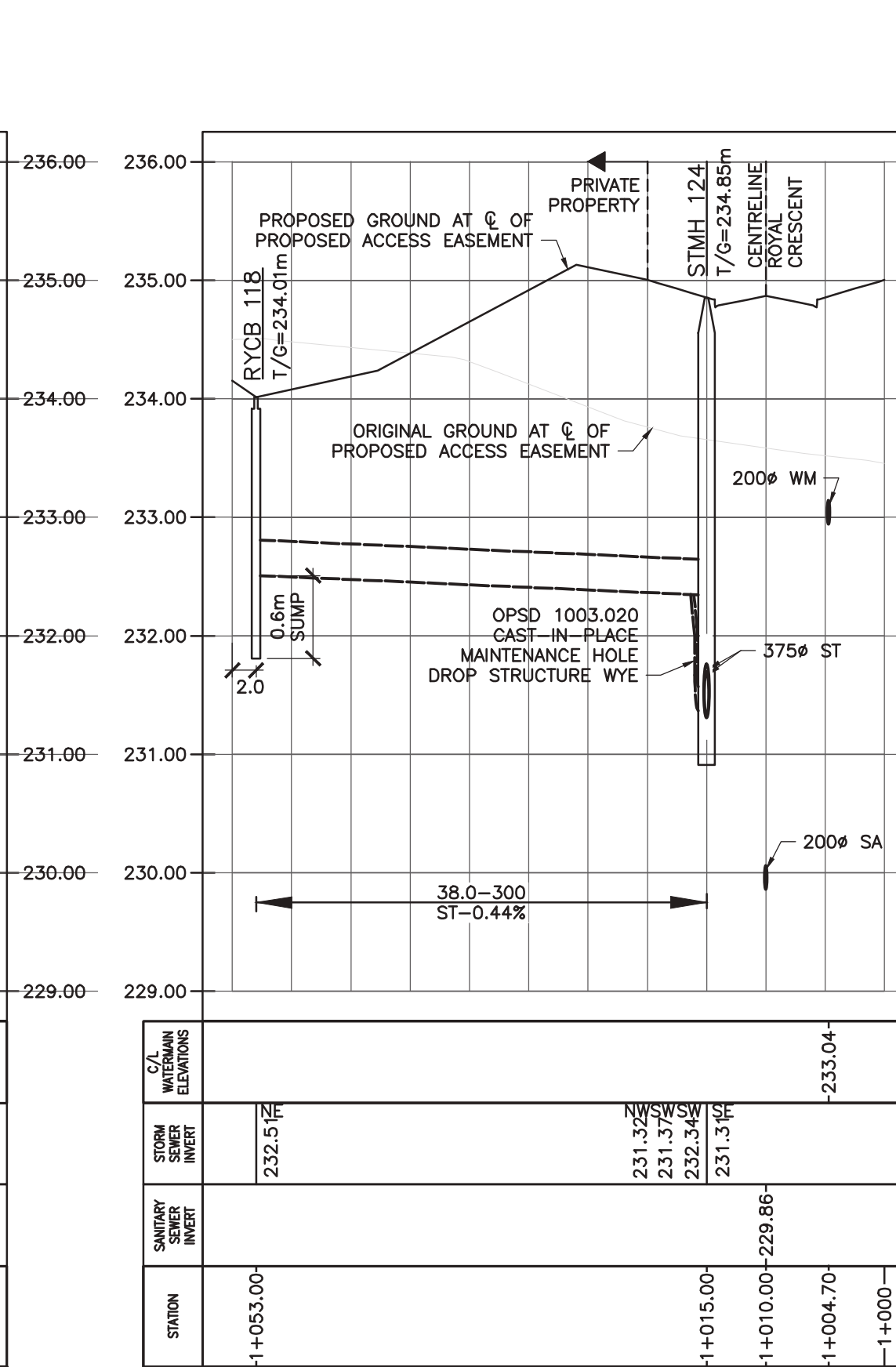
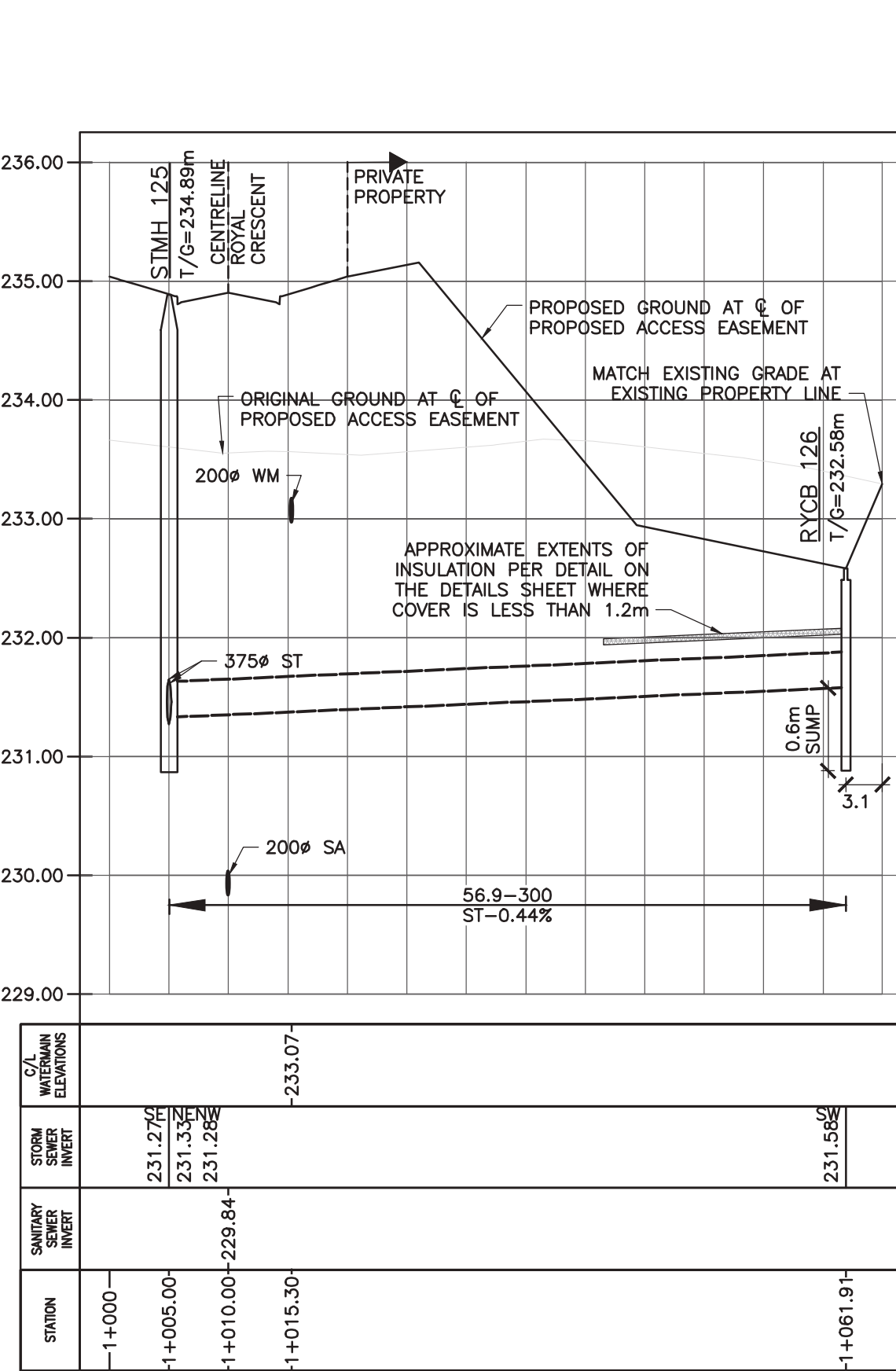
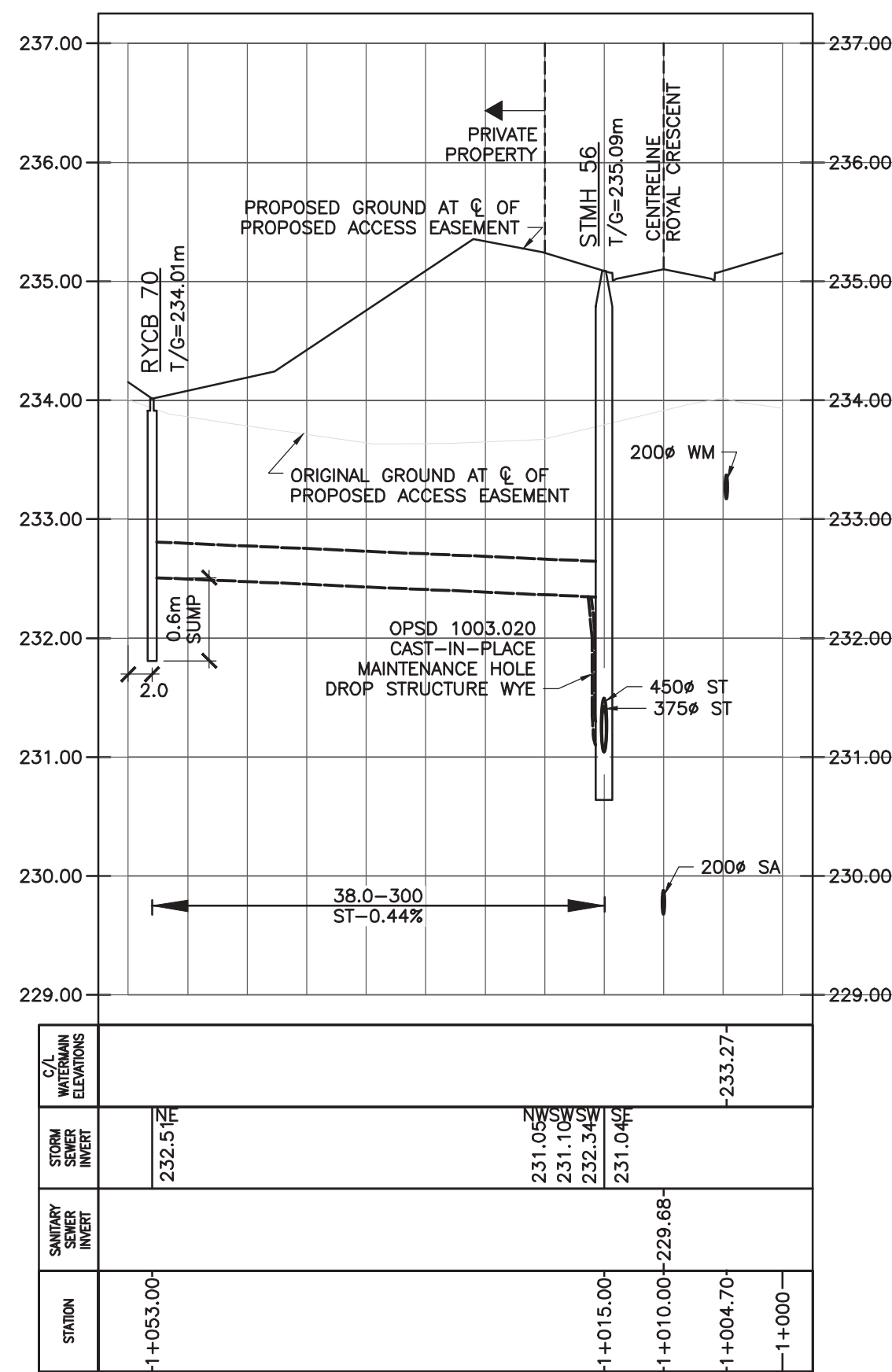
RYCB 118



RYCB 71



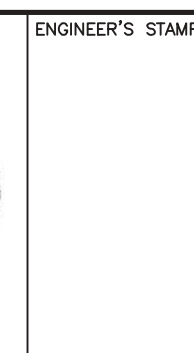
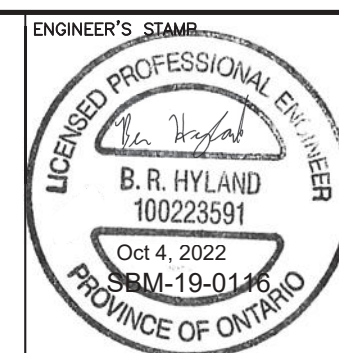
RYCB 119



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmild.ca



FARHI HOLDINGS CORP.
 484 RICHMOND ST. SUITE 200
 LONDON, ON
 N6A 3E6
 P: 519.645.6666
 E: CARANCIGROUP@GMAIL.COM

SCALE
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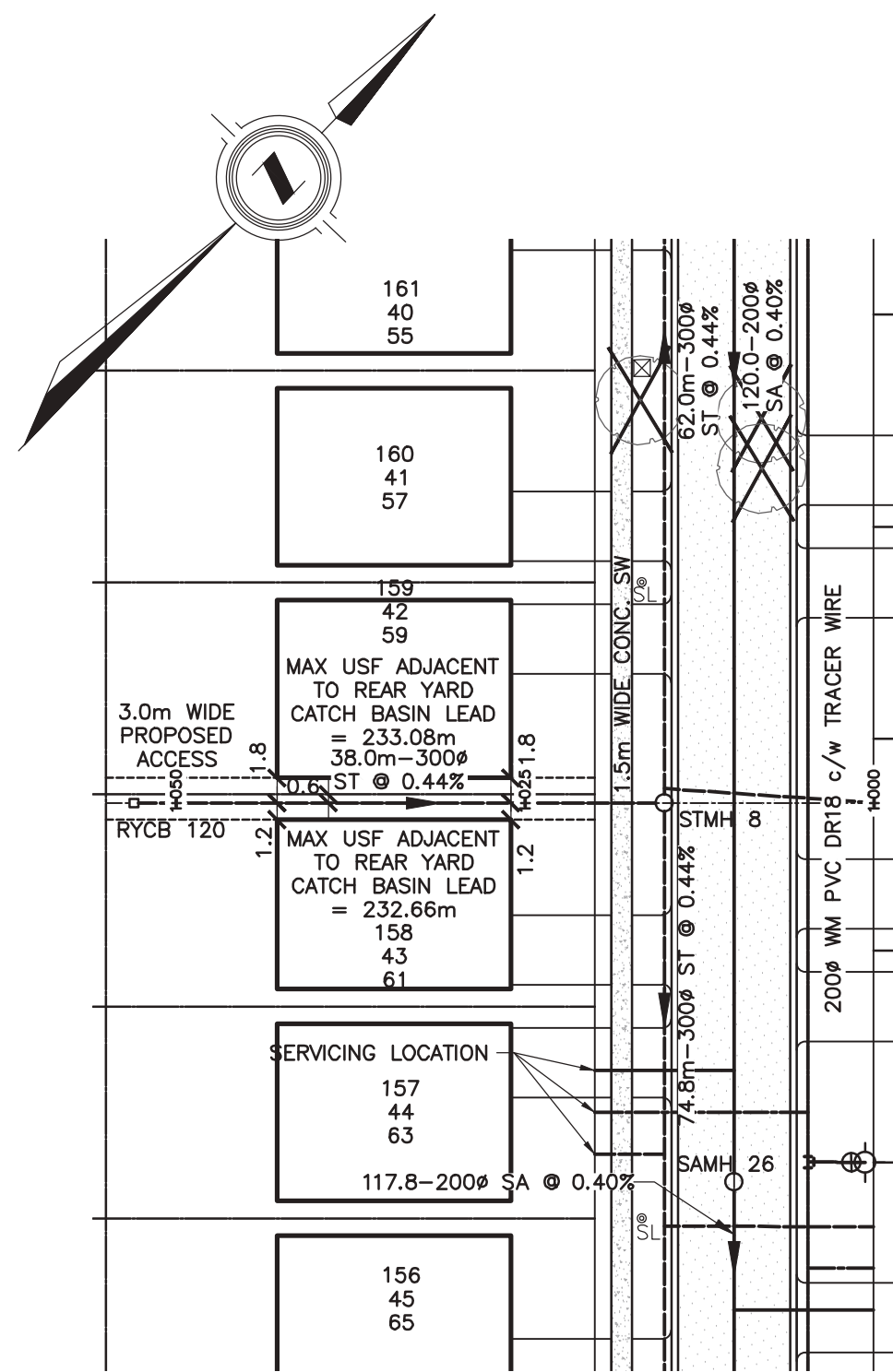
TITLE
REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
 34T-S01802
 SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116

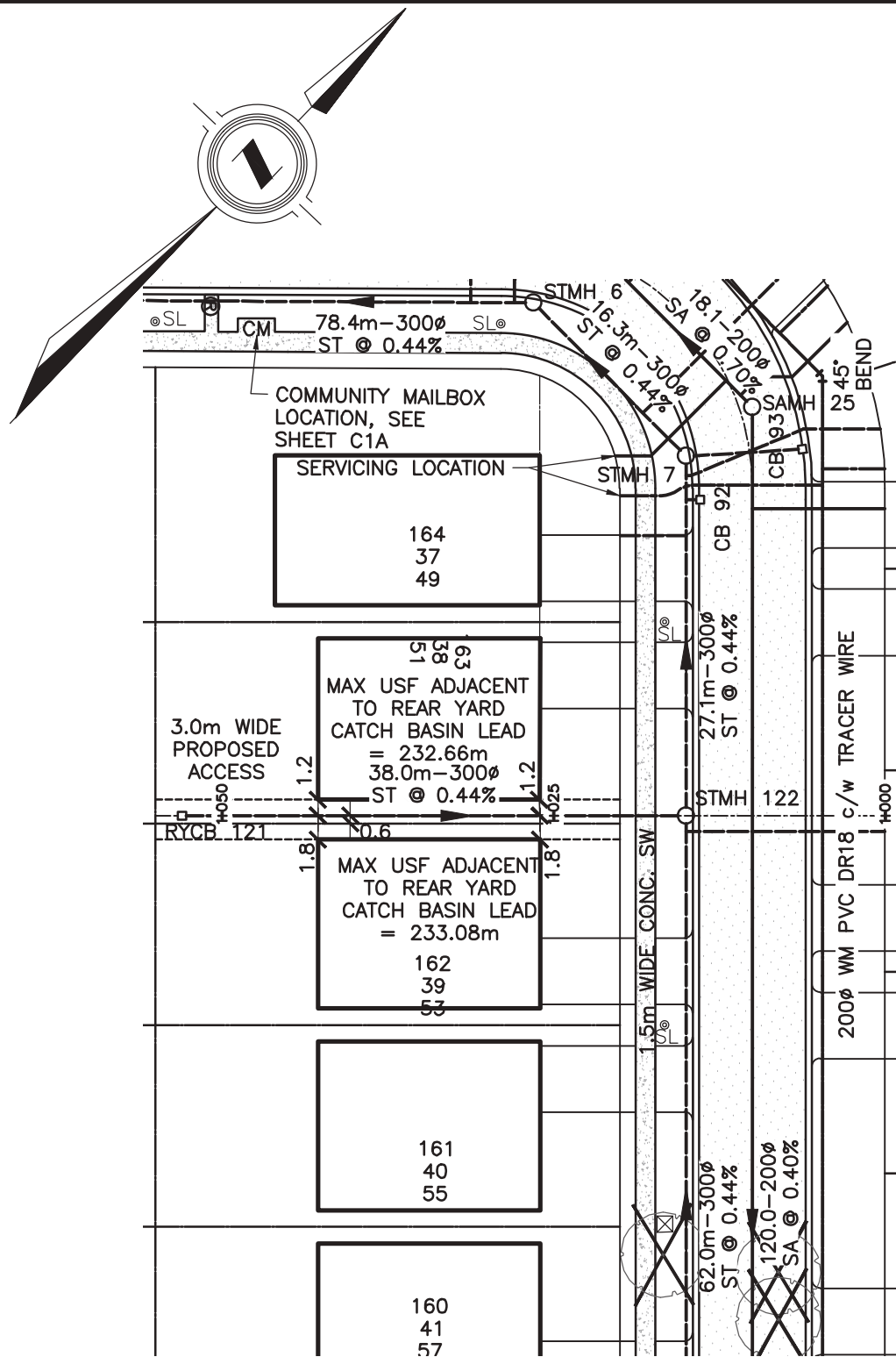
SHEET No.
C21C

PLAN FILE No.
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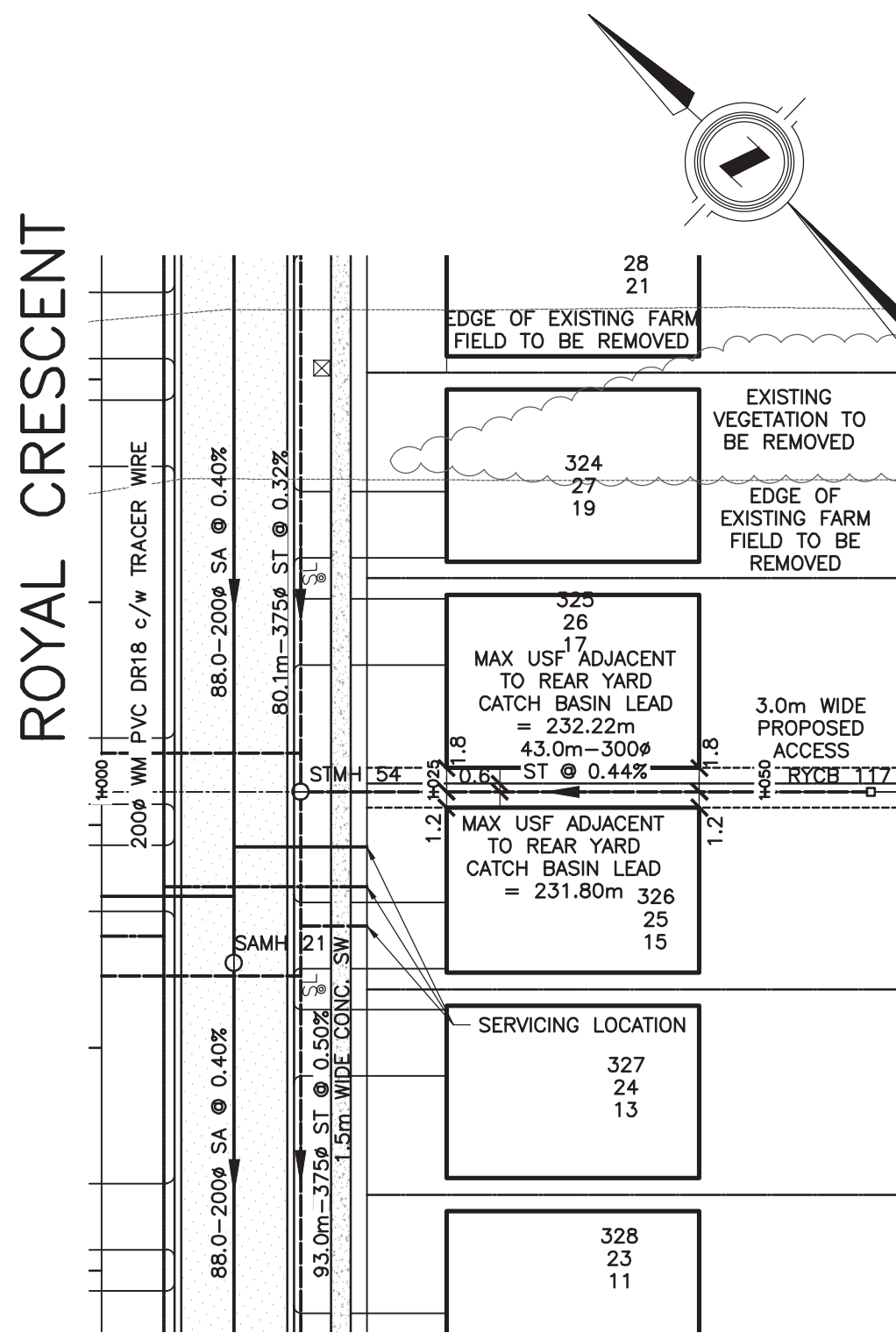
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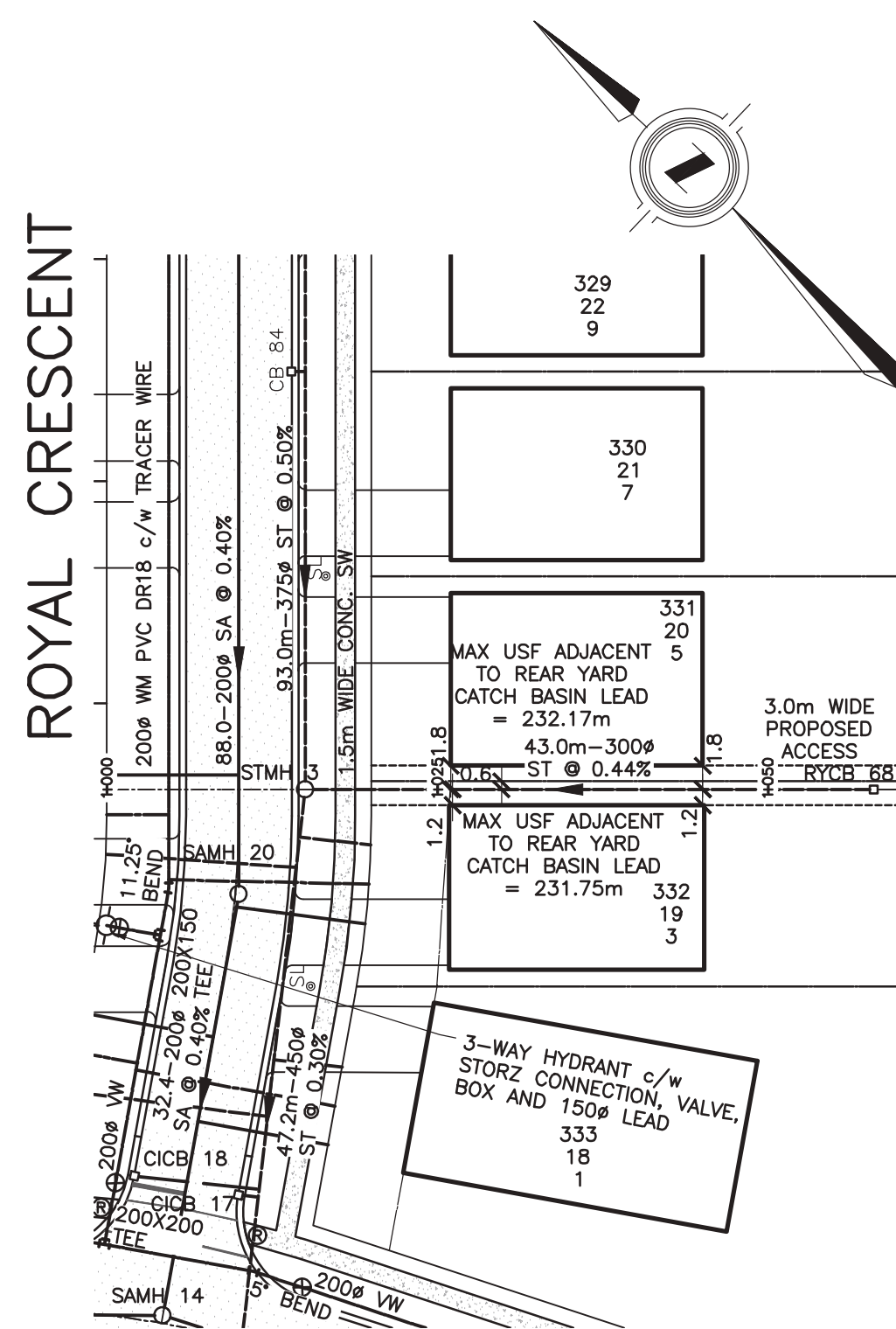
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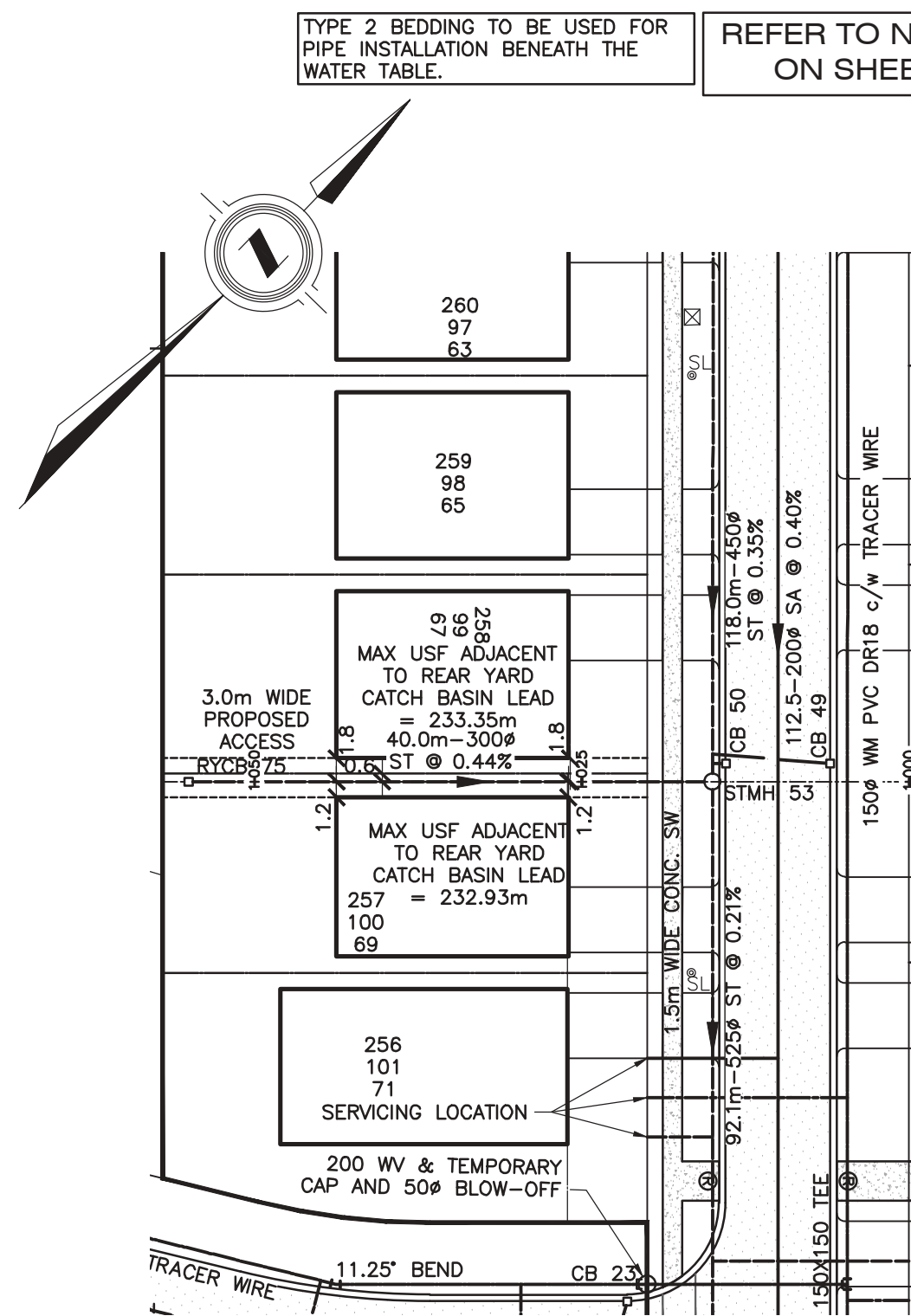
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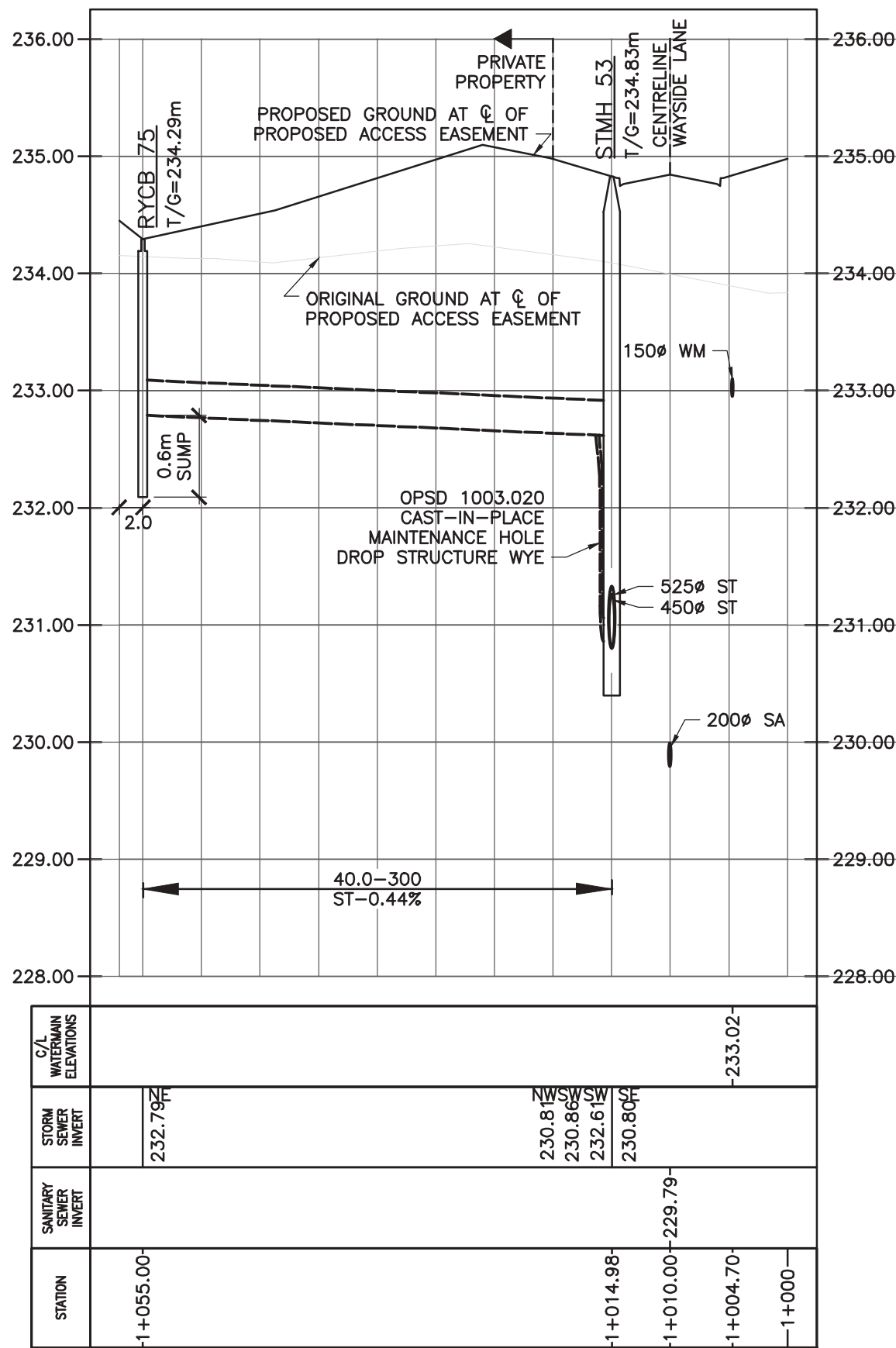
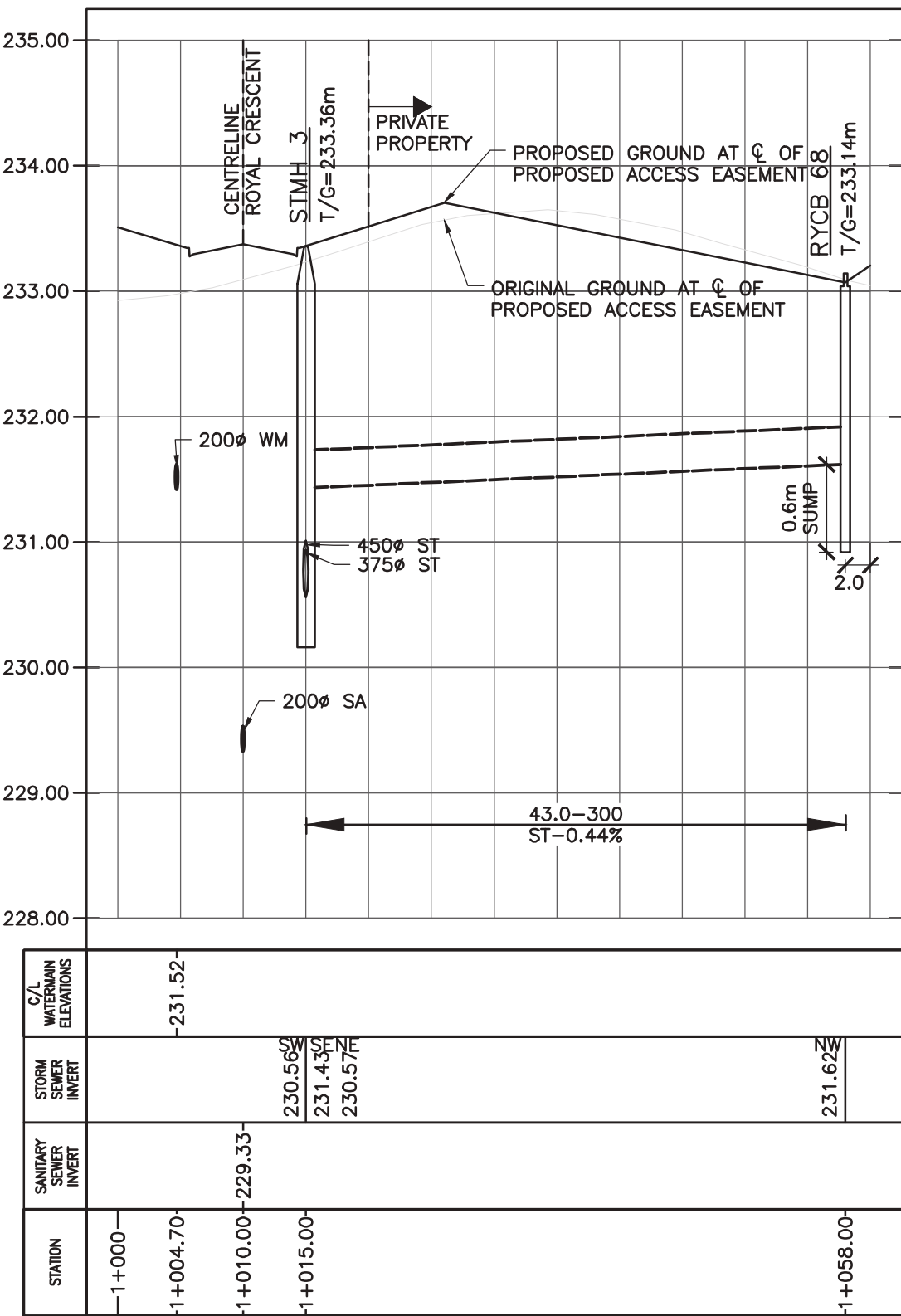
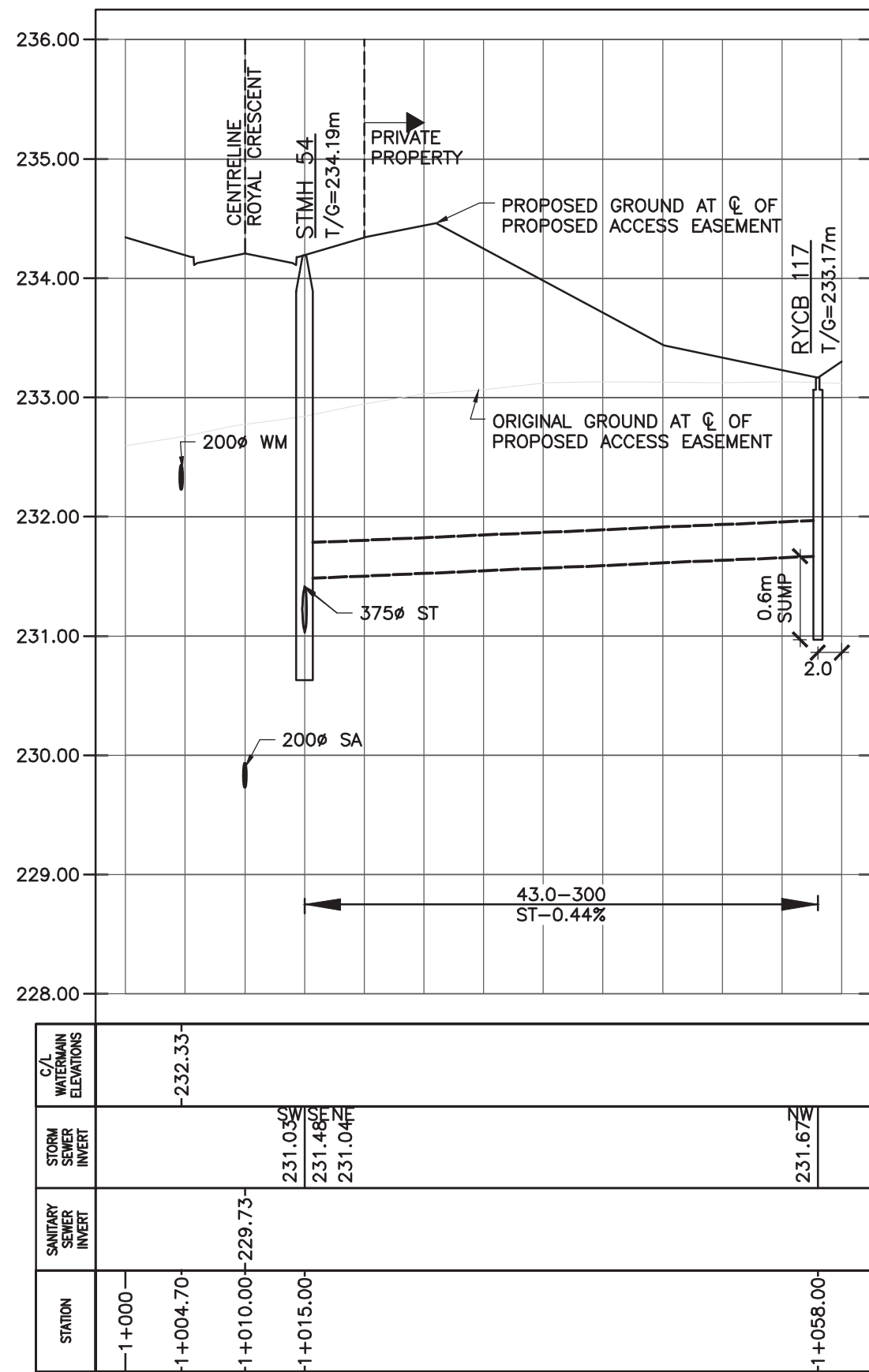
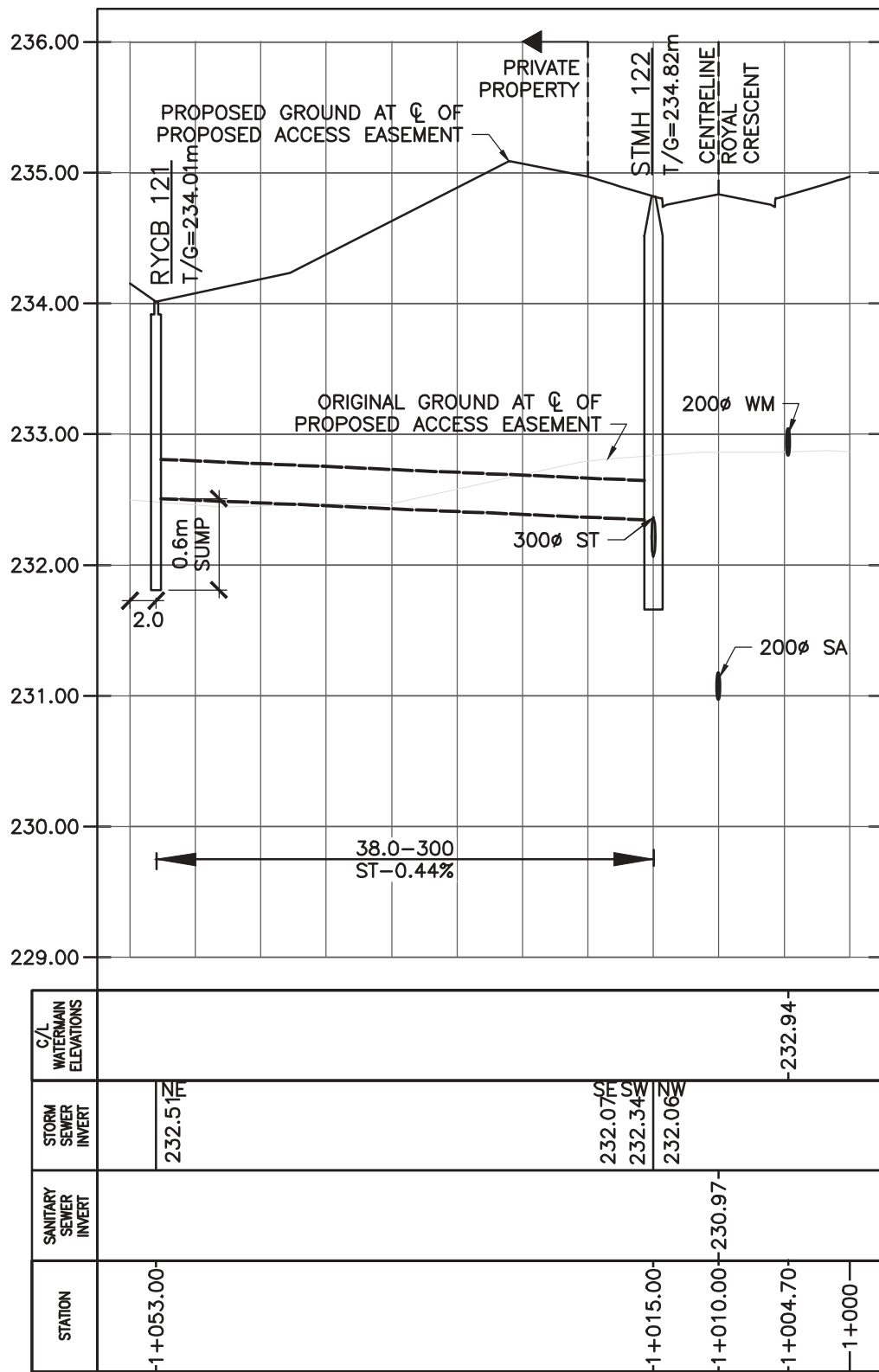
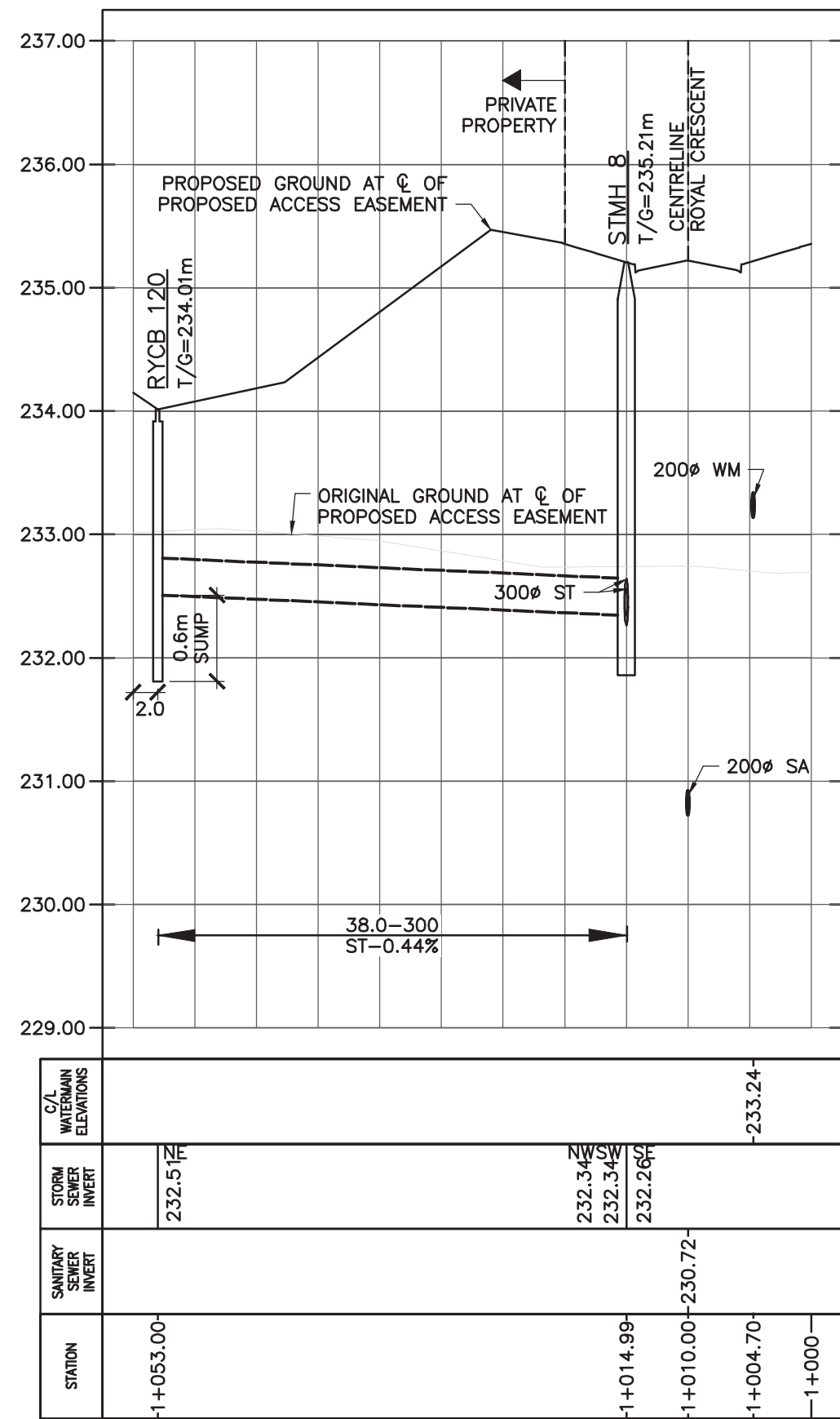
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RYCB 68



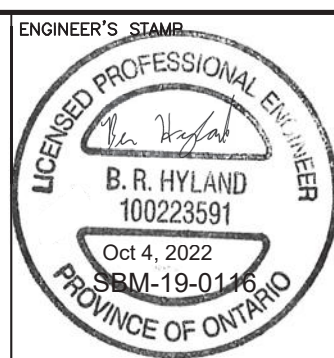
RYCB 75



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	DESIGN	NO.	REVISIONS	D/M/Y	BY	CONSULTANT
		DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ
		DRAWN	JSF				
		CHECKED	BH/NGu				
		APPROVED	BH/NGu				
		DATE	28/09/2022				
		CAD	SBM-19-0116				

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca



ENGINEER'S STAMP

CLIENT
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LONDON, ON
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E: CARANGROUP@GMAIL.COM

SCALE
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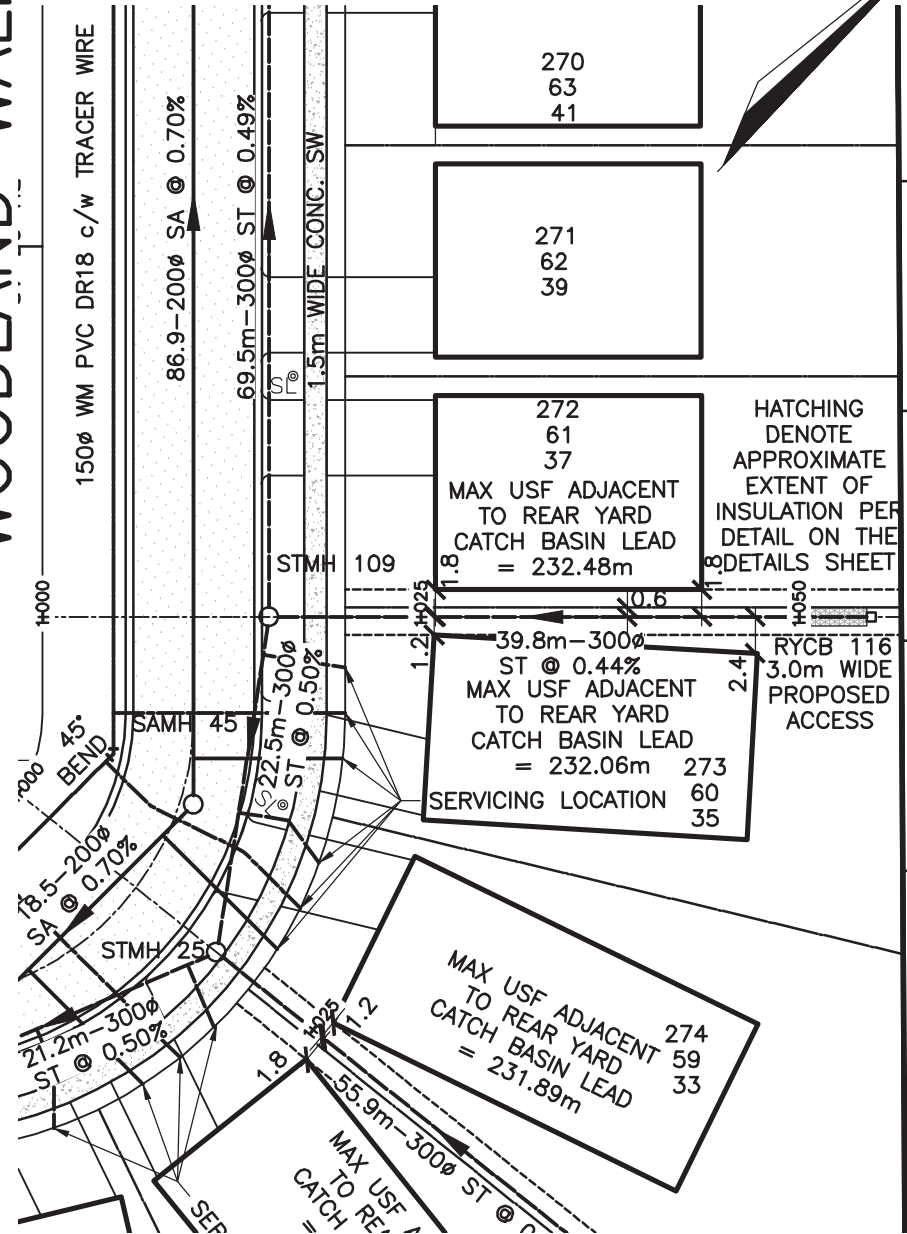
TITLE
REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116

SHEET No.
C21D

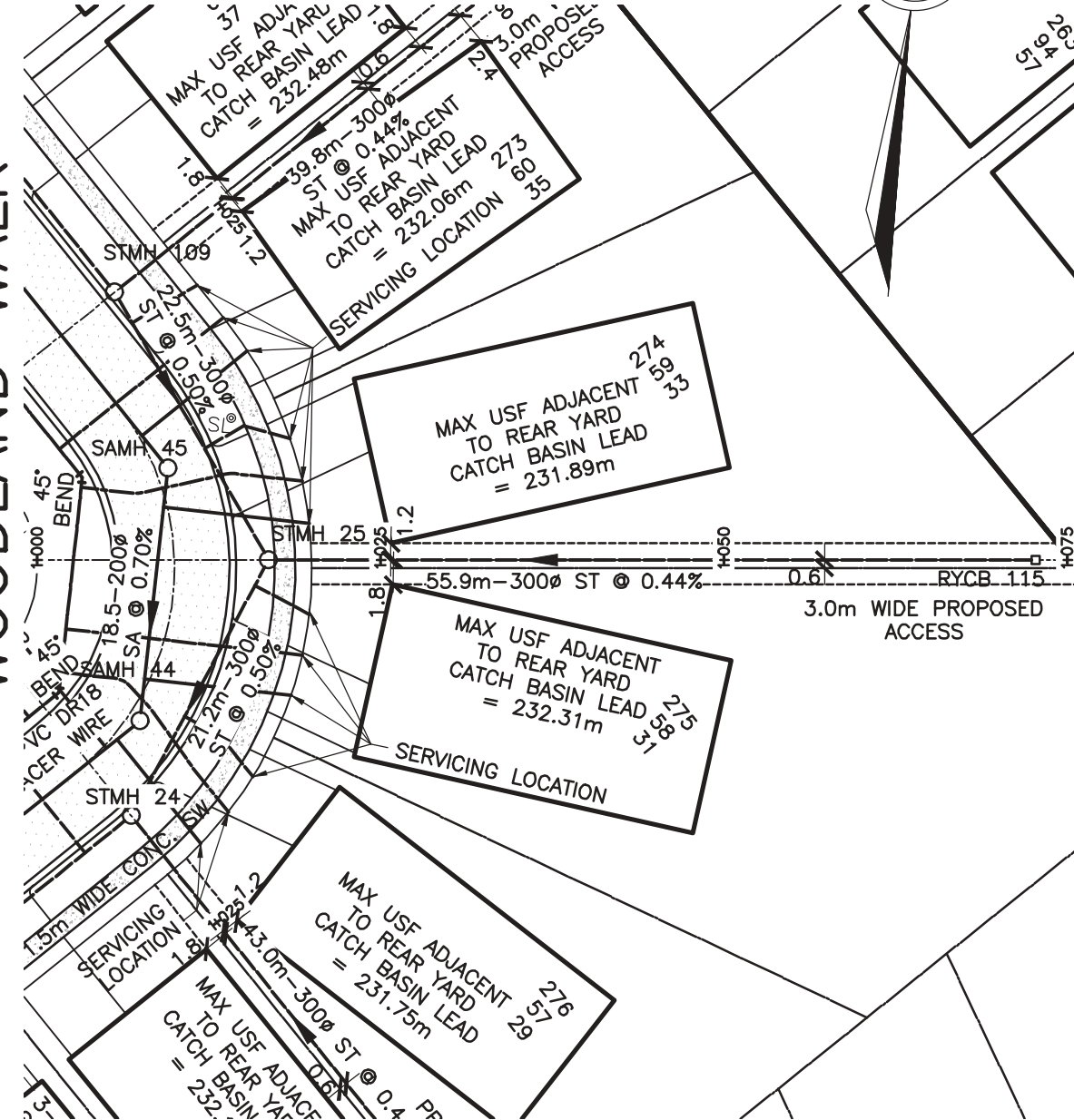
PLAN FILE No.
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WOODLAND WALK



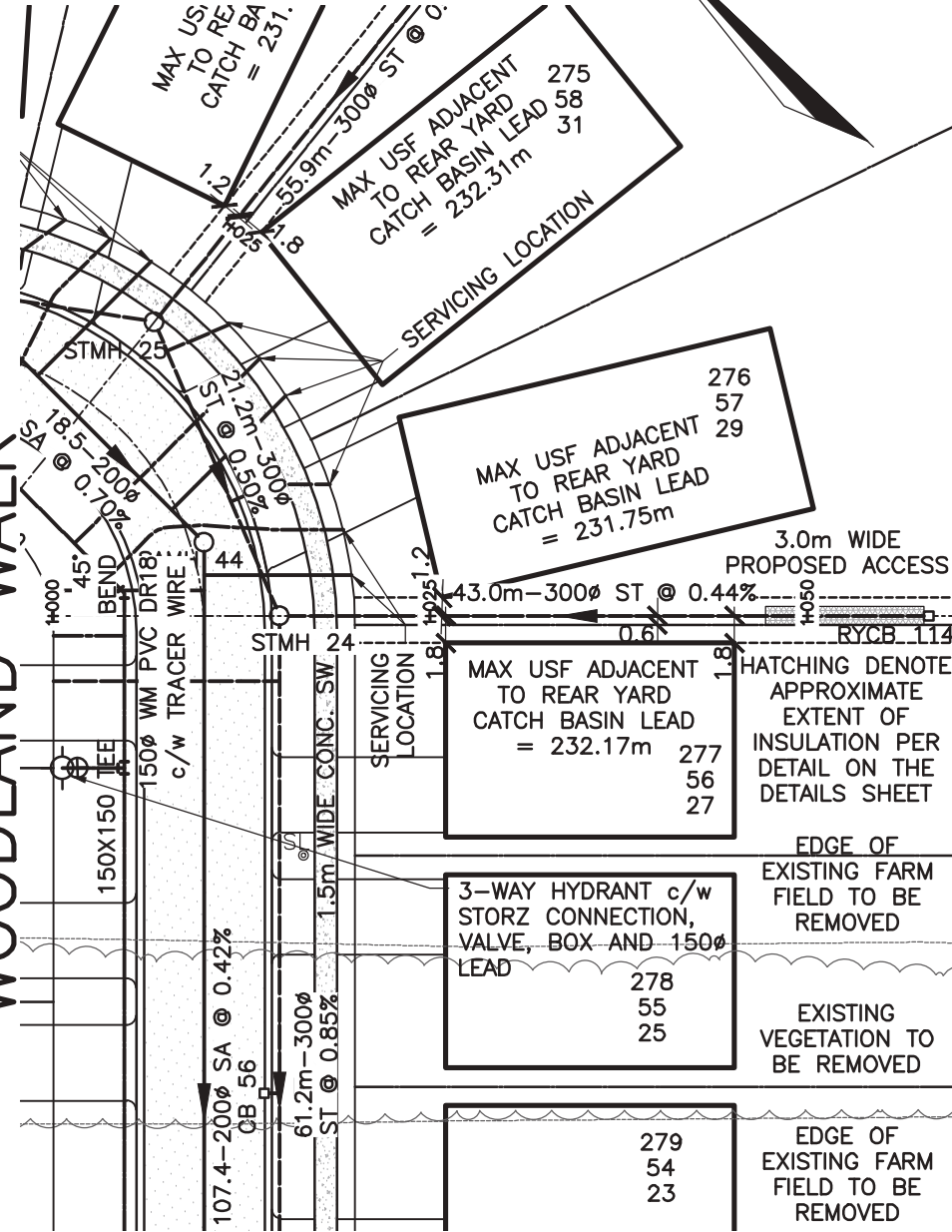
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WOODLAND WALK



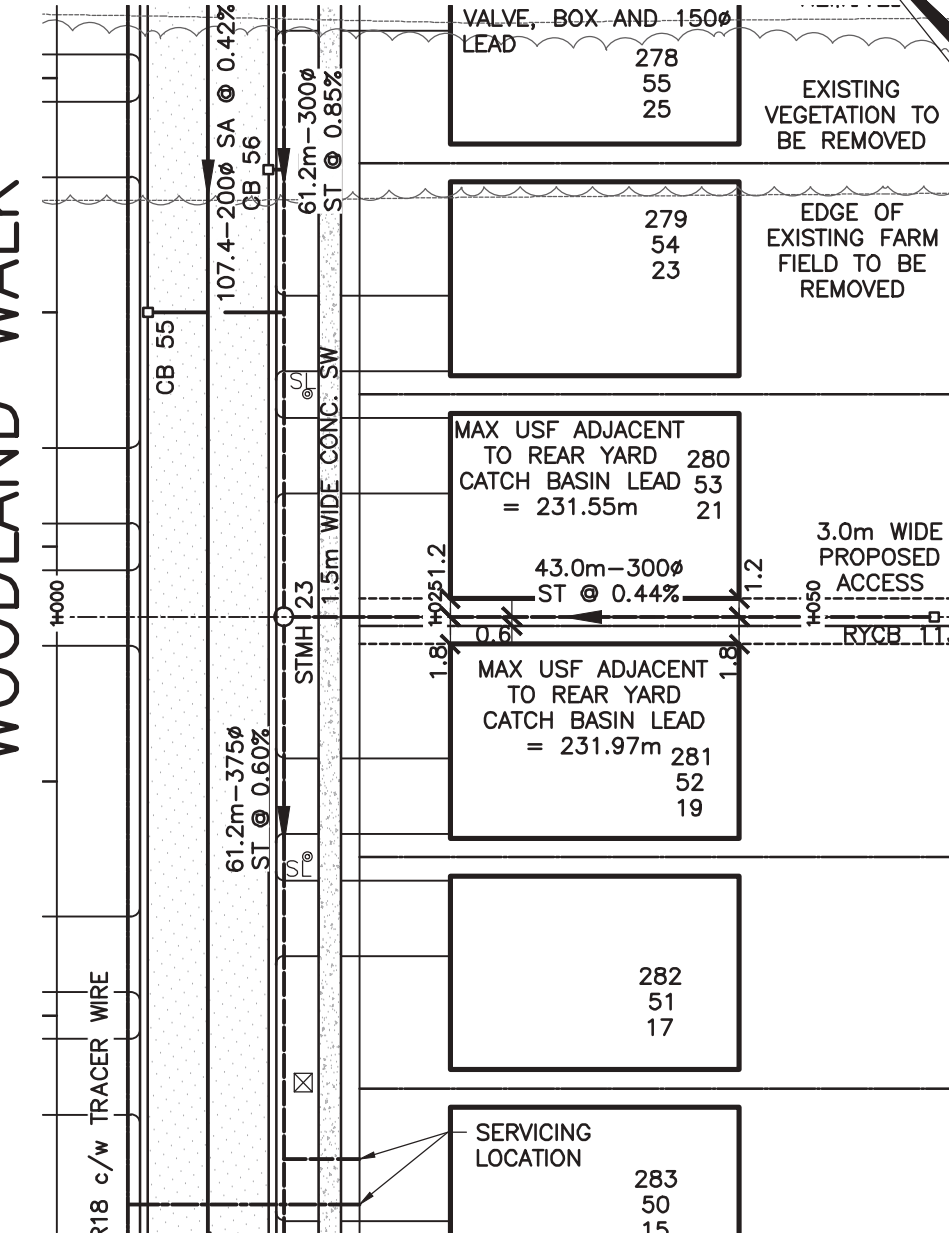
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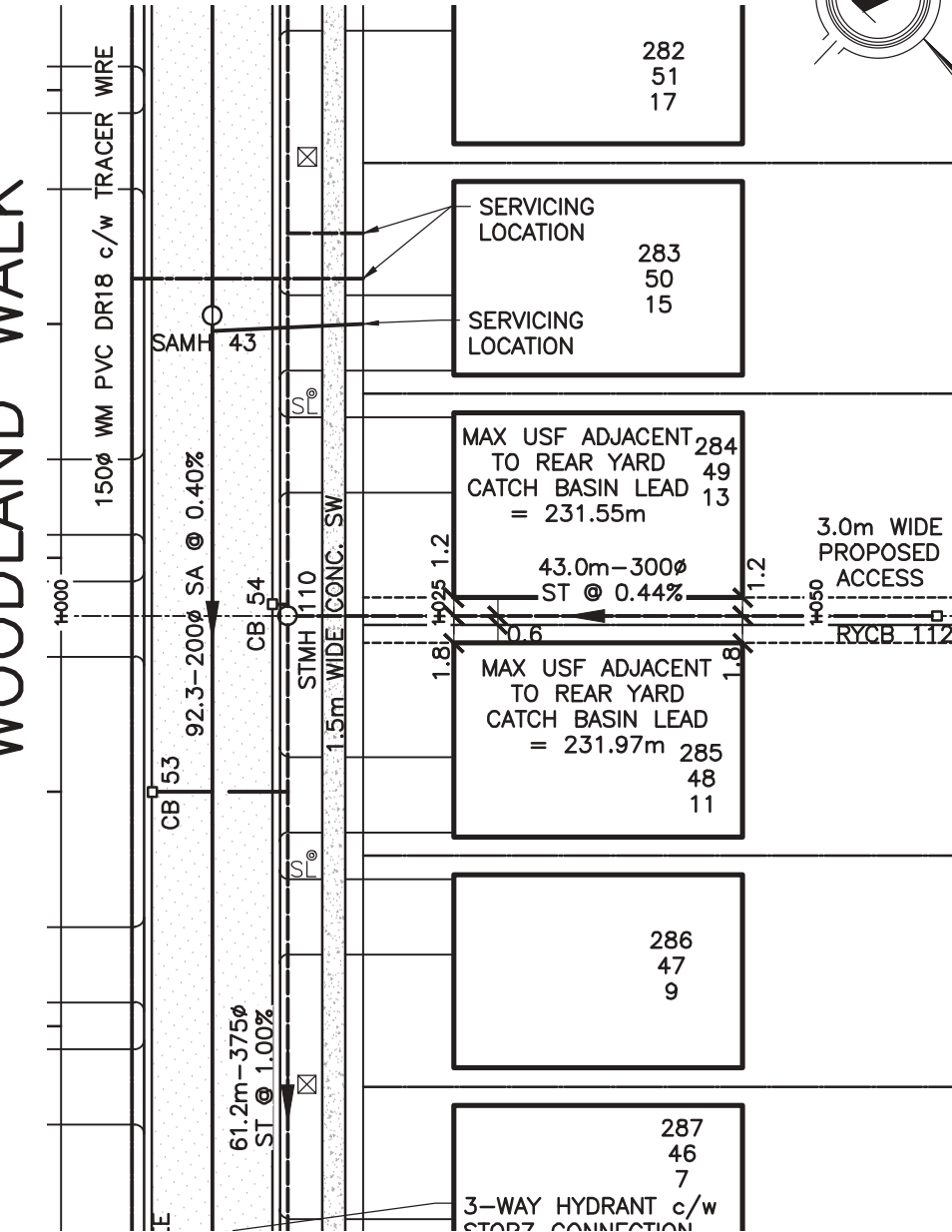
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WOODLAND WALK

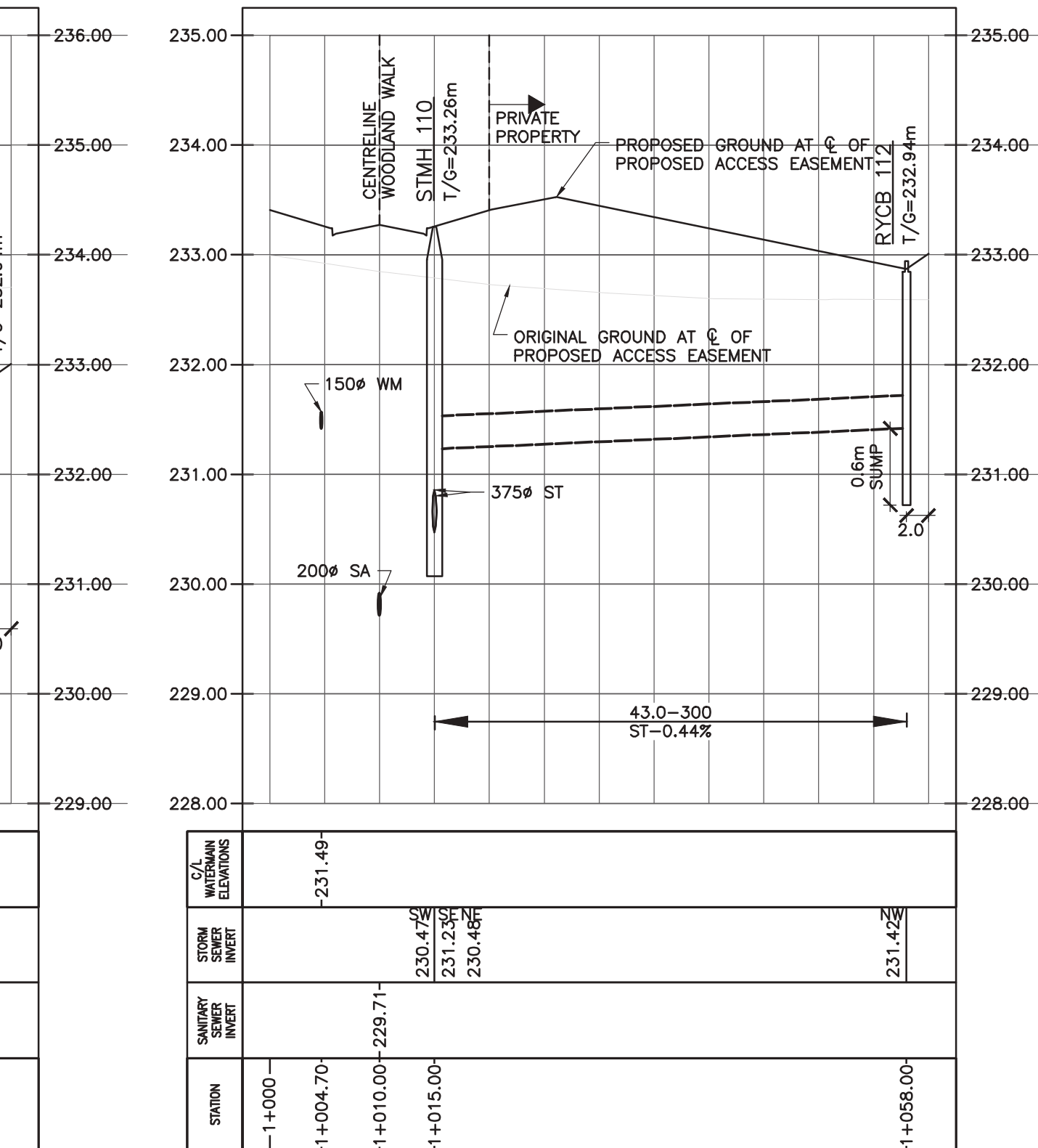
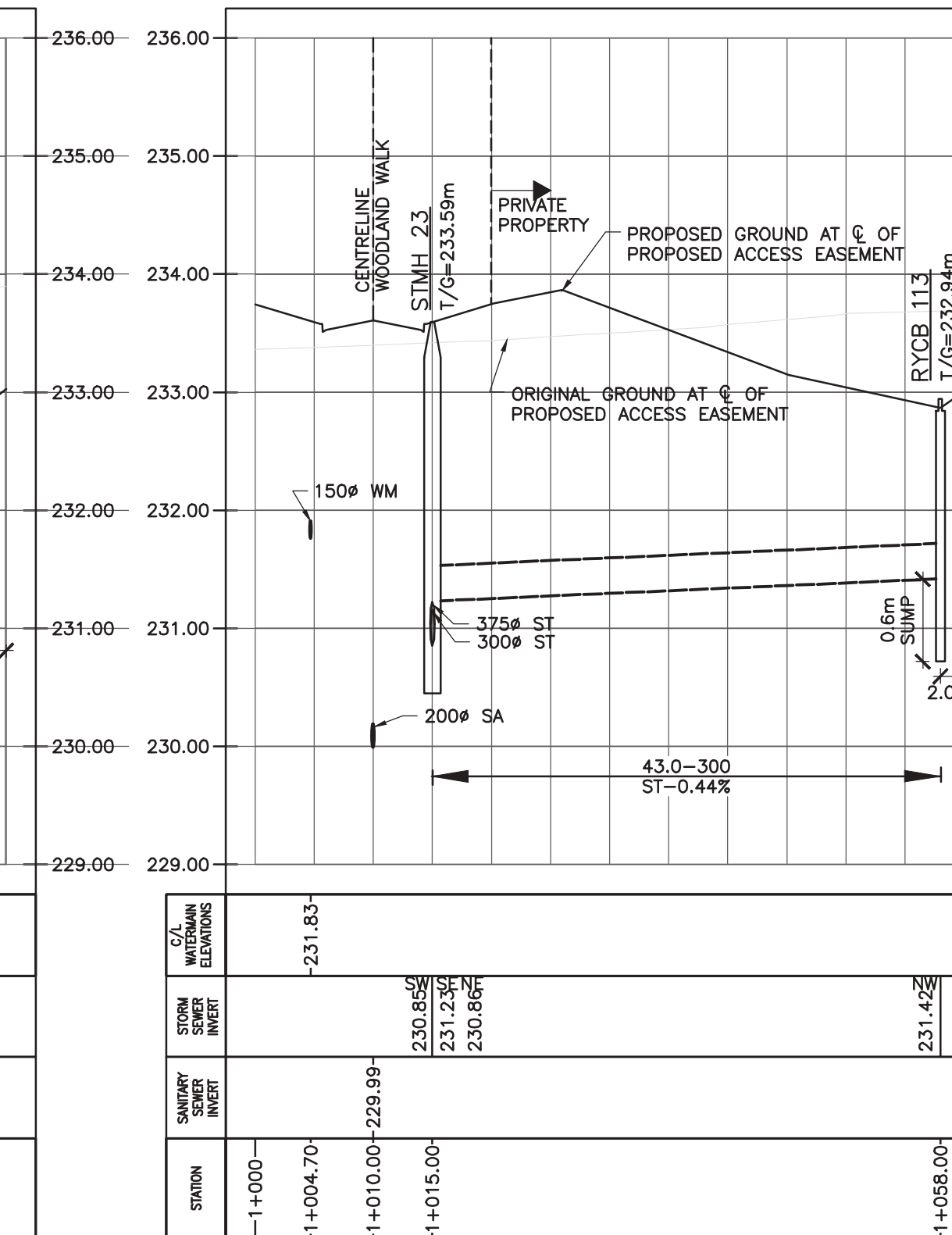
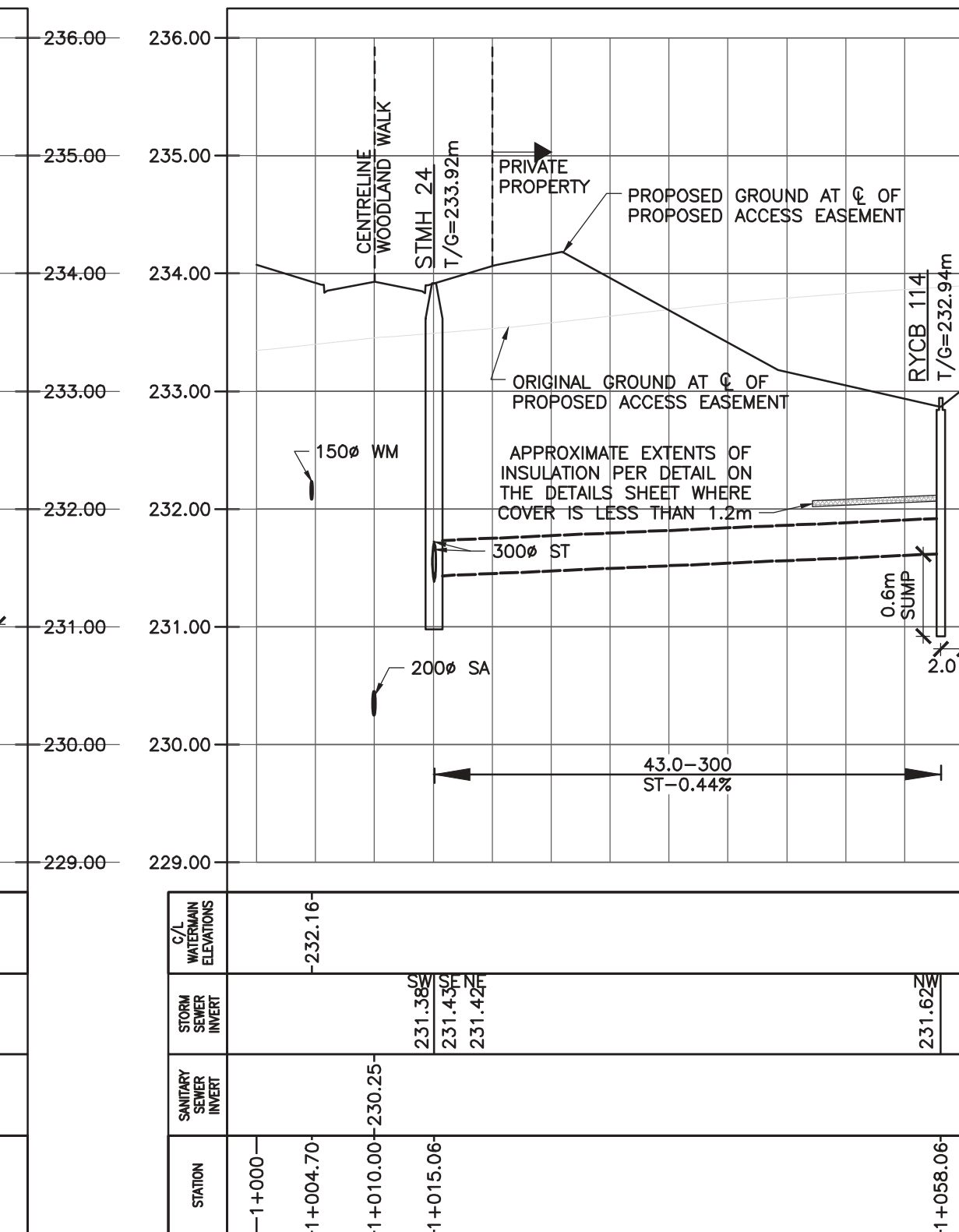
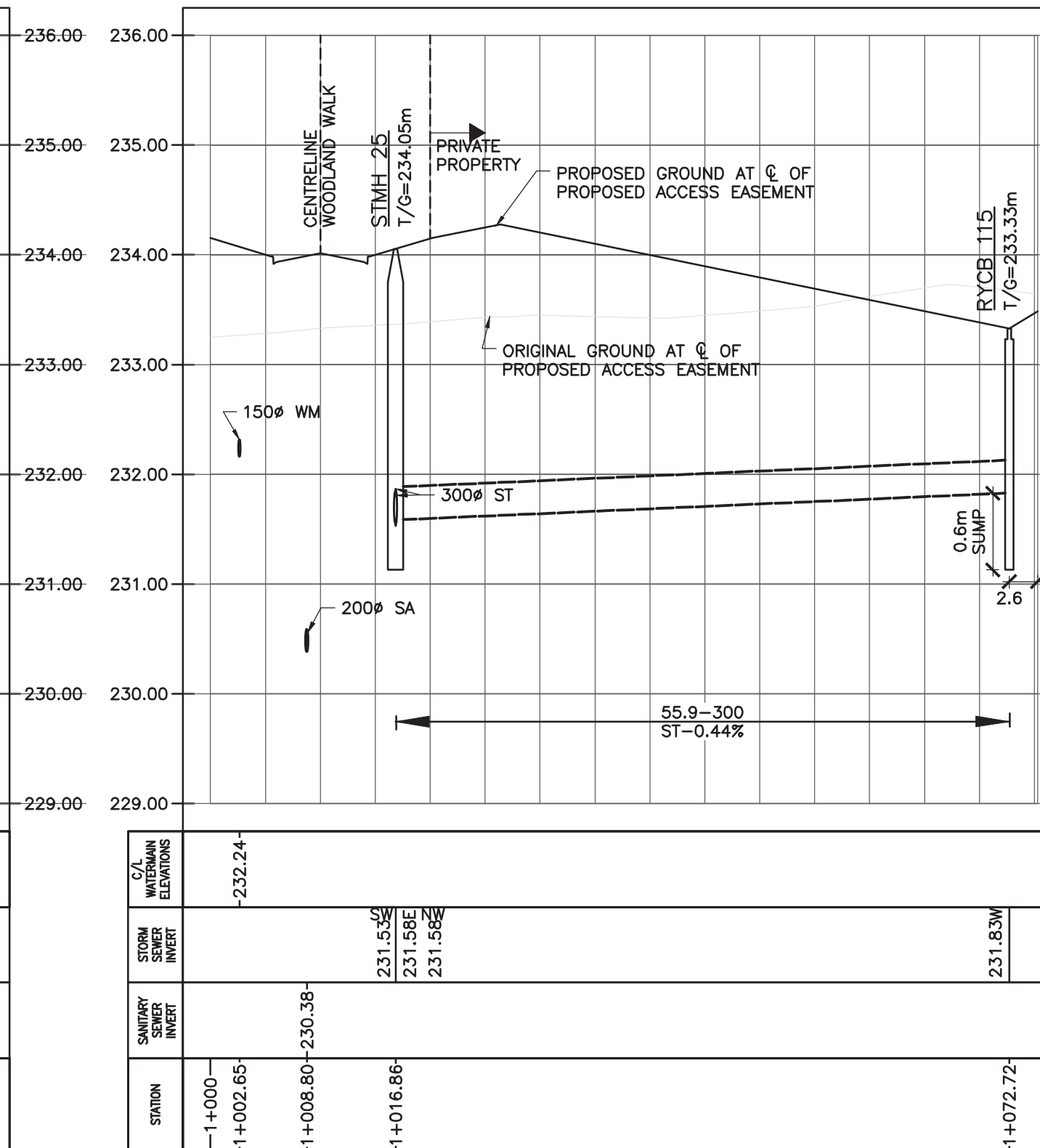
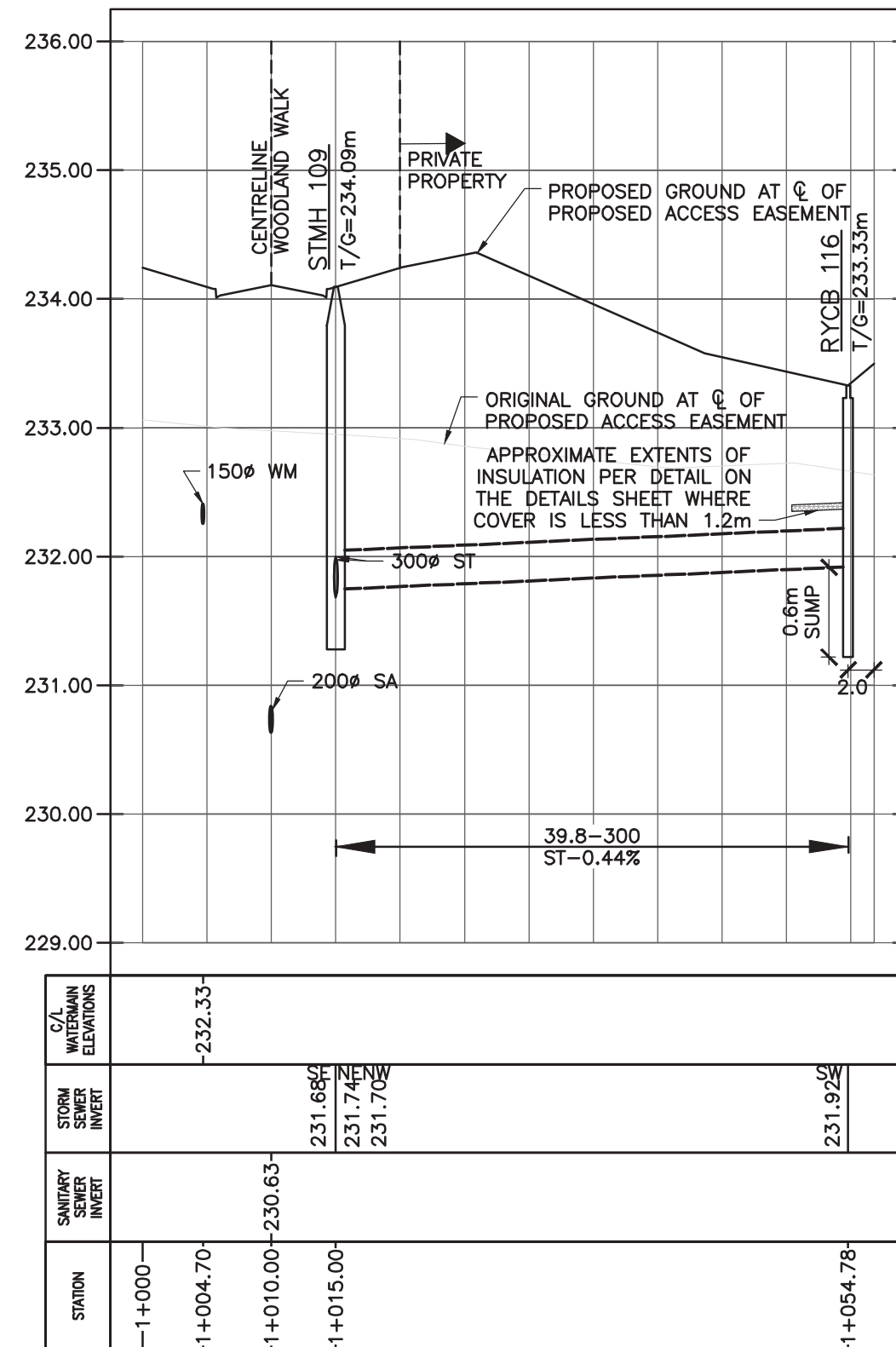


RYCB 113

WOODLAND WALK



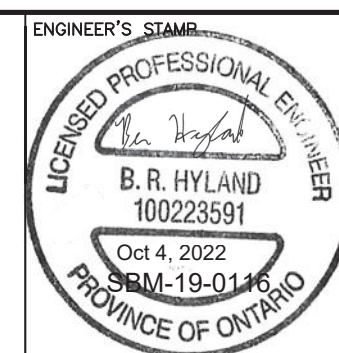
RYCB 112



NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
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ENGINEER'S STAMP

CLIENT

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484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE

VERTICAL SCALE - 1:50
0.5 0 1.0m
HORIZONTAL SCALE - 1:500
5.0 0 10.0m

TITLE

REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.

SBM-19-0116

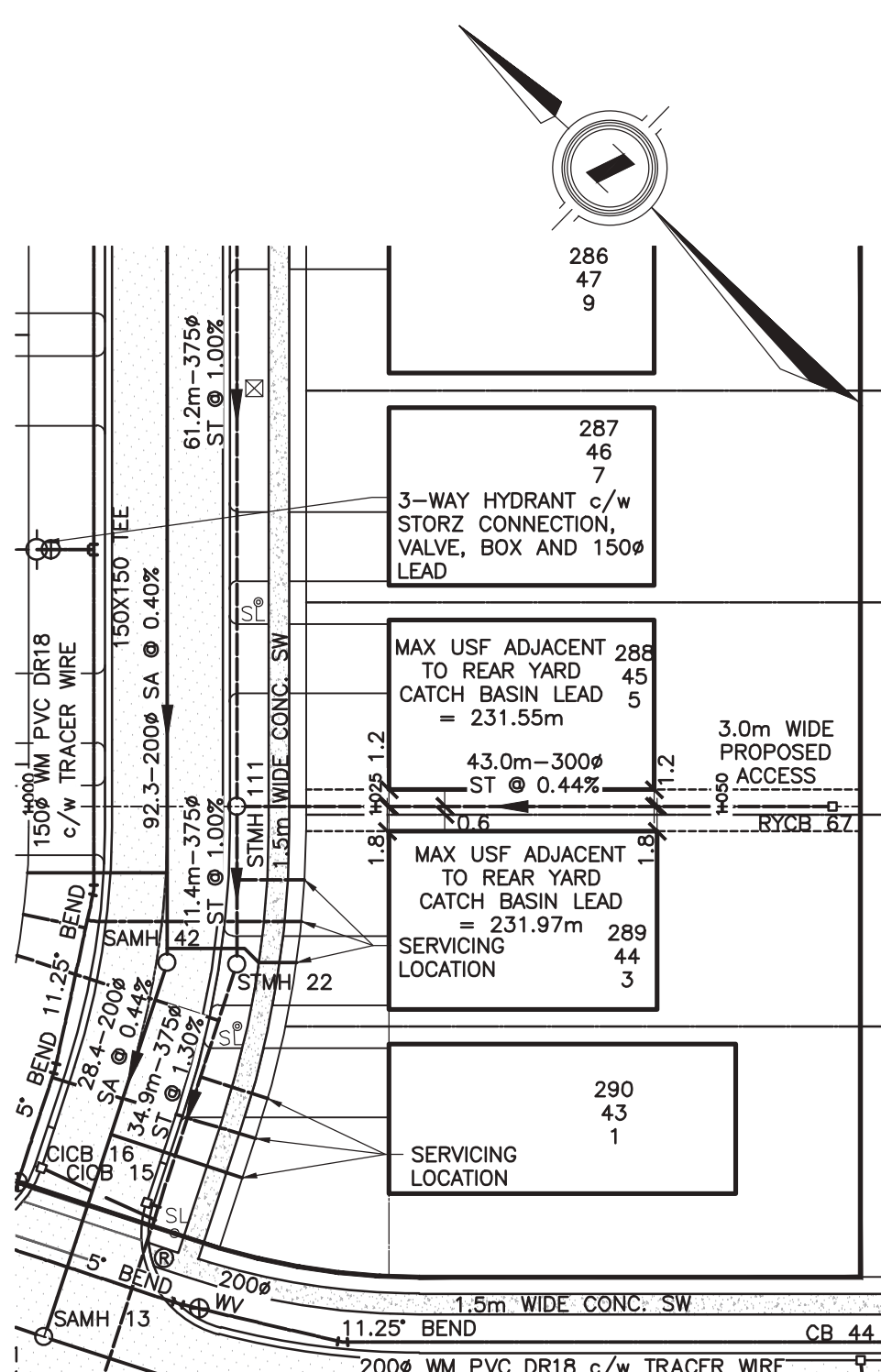
SHEET No.

C21E

PLAN FILE No.

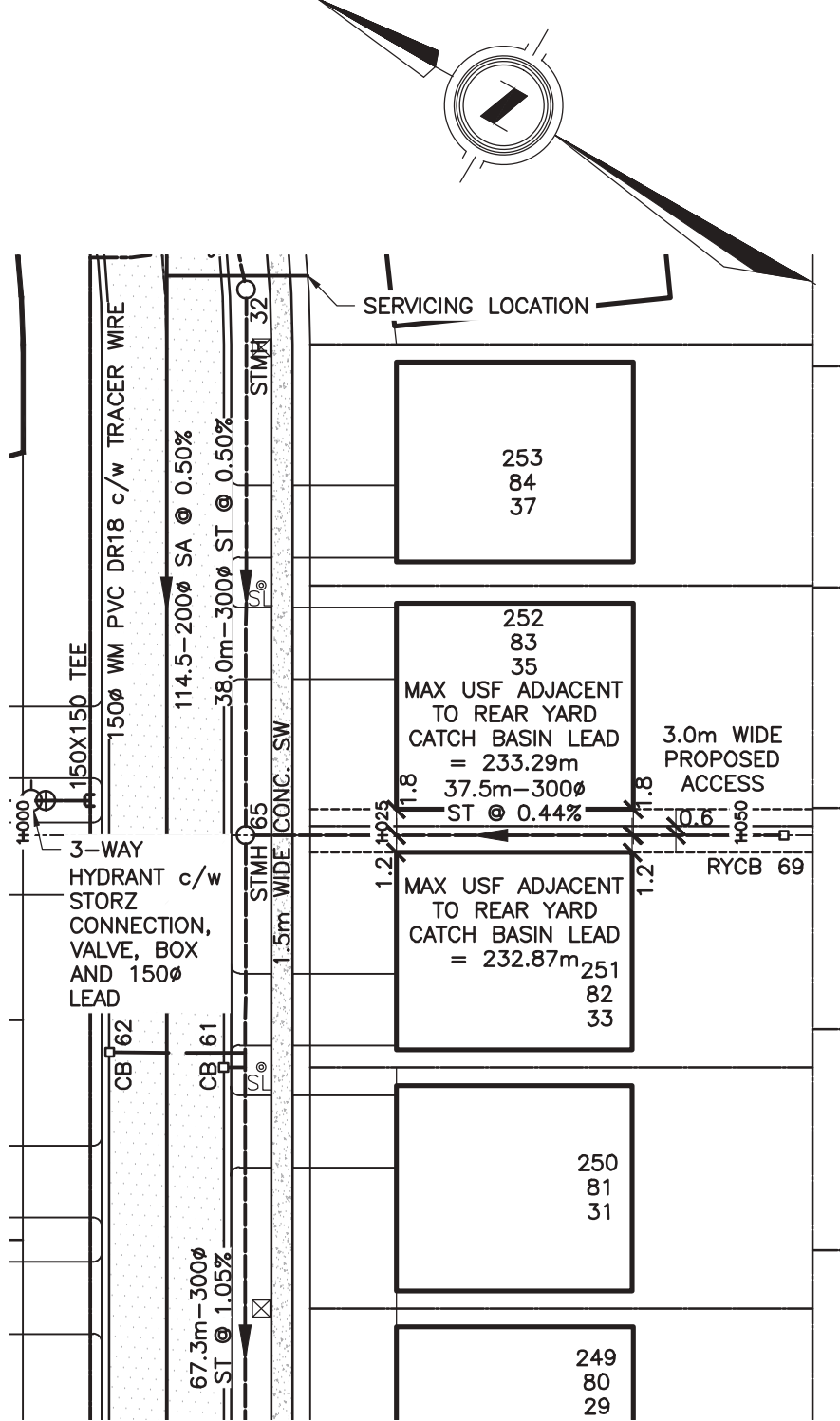
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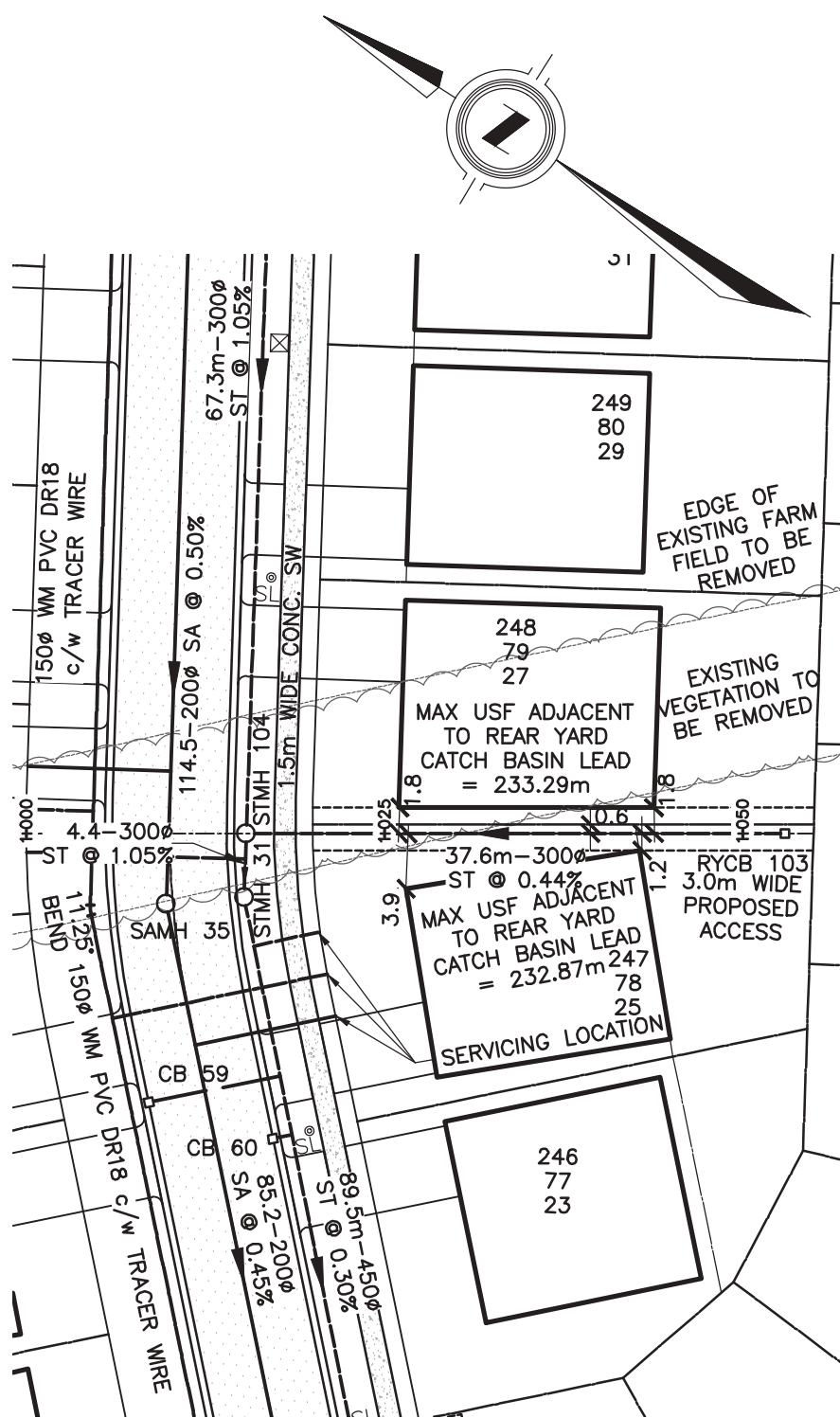
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FIVE STAKES STREET



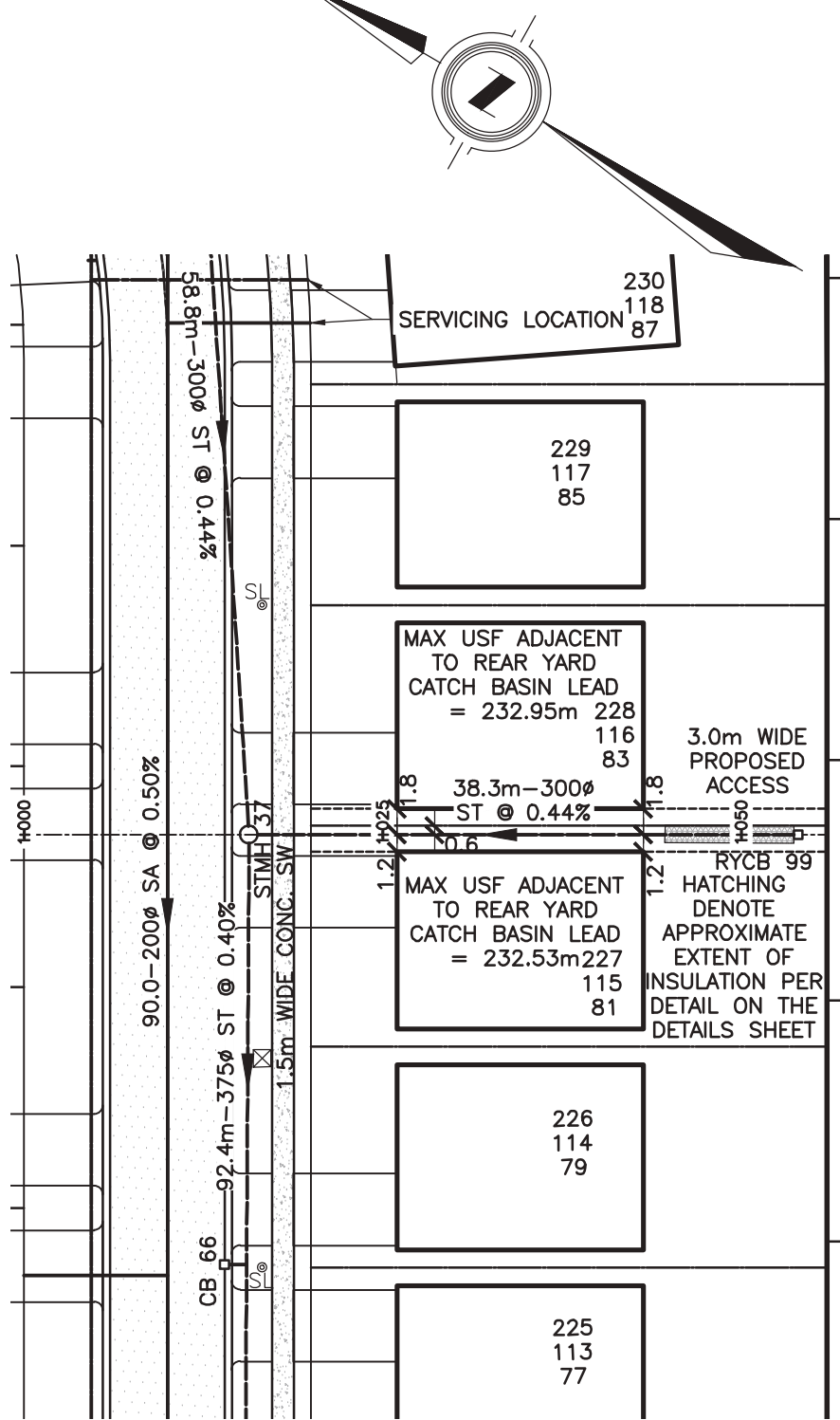
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FIVE STAKES STREET



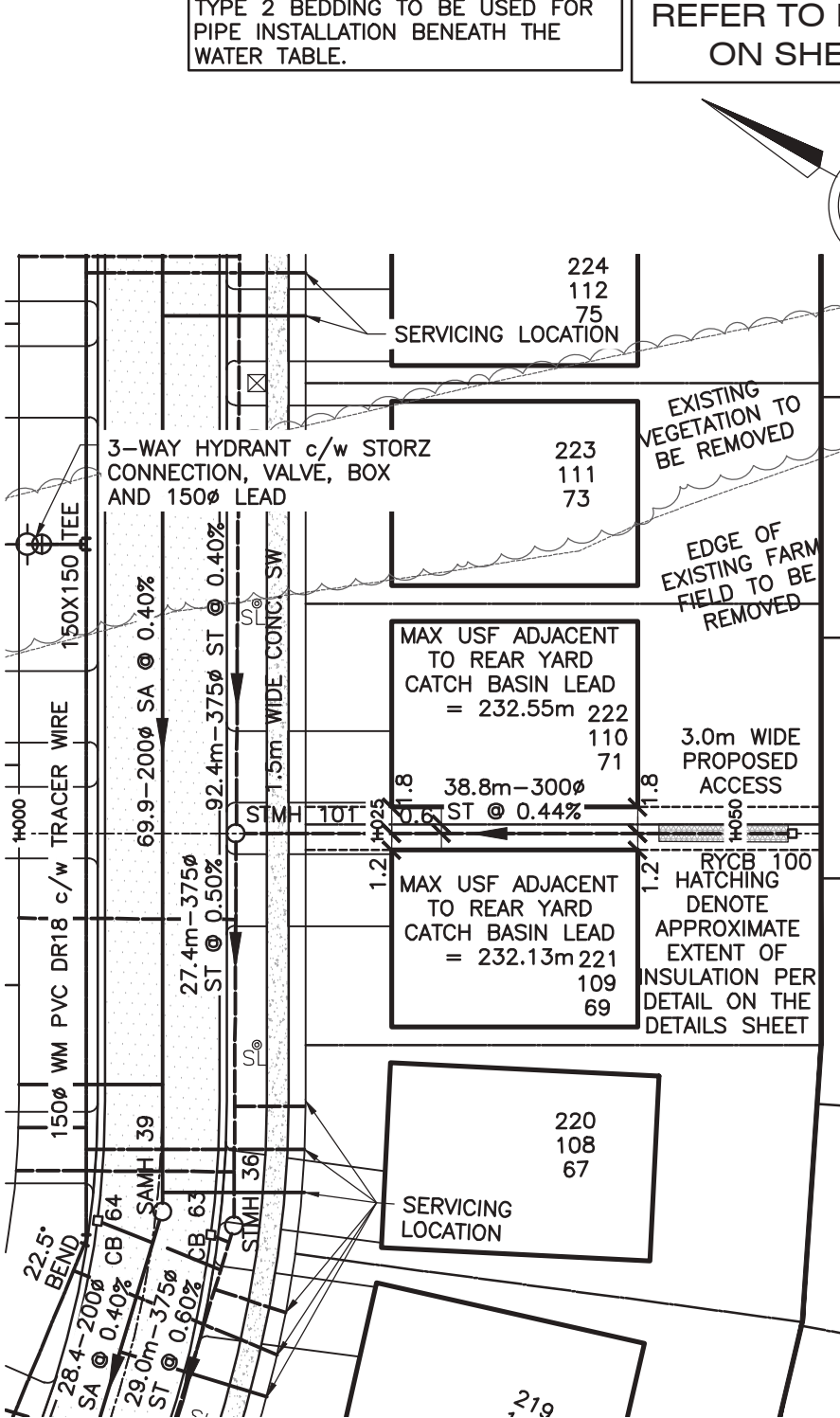
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HERON STREET

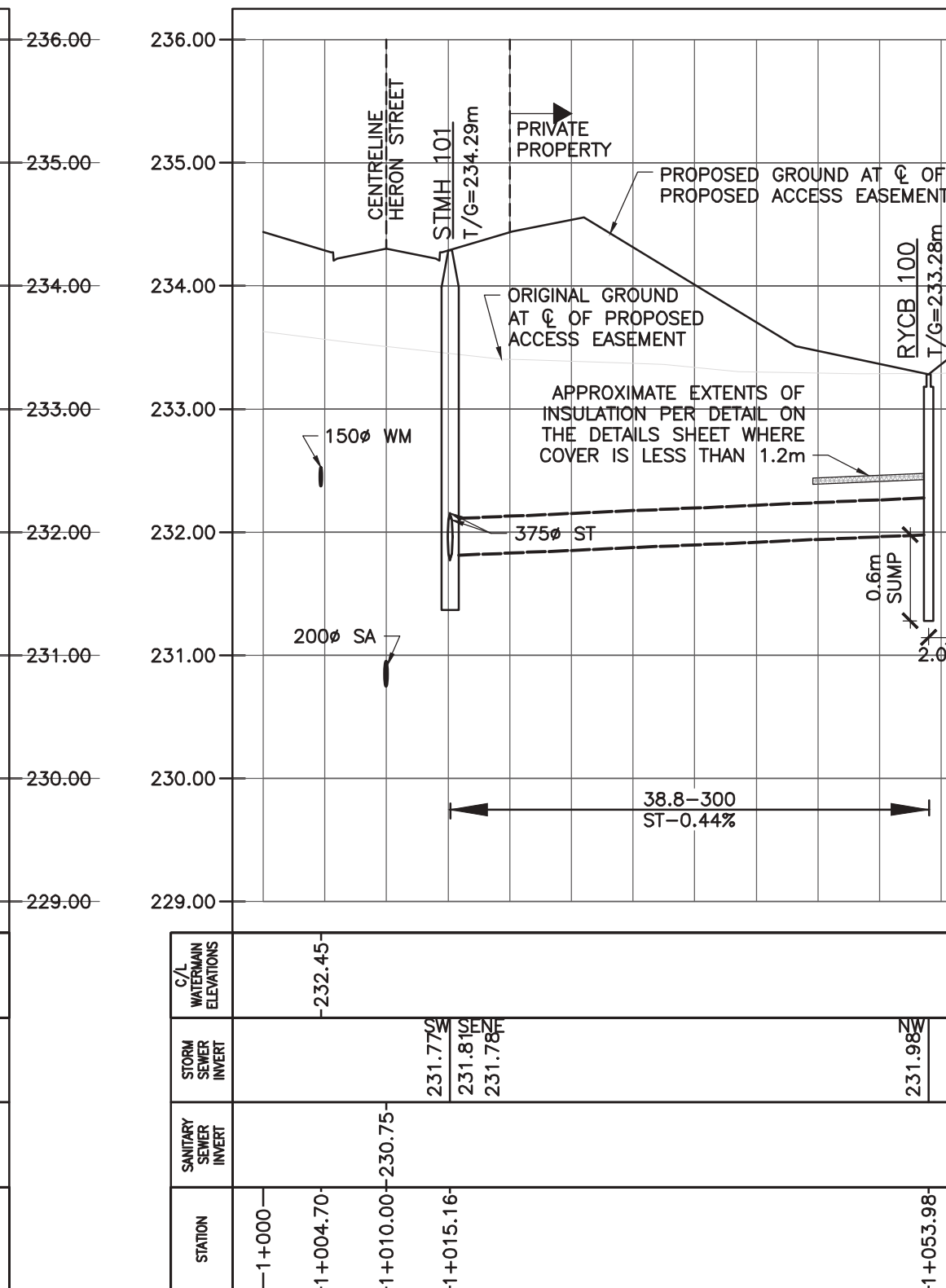
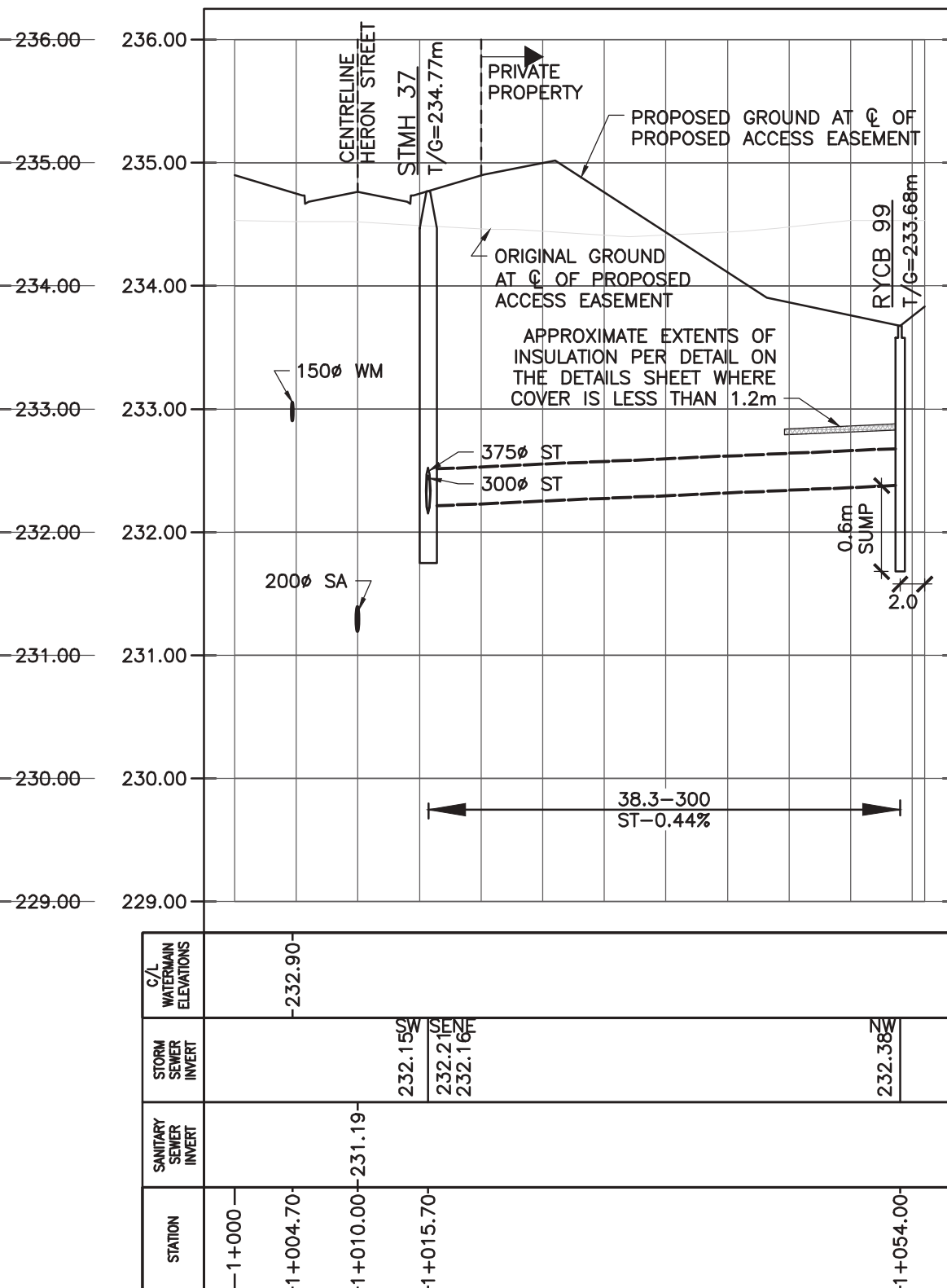
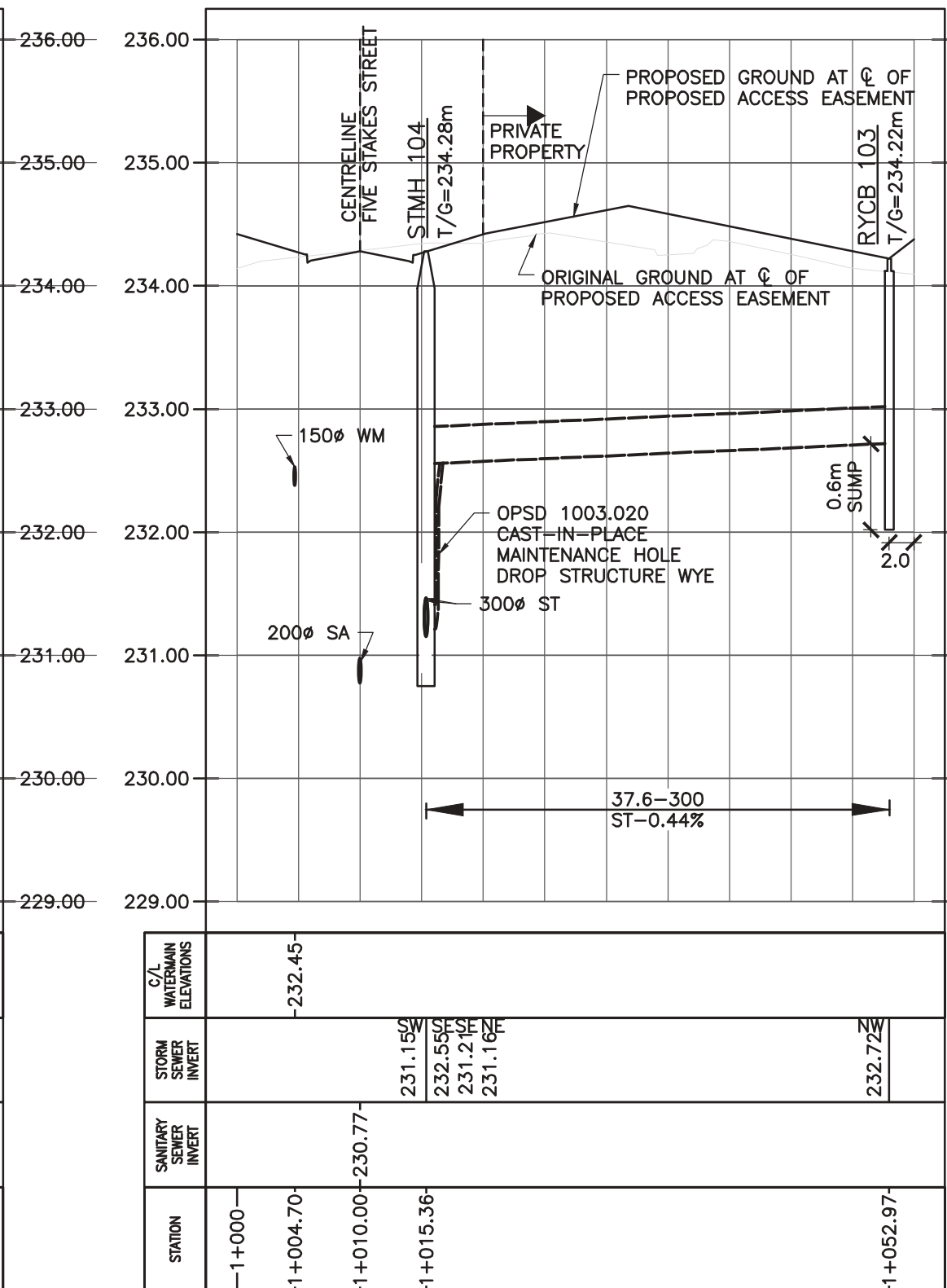
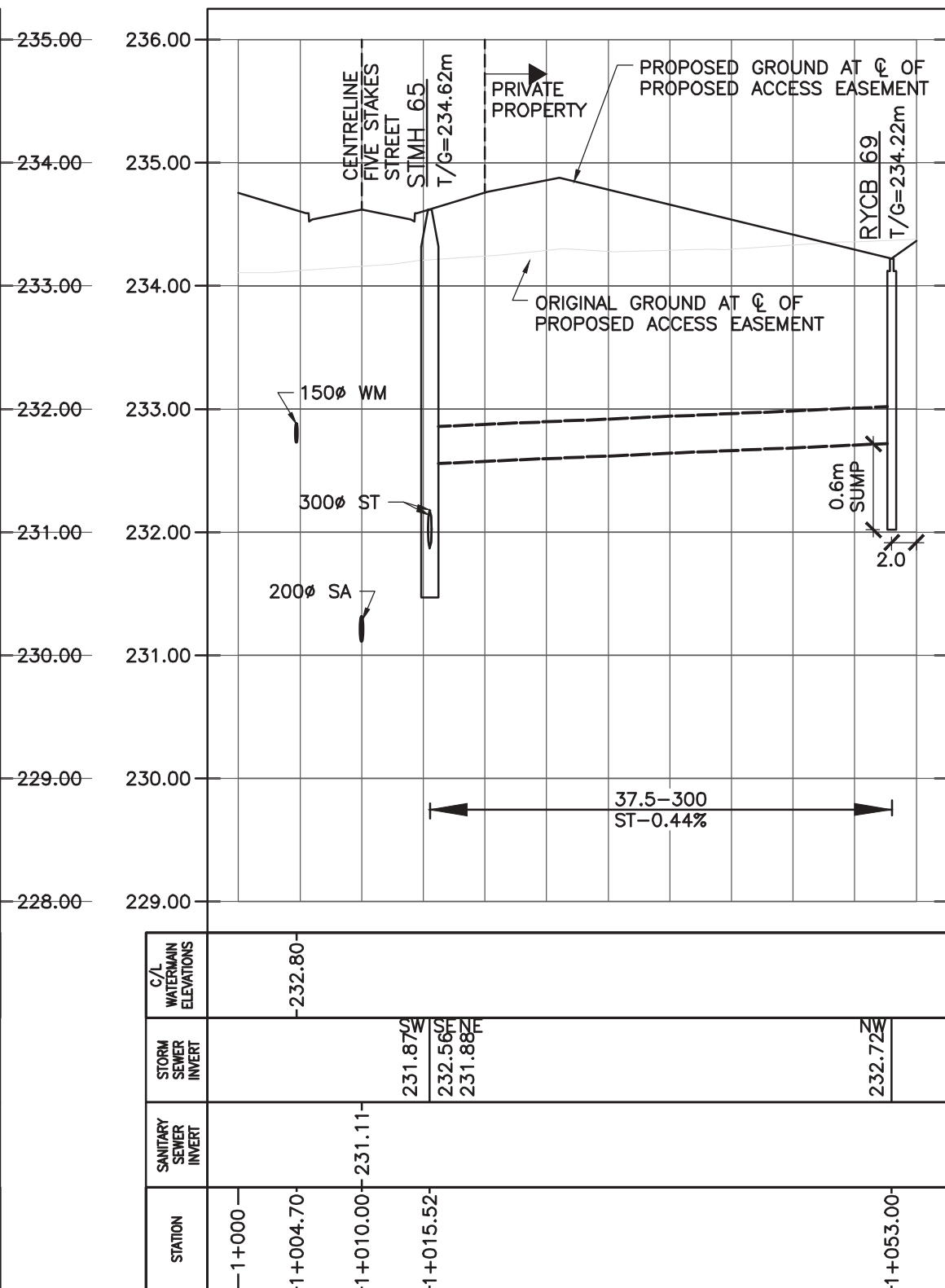
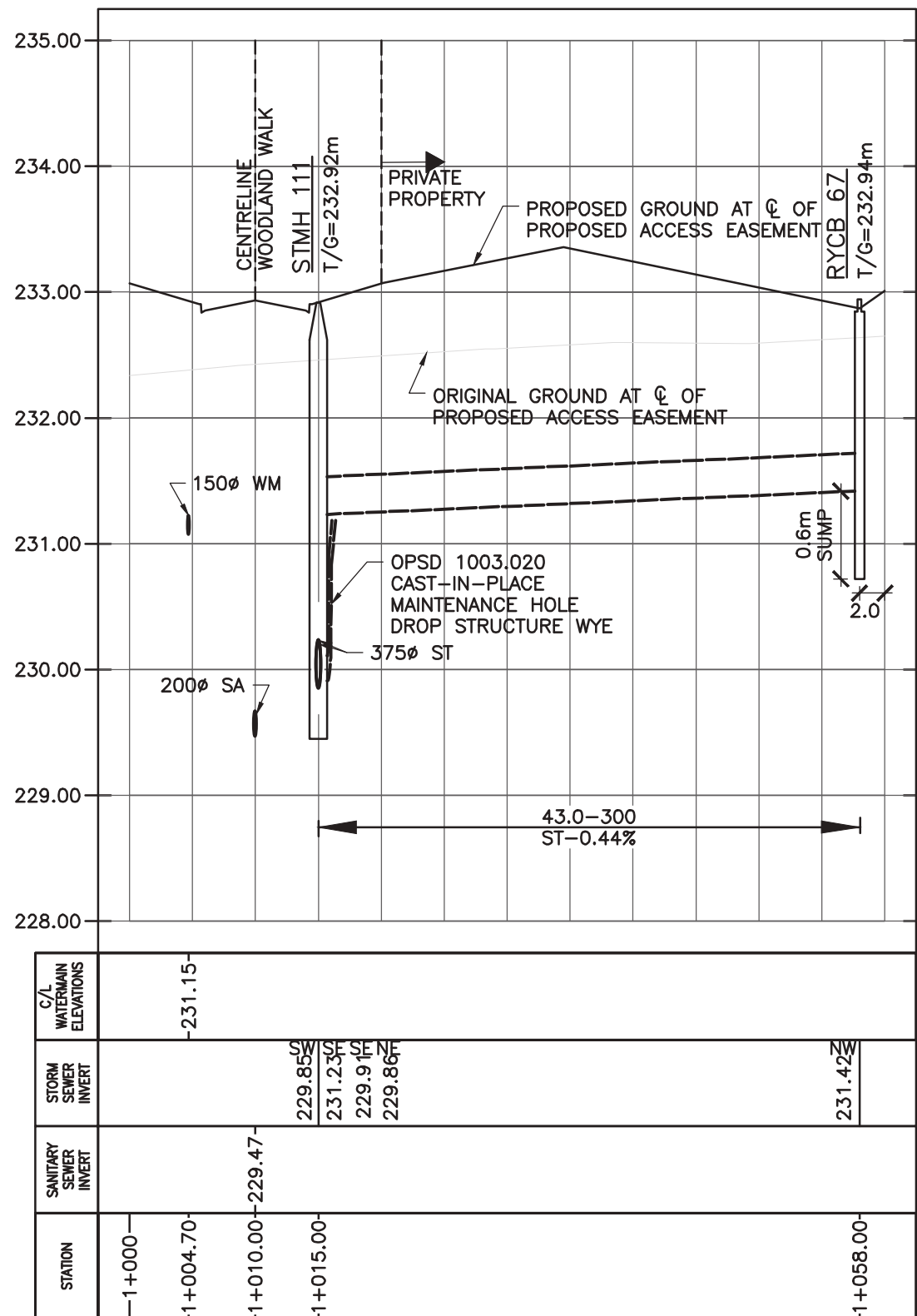


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HERON STREET



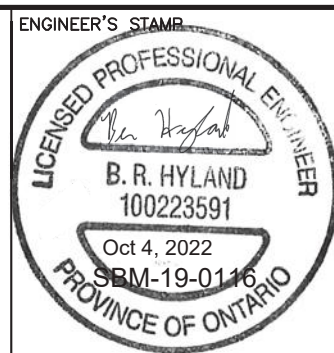
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NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmlltd.ca



ENGINEER'S STAMP

FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

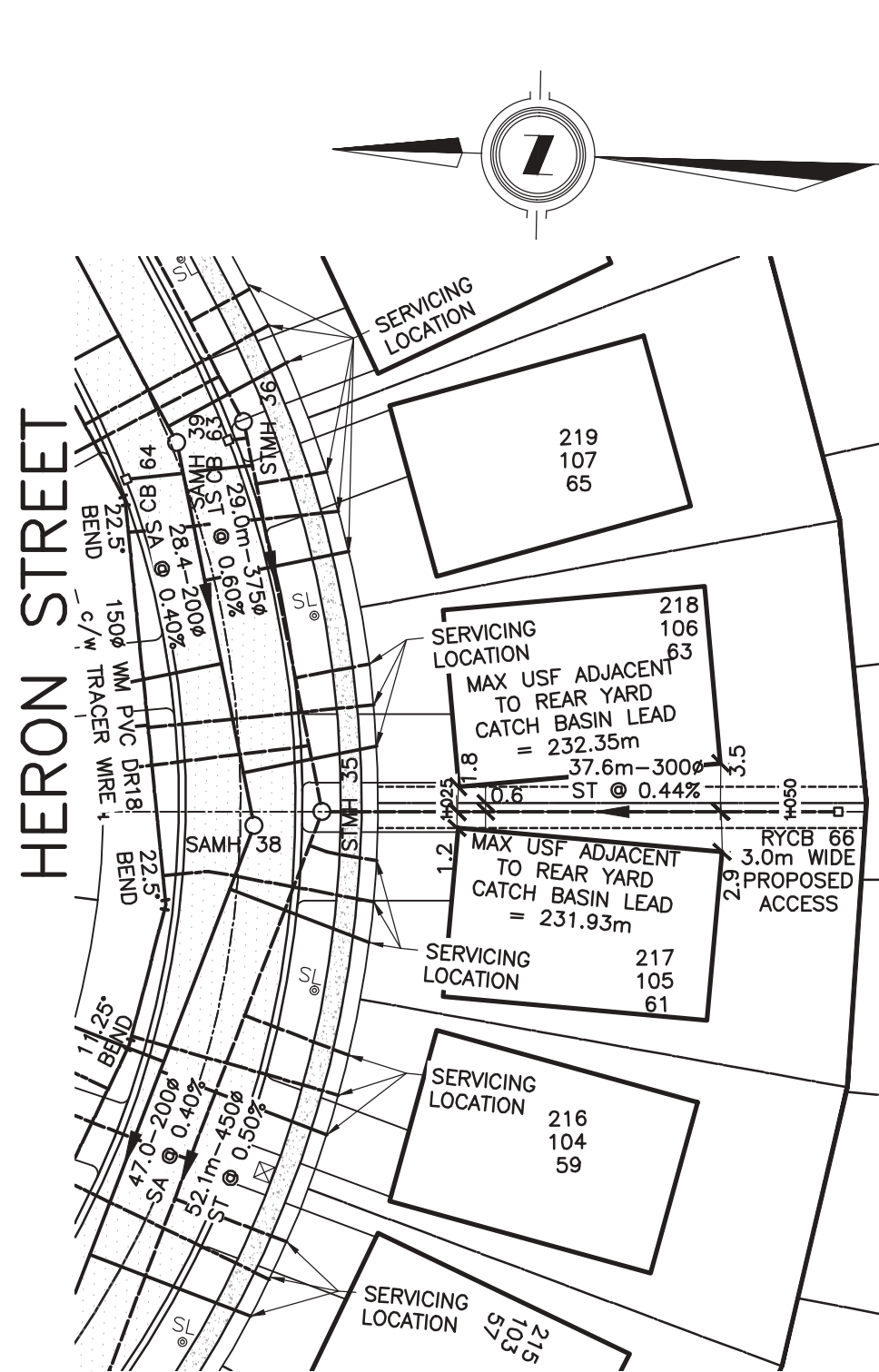
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TITLE
REAR YARD CATCH BASIN LEAD PLAN & PROFILES
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

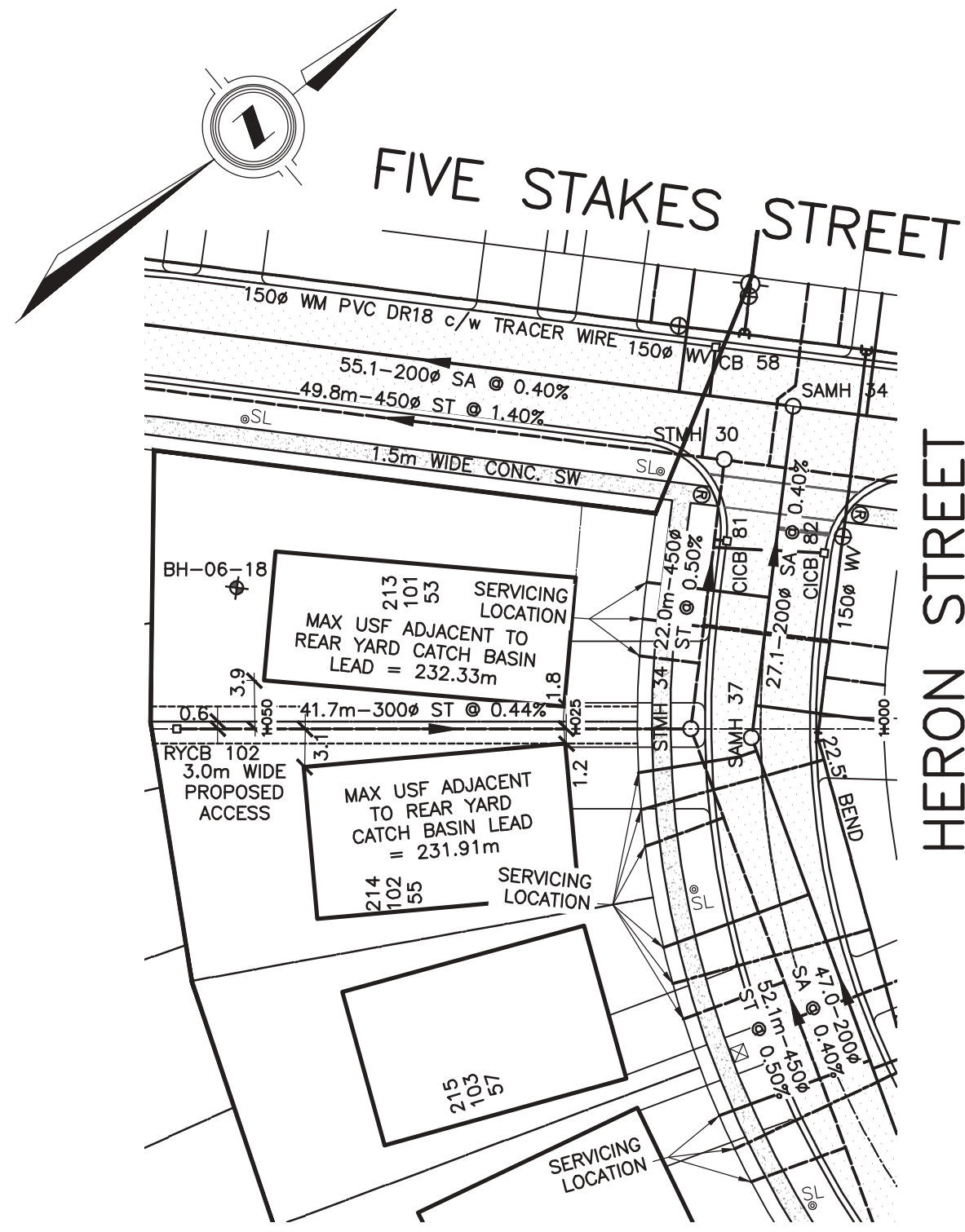
PROJECT No.
SBM-19-0116

SHEET No.
C21F

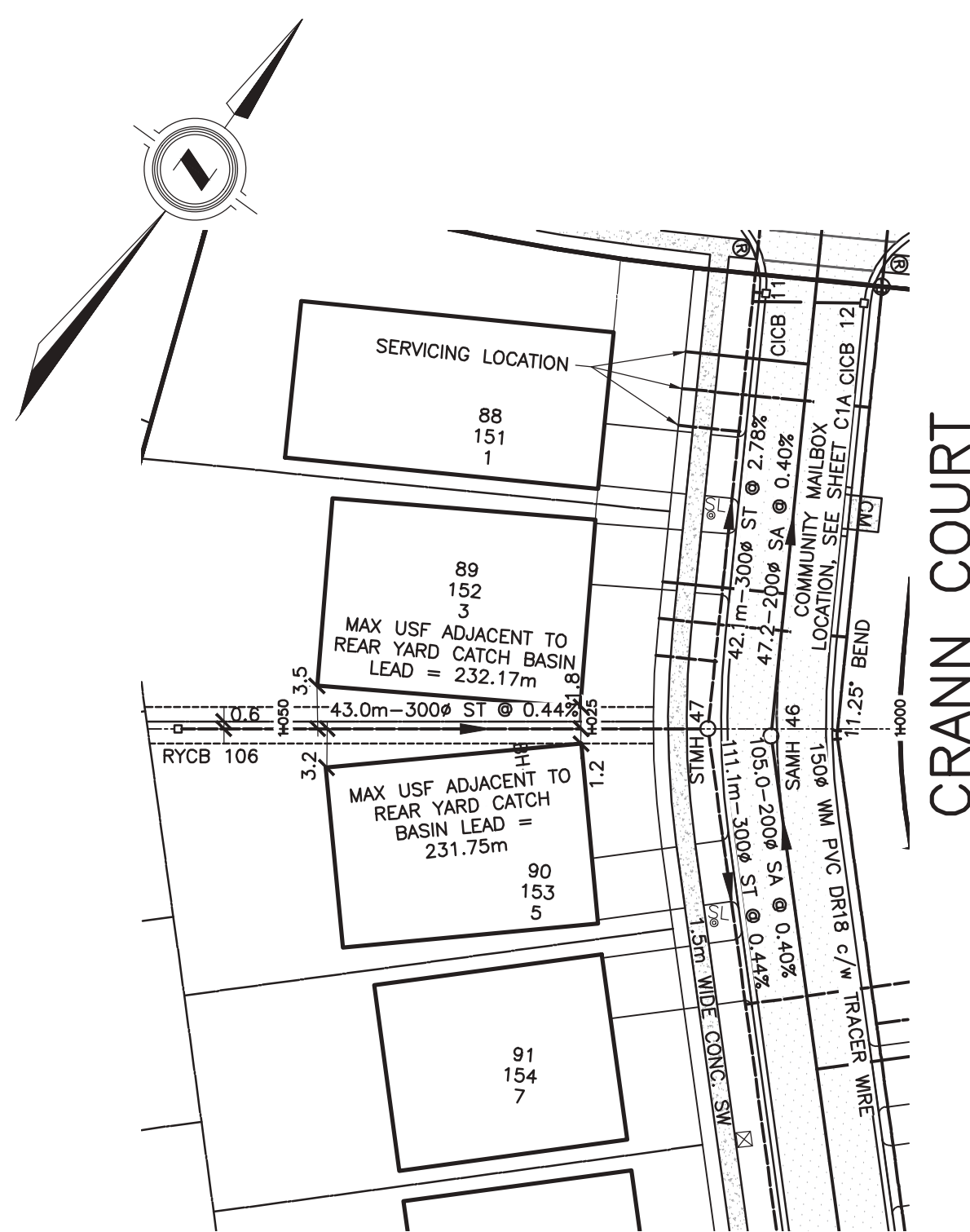
PLAN FILE No.
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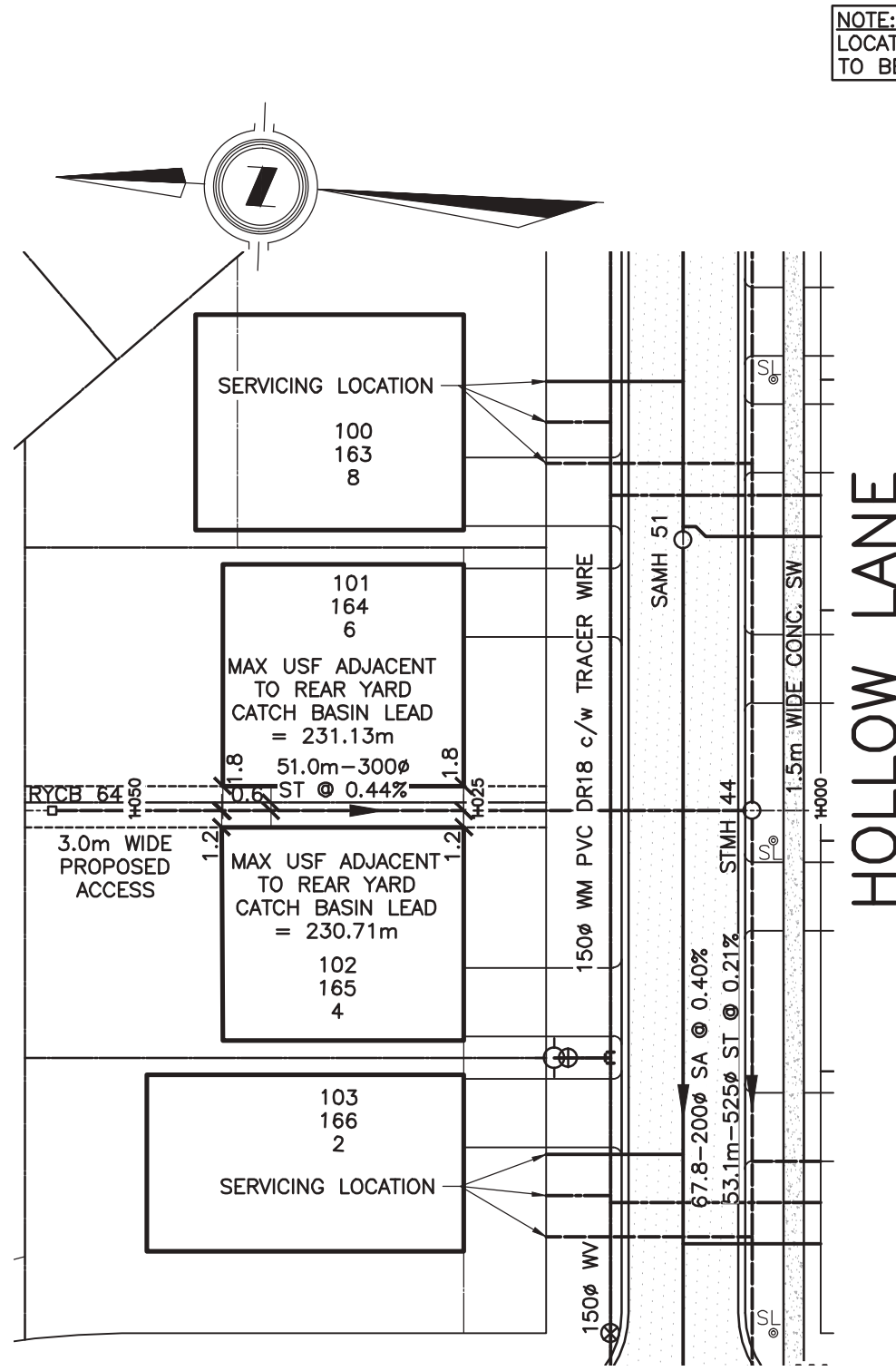
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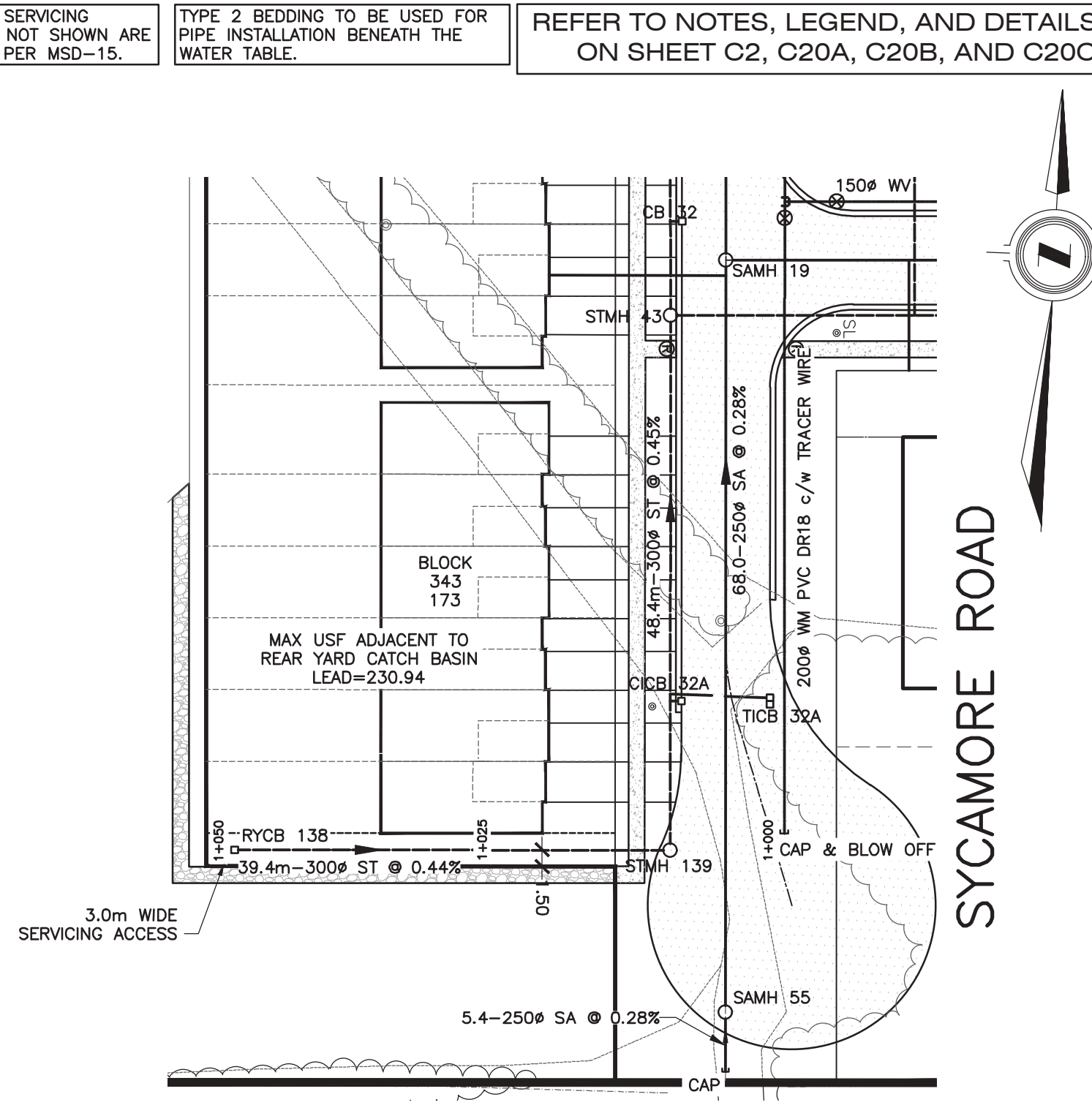
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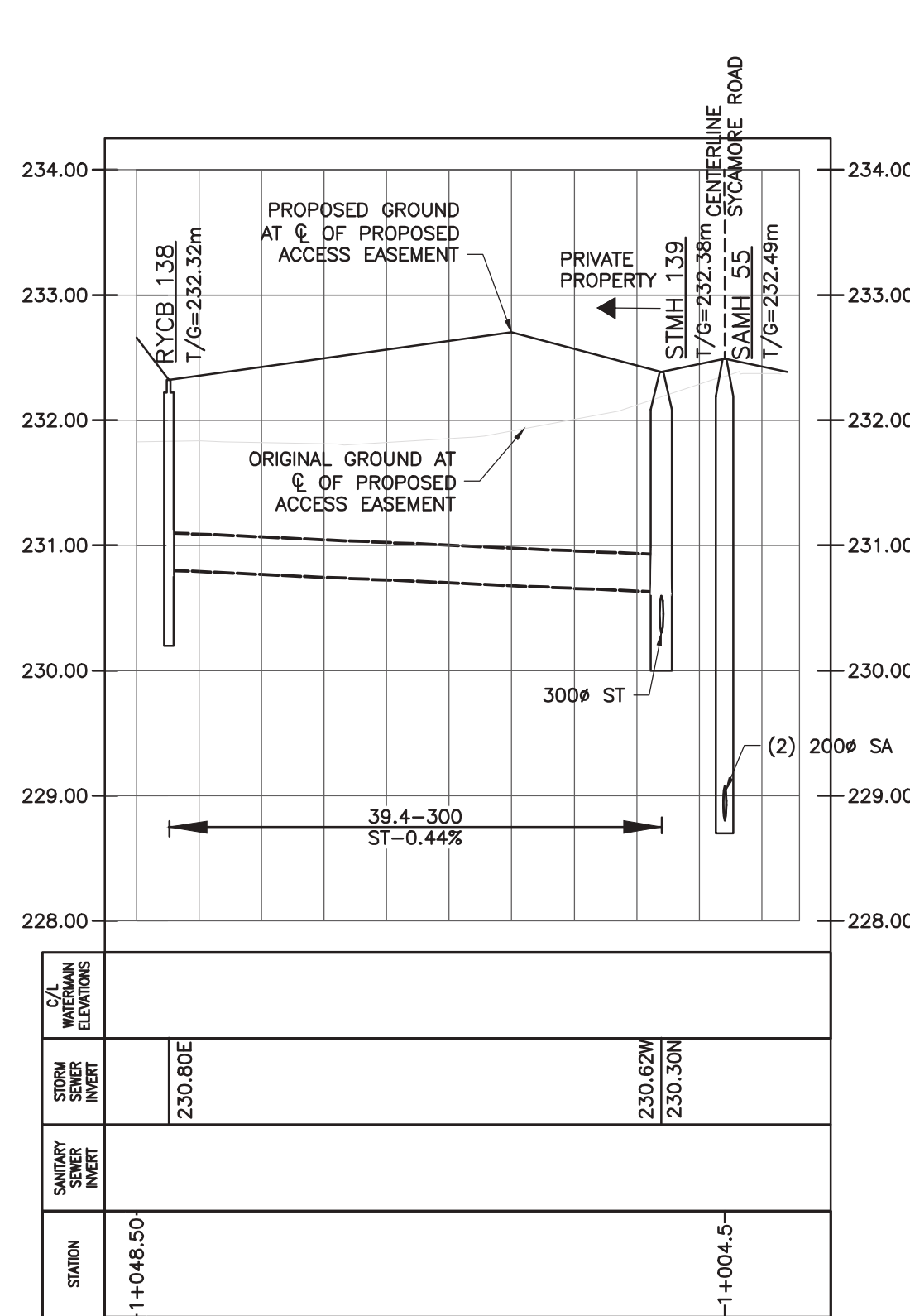
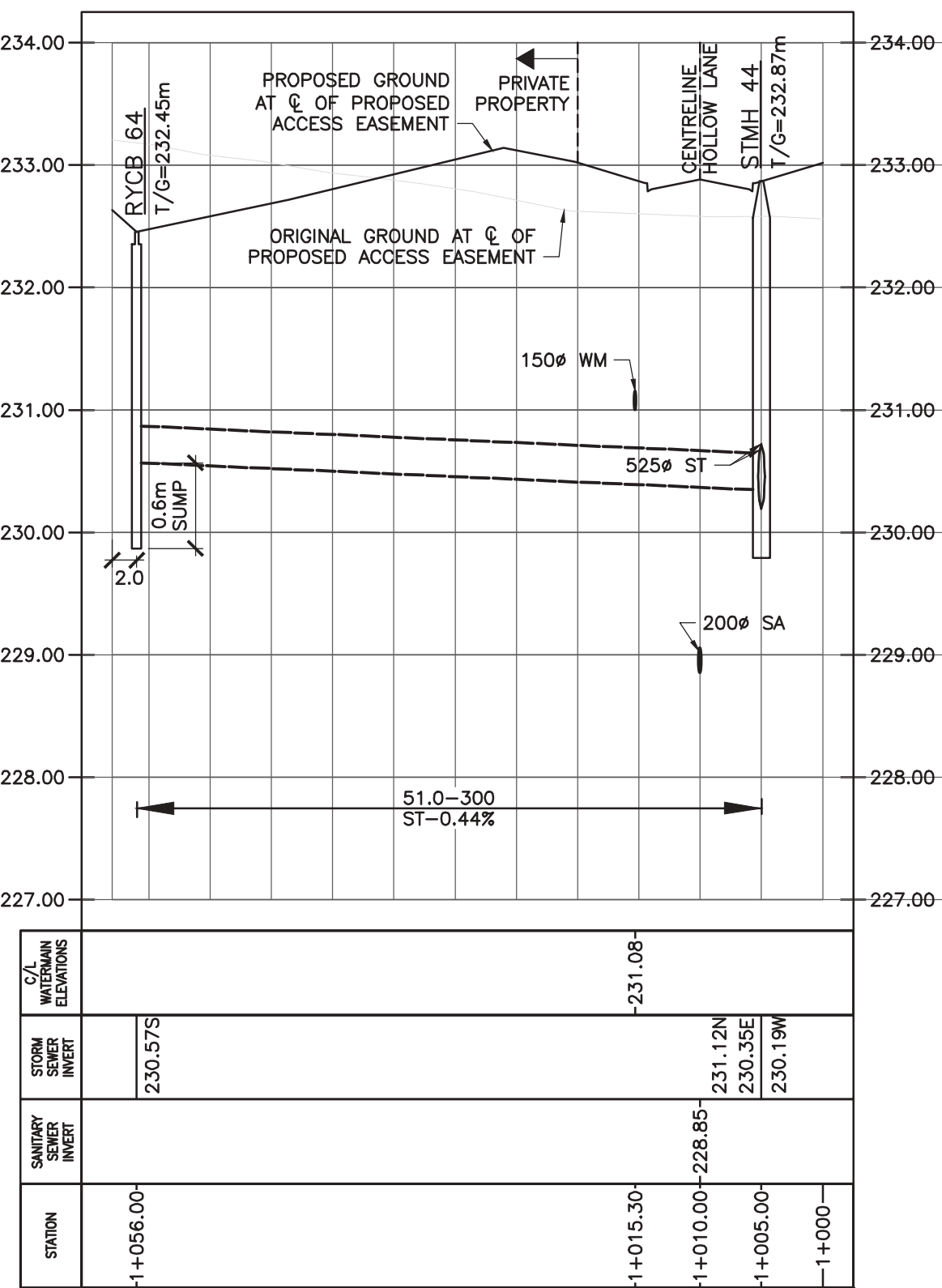
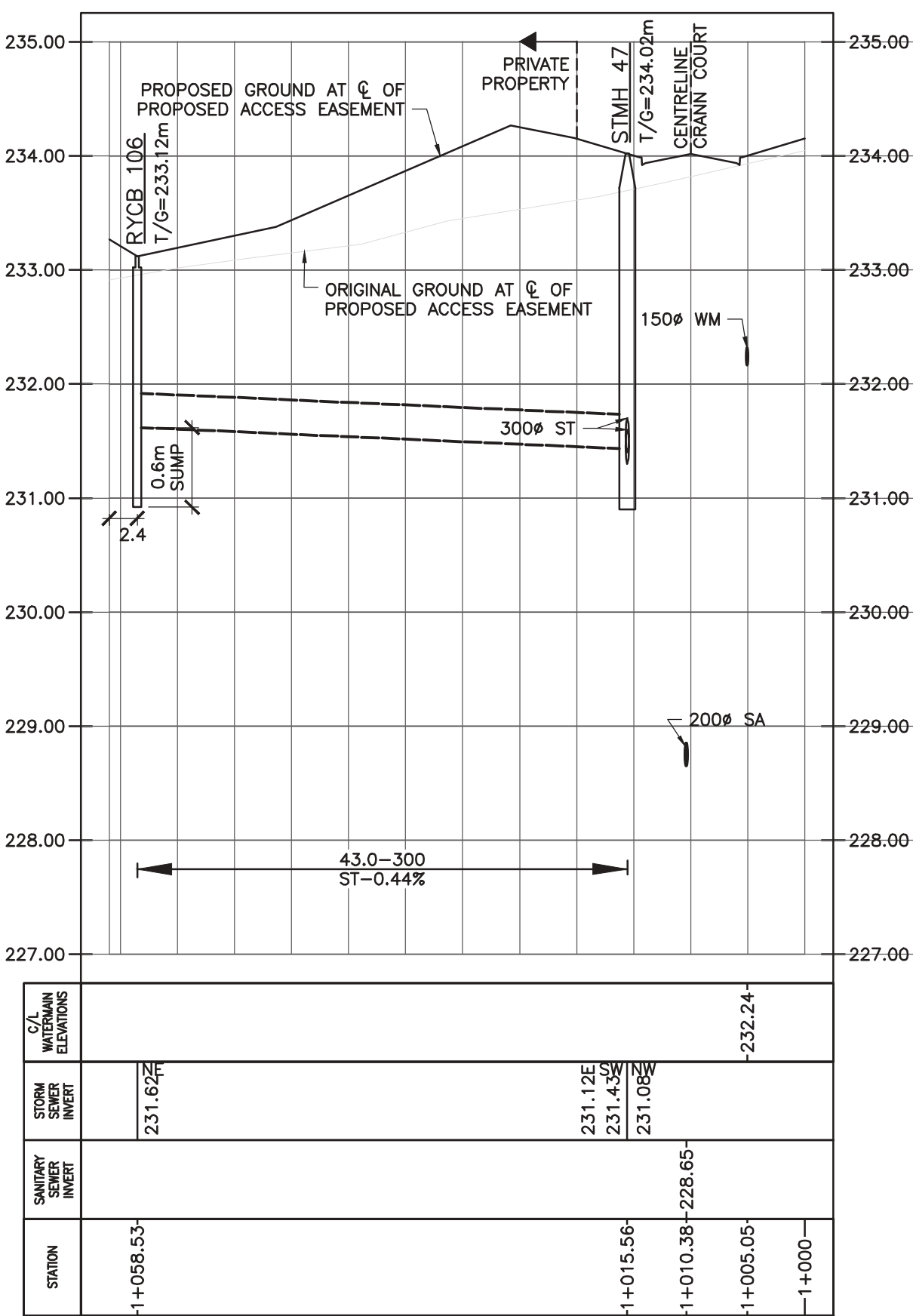
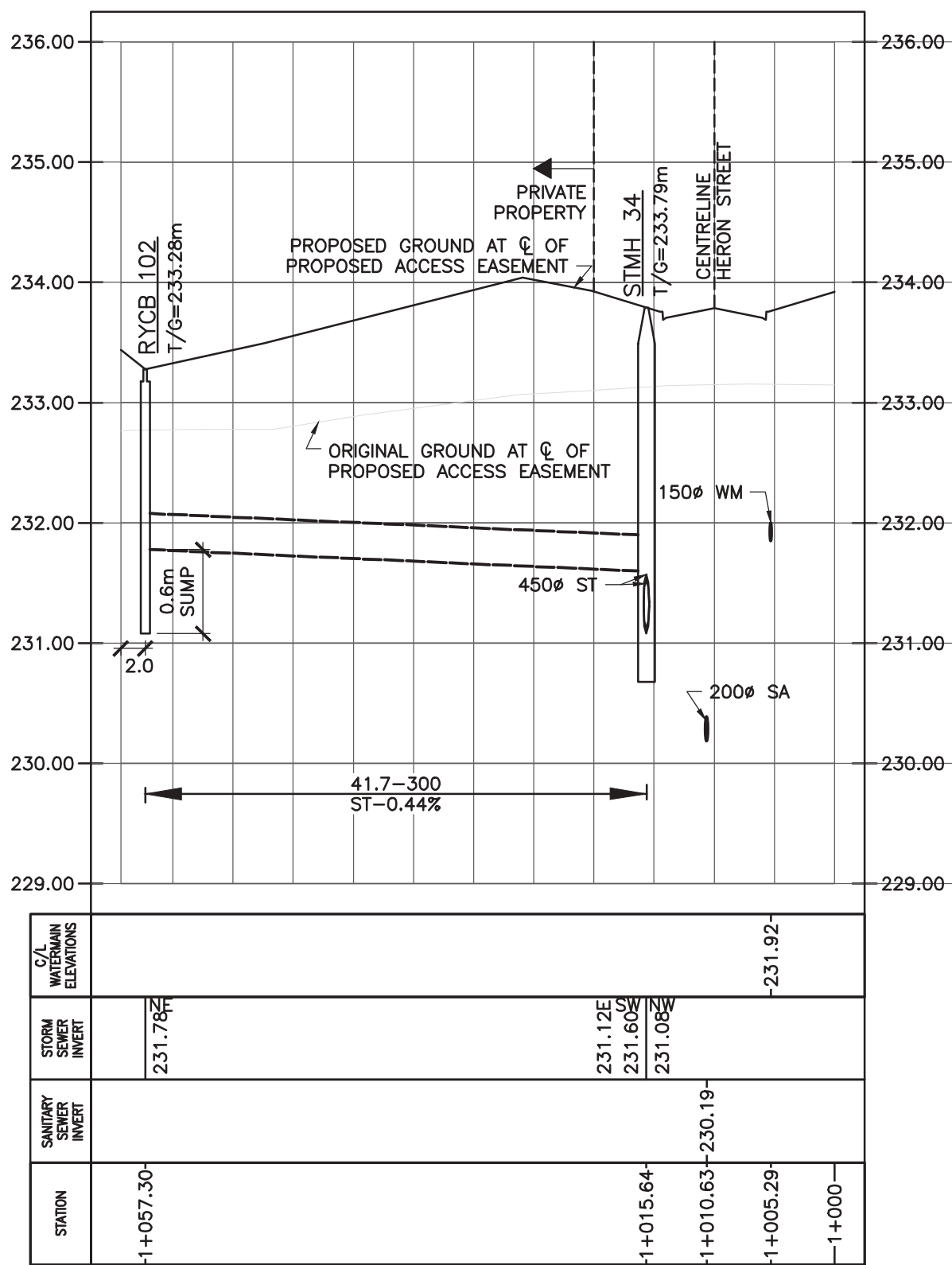
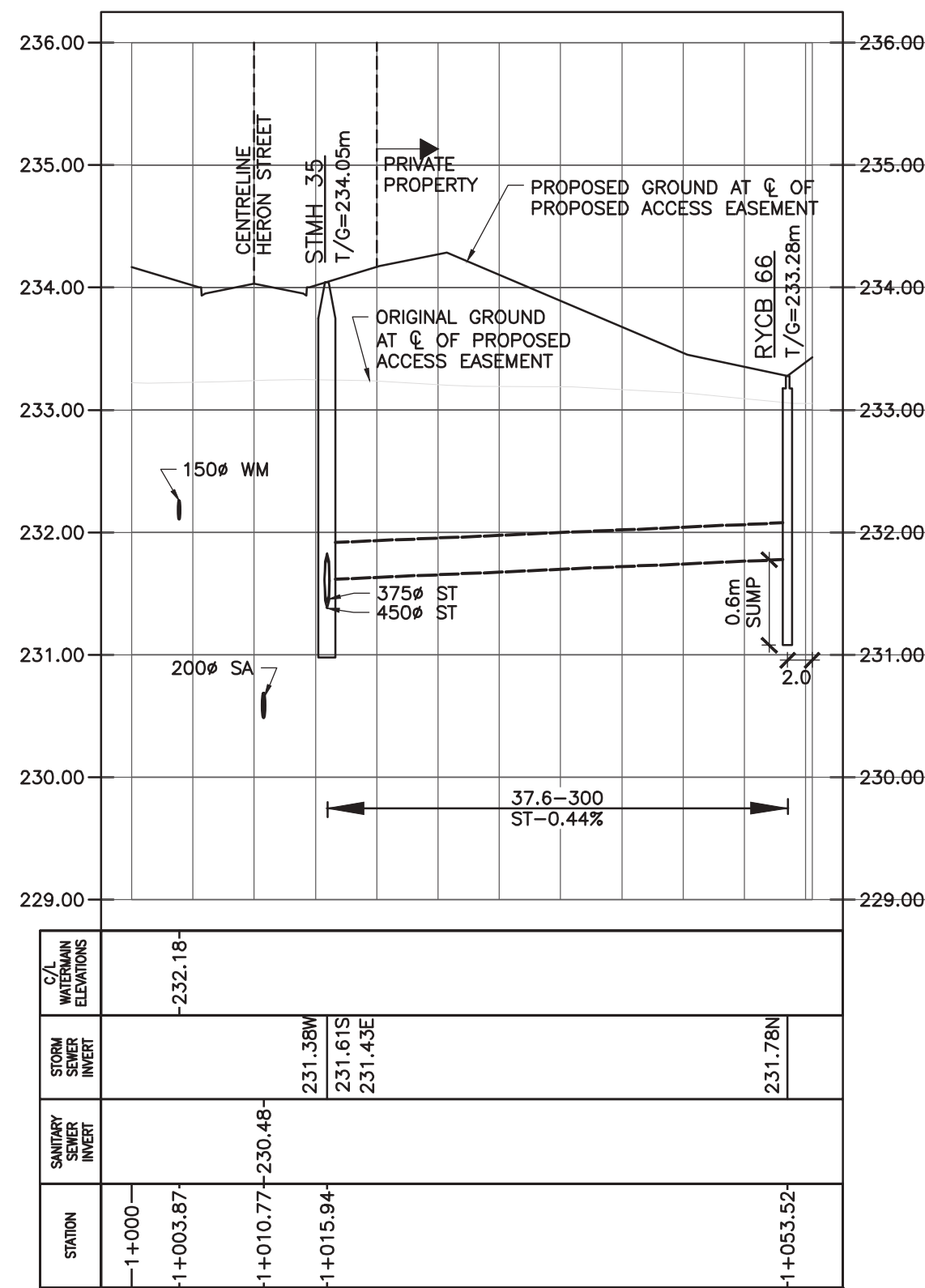
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RYCB 64

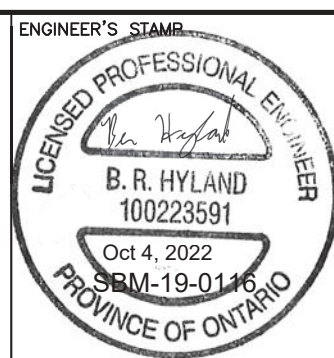


RYCB 138



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
		10	ISSUED FOR S#02	04/10/22	FZ	
DESIGN	JSF					
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	28/09/2022					
CAD	SBM-19-0116					

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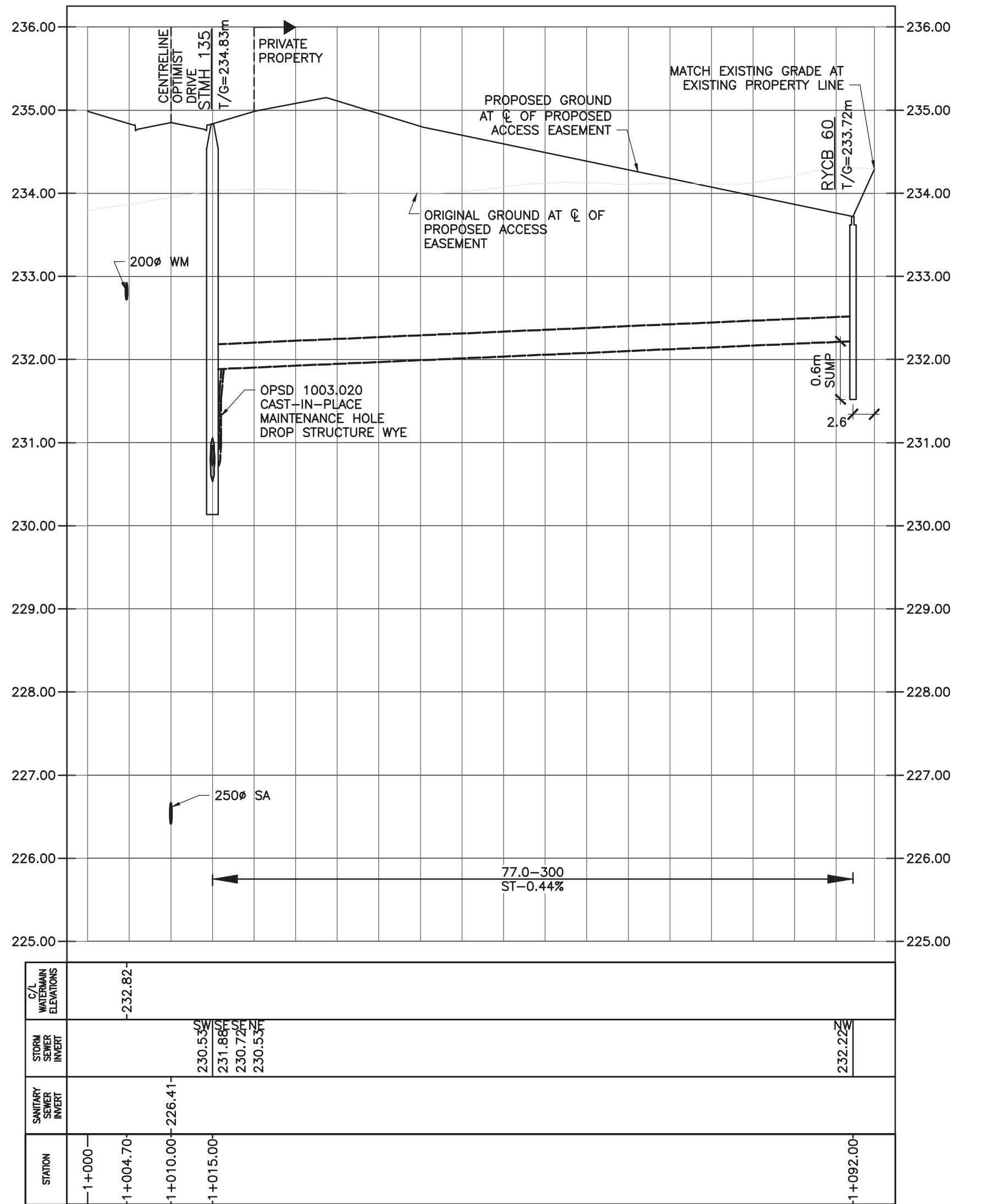
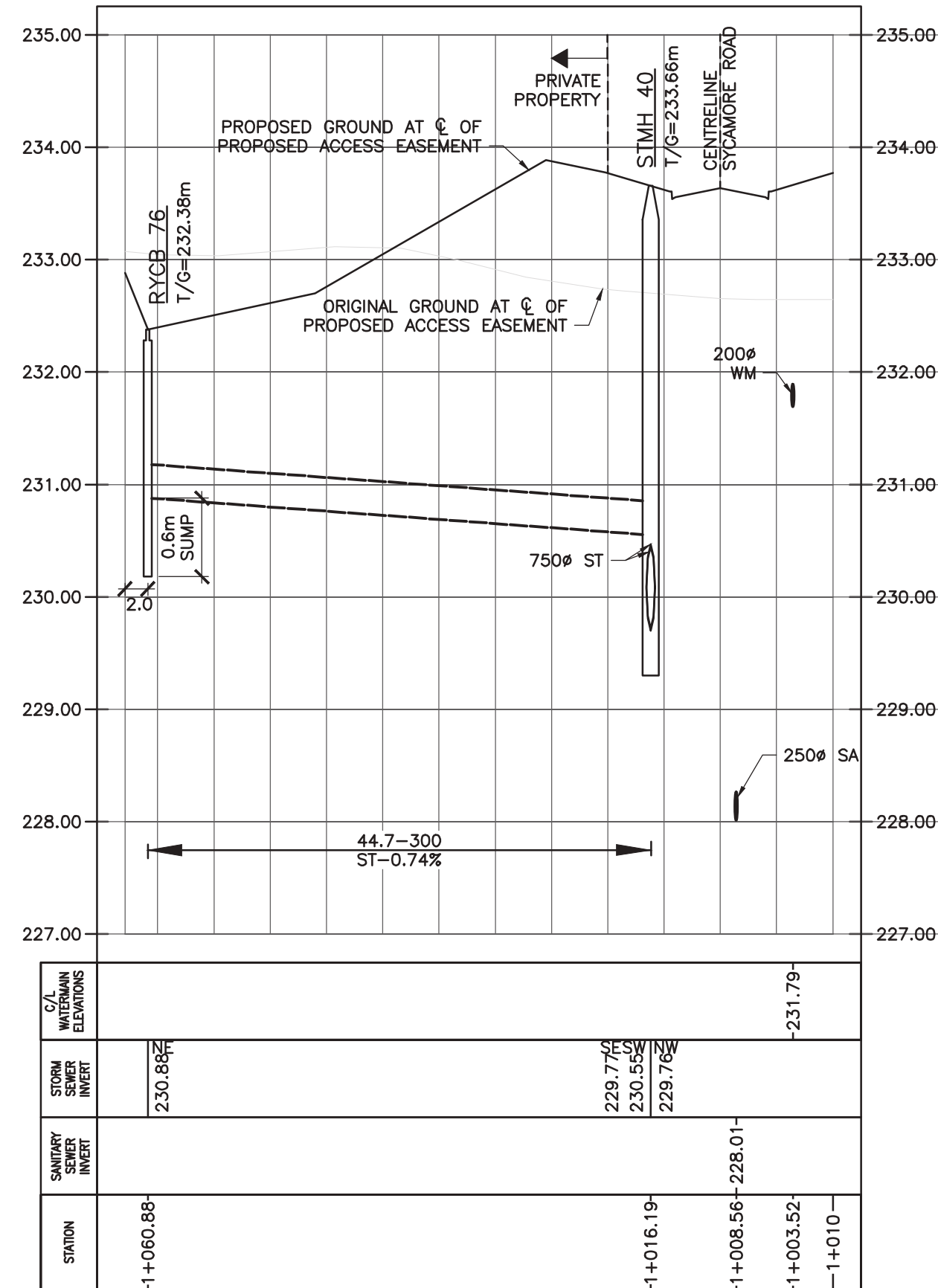
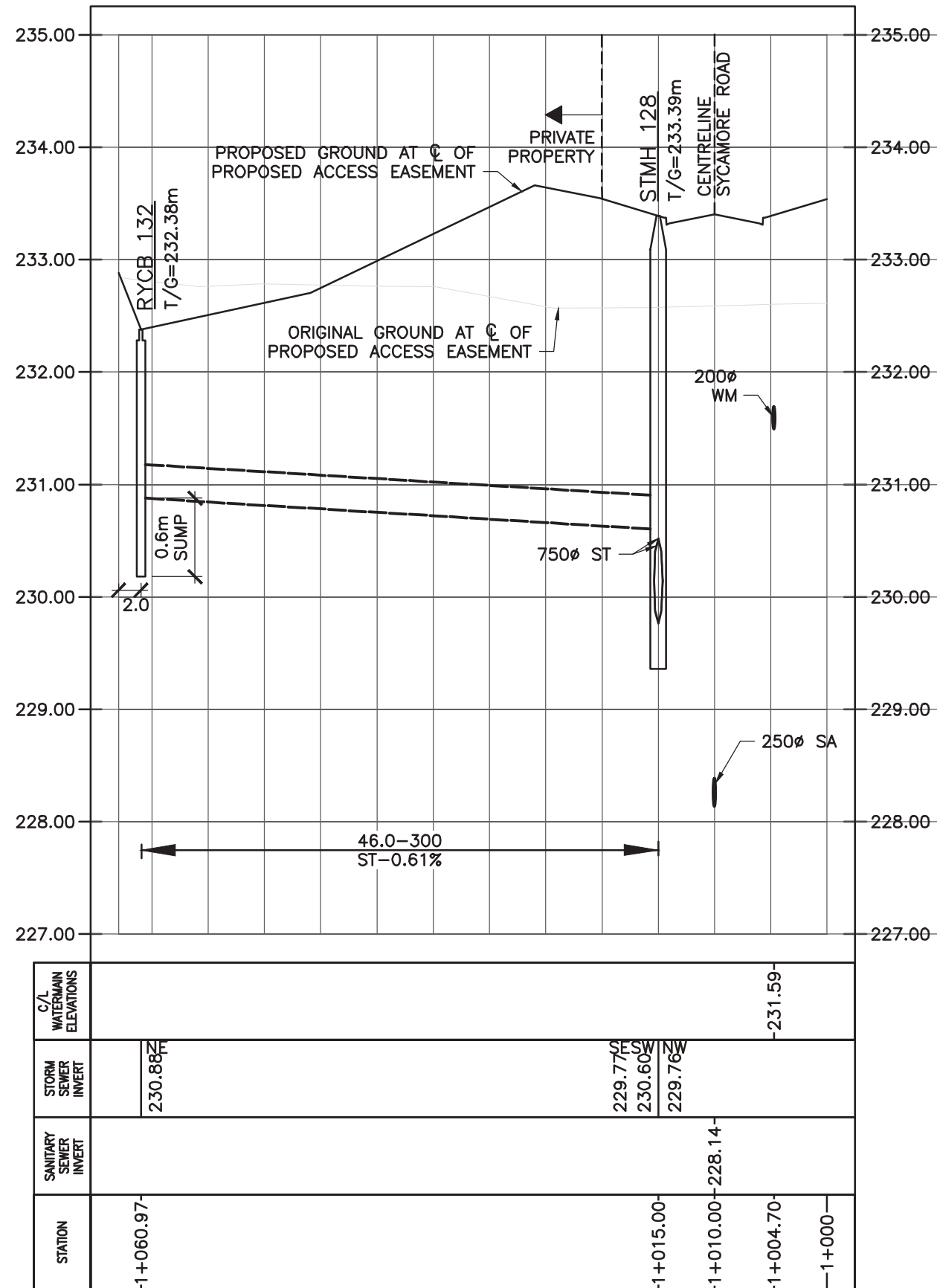
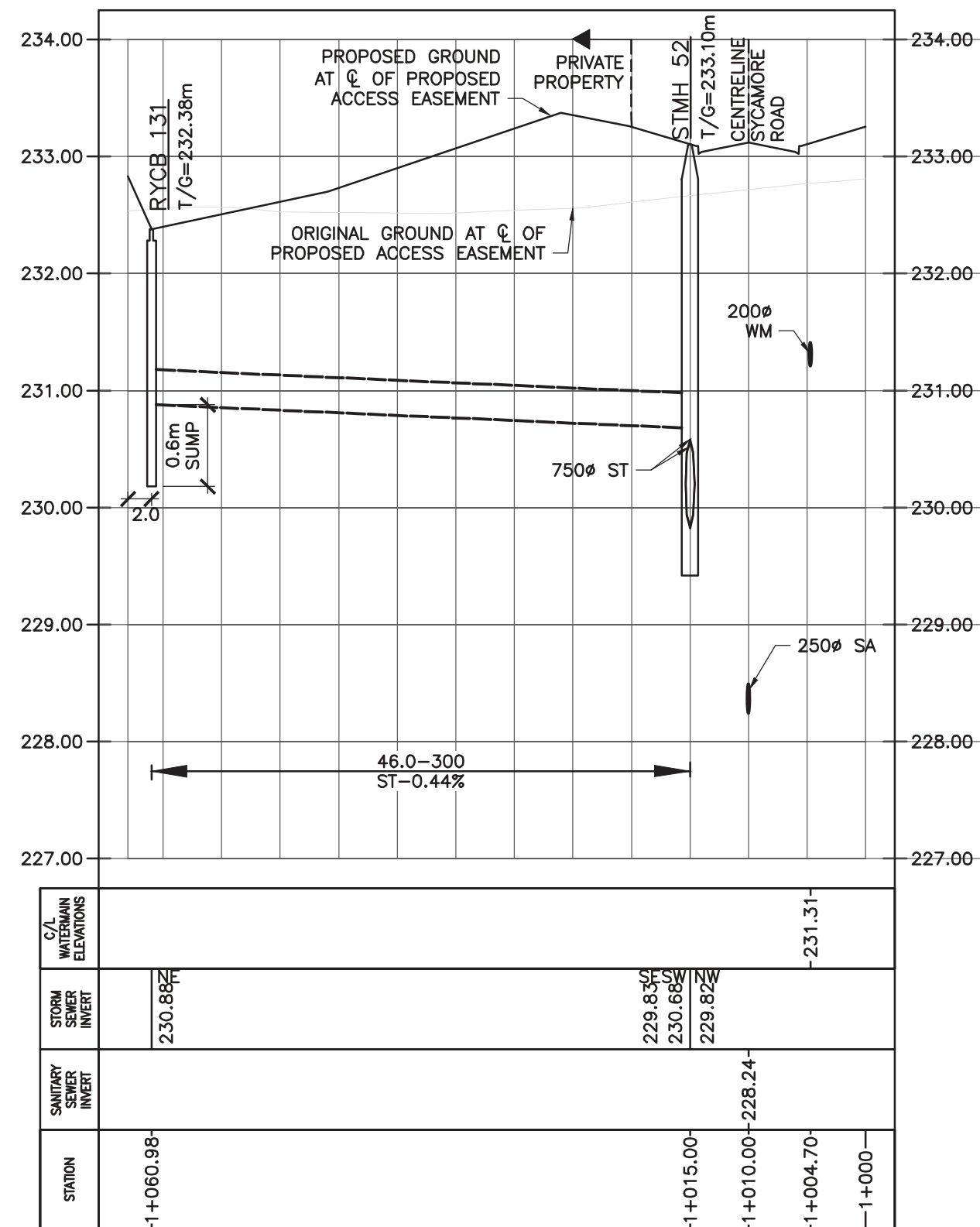
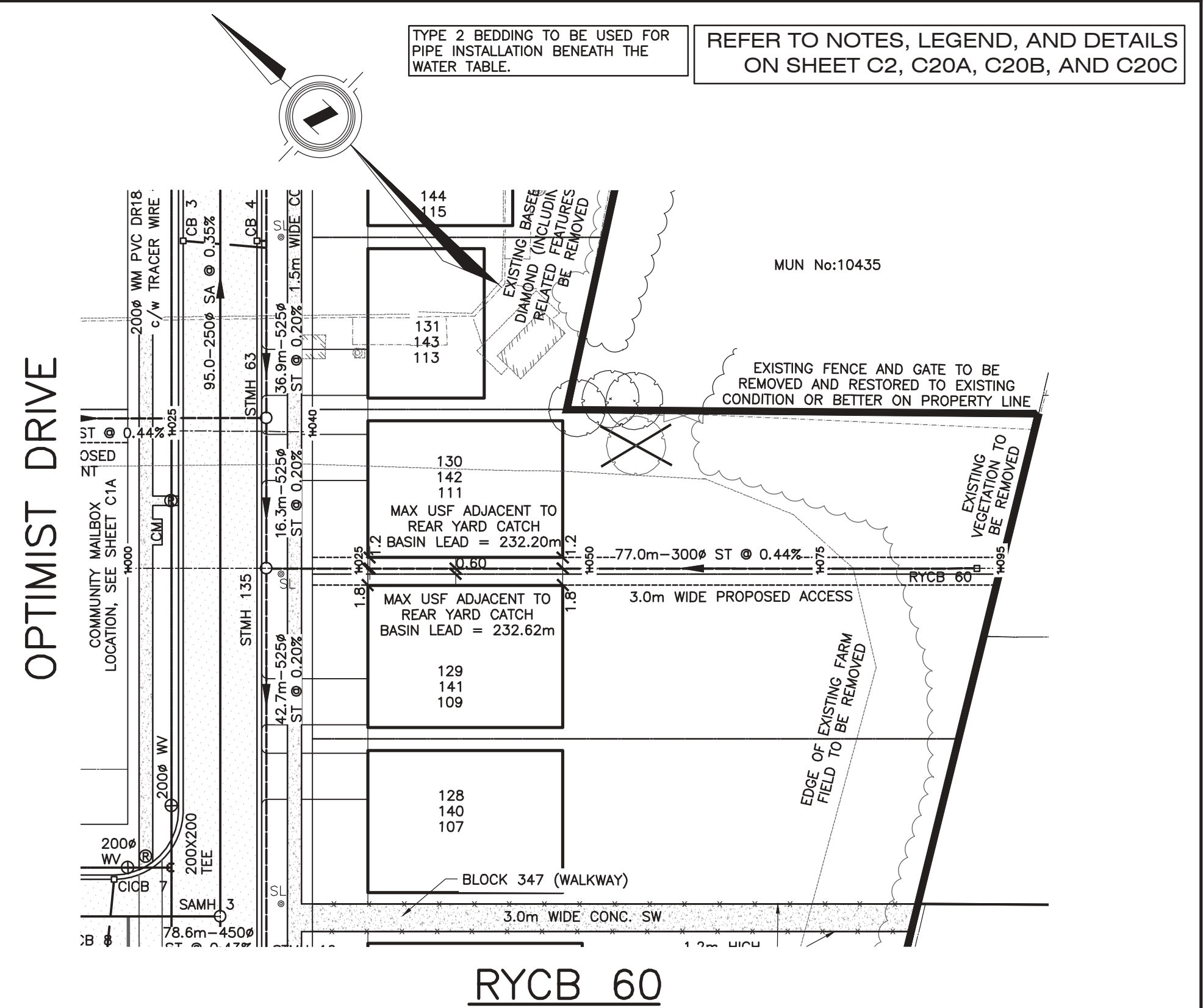
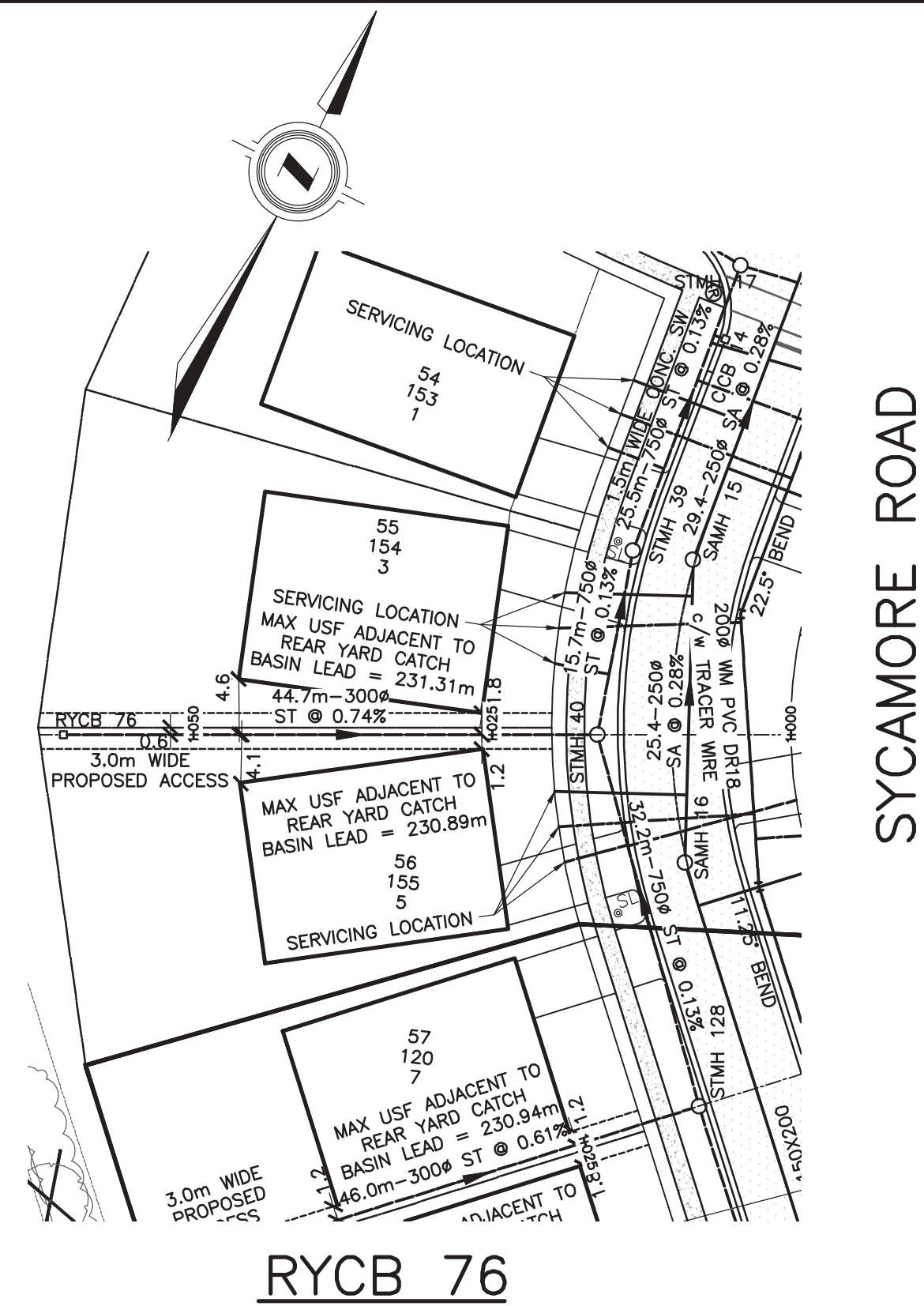
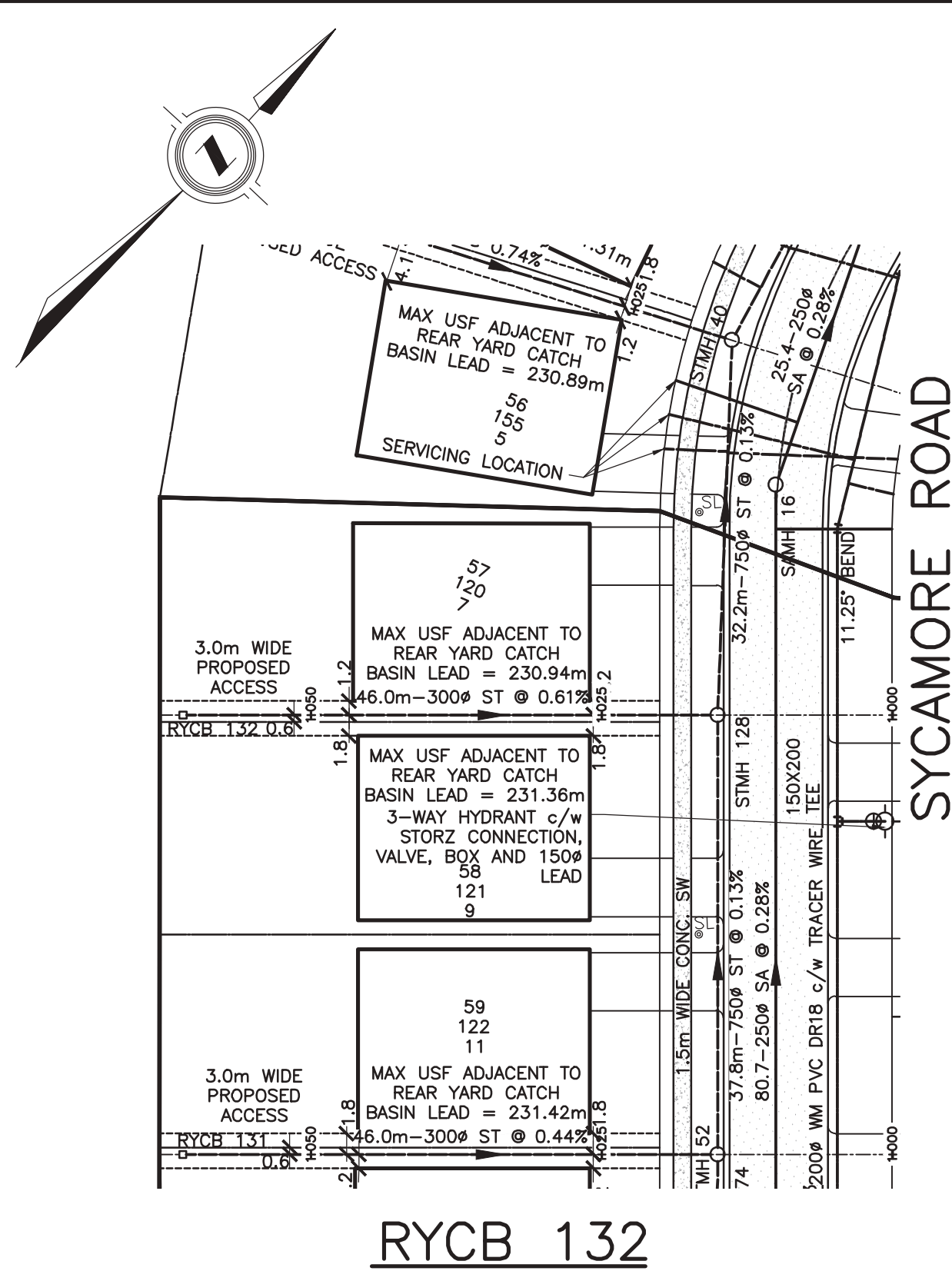
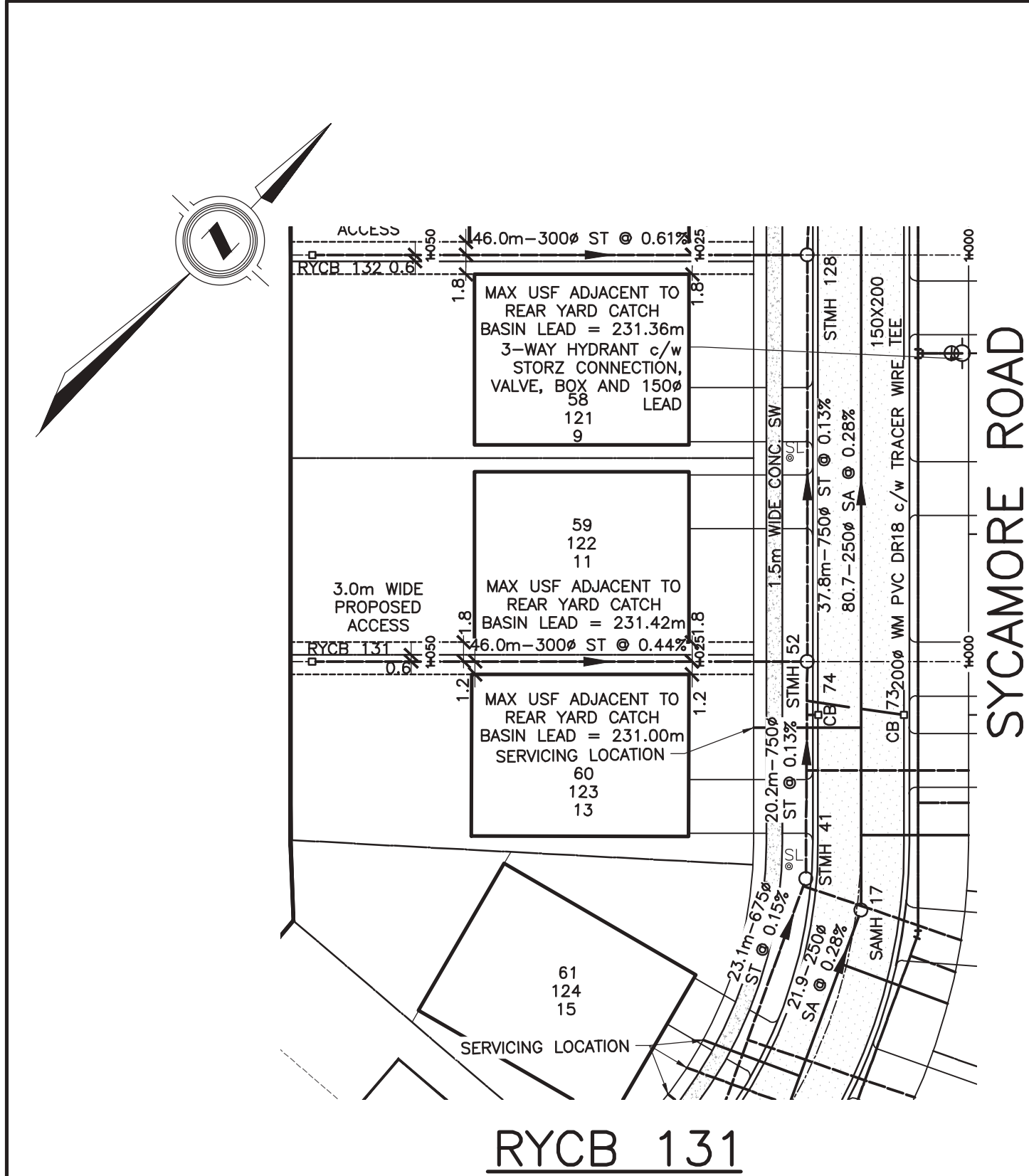
ENGINEER'S STAMP
 B. R. HYLAND
 100223591
 Oct 4, 2022
 SBM-19-0116
 PROVINCE OF ONTARIO

CLIENT
FARHI HOLDINGS CORP.
 484 RICHMOND ST. SUITE 200
 LONDON, ON
 N6A 3E6
 P: 519.645.6666
 E: CARANGROUP@GMAIL.COM

SCALE
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TITLE	PROJECT No.
REAR YARD CATCH BASIN LEAD PLAN & PROFILES	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No.
34T-S01802	C21G
SOUTHWOLD, ON.	PLAN FILE No.

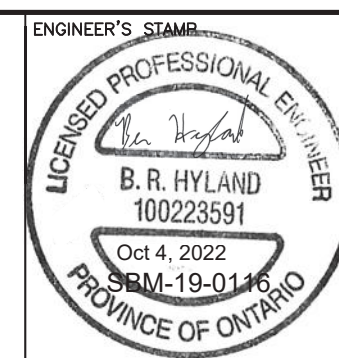
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NOTE: ALL SERVICING LOCATIONS NOT SHOWN ARE TO BE AS PER MSD-15.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	28/09/2022					
CAD	SBM-19-0116					

STRIK BALDINELLI
sbm MONIZ
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LONDON, ON
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E: CARANGICGROUP@GMAIL.COM

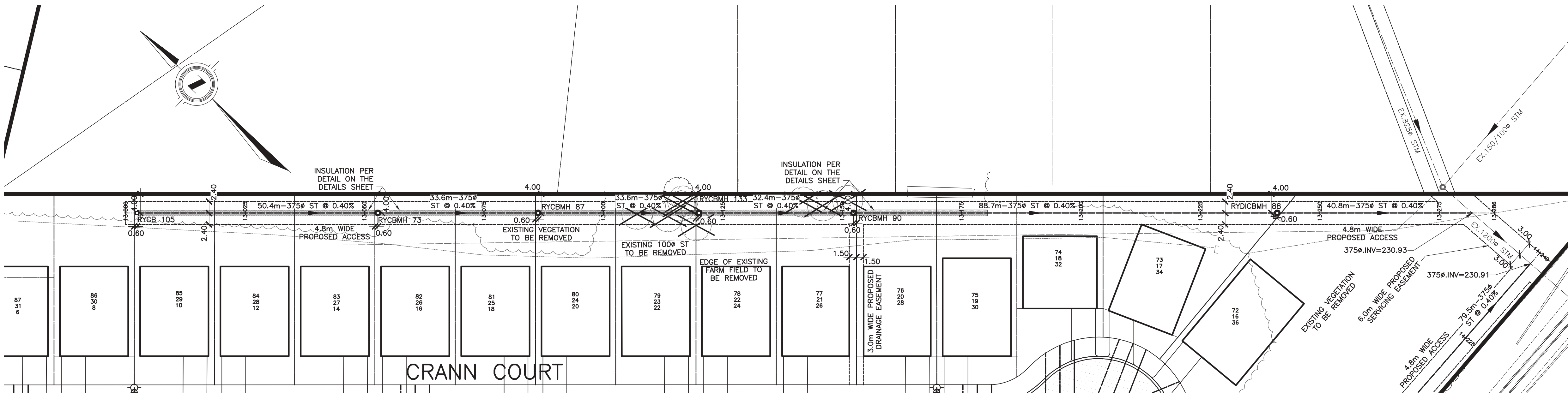
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TITLE
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TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

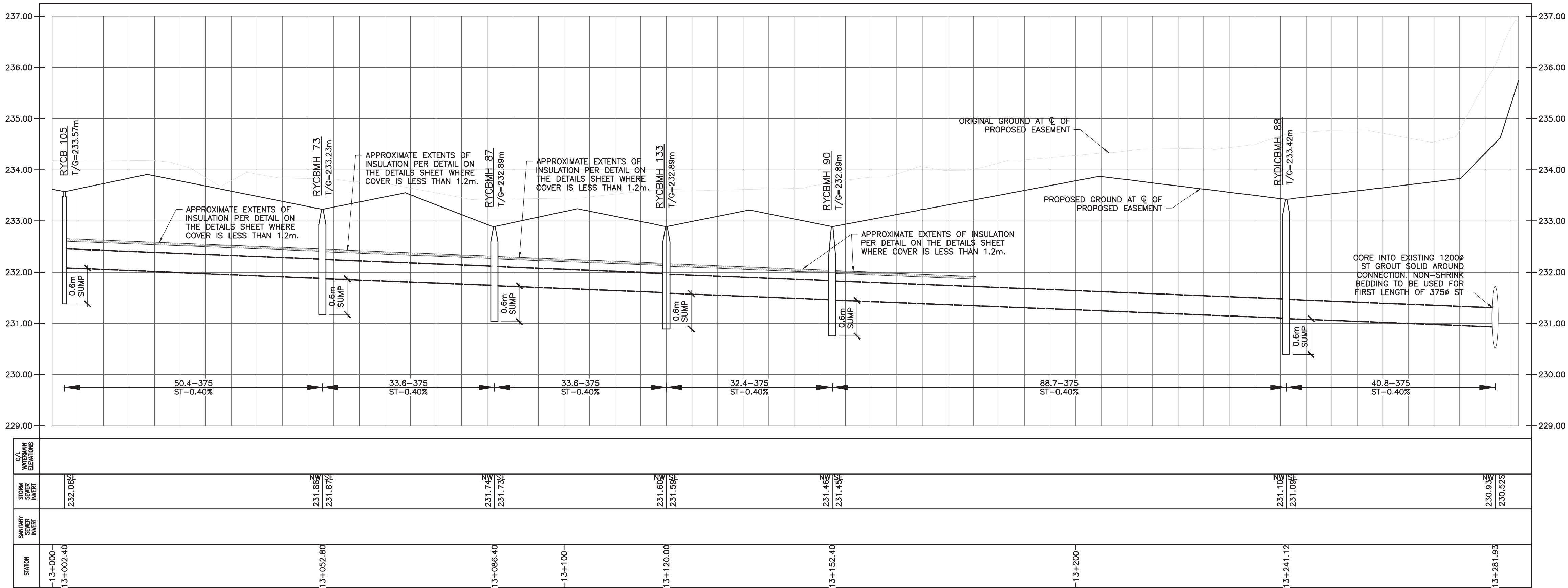
PROJECT No.
SBM-19-0116

SHEET No.
C21H

PLAN FILE No.
—



TYPE 2 BEDDING TO BE USED FOR
PIPE INSTALLATION BENEATH THE
WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS
ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	04/05/2020					
CAD	SBM-19-0116					

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Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmild.ca

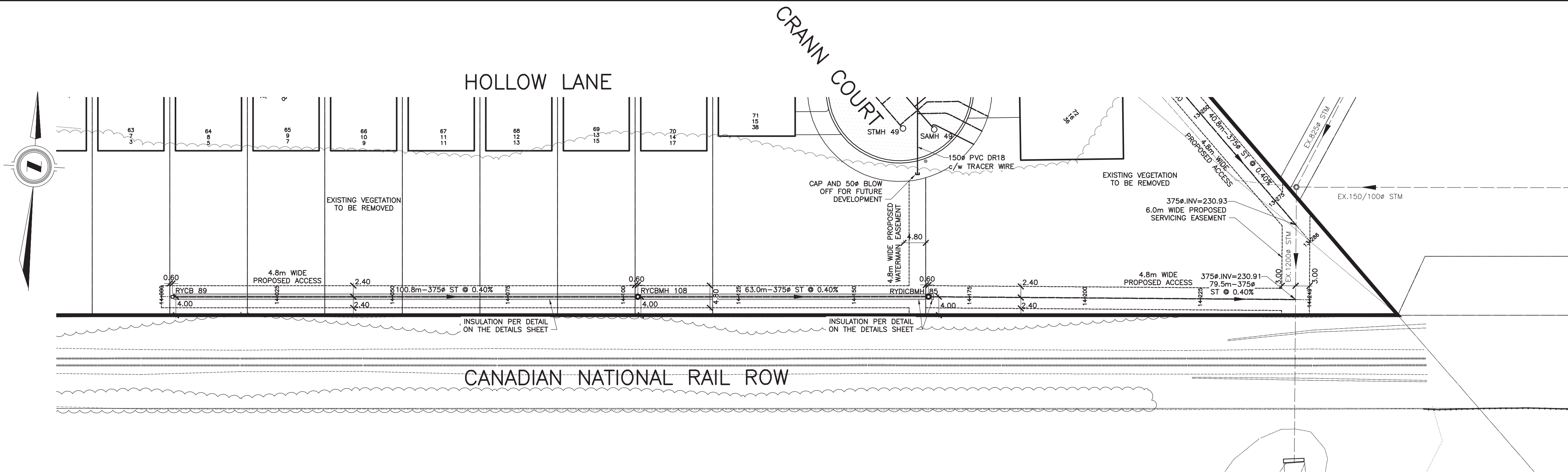


ENGINEER'S STAMP

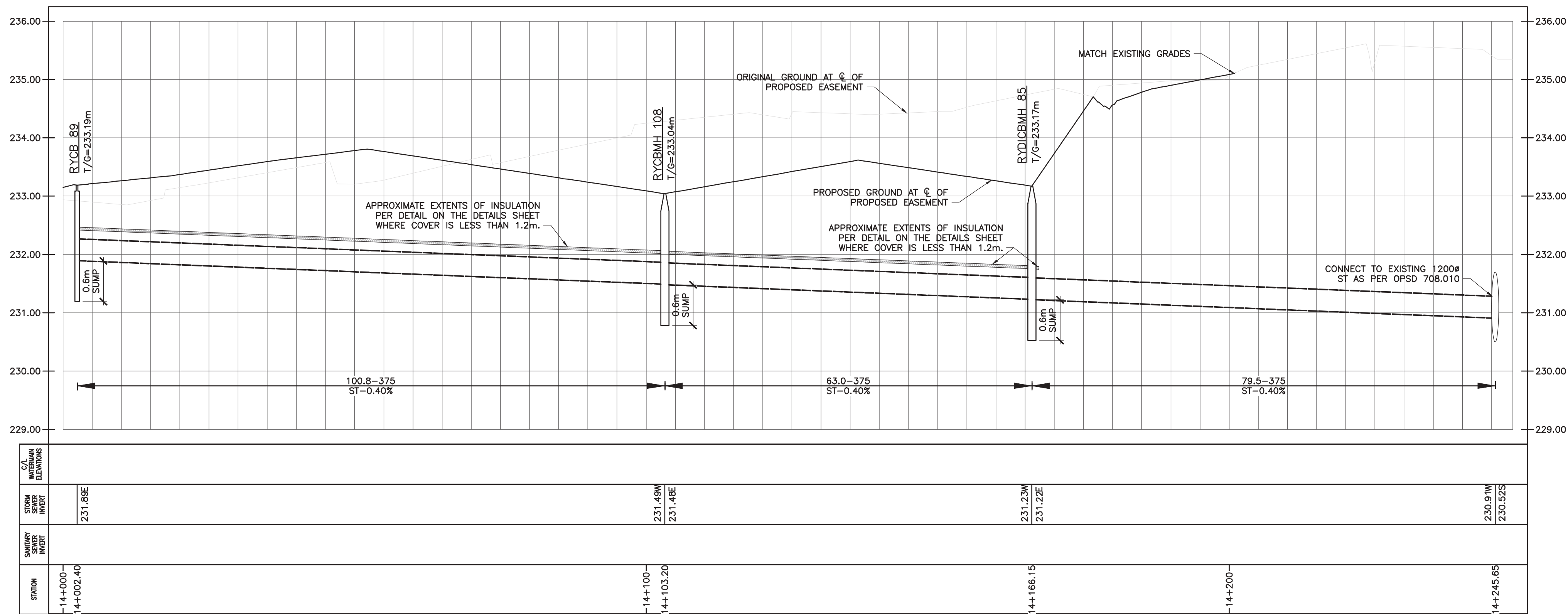
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM

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TITLE	PROJECT No.
CRANN COURT REAR YARD CATCH BASIN LEAD PLAN & PROFILE	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. C211
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —



TYPE 2 BEDDING TO BE USED FOR
PIPE INSTALLATION BENEATH THE
WATER TABLE.



REFER TO NOTES, LEGEND, AND DETAILS
ON SHEET C2, C20A, C20B, AND C20C

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR S#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGU					
APPROVED	BH/NGU					
DATE	04/05/2020					
CAD	SBM-19-0116					

**STRIK
BALDINELLI
MONIZ**
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Email: sbm@sbmild.ca



ENGINEER'S STAMP
B. R. HYLAND
100223591
OCT 4, 2022
SBM-19-0116
PROVINCE OF ONTARIO

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

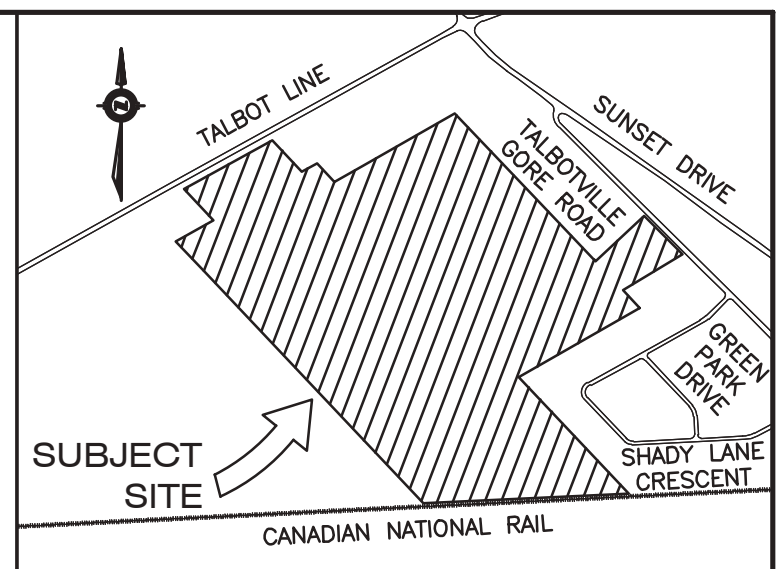
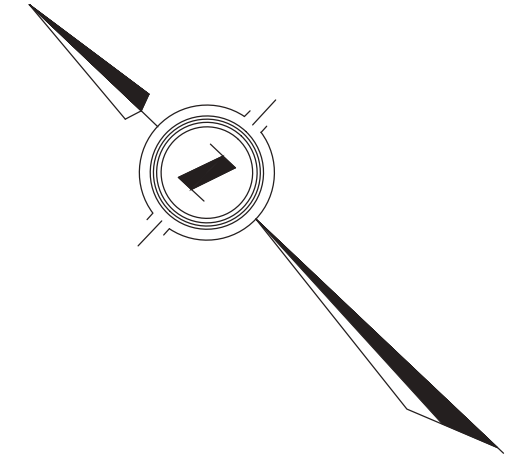
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TITLE
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LEAD PLAN & PROFILE**
TALBOTVILLE MEADOWS
34T-S01802
SOUTHWOLD, ON.

PROJECT No.
SBM-19-0116

SHEET No.
C21J

PLAN FILE No.
—



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN

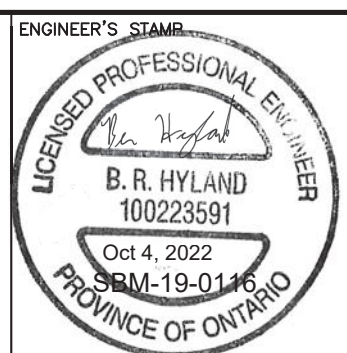


CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR POLE, ARM, AND LUMINAIRE
FOR REVIEW AND APPROVAL BY THE ENGINEER AND THE TOWNSHIP

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1

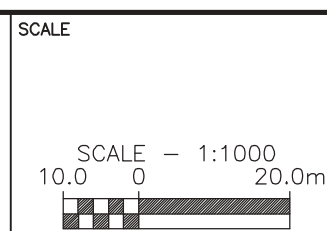
AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
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DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	07/05/2020					
CAD	SBM-19-0116					

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1599 Adelaide St. N. Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmld.ca



ENGINEER'S STAMP

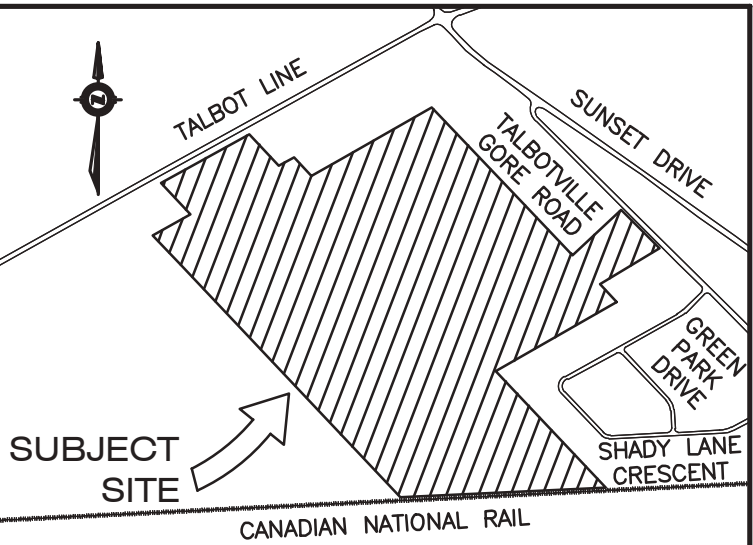
CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANGROUP@GMAIL.COM



TITLE STREET LIGHT PLAN – NORTHEAST	PROJECT No. SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. SL1
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

S:\2019 Job\SBM-19-0116 Farhi - Talbotville Meadows\03 Draw\02 Civil\03 Population Draw\SBM-19-0116 Farhi - Talbotville Meadows - StreetLightPlan.dwg

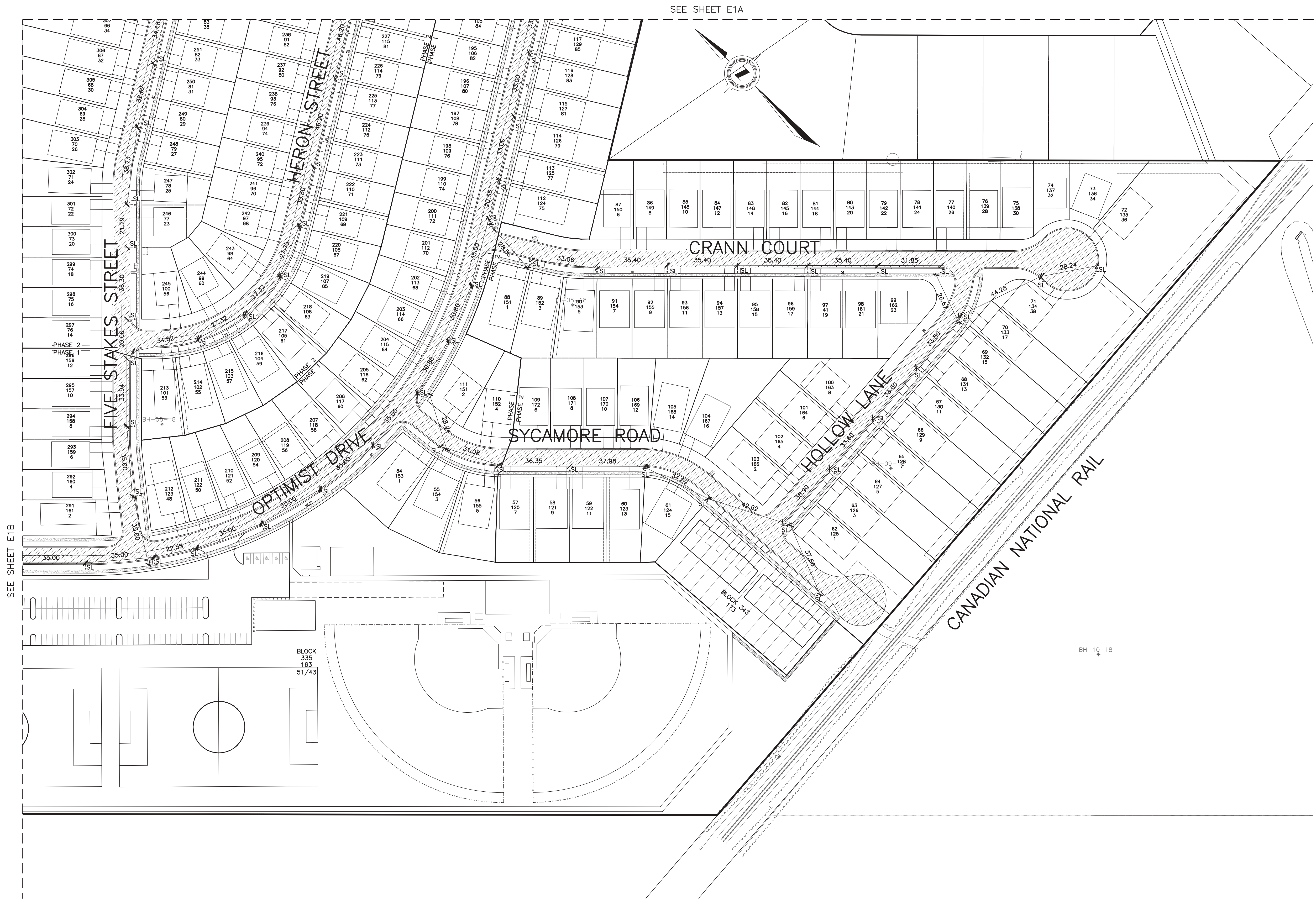
TITLE	STREET LIGHT PLAN – WEST	PROJECT No.	SBM-19-011
SHEET	TALBOTVILLE MEADOWS 34T-S01802 SOUTHOLD, ON.	SHEET No.	SL2
		PLAN FILE No.	—



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 39 AND 40, CONCESSION
SOUTH OF THE NORTH BRANCH
OF TALBOT ROAD
AND PART OF
1, 2, 3, 4 & 10 PLAN 11R-1401
IN THE
TOWNSHIP OF SOUTHWOLD
COUNTY OF ELGIN



CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR POLE, ARM, AND LUMINAIRE
FOR REVIEW AND APPROVAL BY THE ENGINEER AND THE TOWNSHIP

REFER TO NOTES, LEGEND, AND DETAILS ON SHEET C1

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	10	ISSUED FOR SI#02	04/10/22	FZ	
DRAWN	JSF					
CHECKED	BH/NGu					
APPROVED	BH/NGu					
DATE	07/05/2020					
CAD	SBM-19-0116					

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ENGINEER'S STAMP

CLIENT
FARHI HOLDINGS CORP.
484 RICHMOND ST. SUITE 200
LONDON, ON
N6A 3E6
P: 519.645.6666
E: CARANCIGROUP@GMAIL.COM

SCALE
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TITLE	PROJECT No.
STREET LIGHT PLAN - SOUTH	SBM-19-0116
TALBOTVILLE MEADOWS	SHEET No. SL3
34T-S01802 SOUTHWOLD, ON.	PLAN FILE No. —

Schedule "D"

There are no payments for Payment in Lieu of Parkland for this agreement

Schedule "E"

Easements

Easements

The Developer shall convey, at no cost to the Municipality, any easements that may be required for the provision of water and wastewater systems, and underground or overland stormwater drainage systems.

The Developer shall convey to the Municipality at no cost any temporary easements that may be required in order to establish temporary turn-arounds/turning circles.

The Developer shall convey at its cost, all required easements for Utilities. All other easement lands as may be required by the Municipality.

Schedule "F"

Others with Title Interest

Bank of Montreal
Real Estate Finance
First Canadian Place
18th Floor
100 King St W.
Toronto, ON M5X 1A1

Schedule "G"

Security

SUBDIVISION SECURITY - REDUCTION CALCULATION

Subdivision Name: Talbotville Meadows Phase 2
 11M# (or 34T# if not registered) 34T-SO1802
 Developer: Farhi Holdings Corp.
 No. of Lots: 172

Date: 7/10/23
 Reduction No.: 1
 No. of Blocks: 8

SECTION 1 COST ESTIMATE						
ITEM #	ITEM	TOTAL COST OF WORK	VALUE OF WORK COMPLETED TO DATE	VALUE OF WORK REMAINING	PERCENTAGE COMPLETED TO DATE	NOTES
Major Works						
1	Topsoil Stripping in the ROW	\$290,000	\$290,000	\$0	100%	
2	Earthworks	\$450,000	\$450,000	\$0	100%	
3	Sanitary Sewers and Appurtenances	\$990,000	\$975,000	\$15,000	98%	raise lids to surface asphalt
4	Storm Sewers and Appurtenances	\$1,740,000	\$1,740,000	\$0	100%	
5	Watermains and Services	\$725,000	\$725,000	\$0	100%	
6	Roadworks (Granulars, Curbs, Base Asphalt)	\$845,000	\$591,300	\$253,700	70%	Excludes road repairs on Sycamore Rd, Crann Crt, & Hollow Ln
7	Top Asphalt	\$192,000	\$0	\$192,000	0%	
8	Sidewalks	\$200,000	\$0	\$200,000	0%	
9	Streetlights	\$380,000	\$380,000	\$0	100%	
10	Talbot Line Turning Lane	\$163,000	\$0	\$163,000	0%	
11						
12	SUBTOTAL - Major Works	\$5,975,000	\$5,151,300	\$823,700	86%	
13	Contingency (5%)	\$298,750	\$257,565	\$41,185	86%	
14	Engineering (10%)	\$597,500	\$556,315	\$41,185	93%	
15	HST (13%)	\$893,263	\$775,473	\$117,789	87%	
16	TOTAL - Major Works	\$7,764,513	\$6,740,653	\$1,023,859	87%	
Minor Works						
17	Erosion & Sediment Control Measures	\$60,000	\$0	\$60,000	0%	
18	Chip & Dust Maintenance Path	\$8,000	\$0	\$8,000	0%	
19	SWM pond cleanout after Phase 2 complete	\$100,000	\$0	\$100,000	0%	
20	Street Trees	\$90,000	\$0	\$90,000	0%	
21		\$0	\$0	\$0	0%	
22		\$0	\$0	\$0	0%	
23		\$0	\$0	\$0	0%	
24		\$0	\$0	\$0	0%	
25		\$0	\$0	\$0	0%	
26	Other:	\$0	\$0	\$0	0%	
27	SUBTOTAL - Minor Works	\$258,000	\$0	\$258,000	0%	
28	Contingency (5%)	\$12,900	\$0	\$12,900	0%	
29	Engineering (10%)	\$27,090	\$0	\$645	0%	
30	HST (13%)	\$38,739	\$0	\$35,301	0%	
31	TOTAL - Minor Works	\$336,729	\$0	\$306,846	0%	

SECTION 2 REDUCTION CALCULATION		
1	Initial Security Amount	\$8,101,241
2	Sum of previous reductions	\$0
3	Security Required (Value of Work Remaining)	\$1,330,705
4	TOTAL REDUCTION: \$6,770,536	



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2023-49

Being a By-Law to authorize the execution of an agreement between the Kettle Creek Conservation Authority and the Corporation of the Township of Southwold to provide non-mandatory programs and services.

WHEREAS Section 9 of the Ontario Municipal Act, 2001, S.O., 2001, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 5.3 of the Municipal Act, 2001, S.O. 2001, c. 25, the powers of every Council shall be exercised by by-law;

AND WHEREAS it is deemed expedient that the Corporation of the Township of Southwold enter into an agreement with Kettle Creek Conservation Authority to provide non-mandatory programs and services;

AND WHEREAS such agreement is required to set out the terms and conditions of the provision of such service.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. THAT Schedule "A" attached hereto and forming part of this By-law, being an agreement with Kettle Creek Conservation Authority for non-mandatory programs and services be approved and the Mayor and CAO/Clerk be authorized to sign on behalf of the Township;
2. This By-law shall come into force and effect upon the final passing thereof.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 11TH DAY OF SEPTEMBER, 2023.

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs

Cost Apportioning Agreement

(hereafter, "Agreement")

THIS AGREEMENT is made on the 11th day of September, 2023 (hereafter, "Effective Date").

BETWEEN:

The Corporation of the Township of Southwold

MUNICIPALITY

(hereafter, "Municipality")

AND:

KETTLE CREEK CONSERVATION AUTHORITY

(hereafter, "KCCA")

WHEREAS KCCA is a conservation authority established under the *Conservation Authorities Act* ("Act") and is governed by members appointed by its participating municipalities in accordance with the Act;

AND WHEREAS the Participating Municipality, as defined by the Act, is located wholly or partly within the area under the jurisdiction of KCCA;

AND WHEREAS the Act permits KCCA to provide non-mandatory programs and services under a Cost Apportioning Agreement or such other agreement pursuant to Ontario Regulation 686/21, when levy is required for the delivery of the non-mandatory programs or services that KCCA advises to further the purpose of the Act;

AND WHEREAS pursuant to Ontario Regulation 686/21, Conservation Authorities are authorized to apportion costs to municipalities for delivery of programs and services;

NOW THEREFORE, in consideration of the terms of this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Term of Agreement

1. Initial Term of the Agreement is January 1, 2024 – December 31, 2028.
2. Thereafter, the Agreement shall continue for additional four-year periods (each a "Renewal Term") unless either party provides written notice of their intention to terminate this Agreement and such notice is given no less than one-hundred and eighty

(180) days and no more than three hundred (300) days prior to the end of such calendar year.

Agreement Principles

3. The following principles shall guide the implementation of the Agreement between KCCA and the Municipality:

- a. The Agreement will provide overarching terms and conditions for delivery of non-mandatory programs and services by KCCA that KCCA deems advisable to further the purpose of the Act.
- b. KCCA agrees to provide the programs and services outlined in Schedule A.
- c. The Municipality agrees to financially support the programs and services outlined in Schedule A and for such support to be apportioned among the participating municipalities using the Modified Current Value Assessment method, as outlined in Schedule B.
- d. KCCA will not add to or delete from the programs and services supported through the Agreement without first consulting with the Municipality and identifying such changes in the annual budget process. Any changes to the programs or services must be approved in writing by the Municipality and any such change following the Municipality's written approval shall be reflected in an updated Schedule A and Schedule B to be circulated and posted once the final annual budget is approved.
- e. Any change to the total municipal support outlined in Schedule B will be reviewed and approved by the KCCA Board of Directors within the annual budget process including a 30-day consultation period with the Municipality and applied effective January 1 each calendar year.
- f. KCCA may charge a user fee in the delivery of any of the programs and services outlined in Schedule A where appropriate to reduce costs apportioned to the Municipality.

Review and Regular Intervals

4. This Agreement shall be reviewed by the parties:

- a. On an annual basis; and
- b. Prior to the expiry of the Initial Term and each Renewal Term it shall be KCCA's

responsibility to initiate the review with the Municipality at least one hundred and eighty (180) days prior to the expiry of the Initial Term or Renewal Term, as the case may be.

Dispute Resolution

5. The Municipality and KCCA will strive to facilitate open and timely communication at all levels.
6. Where a dispute arises between two or more parties, the parties agree that dispute resolution practices will be implemented using the following principles:
 - a) Agree to a fair process for mediating issues;
 - b) Utilize and equally share the costs of a neutral facilitator as agreed upon by the parties, if required;
 - c) Identify common agreement / ground in the best interest of the parties;
 - d) Identify all options to resolve;
 - e) Select best option.

Early Termination

7. Upon such written notice of intention to terminate this Agreement being given in any calendar year during the Initial Term or Renewal Term, the date that is the last date of such calendar year or such date as may be otherwise agreed to by all parties in writing, shall be the "Termination Date". In the event this Agreement is terminated, any operating expenses and costs incurred by KCCA for providing services shall be paid by the Municipality up to and including the Termination Date.

Available to the Public

8. This Cost Apportioning Agreement shall be made available on the KCCA's website.

Execution

9. The Agreement may be executed in counterparts in writing electronic signature and delivered by mail, facsimile, or other electronic means, including in Portable Document Format (PDF); no one copy needs to be executed by all parties. When each party has executed a counterpart, each of such counterparts shall be deemed to be an original and all such counterparts, when taken together, shall constitute one and the same agreement.

Letters of Agreement

10. The Agreement does not preclude the parties from identifying opportunities for further collaboration to the benefit of both parties, and ensure efficiency, transparency and accountability in the use of resources, including in-kind services and assistance, coordination of complementary policy and program initiatives, and projects involving third

parties. During the term of this agreement if additional programs and services are requested from KCCA to be delivered on behalf of the Municipality a separate Letter of Agreement will be established with the Municipality (or delegated staff member) and attached as an Appendix.

Watershed-based Resource Management Strategy

11. The Municipality acknowledges and agrees that all Programs and Services identified in Schedule "A" shall also be included in a Watershed-based Resource Management Strategy that the KCCA is required to develop and implement in accordance with the *Conservation Authorities Act*.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

KETTLE CREEK CONSERVATION AUTHORITY

Per: _____

Chair - _____

Per: _____

General Manager/Secretary Treasurer - _____

MUNICIPALITY

Per: _____

Mayor - Grant Jones

Per: _____

Clerk - Lisa Higgs

Schedule A – Category 3 Programs and Services Requiring Municipal Financial Support Through Cost Apportioning

SERVICE AREAS

Under Section 21.1 of the *Conservation Authorities Act*, Conservation Authorities (CAs) are to classify their programs and services into 3 categories:

Category 1: Mandatory programs and services where municipal levy can be used without an agreement.

Category 2: Non-mandatory programs and services the CA delivers at the request of a municipality through an MOU or agreement.

Category 3: Other non-mandatory programs and services a CA determines are advisable to implement in the CA's jurisdiction. These programs and services may use municipal levy when a MOU/agreement is in place. Programs and services in Category 3 may also be funded through other means. In the latter situation, an MOU/agreement with the municipality is not required.

It is recognized that natural systems benefit from a systems-wide approach and that watersheds are the ecologically meaningful scale for not only effective planning but to enact meaningful and sustainable change.

KCCA offers a comprehensive list of programs and services that benefit the health of the watershed, protects and educates residents about natural hazards and mitigates the effects of a changing climate. The chart below identifies KCCA's program areas by Category.

Category 1	Category 2			Category 3	
Mandated Programs and Services which all CAs must provide in their jurisdiction. Eligible to be funded by municipal levy. No agreement required. Programs or Services as described in Ontario Regulation 686/21.	Programs and Services at the request of and on behalf of a Municipality through a MOU or other agreement. Programs or Services as described in Section 21.1.1 of the <i>Conservation Authorities Act</i> .			Programs and Services the CA determines are advisable to implement in the CA's jurisdiction. Apportionment Agreement required for municipal levy continuance. Programs or Services as described in Section 21.1.2 of the <i>Conservation Authorities Act</i> .	
	Agreement	Municipality	Date/Status	Agreement Proposed	No Agreement Required
Risk of Natural Hazards	Kettle Creek Dog Park	Central Elgin/St. Thomas	2014/Current	Watershed Monitoring	Campgrounds
Planning and Regulations	Belmont and Union Conservation Areas	Central Elgin	2020/Current	Tree Planting	Land Acquisition
Flood Forecasting/Warning/Low Water	Elgin County Woodlands Conservation Bylaw	County of Elgin	2023/Current		Stewardship
Dam Operations					Education
Natural Hazard Technical Studies	Category 2 Program and Services Agreements are posted on KCCA's web site.				
Conservation and Management of CA Lands					
Significant Areas Management					
Land Acquisition/Disposition					
Inventory of CA Owned Lands					
Conservation Area Strategy					
Provincial Water Quality Monitoring					
Drinking Water Source Protection Program					
Watershed-Based Management Strategy					
General Operating Expenses					
Administration/Communications					
Information Technology/GIS					

Over half of the programs and services included in KCCA's Category 3 program area are supported through self-generated means including fundraising, grant proposal writing and user fees and operate independent of municipal levy. These programs include Campgrounds, Stewardship, Education and Land Acquisition.

The remaining Category 3 services areas of Tree Planting and Environmental Monitoring are core components of integrated watershed management and have been provided within the watershed for decades. These programs have been funded historically through a combination of municipal levy and self-generated revenue.

KCCA is seeking the continued financial support of its member municipalities through levy for the delivery of the Tree Planting and Environmental Monitoring programs as described below:

Tree Planting

Currently, KCCA's forest cover is estimated at 14.15%, well below the 30% recommended by Environment Canada.

KCCA plants ~50,000 trees per year in the watershed through a mixture of large-scale plantings on public and private lands, over the counter tree sales and through the planting of large stock trees on roadsides and community volunteer events. This program area is crucial for bolstering forest cover, increasing biodiversity and is a cost-effective means to mitigate the effects of climate change, flooding and erosion. KCCA strives to match funds provided by its member municipalities with its own fundraising efforts.

Environmental Monitoring (non-mandatory)

While water quality monitoring through the Provincial Water Quality and Groundwater Monitoring Networks are considered Category 1 or mandatory programs, KCCA monitors additional sites that are considered Category 3. KCCA monitors six additional surface water quality sites, conducts benthic invertebrate sampling at 25 locations, and evaluates fish communities through electrofishing at a minimum of 15 sites per year. Surface water and benthic monitoring sites are distributed throughout the watershed to provide a comprehensive analysis of local watershed conditions and are reported every five years through the Watershed Report Card. This long-term historical data is integral to the development of the mandatory Watershed Based Resource Management Strategy.

Schedule B – Apportionment of Category 3 Programs

The municipal costs associated with the Category 3 programs and services outlined in Schedule A are included and clearly identified in KCCA's overall annual budget. These costs will be apportioned among the participating municipalities according to the Modified Current Value Assessment (MCVA) as outlined below.

An increase, if any, to the total levy outlined below for 2023 will be applied effective January 1 each calendar year and will be the same percentage as KCCA's overall budget increase. Current MCVA will be updated as soon as available from the Province. Schedule B will be updated annually and distributed to Member Municipalities following final budget and levy approval.

Apportionment of Category 3 Programs Requiring Municipal Levy for 2023

Municipality	2023 MCVA Apportionment %	Total Cost Apportionment for Service Areas: Tree Planting Environmental Monitoring
Central Elgin	7.857	10,947.71
Middlesex Centre	1.6689	2,325.40
London	56.7532	79,078.21
Thames Centre	1.343	1,871.30
Malahide	0.6798	947.21
Southwold	3.9779	5,542.69
St. Thomas	27.7201	38,624.36
Total	100%	139,337

This appendix will be updated annually and distributed to Member Municipalities following final budget and levy approval.



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2023-50

Being a By-Law to authorize the Corporation of the Township of Southwold ("Township") to establish, maintain and operate a system to provide for the curbside collection of household and institutional, commercial and industrial non-hazardous waste and organic material.

WHEREAS Council deems it in the public interest to establish a system for the collection of waste, and organic material;

AND WHEREAS the Township has the authority to pass by-laws governing waste management matters pursuant to sections 8, 11, 127 and 128 of the Municipal Act, 2002, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Southwold enacts as follows:

1. SHORT TITLE

1.1. This By-law may be cited as the 'Waste Diversion and Curbside Collection By-law'.

2. DEFINITIONS

"Ashes" shall mean the residue, including soot, of any fuel or waste after it has been consumed by fire;

"Bag" shall mean a weatherproof bag, not exceeding 20 kg (44 lbs) in weight, securely fastened and closed at the top;

"Bag-Tag" shall mean an officially approved tag or sticker to be affixed to any bags or receptacles of Waste put out for curbside collection which are in excess of the limits outlined in Sections 5 and 8 of this By-law;

"By-law" shall mean this By-law and any amendments thereto including any Schedule forming part of this By-law and any amendments thereto, as enacted by Township Council from time to time;

"By-law Enforcement Officer" shall mean a designated employee or officer for the Township, or any other person authorized by the Township to enforce the By-laws of the Township;

"Collector" shall mean any person designated or authorized by the Township to collect Waste, Recyclable, Organic or Special Materials pursuant to this By-law, and includes a Township employee or agent, a Collection Contractor, and any person working for a Collection Contractor;

"Collectable Material" shall mean any material that is acceptable by the Township for collection as Waste, , Organic or Special Materials in accordance with this By-Law;

"Collection Contractor" shall mean a company, person, corporation, or partnership performing collection and haulage of Waste, or Organics on behalf of the Township of Southwold;

"Collection Location" shall mean the area designated by the Director on a private property where Waste, and Organic Materials will be collected by the Collector or such an area designated with respect to properties which receive curbside collection, Unless otherwise designated under this Agreement, the Collection Location for curbside collection shall be an area within three feet of the travelled portion of the road closest to the property where the waste was generated;

"Collection Services" shall mean the services provided by the Township for the removal of Waste, , Organic and Special Materials from residential and Industrial/Commercial/Institutional (IC&I) Premises within the Township;

"Construction Debris" shall mean discarded building materials resulting from the erection, repair, demolition, or improvement of buildings or structures;

"Council" shall mean the Council of the Township of Southwold:

"Township" shall mean the Corporation of the Township of Southwold, or the geographical area comprising the Township of Southwold as the context requires;

"Curbside" shall mean the edge of the travelled portion of the Street or road (curb or shoulder);

"Director" shall mean the person appointed from time to time by the Council of the Corporation of the Township of Southwold as "Director of Infrastructure and Development" or their designated representative;

"Hazardous Material" shall mean a substance which, because of its physical, pathological or chemical nature or because of the form in which it exists, may explode, be highly toxic to the environment or corrosive, or is easily ignitable causing intense fires. This shall include, but not be limited to the following: ammunition, antifreeze, batteries, brake fluid, degreasers, drain cleaner, gasoline, herbicides, waste oil, oven cleaner, paints, pesticides, preservatives, septic tank cleaners, solvents and as defined in Regulation 347 (below);

"Householder" shall mean any owner, occupant, lessee, or any person in charge of any dwelling, apartment building or residential condominium;

"Industrial/Commercial/Institutional (IC&I) Premises" shall mean any building, structure or premises used for an industrial, manufacturing, commercial enterprise or institutional purpose and premises occupied for the purpose of carrying on a profession, trade business or service;

"Industrial/Commercial/Institutional (IC&I) Waste" shall mean waste material from any one or more institutional, commercial, industrial, or manufacturing processes, or any waste produced by or at any industrial/commercial/institutional premises;

"Large Articles" shall mean any and all large or bulky household mechanisms and/or other articles commonly used in the home that are determined by the Collector, subject to approval by the Director, to be unsuitable for collection, other than limited Special Materials collection, because of their size, shape or weight including, without limiting the generality of the foregoing, refrigerators, freezers, stoves, washers, dryers, televisions, water tanks, chairs, sofas, tables, mattresses, beds, carpets, et cetera;

"Multi-Residential Property" shall mean a detached building containing more than six (6) dwelling units;

"Non-Collectable Waste Materials" shall mean any Hazardous Material and gaseous, liquid or solid waste that, because of its inherent nature and quality, requires special disposal techniques to avoid creating health hazards, nuisances or environmental pollution including but not limited to items or materials listed in Schedule "A" to this By-law;

"Non-Serviced Area" shall mean an area within the Township where Collection Services, If available, will be provided by the Township only under a Collection Services Agreement with the Owner, being Multi Residential Properties and all areas of the Township for which the Collector's access for Collection Services would be on or over privately owned property such as a parking lot, Private Roadway or laneway or other private land that is not a Street as defined in this By-Law;

"Organics Receptacle" shall mean a container for Organic Materials that complies with the specifications as outlined in Section 8 of this By-Law and shall include containers approved for Multi- Residential Properties and IC& I Premises;

"Organic Materials" and "Organics" shall mean any compostable materials including food stuffs, leaf and yard waste and non-recyclable paper products, including but not limited to Items or materials listed In Schedule "B" to this By-law;

"Owner" when used in relation to property or premises, includes the occupant of real property or premises;

"Private Roadways" shall mean any road or laneway that has not been assumed by the Township of Southwold;

"Public Property" shall mean any property owned by any Federal, Provincial or Local government including the Township of Southwold;

"Receptacle(s)" shall mean any container defined as a Waste Receptacle, or an Organics Receptacle;

have the same meaning as 'blue box material' in the Blue Box Regulation O.Reg 391/21 under the Resource Recovery and Circular Economy Act of 2016.

"Regulation 347" shall mean Regulation 347, R.S.O. 1990, under the Environmental Protection Act, as it may be amended or replaced from time to time;

"Schedules" shall mean all regulations and descriptive documents attached to and forming part of this By-law including any amendments thereto;

"Serviced Unit" shall mean any Single Unit Property, Multi-Residential Property or Industrial/Commercial/Institutional Premises that receive Collection Services pursuant to this By-law;

"Sharps" shall mean hypodermic needles, lancets and insulin "pen tips";

"Single Unit Property", also referred to herein as a "Household", shall mean a unit consisting of one or more rooms designed for use as a single housekeeping establishment where the number of units/households in a detached building does not exceed six (6);

"Street" for the purposes of this By-Law shall mean any public highway, road, or dedicated street and any municipally owned lane, alley, square, place, thoroughfare or way within the Township of Southwold;

"Trade Waste" shall mean any abandoned, condemned, or rejected product, byproduct of manufacturing process, contractors' or builders' scrap and reuse, the spoiled or unspoiled stock of any wholesale or retail dealer garage and service station refuse; or any solid wastes originating from any industrial processes or associated with commercial business;

"User-pay" refers to the Township program established for recovering costs of waste collection which requires owners of serviced units to purchase Township Bag Tags for curbside placement of waste;

"Waste" shall mean any residential, commercial, institutional or industrial rejected, abandoned, or discarded material that is not Organic Material, Recyclable Material or other items defined in Schedules "A", and "B";

"Waste Receptacle" shall mean a waste receptacle which complies with the specifications outlined in Section 8 of this By-Law and shall also include a Bag and a container approved for Multi- Residential Properties or IC&I Premises;

3. GENERAL PROVISIONS

- 3.1. All terms used in this By-law which have not been defined in this By-law shall be given the meanings provided for such terms in the Ontario Environmental Protection Act, and the regulations thereunder, as amended.
- 3.2. The necessary grammatical changes required to make the provisions in this By-law apply to corporations, partnerships, trusts, and individuals, male or female, and to include the singular or plural meaning where the context so requires, shall in all cases be assumed as though fully expressed.

- 3.3. The insertion of headings is for convenience of reference only and shall not affect the interpretation of the sections of this By-law to which they relate.
- 3.4. Where a provision of this By-law conflicts with a provision of another Township of Southwold By-law, the provisions that establishes the higher standards to protect the environment, and the health, safety and welfare of the general public shall prevail.
- 3.5. The Schedules to this By-law form an integral part of this By-law.
- 3.6. If any provision of this By-law is declared invalid or inoperative in any respect by a Court of competent jurisdiction, it is intended that such provision shall be severed from the By-law and the remainder of the By-law continues in full force and effect.

4. ADMINISTRATION

- 4.1. This By-Law shall be administered and enforced by the Director or their designate.
- 4.2. The Director or their designate has power, subject to any limitations contained in this By-law, to:
 - a) determine collection schedules, to specify the time, day and frequency of Collection Services and give notice to the public of such collection schedules and of changes to the collection schedules;
 - b) determine the classification or designation of specific items as Collectable Materials, as Non- Collectable Waste Materials or as Special Materials;
 - c) determine the Collection Location for Waste, and Organic Receptacles, or any other items that are designated for receiving Collection Services, and give notice to the public of same or to the affected Owner;
 - d) determine that Owners who do not participate fully in the Collection Services for Organic Materials are not eligible to receive Collection Services for Waste;
 - e) determine whether a building, Collection Location, or property is safe for entry by an employee or agent of the Township having regard to the physical conditions and layout, Collector's safety and pedestrian public safety, loading

facilities, method of handling Collectable Materials at the building, or Collection Location of the property, the presence of a troublesome or nuisance animal or any other factor;

- f) impose limits to the level of Collection Services Including the quantities and classes of materials to be collected;
 - g) determine whether or not Collection Services will be made available in a Non-Service Area or to Non-Serviced Units following the Township's policies Including Schedule "C" and subject to the Township's contractual arrangements with the Collector(s);
 - h) determine whether any receptacle, container or storage unit is suitable and safe for collection;
 - i) determine the method, manner or other requirements for the collection and disposal of material for which there are Collection Services;
 - j) establish and enforce standards, policies and/or guidelines governing the restriction, suspension or termination of Collection Services to any person or business for failure to comply with the provisions of this By-law;
 - k) establish and enforce the terms and conditions on which Collection Services which have been restricted, suspended or terminated under this By-law may be re-installed in whole or in part;
 - l) establish standards, policies and/or guidelines for the handling and disposal of Materials and Non-Collectable Waste Materials and provide Information to the public regarding such handling and disposal;
 - m) suspend Collection Services in all or part of the Township for a specified time in the event of inclement weather or other conditions (e.g.: construction) which renders the provision of Collection Services unsafe; and,
 - n) deal with any other matter assigned by this By-law or necessary for the administration of this By-law.
- 4.3. No servant of the Collection Contractor or other Collector shall demand or accept any gift, gratuity, payment, or consideration whatsoever for services rendered save and except such wages or remuneration arising from their

employment with the said Collection Contractor or Collector; and no person shall offer or give any such gratuity, gift or payment to a servant of the Collection Contractor or any other Collector.

5. PARTIAL USER-PAY PROGRAM

- 5.1. Household dwelling units with six (6) or less with a weekly collection schedule, shall be provided with curbside collection services, by the Township of up to a maximum of three (3) items as outlined in Section 8 of this By-law per collection day, per dwelling unit.

Household dwelling units with a bi-weekly collection shall be provided with curbside collection services by the Township of up to a maximum of six (6) items as outlined in Section 8 of this By-law per collection day, per dwelling unit.

Any dwelling unit requiring additional items per collection day must affix a Bag Tag attached to each item over the limit indicating a fee for service has been paid.

- 5.2. Commercial or Institutional properties, with a weekly collection schedule shall be provided with curbside collection services by the Township of up to a maximum of three (3) Items outlined in Section 8 of this By-law per collection day per building unit.

Commercial or Institutional properties with a bi-weekly collection schedule shall be provided with curbside collection services by the Township of up to a maximum of six (6) Items outlines in Section 8 of this By-law per collection day per building unit.

Any property requiring more Items per collection day must affix a Bag Tag attached to each Item over the limit indicating a fee for service has been paid.

- 5.3. Bag Tags will be made available for purchase at various authorized retail outlets throughout the Township and at the Township municipal office.
- 5.4. No person shall modify or attempt to alter a Bag Tag as defined for purposes of this By-Law.

- 5.5. No person shall in any manner duplicate or reproduce the official Bag Tag as described in this Section 5, without the express written consent of the Township of Southwold.
- 5.6. The price of the Bag Tags shall be approved by the Township in its rates and fees By-Law and will be subject to change from time to time.
- 5.7. The price constitutes a user fee for the collection of Waste by the Township pursuant to this By-law. The payment of such fees shall be made to the Corporation of the Township of Southwold through the purchase of user-pay Bag Tags from the Township's authorized agents.

6. ELEGIBILITY FOR SERVICE

- 6.1. All Single Unit Properties and those Multi-Residential Properties approved under Section 4.2 g. and 6.8 of this By-Law shall be eligible to receive Collection Service unless the owner does not comply with all relevant requirements contained in this by-law.
- 6.2. All owners of Multi-Residential Properties shall provide, for use by residents, sufficient containers for the source separation of Waste, Recyclable and Organic Materials (as described in Ontario Regulation 103 of the Environmental Protection Act).
- 6.3. Industrial / Commercial / Institutional Premises that are able to meet the requirements of this By-law are eligible to receive Collection Services.
- 6.4. The Owner of any Non-Serviced Unit shall provide a system for the collection, removal, and disposal of all Collectable Material from such property at the Owner's expense.
- 6.5. Failure by any Serviced Unit to comply with the requirements of this By-law may result in the refusal or suspension of Collection Services by the Township and/or may be convicted of an offense.
- 6.6. An owner of a Multi-Residential Property or an Industrial / Commercial / Institutional Premises, who finds the collections established by the Township pursuant to this By-law inadequate to keep such premises free of accumulated

Waste and other refuse, may make other arrangements, at their own expense, for the collection and removal thereof as may be required.

- 6.7. Owners of Non-Serviced Areas may apply for Collection Services and will be considered by the Township for inclusion providing that such services can be safely and efficiently provided by the Township in accordance with the Township's operations guidelines and policies as defined in Schedule "C".
- 6.8. Owners of Multi-Residential Properties may apply for Collection Services and will be considered by the Township for inclusion where a Multi-Residential Property provides a properly designed, constructed and maintained privately owned road system whereby, in the opinion of the Director or their designate, collection vehicles can safely drive onto the private property to an exterior ground level Collection Location adjacent to the road system, collect the Collectable Material and return to Public Property, the Township shall provide collection subject to Schedule "C".

7. FREQUENCY AND TIMES OF COLLECTION

- 7.1. Waste Collection Services shall be provided by the Township once per week in the urban areas of Talbotville, Ferndale and Lynhurst, and once bi-weekly elsewhere to all Serviced Units between the hours of 7:00 a.m. and 6:00 p.m., Monday to Friday.
- 7.2. Organics Collection Services shall be provided by the Township, at a minimum, on alternating weeks on the opposite week to Waste Collection in the urban areas of Talbotville, Ferndale and Lynhurst, to all Serviced Units between the hours of 7:00a.m. and 6:00p.m., Monday to Friday.
- 7.3. All Collectable Material Receptacles containing material for removal by the Collector, shall be placed to the edge of the roadway on the day of collection before 7:00 a.m. local time on the date fixed for collection but in no case shall Collection Receptacles be placed before 6:00 p.m. local time on the day prior to the date fixed for collection.
- 7.4. The Township is not responsible for the collection of Collectable Material placed at the edge of the roadway after 7:00 a.m. local time on the day fixed for collection.

- 7.5. Waste Collection Services may decrease at the designation of the Director or their designate.
- 7.6. On each collection route Collection Services shall be provided on the same day of the week.
- 7.7. For the purposes of carrying out Waste, and/or Organic collections in the Township, the Director or their designate may divide the Township into such collection areas as may be deemed necessary and fix a day or days on which Collectable Material shall be collected in the areas.
- 7.8. The Director or their designate will designate the days of collection, which may be altered from time to time. Public notification of any change in the days of collection will be advertised by the Township prior to the effective date of any such change.
- 7.9. The Director or their designate may make such temporary or permanent exceptions to collection hours, frequency rate, and schedules as deemed appropriate from time to time.
- 7.10. The Director or their designate may delay, suspend or cancel curbside Collection Services due to weather conditions, construction projects, or other health and safety related Issues, and will attempt to notify affected property Owners of such changes.

8. WASTE, AND ORGANIC RECEPTACLES

- 8.1. Every Person placing Waste for curbside Collection Services by the Township shall ensure that Waste Receptacles comply with the following requirements:
 - a) Small Receptacle – Considered 1 Item of Waste
one (1) standard Bag for the collection of Waste shall be no larger than 76 cm x 83 cm (30 inches x 33 inches or 83 litre capacity) and shall weigh less than 20 kg (44 pounds)
- OR;**
- a container or can meeting these specifications:
- filled weight less than 20 kg (44 pounds),

- capacity no greater than 88 litres (20 gallons), external height no greater than 66 centimetres (26 inches),
- a lid which may be easily and completely removed to facilitate collection, and
- in good condition with two handles on either side, safe for use and rust resistant.

b) Large Receptacle – Considered 2 Items of Waste

one (1) oversized bag for the collection of Waste, larger than 76 cm x 83 cm (30 inches x 33 inches), with a capacity no greater than 140 litres and a weight less than 20 kg (44 pounds)

OR;

a container or can meeting these specifications:

- filled weight less than 20 kg (44 pounds),
- capacity no greater than 140 litres (32 gallons), external height no greater than 84 centimetres (33 inches),
- a lid which may be easily and completely removed to facilitate collection, and
- in good condition with two handles on either side, safe for use and rust resistant.

- 8.2. The Township may provide the use of 242 Litres (64 gallon) carts to Multi-Residential Properties receiving Collection Services as outlined in Schedule "C".
- 8.3. Every person placing Organics for collection by the Township shall only use only the 242 Litres (64 gallon) "composter cart" Organic Receptacle provided by the Township for collection. The provided "composter cart" remains under the ownership of the Township and must remain with the property to which it was assigned.
- 8.4. All Receptacles for Waste, and/or Organics shall be maintained in a clean and safe condition.
- 8.5. Collectors shall not collect Organic material set out in Waste bags.

- 8.6. The Township is not responsible for the replacement of any lost, damaged (from regular wear and tear or from any other cause whatsoever), or stolen Receptacles.
- 8.7. A storage box for Collectable Material will be permitted for end of laneway/driveway use for set out of bags or other Receptacles provided the box complies with the following requirements:
- a) have the approval of the Director or their designate;
 - b) placed within 1 metre (3 feet) from the travelled portion of the road;
 - c) no more than 95 cm(37 inches) high at the front of the box;
 - d) if the box has a hinged lid, the lid must be of a weight and so constructed that the lid can be easily opened and secured to allow for removal of the waste;
 - e) maintained in good condition and good working order and safe for use; and,
 - f) Collectable Materials must be bagged inside of the box, (or in other Receptacles as authorized by this By-Law); no loose material will be permitted.

9. PREPARATION OF WASTE AND ORGANIC MATERIALS

- 9.1. On each Waste collection day, no person shall set out Waste in excess of the item limits described in Sections 5.1, 5.2 and 8.1 of this By-Law, unless a Bag Tag is affixed to any waste in excess of this limit as outlined in Section 5 of this By-Law.
- 9.2. All Organic Materials set out for collection shall be placed clean and loose and free of plastic bags into the provided 242 litres (64 gallon) "composter cart.
- 9.3. Collectable Material Receptacles shall be removed from the street as soon as possible after collection.
- 9.4. No person shall set out Waste Materials for collection that weigh in excess of 20 kilograms (44 pounds) per Receptacle.
- 9.5. Where Waste Receptacles are set out at curbside, they shall not be piled on each other or on other materials.
- 9.6. It shall be the responsibility of any person putting out material for collection to ensure that no material is scattered by wind, animals, or other cause, or by improper preparation of material prior to collection.

- 9.7. Every person who puts out material for collection shall ensure that:
- a) Waste for disposal does not contain materials described in Schedule "A", or "B";
 - b) all Organic materials listed in Schedule "B" are separated from Waste, placed in an Organic Receptacle and placed out for collection on the day prescribed for collection of Organics;
 - c) any sharp objects or broken glass are securely wrapped so that the sharp object or broken glass cannot pierce the Receptacle;
 - d) they forthwith cleans up any mess or debris created if all or any of the Collectable Materials spill from, or for any reason are no longer contained in, the Receptacle;
 - e) they place the required Receptacle at the Collection Location designated by the Director or their designate for collection but not so as to impede or obstruct pedestrian or vehicular traffic or Street maintenance operations.
- 9.8. No person shall pick over, interfere with, disturb, remove or scatter any Collectable Materials placed out for the Collection Services.
- 9.9. No person shall permit any animal owned by them or under their care or control to pick over, interfere with, disturb, remove or scatter any Collectable Materials set out for the Collection Services.
- 9.10. No Owner who has signed a Multi-Residential Collection Services agreement shall place or permit any Non-Collectable Waste set out in Schedule 'A' to be placed for collection as Waste.
- 9.11. No Owner who has signed a Multi-Residential Collection Services agreement shall fail to ensure that all Organics Materials described in Schedule "B" are separate from Waste and placed in an Organics Receptacle approved by the Township.
- 9.12. No person shall suffer or permit any Hazardous Material to be deposited or placed in any Receptacle for removal by the Contractor.
- 9.13. No person shall place or permit to be placed any Trade Waste or Construction Debris whatsoever on or in any Street or Public Property except on Waste Collection dates and to the extent same as may be contained in Receptacles in accordance sections 5.1, 5.2, 8.1 and 10.1 of this By-Law.

10. LOCATION OF WASTE AND ORGANICS FOR COLLECTION

- 10.1. Every person putting out Collectable Materials for collection by the Collector, shall comply with the following requirements as a condition of the provision of such Collection Service:
- a) All Receptacles shall be placed in a fully visible location at the premises where the material is generated within one (1) metre (3 feet) from the edge of the travelled Street or road along which Collection Service is provided;
 - b) Receptacles shall be placed either on the property from which they are to be collected, or on the road allowance nearest to the curb at the front of the property in the place of easiest access to the Collector and at ground level;
 - c) Where compliance with paragraphs 10.1a or 10.1b cannot reasonably be effected, the Director or their designate may designate the Collection Locations in writing at which Receptacles shall be placed for collection;
 - d) In all cases, every Receptacle shall be placed so as not to obstruct the traveled portion of a Street, public sidewalk, or any other public way;
 - e) In all cases, no Receptacles shall be placed, nor allowed to be, in the gutter or ditches, or on the traveled portion of the roadway;
 - f) During times of snow accumulation, every Receptacle shall be left for pickup in an area where the snowbank has been cleared to ground level at the curb, or at such other location as may be designated in writing or by public advertisement by the Township;
 - g) No Collector, in order to collect Waste and/or Organic Materials, is obliged to enter into any building, ascend any stairway, enter into any elevator, hoist or lift or access a privately owned driveway or other private property beyond the vicinity of the curb where Receptacles are to be placed unless specifically authorized in writing by the Director or their designate;
- 10.2. Where, prior to the enactment of this By-law, the Collector has carried any Householder's Receptacles from the place where they are normally kept by the Householder to the Collector's truck and have thereafter returned the empty Receptacles to such place, the Collector shall, during the months of October to May inclusive in each year, during the term of the Collection Contractor's contract, continue this practice. The Director may from time to time designate further Single Unit Properties where such practice shall be established because of the health or infirm condition of the Householder but in no event shall the total number of Single Unit Properties where such practice is followed exceed

twenty (20) percent of the total number of Single Unit Properties in the Township.

- 10.3. Every person wishing to put out Waste, and Organic materials for collection by the Township in Non-Serviced Areas, shall comply with the following requirements as a condition of the provision of such Collection Service:
 - a) The Owner of any property where access for Collection Services would be from a Private Roadway or who wishes to receive Collection Services anywhere other than the municipal Street curbside, must apply to the Director and Collection Services will be subject to the policies set out In Schedule "C";
 - b) The Owner of any privately owned area or roadway served by Township Collection Services shall ensure that the authorized Collection Location is maintained and in good repair, and free from snow, ice, and any other obstructions which may impede access to the Receptacles by Collectors and collection vehicles;
- 10.4. Where any commercial Public Property area is serviced by any accessible lane or alley in the rear of the premises, whether privately or municipally owned, the Collector shall collect all garbage placed adjacent to such alley in Receptacles in accordance with Section 8.

11. COLLECTABLE AND NON-COLLECTABLE WASTE AND ORGANICS

- 11.1. No person shall place Waste, or Organics out for collection by the Township except in accordance with this Bylaw,
- 11.2. No person shall place Waste out for collection over the Item limits, (described in sections 5.1, 5.2, and 8.1) which is not affixed with a Bag Tag. Such un-tagged Waste which does not otherwise comply with the provisions of this by-law shall not be collected under this By-Law.
- 11.3. Any Organics which are not placed out according to Township guidelines, or which do not otherwise comply with the provisions of this by-law, shall not be collected.
- 11.4. No person shall set out for Waste removal Collection Services any Recyclables, Organics or other materials defined in Schedule 'A','B',

- 11.5. No person shall set out for Organics removal Collection Services any Organic Materials other than those included in the Township program defined in Schedule "B" and as amended from time to time.
- 11.6. No person shall place ashes out for collection sooner than one (1) week after removal from a fireplace.
- 11.7. No person shall place Hazardous Material in any Receptacles for Collection Services.
- 11.8. No person shall place Large Articles at Collection Locations for collection.
- 11.9. All Collectable Material not collected by the Collector for any reason mentioned in this By-Law, including materials from non-serviced units, shall be the responsibility of the property owner.

12. LITTERING AND ILLEGALE DUMPING

- 12.1. No person shall throw, place or deposit in or on any Street or other Public Properties within the Township any discarded material, refuse, Recyclables, Organics, Waste or Non -Collectable Material, Large Articles or other castoff items, except as provided for in this By-Law.
- 12.2. No person shall throw, place or deposit any discarded material, refuse, Recyclables, Organics, Waste or Non -Collectable Material, Large Articles or other castoff items, upon privately owned property without the consent of the property Owner.
- 12.3. No person shall suffer or permit others to throw, place or deposit discarded materials, refuse Recyclables, Organics, Waste or Non-Collectable Material, Large Articles or other castoff items upon any premises owned, leased or occupied by them or under their control nor cause to allow the accumulation of any Waste, litter, Non-Collectable Waste Materials, Recyclable Material, Organic Material, Large Articles or any matter or thing which may endanger property or public health and safety.
- 12.4. No person shall convey through the streets within the Township limits any, Waste, Organic Material or Recyclable Material unless such material is properly

contained and conveyed in vehicles so that the material is totally enclosed or covered with canvas or tarpaulins so fastened along the edges of the vehicles to prevent any of the contents from falling upon the streets.

13. CURBSIDE PROHIBITION PENALTIES

- 13.1. Waste Receptacles found by the Collector to contain any of the materials outlined in Schedules "A", and "B" will be tagged as un-collectable and left behind at the curb.
- 13.2. Waste Receptacles found by the Collector to contain any of the materials outlined in Schedules "A", and "B" and which have been tagged as un-collectable may be inspected by By-Law Enforcement staff and fees applied under Section 16.2.3 below.
- 13.3. Littering and/or roadside dumping of Waste, Recyclable, Organic, Hazardous Materials or Large Articles may be inspected by By-Law Enforcement staff and fees applied under Section 15.2.c. against the dumping party and/or the Owner of the property where such materials originated.
- 13.4. By-Law Enforcement staff may inspect Waste Receptacles placed at the curb for Waste collection. Any Waste Receptacles found to contain any of the materials outlined in Schedules "A", and "B" may be collected separately and further inspected to identify the person responsible for placing the material at the curb and/or the Owner of the property from which the materials originated. The person who directly or by means of an agent discarded the Schedules "A", and "B" material as waste, shall be liable for the total expense incurred for the removal and investigation of the non-waste material and may have Waste Collection Services suspended at the Director's discretion.
- 13.5. Payment shall be made within thirty (30) days after receipt of an invoice indicating the total expense incurred under this Section 13 and Section 15.2.c. Requiring this payment shall not preclude any prosecution for violation of this By-Law.
- 13.6. Any invoices or expenses that remain unpaid for the removal of Waste shall be added to the tax roll of the owner of the property where the Waste originated, to be paid and collected as municipal taxes, as provided In the Municipal Act,

2001, S.O. 2001, c.25 as amended or in such a manner as the Township deems appropriate.

14. OFFENCES

14.1. Every person who:

- a) contravenes any provision of this By-law;
- b) maliciously, willfully or negligently tampers with any facility, structure, receptacle or equipment used in the collection of waste, recyclables or organics pursuant to this By-law; or
- c) obstructs, hinders, or causes to be obstructed or hampered any Collector or Collection Contractor(s) in the performance of any work duty or the exercise of any power in relation to this By-law.

is guilty of an offence; and upon summary conviction shall be liable to set fines for offences listed in Schedule "D" or otherwise to a fine of not more than \$5,000.00 for a first offence and not more than \$25,000.00 for any subsequent offence.

14.2. Each day on which an offence occurs or continues under this By-law shall constitute a separate offence.

14.3. Any person who contravenes any provision of this By-law may be temporarily refused Collection Services.

14.4. If this By-law is contravened and a conviction entered, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may, in addition to any other remedy and to any penalty that is imposed, make an order prohibiting the continuation or repetition of the offence by the person convicted.

15. ENFORCEMENT

15.1. When Collectable Materials or Non Collectable Waste Materials are placed or accumulated or set out for Collection Services in violation of this By-law and the material has originated from a property within Southwold, the Director or their designate shall send notice to the property Owner at the address shown on the last revised assessment roll or to the last known address. Such notice, in the

form of an Order to Comply, shall detail the violation and allow the owner three business days of notice from the time of receipt to correct the violation. Such notice shall be deemed to be received, if delivered other than by hand, five days after the date of notice. A new notice shall be issued and served for each violation and further violations, even if of the same nature.

- 15.2. If the Owner of any property fails to comply with anything required to be done in accordance with this By-law, the Township, in addition to prosecution for offenses and all other remedies, shall:
- a) have the right to remove the Waste accordingly and, for this purpose with its servants and agents, from time to time enter in and upon the property;
 - b) not be liable to compensate such Owner or any other person having an interest in the property by the reasons of anything done by or on behalf of the Township under provisions of this Paragraph; and
 - c) have the right to recover from the Owner of the property any amount expended by or on behalf of the Township under the authority of this Paragraph and such amounts may be collected as Municipal taxes and added to the Tax Roll of the Owner of the property where the waste originated - Municipal Act 2001, S.O. 2001, C. 25 as amended.
- 15.3. Nothing In this Section 15 precludes curbside penalties under Section 13 of this By-Law or notification and prosecution of offences forthwith or at any time upon occurrence of an offence referred to in Section 14 of this By-Law

This By-law may be enforced by a Township By-law Enforcement Officer, or their designate Any By-Laws that are inconsistent with the provisions found in this By-Law are hereby repealed.

This by-law shall come into force and take effect on the final passing thereof.

READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME AND FINALLY PASSED THIS 11th DAY OF SEPTEMBER, 2023.

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs

Schedule "A" to By-law No. 2023-50
NON-COLLECTABLE AS WASTE MATERIALS

The following materials are not acceptable for collection through the
Waste collection program:

- a) Hazardous waste, as defined in Regulation 347, as amended from time to time;
- b) Acceptable Recyclable Material as defined by Circular Materials Ontario (CMO)
- c) Acceptable Organic Material as defined in Schedule "B" and elsewhere in this By-law;
- d) Biomedical or pathological waste, whether solid or liquid such as bandages, syringes, drugs, vaccines, vials, medicines, as designated and regulated in Regulation 347, as amended from time to time;
- e) Non-anatomical waste infected with a communicable disease;
- f) PCB waste;
- g) Radioactive waste;
- h) Tires
- i) Motor vehicles or parts thereof;
- j) Live animals or birds, carcasses or parts of any animal or other creature, save for normal kitchen Organic Material, which has been drained of all liquids;
- k) Manure, septic or holding tank pumping's, or raw sewage;
- l) Materials of any kind or nature that contain hot live coals or fire;
- m) Explosive, highly combustible, or ignitable waste;
- n) Any gaseous, semi-liquid, or liquid waste;
- o) A designated substance as prescribed under section 70(23) of the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended and the regulations thereunder;
- p) Sealed metal or plastic drums or barrels;

- q) Any material set out for collection over the Item limit not tagged with a Bag Tag in accordance with Sections 5 and 9 of this By-Law;
- r) Other material as designated by the Township from time to time;

Schedule "B" to By-law No. 2023-50
ORGANICS MATERIALS

The following materials are accepted for the purposes of the Township of Southwold source separated Organics program.

Acceptable Curbside Composter Organic Cart Materials are limited to:

- a) Leaves
- b) Yard Waste
- c) Brush - the cuttings, twigs and branches from trees no longer than 40cm(15 in.) and having a diameter no larger than 5cm (2 in.)
- d) Fruit & vegetables
- e) Meat and fish (includes bones, skin, fat and shellfish related to food preparation)
- f) Grain Products (includes pasta, bread, rice and cereal)
- g) Baked goods or baking ingredients (Includes cake, cookies, flour, sugar, spices, eggs and eggshells)
- h) Dairy Products (includes milk, cheese and yogurt)
- i) Other food products (Includes candy and confectionary, nuts, coffee grounds, coffee filters and tea bags)
- j) Paper Products (includes paper towels, facial tissue, muffin paper)
- k) Note: the following paper products are recyclable and are best placed in the Blue Box, but if they are heavily soiled with food they are accepted in the Green Bin program:
- l) soiled paper plates and cups, boxboard and cardboard (pizza boxes), flour and sugar bags, moulded pulp trays (egg cartons & take-out trays), newspaper,
- m) Pet Waste (includes kitty litter, dog waste, pet bedding and fur, feathers, pet food and bird seed)

**Schedule "C" to By-law No. 2023-50
PRIVATE PROPERTY POLICY AND AGREEMENT**

The Township of Southwold operating practice for collection of Waste, and Organics is that Collection Services are not provided to or on private property/roadways. However, Collection Services may be provided to privately owned roadways and properties Including Multi-Residential Properties upon review by the Township and in consultation with the Collection Contractor. Some such Collection Services are subject to future contractual arrangements with Township contractors and are not available under contracts in place at the time of the passing of this By-Law.

To provide for consistency as increased Collection Services can be made available by the Township, and to establish a common approach for providing Collection Services on privately owned property throughout the Township of Southwold the following shall apply.

The Township of Southwold, or Its designated Contractors, may enter private property for Collection Services provided that:

- a) The Township has determined that the Private Roadways or private lands to be used by collection vehicles are physically satisfactory; and
- b) The Owners or occupants of the private property have executed the required Application, Indemnity Agreement and Collection Services Agreement with the Township.

If it is determined that entry onto private property is not feasible and/or the required Indemnity and Collection Service Agreements have not been executed, the Township may refuse to enter the private property/roadways for the collection of Collectable Material and may at its own discretion determine alternate collection arrangements, if any form of the Collection Services can be offered.

Assessment of Eligibility for Entry on Private Property

To determine the eligibility for entry on to private property for collection the following criteria shall apply:

- a) The physical ability to provide Collection Service on the private property (new or existing development) is based on the Township's contractual arrangement with its Collection Contractor(s) and the Township's determination of safety, risk/liability factors and the Collection Contractor's ability to access the proposed location. The roadway, private parking area or other land shall be assessed by the Township and/or its contractor for the following requirements:
- b) The Private Roadways/Properties must be designed to permit access to and egress from Collection Locations without reversing the Collector's vehicle and must provide unobstructed access to materials to be collected
- c) For developments that do not permit through passage, a turnaround area will be required. Private Roadways/Properties or access lands must have a minimum width of 6.00 meters
- d) The overhead clearance must meet or exceed the standards prescribed in the Ontario Highway Traffic Act. Overhead clearance throughout the laneway must be a minimum of 4.4m
- e) Turning radii onto the laneway must be a minimum of 9.5m inside and 14m outside
- f) The Private Roadway/Property must be maintained and in good surface repair and clear of ice and snow

For safety and liability reasons, the Township requires that a private roadway be designed to permit a collection vehicle to service areas without the need to reverse. The Township will consider the use of a turnaround area for the collection vehicles. The area must be dedicated specifically for the turning movements of collection vehicles and shall have appropriate signage indicating that parking will not be permitted in the area required by the collection vehicles. Repeated obstruction of the turnaround area will result in loss of curbside Collection Services.

A properly executed Indemnity Agreement and Collection Service agreement or Multi-Residential Collection Service agreement must be obtained from all private property owners prior to commencement or continuation of Collection Services where access for collection is on a Private Roadway or property.

A site plan of the private property must be prepared at the Owner's expense, showing the Collection Location(s), access route and facility(ies), and detailing the geometric requirements in compliance with the site access criteria listed under 1 above.

Schedule "D" to By-law No. 2023-50

**To provide regulations governing the collection
and removal of waste and other refuse in the Township of Southwold**

**Part 1 Provincial Offences Act
Set Fine Schedule**

Item	Short-form wording	Provision creating or defining offence	Set Fine (Includes cost)
1.	Duplication of a Bag-Tag	5.5	\$155.00
2.	Improper Waste Receptacle or Bag	8.1	\$155.00
3.	Improper Organics Receptacle	8.4	\$155.00
4.	Pick over, scatter or remove Collectable Materials	9.8	\$155.00
5.	Permit animal to pick over material	9.9	\$155.00
6.	Disposal of Hazardous Material	9.2	\$275.00
7.	Disposal of additional receptacle without bag tag	11.2	\$155.00
8.	Throw, place or deposit upon public property	12.1	\$155.00
9.	Throw, place or deposit upon private property	12.2	\$155.00
10.	Accumulate refuse upon any premises	12.3	\$155.00
11.	Tampers with any facility, equipment	14.1b	\$155.00
12.	Obstructs any Collector	14.1c	\$155.00

**NOTE: The general penalty provision for the offences listed above is found in
Section 61 of the Provincial Offences Act, R.S.O. 1990, c. P.33**

Ministry of Infrastructure

Infrastructure Programs and Projects
Division

777 Bay Street, 4th Floor, Suite 425
Toronto, Ontario M5G 2E5

Ministère de l'Infrastructure

Division des programmes et des projets
d'infrastructure

777, rue Bay, 4 étage, Suite 425
Toronto (Ontario) M5G 2E5



MEMORANDUM TO: Municipal CAOs

FROM: Jill Vienneau
Assistant Deputy Minister
Infrastructure Program and Projects Division

DATE: August 14, 2023

SUBJECT: Red Tape Reduction for Designated Broadband Projects

I am pleased to write to you today to provide an update on our efforts to expand high-speed internet access across the province.

In Spring 2023, Ontario introduced the *Less Red Tape, Stronger Economy Act, 2023* to help build on the government's efforts to reduce burden for businesses, not-for-profit organizations, municipalities and other provincially regulated entities. The Ministry of Infrastructure would like to highlight two measures related to this initiative:

1. Amendments to the *Building Broadband Faster Act, 2021* (BBFA) to address barriers to timely municipal permit approvals and efficient infrastructure data collection.
2. Updated guidance to broadband stakeholders through a new version of the *Building Broadband Faster in Ontario Guideline*.

BBFA Amendments

The *Less Red Tape, Stronger Economy Act, 2023* (formerly Bill 91) received Royal Assent on June 8, 2023, amending the *Building Broadband Faster Act, 2021* (BBFA) to remove further barriers or delays to designated broadband project construction and to support a streamlined approach to the deployment of high-speed internet infrastructure in the province.

The amendments to the BBFA provided the Minister of Infrastructure with authority to set out certain new regulatory requirements related to infrastructure data collection and conditions for municipal permitting. Effective July 1, 2023, O. Reg. 436/22 Definitions

and Prescribed Provisions under the BBFA was amended, by way of a Minister's amending regulation, to set out the following:

1. **For infrastructure data collection under s. 20.1 of the BBFA:** Upon request from the Minister of Infrastructure, certain persons or entities who own or operate utility infrastructure within 100 metres of a designated broadband project must submit the requested data in the form required by the Minister within 15 business days of receiving the request.
2. **For municipal permitting under s. 10.1 of the BBFA:** Municipalities may not require proponents to execute a legal agreement in advance of providing access to municipal rights-of-way under s. 10.1 of the BBFA. However, municipalities may require internet service providers (ISPs) to agree in writing to take steps to negotiate such agreements in good faith as soon as reasonably possible as a condition for providing access to their rights-of-way.

These changes are intended to advance broadband projects and ensure mechanisms are in place to protect the interests of municipalities. The Ministry of Infrastructure is developing resources to support municipalities with cost recovery related to designated broadband projects and will ensure that appropriate measures are in place to protect data that is shared.

Building Broadband Faster in Ontario Guideline (Version 3.0)

The Ministry of Infrastructure and Infrastructure Ontario has also updated the Building Broadband Faster in Ontario Guideline (Version 3.0). This Guideline was first released in April 2021 with input from municipalities, ministries, and other partners as a tool to expedite the delivery of designated high-speed internet projects. It was updated in August 2022 as well as in August 2023, to reflect new regulatory requirements that came into effect after its original release.

Guideline 3.0 provides additional clarity and best practices for completing work for designated broadband projects in compliance with legislative and regulatory requirements under the BBFA, the *Ontario Underground Infrastructure Notification System Act, 2012* (One Call Act) and the *Ontario Energy Board Act, 1998* (OEBA).

Key updates to the Guideline include:

- Information on new regulatory measures, including those under the BBFA mentioned above in addition to amendments to the OEBA and One Call Act regulations.

- A new process to help resolve disputes between parties and work with sectors to ensure that they comply with the laws and regulations that are helping to build broadband faster.
- Clarity on the Ministry of Transportation's efforts to speed up their permit process for provincially funded broadband projects.
- Additional guidance on cost sharing for using electric infrastructure to build these projects.

To review the updated Guideline, please visit [Building Broadband Faster in Ontario](#).

Support Tools

Infrastructure Ontario has tools in place that will provide assistance to municipalities, proponents of designated broadband projects and other stakeholders related to new requirements under the legislation and the overall implementation of these projects across the province. These include the Technical Assistance Team (TAT) and the use of an online platform called the Broadband One Window (BOW). The TAT plays a key role in supporting permit applications and facilitating resolutions between stakeholders if disputes arise. BOW will help stakeholders work collaboratively to review and approve permitting applications, share data, and provide progress updates on project milestones.

To get in touch with TAT for assistance, you can e-mail TAT@infrastructureontario.ca, or submit a TAT support request through the BOW platform. I also welcome you to contact broadband@ontario.ca if you have general questions about the government's work and wish to speak with a ministry official.

Next Steps

In the coming weeks, the Ministry of Infrastructure will engage the Association of Municipalities of Ontario to co-develop resources intended to support municipalities with timely permit approvals while ensuring they can appropriately control access to their rights-of-way. There is still considerable work underway to bring access to high-speed internet to every community in Ontario by the end of 2025. We appreciate your continued partnership in helping us achieve this important goal.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2023-4205

August 22, 2023

Dear Head of Council,

Subject: Building Faster Fund

The housing supply crisis affects all of Ontario – from rural communities to large, urban centres. Our government is committed to building at least 1.5 million homes by 2031, with municipalities across the province as our key partners.

On August 21, 2023, Premier Ford announced the new Building Faster Fund, a new three-year-\$1.2 billion program to help municipalities meet or exceed their share of the province's 1.5 million homes goal.

As announced by Premier Ford, 10% of the overall funding will be set aside for small, rural and northern communities that have not been assigned a housing target by the province, in order to address their unique needs in supporting growth in housing supply.

Ontario will be consulting with the Association of Municipalities of Ontario and the Housing Supply Action Plan Implementation Team on program design details of the Building Faster Fund, including how the funds can best support small, rural and northern communities, and I look forward to sharing more information with you in the future. As Ontario grows, we need to build more homes. I look forward to your support in ensuring that everyone – newcomers, young families and seniors – can afford a place to call home.

Sincerely,

A handwritten signature in blue ink that reads 'Steve Clark'.

Steve Clark
Minister

c: Hon. Nina Tangri, Associate Minister of Housing
Ryan Amato, Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Joshua Paul, Assistant Deputy Minister, Market Housing Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Caspar Hall, Assistant Deputy Minister, Local Government Division

RE: Streamlining of Approvals under the Aggregate Resources Act and Supporting Policy

Greetings,

Further to my letter dated May 29th, I am writing to inform you that after reviewing and considering the feedback received in response to the ministry's proposal (ERO # [019-6767](#)), a decision has been made to move forward with the expanded list of changes that can be made to existing pit or quarry site plans in Ontario without ministry approval (provided specific conditions and eligibility criteria are met).

These changes will add five additional activities to the existing list of routine site plan amendments that may be self-filed by authorized pit and quarry operators in Ontario. It's important to note that only those site plan amendments which satisfy all conditions and criteria set out in the updated regulation are eligible for submission under the self-filing process. All other amendments will continue to be subject to review and authorization by the ministry under the formal amendment process.

For complete details of these changes please refer to amended section 7.2 of [Ontario Regulation 244/97](#).

In addition to these changes, we have made administrative updates to the Technical Reports and Information Standards document, as well as the Amendment Without Approval and Objection forms. You can access the latest versions of these documents through our website, at ontario.ca/aggregates.

No decision has been made yet with respect to the proposed amendments policy that was consulted on as part of the same proposal. The ministry continues to review and consider the feedback received in response to the proposed policy and will communicate the outcome once a decision has been reached, including a decision notice on Environmental Registry.

In the meantime, if you have any questions about these changes or should you require a French version of this letter, please contact us by email at aggregates@ontario.ca.

Sincerely,



Jennifer Keyes,
Director, Resources Planning and Development Policy Branch



August 28, 2023

Lisa Higgs
CAO/Clerk
Township of Southwold
cao@southwold.ca

Dear Ms. Higgs:

We are pleased to announce that the governments of Canada and Ontario are investing up to \$1.5 million over two years to help improve the removal, handling, and disposal of deadstock across the province. The Increasing Deadstock Capacity Initiative application intake will be open from September 21, 2023, to February 1, 2024. All approved projects must be completed by February 1, 2025. You can find additional information, including how to apply, on the Agricultural Adaptation Council Website at info@adaptcouncil.org.

This program is being offered through the Sustainable Canadian Agricultural Partnership (Sustainable CAP). The cost-share funding initiative will help address some of the gaps identified in a Livestock Research Innovation Corporation (LRIC) report released this year and will provide opportunities for the deadstock industry to streamline operations and improve accessibility by increasing capacities and establishing new service standards.

Please note that expenses, where applicable, must meet regulatory requirements, including [Ontario Regulation 105/09](#) under the Food Safety and Quality Act, 2001 (FSQA), and [Ontario Regulation 106/09](#) under the Nutrient Management Act, 2002 (NMA), (or any applicable requirements under the Safe Food for Canadians Act for federally registered plants), and be suitable for use. The undertaking of these activities for cost-share funding may still be subject to regulatory approvals.

Our governments are committed to supporting the agri-food sector and rural communities in Ontario.

.../2

We encourage you to take advantage of this funding opportunity and submit an application. Together, we can ensure that Ontario's agricultural communities can continue to operate sustainably and without interruption.

Sincerely,



Lawrence MacAulay
Minister of Agriculture
and Agri-Food



Lisa M. Thompson
Minister of Agriculture, Food
and Rural Affairs

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

42264 Ron McNeil Line



TAKE NOTICE that:

- a) pursuant to Subsection 34(10.7)(a) of the Planning Act, R.S.O. 1990, as amended, an application has been made by Larissa de Beker for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) in support of the application is available for public access, and
- b) a Public Meeting, pursuant to Subsection 34(12) of the Planning Act, R.S.O. 1990, as amended, will be held by the Council of the Municipality of Central Elgin on the **25th day of September, 2023 at 6:40 P.M.** to consider a proposed amendment to the Township of Yarmouth Zoning By-law 1998. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the zoning proposal. The meeting will be conducted in person in the Council Chambers, Elgin County Administration Building, 450 Sunset Drive, St. Thomas and by Zoom Webinar. Should you choose to attend by ZOOM, detailed instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>

The subject lands are located on the north side of Ron McNeil Line, between Wellington Road and Dalewood Road, have approximately 660 metres (2,165 feet) of frontage and are approximately 53.15 hectares (131.33 acres) in lot area (see Key Map). Municipally known as 42264 Ron McNeil Line, they may be legally described as Concession 10, Part of Lots 2 and 3, Municipality of Central Elgin.

The applicant is seeking to establish a dog grooming/salon business on their farm property as an on-farm diversified use. Specifically, they are looking to convert an approximately 5.2 metre by 2.8 metre area within the existing attached garage of the dwelling for the use.

A zoning by-law amendment is required as the existing Open Space 2 (OS2) on the property would not permit the proposed use.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment.

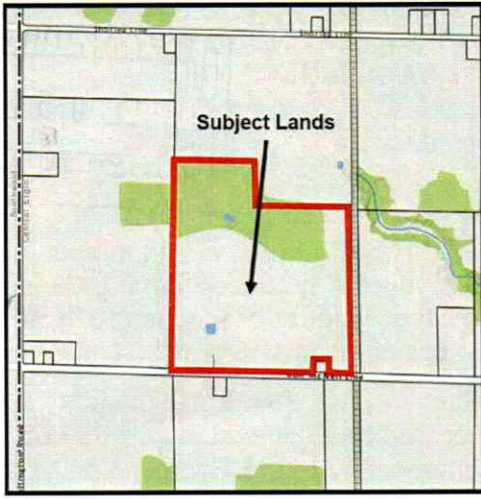
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.

PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment may be accessed on the Municipality's website <https://www.centralelgin.org/en/businessdevelopment/current-planning-applications.aspx> under 'Current Planning Applications'

Key Map:



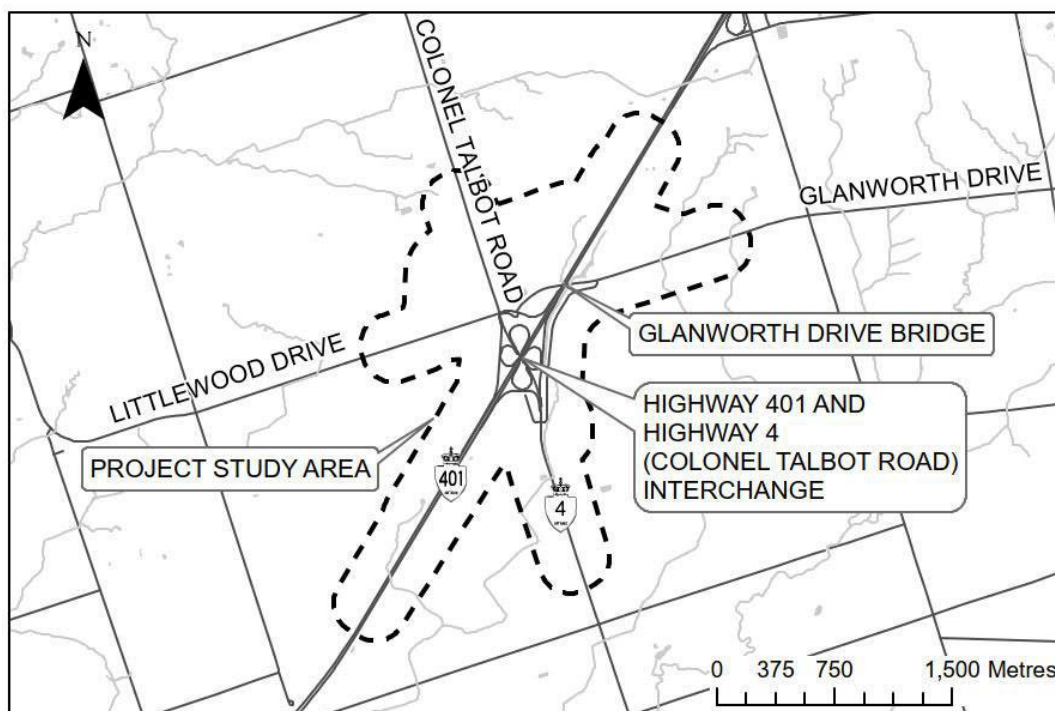
DATED at the Municipality of Central Elgin, this 26th day of August, 2023.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 286

NOTICE OF STUDY COMMENCEMENT AND PUBLIC INFORMATION CENTRE

Highway 401 and Highway 4 (Colonel Talbot Road) Interchange Reconfiguration & Highway 4 (Colonel Talbot Road) and Glanworth Drive Bridge Replacements (GWP 3030-11-00)

The Ministry of Transportation, Ontario (MTO) has retained Green Infrastructure Partners (GIP) Paving Inc. and Dillon Consulting Limited (Dillon) to complete the Design-Build (DB) Contract 2022 – 3008, which includes the Class Environmental Assessment (EA), Detailed Design and construction of the Highway 401 and Highway 4 (Colonel Talbot Road) Interchange Reconfiguration and Highway 4 (Colonel Talbot Road) and Glanworth Drive Bridge Replacements in the City of London. Additional information and updates are available online at the project website: **www.Hwy401ColTalbot.com**.



MTO completed a Transportation Environmental Study Report (TESR) in 2004 (URS) and a TESR Addendum in 2018 (Dillon). The approved Preliminary Design plan, which can be viewed on the project website, includes the following:

- Replace the Highway 4 Bridge on a slight alignment shift to the east of the existing underpass;
- Replace the existing Glanworth Drive Bridge on a new alignment to the east over Highway 401;
- Realign Burtwistle Lane and Tempo Road at Highway 4; and,
- Realign Glanworth Drive and Littlewood Drive to a new intersection at Colonel Talbot Road north of the existing connection.

Public Information Centre

A Public Information Centre (PIC) has been arranged to provide interested stakeholders with an opportunity to review and comment on the improvements and traffic management during construction. The PIC will be held as a drop-in style, open house format.

Representatives of the project team will be in attendance to answer questions and receive comments. The PIC will be held as follows:

Wednesday, September 20, 2023

Best Western Plus Stoneridge Inn and
Conference Centre
6675 Burtwistle Ln, London, ON N6L 1H5
4:00 p.m. – 8:00 p.m.

PIC materials will be available on the project website. If you do not have internet access or have accessibility requirements, please call Jeff Matthews at 519-438-1288 ext. 1275

The Study Process

The study is subject to Ontario's *Environmental Assessment Act* and will be carried out in accordance with the requirements of the MTO *Class Environmental Assessment (EA) for Provincial Transportation Facilities* (2000) as a Group 'B' project. A Design and Construction Report (DCR) will be prepared to document the study. The DCR will be made available for a 30-day public comment period prior to construction start. Construction is anticipated to start in 2024, subject to approvals.

Comments

Comments and information regarding this project are being collected to assist MTO in meeting the requirements of the Ontario *Environmental Assessment Act*. This material will be maintained on file for use during the project and may be included in the project documentation.

We are interested in hearing any comments you may have as early as possible as the study proceeds. Please send any comments or requests to one of the project team members list below by **October 4, 2023**.

Jeff Matthews, P.Eng.

Project Manager
Dillon Consulting Limited
Tel: 519-438-1288 ext. 1275
Email: Hwy401ColTalbot@dillon.ca

Eric Huey

Project Manager
Ministry of Transportation, Ontario
Tel: 548-388-3150
Email: Eric.Huey@ontario.ca

We are committed to ensuring that government information and services are accessible for all Ontarians. For communication supports or to request project information in an alternate format, please contact one of the preceding project team members.

Information collected will be used in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. If you have accessibility requirements to participate in this project, please contact one of the project team members listed above.

Des renseignements sont disponibles en français en composant Sydney Tasfi, 519-438-1288 ext. 1005.





THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY- LAW NO. 2023-51

Being a by-law to confirm the resolutions and motions of the Council of the Township of Southwold, which were adopted on September 5, 2023 and September 11, 2023.

WHEREAS Section 5(3) of the Municipal Act, 2001, Chapter 25, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it has been expedient that from time to time, the Council of the Corporation of the Township of Southwold should enact by resolution or motion of Council;

AND WHEREAS it is deemed advisable that all such actions that have been adopted by a resolution or motion of Council only should be authorized by By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. That the actions of the Council of the Township of Southwold at the Special Council Meeting held on September 5, 2023 and the Regular Meeting of Council held on September 11, 2023; in respect to each report, motion, resolution or other action passed and taken by the Council at its meetings, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. That the Mayor and the proper officers of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action, or obtain approvals, where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the Corporate Seal of the Township of Southwold to all such documents.

**READ A FIRST AND SECOND TIME, CONSIDERED READ A THIRD TIME, AND
FINALLY PASSED THIS 11th DAY OF SEPTEMBER, 2023.**

Mayor
Grant Jones

CAO/Clerk
Lisa Higgs