

**AUGUSTA TOWNSHIP
AGENDA
C.O.W./REGULAR MEETING
September 27, 2021 at 6:30 P.M.**

REGULAR COUNCIL – EXECUTIVE SESSION

- A. Call to Order
- B. Mayor’s Opening Remarks
- C. Approval of Agenda
- D. Approval of Minutes of Previous Meetings
- E. Disclosure of Pecuniary Interest and General Nature Thereof
- F. Business Arising from the Minutes
- G. Delegations and Presentations
 - Garden of Hope - David Cybulski
 - H&D Properties – Mary Fraser
- H. Correspondence and Petitions
 - Bill Thake Memorial Award Nomination

I. MOVED TO COMMITTEE OF THE WHOLE

J. COMMITTEE/STAFF REPORTS

- UCLG Council**
- Health Unit Board**
- Recreation**
- Library Board**
- EDTC**
- A&RAC**
- CDC**
- MECG – COVID-19**

Administration and Finance

- Report 2021 – 076 – Recreation Activity Report

Operations

AUGUSTA TOWNSHIP

Planning and Building Services

- Report 2021 – 078 – Planner’s Report

Protective Services

- Report 2021 – 077 – Purchase of a Used Pumper Truck

K. RETURN TO REGULAR MEETING OF COUNCIL

L. New and Unfinished Business

M. Notice of Motions

N. By-Laws

2021 – 3536 – Site Plan Control By-law

O. Announcements

P. Question Period for the Press

Q. Question Period for the Public

R. Closed Session as per Section 239 of the Municipal Act 2001

S. RISE FROM COMMITTEE OF THE WHOLE IN CAMERA

T. Reporting Out from Closed Session

U. By-Law to confirm Proceedings of Council

V. Adjournment

**AUGUSTA TOWNSHIP
MINUTES
C.O.W./REGULAR MEETING
September 13, 2021 at 6:30 P.M.
at the Municipal Office, 3560 County Road 26**

PRESENT

Mayor Malanka
Deputy Mayor Shaver
Councillor Bowman
Councillor Henry
Councillor Schapelhouman

PRESS

The Brockville Recorder and Times (Electronically)

STAFF PRESENT

Bryan Brown, Ray Morrison, Annette Simonian, Rob Bowman

REGRETS

Brad Thake

CALL TO ORDER

Mayor Malanka called the meeting to order at 6:30 p.m.

DEPUTY MAYOR'S OPENING REMARKS

APPROVAL OF AGENDA

Moved by Deputy Mayor Shaver, seconded by Councillor Henry
BE IT RESOLVED THAT the agenda for September 13, 2021 be adopted as amended to add In Camera Education Session (Economic Development Opportunity).
Carried

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Moved by Councillor Henry, seconded by Deputy Mayor Shaver
BE IT RESOLVED THAT Council approve the minutes of the August 9, 2021 and August 30, 2021 Council meetings as distributed to all members.
Carried

AUGUSTA TOWNSHIP

DISCLOSURE OF INTEREST

BUSINESS ARISING FROM THE MINUTES

DELEGATIONS & PRESENTATIONS

- David Marshall - Taxation Matter
- Town of Prescott - Water Tower - Matt Armstrong

Moved by Councillor Henry, seconded by Councillor Bowman

BE IT RESOLVED THAT Council agrees to participate with the Town of Prescott as a partner in the Green Infrastructure Application Process for Intake 2 funding for a new water tower.

Carried

- Audit Presentation - Allan & Partners - Presented by Treasurer Morrison

CORRESPONDENCE & PETITIONS

Moved by Deputy Mayor Shaver, seconded by Councillor Henry

BE IT RESOLVED THAT Council receive the South Nation Conservation Authority Press Release for information.

Carried

Moved by Councillor Henry, seconded by Deputy Mayor Shaver

WHEREAS Association of Municipalities of Ontario (AMO) has at their August 14, 2021 Board meeting approved the resource paper Truth and Reconciliation Calls to Action;

AND WHEREAS AMO's Board of Directors encourages members to recognize September 30, 2021, as National Day for Truth and Reconciliation; and

AND WHEREAS the Truth and Reconciliation Commission (TRC) 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;

WHEREAS the recent discoveries of remains and unmarked graves across Canada have led to increased calls for all levels of government to address the recommendations the TRC's Call to Action

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

AUGUSTA TOWNSHIP

WHEREAS Recommendation #80 of the TRC 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 for residential schools remains a vital component of the reconciliation process;

WHEREAS the Federal Government has announced September 30, 2021 as the first National Day for Truth and Reconciliation (National Orange Shirt Day) and a statutory holiday;

THEREFORE, BE IT RESOLVED THAT Council for the Township of Augusta does hereby commit to recognizing September 30, 2021, as the National Day for Truth and Reconciliation (National Orange Shirt Day) by sharing the stories of residential school survivors, their families and communities.

Carried

MOVED TO COMMITTEE OF THE WHOLE

Moved by Deputy Mayor Shaver, seconded by Councillor Henry

BE IT RESOLVED THAT Council resolve itself into the Committee of the Whole meeting.

Carried

COMMITTEE REPORTS

UCLG: Mayor Malanka provided an update
Health Unit Board:
Recreation: Councillor Bowman provided an update
Library Board:
EDTC: Deputy Mayor Shaver provided an update

Moved by Councillor Henry, seconded by Deputy Mayor Shaver

BE IT RESOLVED THAT Council appoint Rob Whittaker to the Economic Development and Tourism Committee for the remainder of the term of council.

Carried

Ag & Rural Affairs: Councillor Schapelhouman provided an update

Moved by Councillor Schapelhouman, seconded by Councillor Bowman

BE IT RESOLVED THAT Council appoint Eric Connell to the Agriculture and Rural Affairs Committee for the remainder of the term of council.

Carried

Community Development:
MECG: Chief Bowman provided an update

AUGUSTA TOWNSHIP

ADMINISTRATION AND FINANCE

Report 2021-071

Moved by Councillor Bowman, seconded by Councillor Schapelhouman

BE IT RESOLVED THAT Council receive the Playground Inspection Report as prepared by the Community Development and Recreation Coordinator dated September 13th, 2021 for information; and

THAT all A, B and C hazards, as identified in this report will be dealt with in a timely manner or close the apparatus to avoid risk; and

THAT all playgrounds in the Township are made compliant to the '**CSA Z614:20 Children's playground equipment and surfacing**' (Standard); and

THAT all playgrounds will be upgraded and extended, creating accessible playgrounds; and

THAT the Canada Community Building Fund 2021 Top Up Funding (CCBF) in the amount of \$224,182 be allocated to offset the costs of these improvements and that the remaining funds be allocated from the Cash-in-Lieu of Parklands Reserve.

Carried

Report 2021-073

Moved by Councillor Bowman, seconded by Councillor Schapelhouman

BE IT RESOLVED THAT Council receive, approve and sign the 2019 Audited Financial Statements and receive and accept the 2019 Financial Audit results prepared by the Township's Treasurer and Auditors, as distributed at the meeting in draft form; and

THAT Council authorize the Treasurer to submit the final signed 2019 Audited Financial Statements and related FIR MPMP/Performance Measure to the Ministry of Municipal Affairs and Housing; and

THAT Council authorize the Treasurer to submit the final 2019 Audited Financial Statements to other stakeholder's as required by contract (i.e. RBC Royal Bank), and post the audited financial statements and financial audit results to the Township's website.

Carried

Report 2021-074

Moved by Councillor Bowman, seconded by Councillor Schapelhouman

BE IT RESOLVED THAT Council receive, review, and approve the payment of the accounts payable invoices paid on cheques #26518 - #26655 and online payments in the amount of \$725,733.49.

Carried

AUGUSTA TOWNSHIP

Report 2021-075

Moved by Councillor Schapelhouman, seconded by Councillor Bowman

BE IT RESOLVED THAT Council accepts for information the attached preliminary Statement of Revenue and Expenditures - July 31, 2021.

Carried

OPERATIONS

PLANNING AND BUILDING SERVICES

PROTECTIVE SERVICES

RETURN TO REGULAR MEETING OF COUNCIL

Moved by Councillor Bowman, seconded by Councillor Schapelhouman

BE IT RESOLVED THAT Council move to a regular meeting of Council.

Carried

NEW AND UNFINISHED BUSINESS

NOTICE OF MOTIONS

BY-LAWS

ANNOUNCEMENTS

- Rabies Clinic will be September 22, 2021 from 4-6 pm at the Public Works Garage

QUESTION PERIOD FOR THE PUBLIC

QUESTION PERIOD FOR THE PRESS

CLOSED SESSION AS PER SECTION 239 OF THE MUNICIPAL ACT 2001

Moved by Councillor Schapelhouman, seconded by Councillor Henry

BE IT RESOLVED THAT this Council move to a closed meeting at 8:36 pm., as per the Municipal Act c25, S.O. 2001 section 239 (2) to discuss:

- Educational and Training Session
 - Economic Development Opportunity

Carried

RISE FROM COMMITTEE OF THE WHOLE IN CAMERA

Moved by Councillor Henry, seconded by Deputy Mayor Shaver

BE IT RESOLVED THAT the closed session adjourned at 9:09 pm and that Council resumed the open meeting to report out.

Carried

AUGUSTA TOWNSHIP

REPORTING OUT OF CLOSED SESSION

Moved by Deputy Mayor Shaver, seconded by Councillor Henry

BE IT RESOLVED THAT Council met in closed session to discuss educational and training session.

Council

- Shall now consider a resolution in open session

Carried

Moved by Councillor Bowman, seconded by Deputy Mayor Shaver

BE IT RESOLVED THAT Council set aside the procurement policy and waive the tendering process as set out in Schedule A of By-Law 3423 Procurement Policy; and

THAT Council authorize the CAO to hire EVB to conduct the attached and proposed “Review of Potential Impacts of Biogas Facility” for Council’s Education regarding Digesters at an upset limit of \$24,780.00.

Carried

BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL

Moved by Councillor Bowman, seconded by Councillor Schapelhouman

BE IT RESOLVED THAT By-Law No. 3535-2021 confirm the proceedings of Council of the Township of Augusta at its meeting held on September 13, 2021 be read a first time, a second time, a third time, and be enacted as read.

Carried

ADJOURNMENT

Moved by Councillor Schapelhouman, seconded by Councillor Bowman

BE IT RESOLVED THAT this Council do now adjourn at 9:11 pm until September 27, 2021 at 6:30 p.m. or until the call of the Mayor subject to need.

Carried.

AUGUSTA TOWNSHIP

DELEGATION REQUEST TO APPEAR BEFORE COUNCIL

Name of Individual/ Organization:

David Cybulski & Colleen O'Connell (Maitland Garden of Hope)

Council Meeting Date Requested:

September 27, 2021

Topic: (If necessary, please attach additional correspondence) Information Attached

David and Colleen's property (1 Jones Court) is home to Maitland Garden of Hope, a private garden that has been open to the public for garden tours since 2011. Bus tours are also frequent visitors.

Their mission is to provide a garden habitat that will aid in the conservation and enjoyment of our native butterflies, honeybees and birds. There are 28 theme gardens with over 5,000 perennial flowers, grasses and flowering shrubs. There is also a Registered Monarch Waystation.

There is no admission fee, but donations to Our Kenyan Kids, a local charity are appreciated. Colleen and David are the founders of the 1000 Islands and Rideau Canal Garden Trail.

David is co-chair of the Trail alongside Anne Weir, Economic Development, the United Counties of Leeds and Grenville. The Garden Trail was the recipient of one of the top 150 Garden experiences in Canada, celebrating Canada's 150 anniversary in 2017.

Maitland Garden of Hope received the Community Artistic & Cultural Contribution Award for 2016, presented by the South Grenville Chamber of Commerce.

They also were presented with the Dreamers and Doers award for Augusta township in November of 2016.

Their property is adjoined to land that was gifted to the Township of Augusta approximately 20 years ago. The adjoined property had been owned by a Trust Company but was refused a building permit by the Township and the Trust Company then transferred ownership of the lot to the Township of Augusta. The Township has not historically had any specific use for this property.

David and Colleen are requesting that the Township enter into a land-use agreement for this adjoined lot.

David and Colleen have been good stewards of the land, planting numerous native wildflowers and trees on their own property as well as the township land. A small portion of their garden has encroached on the township property and has been planted with pollinators.

They have created a trail leading from their own property, through the township property and onto the gas pipeline right-of-way, which has given public access to the Maitland Ski Trails.

Trans Northern Pipeline has donated wildflower seed that Colleen and Dave have planted on the pipeline right of way, which has created a spectacular meadow walk featuring many butterflies and honeybees.

The land use agreement will allow continued use of the land for access to the ski trails and for the public to enjoy the flora and fauna of Maitland Garden of Hope in its entirety.

Contact Information:

Name (if different from above): David Cybulski or Colleen O'Connell

Mailing Address: 1 Jones Court, PO Box 373, Maitland On

Phone Number: 613-348-3125

Email: polish @sympatico.ca

AUGUSTA TOWNSHIP

NOTE: All documents provided are open to the public. If you are providing communication to the township please be aware that your name and information will appear on the Township's website and become part of the public record, unless you expressly request the Township to remove it. If requesting a closed (In-Camera) meeting with Council, the subject matter must meet the requirements of section 239(2) of the Municipal Act.

Additional Information:

1. Delegations on an agenda shall be determined on a first come first served basis.
2. No more than two (2) delegations shall be heard at any meeting.
3. Delegations shall be limited to five (5) minutes of presentation time and five (5) minutes for questions.

AUGUSTA TOWNSHIP



DELEGATION REQUEST TO APPEAR BEFORE COUNCIL

Name of Individual/ Organization:	Mary Fraser + Don Duncan
Council Meeting Date Requested:	Sept. 27, 2021

Topic: (If necessary, please attach additional correspondence) Information Attached <input type="checkbox"/>
- H & B Properties - response to township on Bio-gas plant

Contact Information:
Name (if different from above):
Mailing Address: 10839 VanCamp Rd, Mountain, ON
Phone Number: 613-913-3529 - Don
Email: 613-340-3860 Mary

NOTE: All documents provided are open to the public. If you are providing communication to the township please be aware that your name and information will appear on the Township's website and become part of the public record, unless you expressly request the Township to remove it. If requesting a closed (In-Camera) meeting with Council, the subject matter must meet the requirements of section 239(2) of the Municipal Act.

Additional Information:

1. Delegations on an agenda shall be determined on a first come first served basis.
2. No more than two (2) delegations shall be heard at any meeting.
3. Delegations shall be limited to five (5) minutes of presentation time and five (5) minutes for questions.

AUGUSTA TOWNSHIP

Bill Thake Memorial Award for Economic Development Leadership 2020

Do you know a leader in your community who is deserving of this esteemed award? There are many volunteers helping improve our Leeds Grenville communities and we would like to honour them for their ongoing efforts. If you know someone who should be nominated, please let us know and we will include you in our contact list when we call for nominations in 2020. Connect with us at econdev@uclg.on.ca or call Deanna Clark at 613-342-3840, ext. 5360

Timeline to plan your 2020 nomination:

Starting now ... Let us know if you have someone in mind. We will start a list of potential nominees and provide you with early reminders of the nomination process and deadline.

April/May/June 2020: If you don't already have a person in mind, discuss potential nominees at Economic Development Committee meetings and with business community improvement groups.

Early August: Nominations are open and notification will appear in the Leeds Grenville Economic Development eNewsletter, along with a link to an online nomination form.

September: Seek Council endorsement of your nominee at regularly scheduled meetings during the month.

Late September: Deadline to submit your nomination. Letters of reference can accompany the nomination as well as Council endorsement.

November: On November 20, 2020, the winner will be announced at the Economic Development Summit.

Thank you for taking the time to help us acknowledge volunteers who show outstanding leadership resulting in the growth and vitality of the Leeds Grenville economy.

AUGUSTA TOWNSHIP

REPORT NUMBER: 2021 – 076

REPORT TO COUNCIL: September 27, 2021

RE: Recreation Activity Report

AUTHOR: Matthijs van der Veen (MvdV),
Community Development & Recreation Coordinator

RECOMMENDATION:

THAT Council receive the Recreation Activity Report as prepared by the Community Development and Recreation Coordinator dated September 27, 2021 for information.

UPDATES:

Summer Students

Both Summer students did a great job this Summer. They contributed to the success of many initiatives of the Recreation Department. Some examples were Play in the Park, Farmer's & Craft Market, Touch a Truck Event, Maitland Recreation Survey, Safe Cycling Event and maintenance at the Township's recreation facilities.

COVID-19:

- We entered Step 3 of the Province of Ontario's COVID-19 Re-Opening Plan per July 16, 2021.
- As per September 22, 2021, proof of vaccination is required for most events organized at the community halls, as per Provincial regulation:
[Proof of Vaccination Guidance for Businesses and Organizations under the Reopening Ontario Act \(gov.on.ca\)](#)

Fund/Grant Application

Staff has worked together with the Finance Department and representatives of the four Recreation Committees to apply for the following funding/grants:

- Enabling Accessibility Fund (ESDC)
- Canada Community Revitalization Fund

Staff will be notified if the applications are approved in December 2021.

Next to these, Staff are working on an application for:

- Community Building Fund – Capital Stream

Other opportunities to apply for funds and/or grants are being closely monitored.

AUGUSTA TOWNSHIP

MERC Survey

- To support MERC and the Township's efforts to facilitate programming that is supported by and meets the needs of Maitland area residents, a survey has been completed.
- The surveyed area covered the greater Maitland area, including both the Cedar and Kemp subdivisions.
- A total of 245 'households' (representing approximately 700+ residents) answered the survey questions.
- The survey results were sent to the MERC Board and will be discussed at the next Board meeting on October 12, 2021.

Recreational Facilities

- Staff invited representative(s) from Intact Insurance to visit all the Municipal assets to create their periodic Risk Analysis report.
- The dates for risk inspections will be scheduled soon.
- The last full report is dated as being from 2015.
- The Risk Analyses Report will give guidance to staff for necessary upgrades and maintenance to be done.

Outdoor Playgrounds

- Staff advised Council with the '2021-071 Playground Inspection Report' during the Council meeting of September 13, 2021.
- Staff is in the process of following up on this report, including seeking additional advice on the Kemp Park playground.

Sports facilities

- Many sports facilities such as baseball diamonds, soccer fields, ice rink boarding, tennis/pickle ball and roll hockey court, as well as the dive site and Lemon Point need upgrades and maintenance.
- A more detailed report will follow.
- Baseball diamonds in Roebuck and Domville:
-Upgrades and repairs on the electrical installation have either been done or scheduled. -The repairs were necessary to get the electrical installation back on a safe and user-friendly level.
- Dive site: the Port-a-Potty was installed back at the dive site on Monday, July 18, 2021 and is cleaned on a regular basis.
- Lemon Point: Staff is working on sign improvement, to be installed before the start of next season.

Indoor / Community Halls

- Fire inspections have been completed by the Township's Fire Services at all 4 community halls.

AUGUSTA TOWNSHIP

- Upgrades that are required to meet the Fire Code have been made or are in process of being made.

Masonic Hall:

- A Building Inspection Report was completed by Greer Galloway in June 2021.
- A Designated Substance Report was completed by Contaminant Solutions in August 2021.
- Together with the Public Works, Building and Finance Departments, staff have visited the site together with representatives of A-MACCAL Ltd. to follow up on both reports, further examine the building and prioritize the projects to be completed.

PROGRAMMING:

Play in the Park

The Recreation Department organized “Play in the Park” during the Summer holidays. Staff visited four parks (Maynard, Maitland, North Augusta & Roebuck) on a weekly basis (Monday – Thursday mornings) to organize activities for the kids:

- Sports/games → facilitated with sports equipment from the Recreational Lending Library.
- Story time → facilitated with books from the Augusta Township Public Library. The library sent staff out to support story time once a week.
- Arts & Crafts → Kids were creative with drawings, colouring, crafting, etc.

The program was a great success during the six weeks it ran. Parents brought their kids out to the parks:

	Maynard	Maitland	North Augusta	Roebuck	Total
Total / Location	18	61	73	22	174

- Maitland and North Augusta were attracting the highest attendance.
- Maynard and Roebuck had lower attendance, but still attracted participants and the program served areas all over the Township.

Based on this years’ experience:

- Staff’s advice is to organize Play in the Park again in the summer of 2022.
- Staff is researching the possibility of organizing an ‘Augusta Township Summer Day Camp’ in the Summer of 2022.

Touch a Truck

Organized by staff and held on Saturday August 14, 2021 together with:

- Public Works Department → Trucks and equipment
- Fire Services → Trucks and equipment

AUGUSTA TOWNSHIP

The event took place with support from:

- OPP Prescott → Cruiser
- Paramedic Service → Ambulance
- Campbell Towing → Trucks
- MERC → Canteen

The event attracted approximately 800 visitors. They brought a total of 285 pounds of food and \$276 in cash as a donation to support the South Grenville Foodbank!!

Safe Cycling Event

Organized by staff and the Grenville Detachment of the OPP, the intent of the event was to inform participating residents on how to cycle safely. The event took place on Wednesday August 25, 2021, with support from:

- OPP Prescott
 - To show/inform kids on how to cycle safely.
 - Guided residents through a bicycle tour in Maitland.
 - 3 officers with bikes and cruisers.
 - Sponsored prizes for the cycling lottery.
- Fire Services
 - Hosted the event at the Maitland Fire Station.
 - Staff on site to support the event.
 - Goody bag for each participant.
- Ron's Classic Cycle
- Repair
 - Safety checks on kid's bikes, including minor repairs.
- 'On the Trail'
 - Safety checks on kid's bikes, including minor repairs.
 - **Main sponsor** for the cycling lottery.
- MERC
 - Bike decoration
- O'Reilly's
- Independent Grocer
- Prescott
 - Sponsored free bottles of water and healthy snacks for the kids.
- Canadian Tire
 - Sponsored prizes for the cycling lottery.

A total of 24 children, some of them accompanied by their parents on their bikes, participated in the event. After participating in all of the activities, there was an OPP guided tour on decorated bikes to MERC hall and back. The event ended with a cycling lottery with great sponsored cycling prizes.

Augusta Farmer's and Craft Market (F&CM):

- The F&CM started on Saturday, June 12, 2021 in the parking lot of MERC Hall.
- The F&CM moved to the small baseball diamond on Mill Street in North Augusta on Saturday July 10, 2021.
- The F&CM is a great platform where local vendors and customers can meet.
- Staff placed 50 lawn signs on high traffic intersections to promote the market.
- The Labour Day market was the busiest of all with 29 vendors and 250+ visitors.

AUGUSTA TOWNSHIP

- Staff is looking into the possibility of continuing the market indoors when fall arrives. A survey of the vendors has been sent out to measure their interest.
- Staff would like to thank all members of Council, on behalf of the vendors and volunteers, for volunteering their time to host the market.

SUMMER SPORTS:

Soccer:


- Maitland Soccer → Approximately 200 children aged 4 – 12 participated in the Program.
- Staff facilitated the 'Return to Play Plan', which Maitland Soccer implemented to run a COVID-19 safe program for all participants.
- The start of the program, which in previous years was organized in May and June, was postponed until the organization felt confident to go forward organizing the Program in a safe way. Therefore, the Program ran from July 10, 2021 until August 21, 2021.
- The program is fully organized and run by volunteers, which deserve a great compliment for their accomplishments.


Baseball:

- It took a while before local organizers were able to go forward organizing baseball.
- When the Provincial regulations allowed team sports again, the diamonds in Maitland, North Augusta, Domville and Roebuck had been prepared for the 'season'.
- At each of these diamonds, baseball games were held.
- All the preparations to make this possible had been taken care off by many volunteers, which deserve a great compliment for their accomplishments.

Pickle Ball:

- Residents, as representatives of a local Pickleball Club, have approached staff about the Tennis / Pickle Ball courts at the Maynard Recreation Facility.
- The Pickle Ball Club includes over 200 active players, many of them Augusta Township residents.
- They would like to play at the Maynard courts, but the current state of the courts are not safe.
- Therefore, the Tennis / Pickle Ball and Roll Hockey / Basketball courts are not used.


Matthijs van der Veen
Comm. Dev. & Rec. Coord.


Bryan Brown, CAO

AUGUSTA TOWNSHIP

REPORT NUMBER: 2021-078
REPORT TO COUNCIL: September 27, 2021
RE: Planner's Report
AUTHOR: Myron Belej

RECOMMENDATION:

THAT the Planner's Report of September 27, 2021 be received for action in accordance with the individual resolutions.

PURPOSE:

This report addresses the following subjects:

1. Ontario Land Tribunal Decision: 1898 Merwin Lane (Aqua World Resort)
2. Site Plan Control Update: 1282 County Road 2 (Bud the Spud)
3. Site Plan Control Agreement: 1686 County Road 2 (Rob Thompson Developments Ltd.)

BACKGROUND:

1. Ontario Land Tribunal Decision: 1898 Merwin Lane (Aqua World Resort)

On September 16, 2020, Augusta Council approved By-law 3491-2020 to rezone lands with a primarily Rural land use designation municipally known as 1898 Merwin Lane to a primarily Rural Destination zoning designation in order to enable the development of the Aqua World Resort, an indoor/outdoor water park with hotel and conference facilities, as well as other accommodation, attraction and local agricultural uses.

Council's decision was appealed to the Local Planning Appeal Tribunal by Mary Peterson, a local resident of Augusta Township. Four days, from July 27-30, 2021, were initially reserved to hear the appeal. However, after the Tribunal heard from four subject matter experts on behalf of the proponent and from the Planner on behalf of the Township, the appeal was resolved in approximately one and a half days. The Tribunal found in favour of Aqua World's and the Township's position with respect to each matter under appeal, and accordingly dismissed the appeal.

The full written summation of the Ontario Land Tribunal is enclosed as Attachment 1.

AUGUSTA TOWNSHIP

2. Site Plan Control Update: 1282 County Road 2 (Turcotte/Bud the Spud)

On September 16, 2020, Augusta Council approved the Site Plan Control Application of Robert Turcotte/Bud the Spud for the property municipally known as 1282 County Road 2, subject to:

- Constructing the increased parking area by September 30, 2021.
- Applying for an entrance permit with the United Counties of Leeds and Grenville across the full width of the proposed parking lot expansion.
- Paving the front 6 metres of the proposed entrance/parking area, in part to limit the trailing of gravel onto County Road 2, unless a satisfactory alternative can be arranged with the United Counties.
- Submitting a sight line analysis, to the satisfaction of the United Counties, which addresses the proposed signage and proposed fencing along the property line, to ensure minimum site lines are met as per TAC guidelines, unless the United Counties is satisfied with an alternative such as moving signage and fencing back 6 metres from the front lot line.
- Entering into a Site Plan Control Agreement with the Township and registering the agreement on title.
- Submitting a stormwater management plan/brief to the satisfaction of the United Counties, which shall include:
 - a statement which clearly indicates the quantity of water being discharged into the road allowance during normal flows (where normal flows means the greater of 5-year storm or the Township flows standards).
 - a statement that United Counties culverts/road infrastructure will not be negatively impacted based on accepted design standards.
 - identification of sheet flow.

In consultation with the United Counties of Leeds and Grenville as well as the Township's Planner and Public Works Manager, it was determined that re-establishing parking along the western side of the business, would be much more practical and cost effective and would address the majority of the United Counties' conditions, with the remaining exception of a stormwater management plan/brief which is forthcoming.

In a site meeting with the proponent on August 27, 2021, the Planner and Public Works Manager/Drainage Superintendent agreed that drive-through parking which exits over a mountable curb and gutter onto a northbound one-way Richmond Street would be the best, safest and most easily-implementable option for addressing drainage considerations and the flow of traffic in the general area, as well as introducing more than a dozen new parking spaces to address parking concerns that have been raised by nearby residents. A visual sketch, provided by the proponent, is appended as Attachment 2.

AUGUSTA TOWNSHIP

The proponent and the Township have been in regular contact and the proponent has commissioned a formal survey/plan for which the on-site work has already been completed. The Township expects to receive a professionally drafted site plan suitable for registering on title that outlines the ingress/egress, parking spaces, on-site signage and stormwater control measures in the coming months. Township staff will present a Site Plan Control Agreement to Council at that time.

In the interim, the Planner, in consultation with the Public Works Manager, recommends that Council support the conversion of Richmond Street to a northbound one-way roadway with a reduced speed limit of 40 km/h. This will enable the proposed combination of private and public parking spaces to proceed. It will also improve parking, traffic flow and traffic safety in Maitland and mitigate risk for vehicular accidents.

RECOMMENDATION:

THAT Council direct staff to erect signage to convert Richmond Street to a one-way northbound and reduce speed to 40km/hr.; and

THAT Council directs staff to bring forward by-laws at a subsequent meeting.

POLICY IMPLICATIONS:

By-laws for Site Plan Control, speed limit reduction and one-way roadway conversion will be drafted and approval at a future Council meeting.

FINANCIAL CONSIDERATIONS:

The Township will incur some costs for directional, speed limit and parking signage.

OPTIONS:

Augusta Council may:

1. Support the conversion of Richmond Street to a northbound one-way roadway with a reduced speed;
2. Support the conversion of Richmond Street to a northbound one-way roadway at the present speed;
3. Leave status quo.

CONSULTATION:

The Planning and Public Works teams of the United Counties of Leeds and Grenville have been consulted, Township department heads have discussed this strategy and area residents on Richmond Street have also been advised.

AUGUSTA TOWNSHIP

LINK TO MUNICIPAL PLANS:

The recommendations support the planning principles and policies for growth, development and land use established in Augusta's Official Plan and Zoning By-law.

3. Site Plan Control Agreement: 1686 County Road 2 (Rob Thompson Developments Ltd.)

Augusta Council approved the rezoning application of Rob Thompson Developments Ltd. for the property municipally known as 1686 County Road 2, on August 24, 2020, with the passing of By-law 3489-2020.

Subsequently, Augusta Council approved the Site Plan Control Application of Rob Thompson Developments Ltd. to develop 20 units of stacked townhouses at this location on September 28, 2020, subject to the applicant:

- Addressing stormwater management and source water protection recommendations to the satisfaction of South Nation Conservation and the Township.
- Addressing road widening, entrance permit, and water discharge/stormwater management considerations to the satisfaction of the United Counties of Leeds and Grenville.
- Providing a street light and stop sign at the intersection of the driveway and County Road 2, to the satisfaction of the United Counties of Leeds and Grenville and the Township.
- Satisfying the Ministry of Environment, Conservation and Parks with respect to the Provincial Environmental Compliance Approval (ECA) application process.
- Ensuring that appropriately-sized backup generators are installed and maintained by the property owner for any sewage-related pumping mechanisms.
- Ensuring the property owner is responsible for ongoing monitoring and maintenance of the sediment control system by qualified companies.
- Providing adequate pedestrian pathway lighting for residents up to the Town of Prescott sidewalk connection.
- Entering into a Site Plan Control Agreement with the Township of Augusta and registering the Agreement on title.

The proponent has since obtained an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks (MECP) and has presented the Township with their final site plan.

It was determined, in consultation with the MECP and South Nation Conservation, and with the support of a professional engineering recommendation, that removing the accessory club house building from the site plan would open up the site and be

AUGUSTA TOWNSHIP

constructive from a drainage and stormwater management perspective.

The proponent and Township have, in consultation with our respective legal advisors, drafted the Site Plan Control Agreement (see Attachment 3; Schedules available on request) and the Planner recommends that Augusta Council authorize its signing with the proponent.

RECOMMENDATION:

THAT Augusta Council approve By-law 3536-2021 to authorize the signing of the Site Plan Control Agreement with Rob Thompson Developments Ltd.

POLICY IMPLICATIONS:

As the first multi-unit residential development in Augusta Township to access water and sewer serviced from the Town of Prescott, this Agreement will inform other agreements for future development near the Augusta-Prescott municipal boundary.

FINANCIAL CONSIDERATIONS:

Initial connection charges between municipalities (i.e., between the Township and the Town of Prescott) to facilitate the water and sewer connections are being recovered through a financing agreement between the property owner and the Township (Schedule "E" in the Site Plan Control Agreement).

OPTIONS:

Augusta Council may:

1. Authorize the signing of the Site Plan Control Agreement as written;
2. Authorize the signing of the Site Plan Control Agreement with revisions;

CONSULTATION:

The Township's Treasurer, Planner and CAO have consulted with our municipal legal advisor. The Ministry of Environment, Conservation and Parks and South Nation Conservation have been involved in discussions about the stormwater/drainage approval.

The United Counties of Leeds and Grenville has commented on road widening provisions and the Town of Prescott has been consulted regarding the extension of municipal water and sewer services and associated agreements.

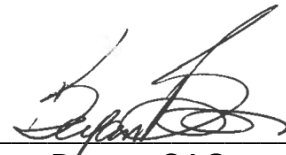
AUGUSTA TOWNSHIP

LINK TO MUNICIPAL PLANS:

The recommendations support the planning principles and policies for growth, development and land use established in Augusta's Official Plan and Zoning By-law.



Myron Belej, RPP, MCIP



Bryan Brown, CAO

NOTE: See all attachments under separate cover.

AUGUSTA TOWNSHIP



THE CORPORATION OF THE TOWNSHIP OF AUGUSTA BY-LAW NUMBER 3536-2021

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN CONTROL AGREEMENT

WHEREAS the Council of the Corporation of the Township of Augusta deems it advisable to enter into a Site Plan Control Agreement with Rob Thompson Developments Ltd. respecting the development of a property described as:

PT LT 5 CON 1 AUGUSTA AND PT LT V PL 19 PRESCOTT AS
IN PR216846 EXCEPT PT 7 15R6681; T/W & S/T PR216846;
S/T AG13427; AUGUSTA/PRESCOTT
Township of Augusta, United Counties of Leeds and Grenville
Roll No. 070600001000600

AND WHEREAS Authority is granted under Section 41 of the Planning Act, RSO 1990, c.P.13, as amended, to the Council of the Corporation of the Township of Augusta to enter into such an agreement.

NOW THEREFORE the Council of the Corporation of the Township of Augusta hereby enacts as follows:

1. THAT the Mayor and the Clerk are hereby authorized to execute an agreement with Rob Thompson Developments Ltd.
2. THAT Appendix A shall form part of this By-law.
3. THAT this By-law shall come into force and effect upon the date of the final passing thereof.

Read a first, second, and third time and finally passed this 27th day of September, 2021.

MAYOR

CLERK

AUGUSTA TOWNSHIP

REPORT NUMBER: 2021-077
REPORT TO COUNCIL: September 27, 2021
RE: Purchase of Used Pumper
AUTHOR: Fire Chief Robert Bowman

RECOMMENDATION:

THAT Council approve the purchase of a used pumper truck from Brindlee Mountain Fire Apparatus, at an upset limit of \$83,200 CAD (approximately due to conversion to US dollar) for purchase and possible repairs.

PURPOSE:

To replace Pumper 11, which is 28 years old and in need of major repairs.

BACKGROUND:

In the 2021 Budget, Council approved the purchase a used pumper truck to replace the 1993 Pumper 11 at Station #1. The approved budget was \$161,533, to be taken from reserves.

During the 2021 budget deliberations, Council was informed that the frame on Pumper 11 was getting very soft in a number of locations and lights are unable to be replaced due to rust around the light casing. There are also large leaks in the engine and transmission, and it failed its pump test in 2020. Recently Pumper 11 developed a very bad vibration and the source of this vibration is still being investigated.

Pumper 11 is used as a backup pumper should either of our main pumpers be taken out of service. When we completed our tanker shuttle certification we used a pressurized source, a hydrant at Invista, as the water source and we passed the certification using this setup. However, that means that we must always use a pressurized source to fill this tanker to ensure we maintain our Tanker Shuttle Certification and our residents continue to see savings. Because we do not have pressurized hydrants in many areas, we must use Pumper 11 to fill tankers and be the “pressurized source” at dry hydrants.

Pumper 11 is 28 years old and in 2 years, when it is 30 years old, will have “No Credit in Grading” based on Fire Underwriters Survey’s “Service Schedule for Fire Apparatus for Fire Insurance Grading Purposes”

AUGUSTA TOWNSHIP

Table 1 Service Schedule for Fire Apparatus For Fire Insurance Grading Purposes

Apparatus Age	Major Cities ³	Medium Sized Cities ⁴ or Communities Where Risk is Significant	Small Communities ⁵ and Rural Centres
0 – 15 Years	First Line	First Line	First Line
16 – 20 Years	Reserve	2 nd Line	First Line
20 – 25 Years ¹	No Credit in Grading	No Credit in Grading <i>or</i> Reserve ²	No Credit in Grading <i>or</i> 2 nd Line ²
26 – 29 Years ¹	No Credit in Grading	No Credit in Grading <i>or</i> Reserve ²	No Credit in Grading <i>or</i> Reserve ²
30 Years +	No Credit in Grading	No Credit in Grading	No Credit in Grading

ANALYSIS:

Augusta Fire Rescue has completed an extensive search for a used pumper that meets our needs and requirements. We could not find a pumper like the one that meets our needs in Canada, mostly because with the use of salt, many trucks have rust issues like those of Pumper 11 or the trucks simply did not meet our needs and requirements which include an enclosed pump panel, 1000 gallon tank and a 1250 gpm pump.

We were able to find a 2000 Fort Garry Fire Truck (which is made in Winnipeg, Manitoba, Canada) that meets all our needs and requirements at Brindlee Mountain Fire Apparatus in Alabama. The truck is in very good shape with low kilometers (39713) and hours (1356).

We have received numerous pictures of the truck (see attached) and a list of repairs that their mechanics have found to be required. After consulting with our Mechanic and with the company that completes our pump testing, they both believe that the repairs would cost an upset limit of \$15,000 CDN. This is an estimate of costs as we cannot know an exact amount until we receive the truck.

Brindlee Mountain Fire Apparatus has sold many trucks to municipalities in Canada, including shipping sight unseen. I have spoken to three of their previous customers:

- Fire Chief Jim Prendergast, Penhold, Alberta
- Fire Chief Jack Driedger, Gretna, Manitoba
- Deputy Fire Chief Chris March, Regional Municipality of Cape Breton

All these Chief Officers have purchased fire apparatus from Brindlee Mountain. Two of them have purchased multiple times and sight unseen. They all stated they would purchase from them again and there was no difficulty with the purchase or the shipping arrangements.

Originally, we had planned for myself and Truck Captain Jeff Sloan to fly to Alabama to view the truck and complete the purchase if we were happy with what we saw. Brindlee

AUGUSTA TOWNSHIP

Mountain would pay for **all** accommodations, travel, and meals while in Alabama. The only cost to the Township would be our flights and time.

COVID-19 would make this trip very difficult as Canada requires negative test results within 72 hours of returning, which would require us to test before we leave as we were only planning on being in Alabama for 2 days maximum. If test results or flights were delayed, we could be stuck in the United States for longer than we wish and with the current COVID-19 situation in Alabama, I do not feel comfortable putting myself or Captain Sloan at risk.

Brindlee Mountain has a sales agreement, that allows us to pay for the firetruck and shipping upfront. Once the Firetruck is received, we have 7 days to inspect it and if it turns out that the truck does not meet our requirements or needs major repairs that we were unaware of, Brindlee Mountain would refund us the full price of the firetruck as well as the shipping and be responsible for returning the firetruck to Alabama.

While purchasing a truck sight unseen and upfront can be considered risky, I feel confident after speaking to the other Chief's that Brindlee Mountain would honour the contract. We have forwarded the Sales Agreement to our legal representative for his opinion. If Brindlee Mountain does not honour their agreement, we would have to attend Alabama to file any court applications, which could be difficult. Mr. Simpson suggested we get references from other Fire Departments, which we have done.

FINANCIAL CONSIDERATIONS:

The approved budget for this pumper is \$161,533.

The sale price of the pumper is \$49,000 USD.

The shipping cost is \$3,980 USD.

Brokage Fee; \$300.00 CAD.

Total cost of \$68,200 CAD (Approximate due to US dollar conversion).

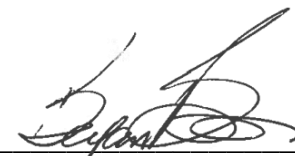
If the required repairs cost the upset limit of \$15,000 the total cost would be \$83,200 CAD (approx. due to conversion), which is much less than the budgeted amount, and/or the purchase of a new pumper which is approximately \$600,000.

OPTIONS:

1. Purchase the truck from Brindlee Mountain, sight unseen, with the sales agreement and 7 day return policy.
2. Send personnel from Augusta Fire Rescue to Alabama to complete a minimal inspection due to lack of diagnostic equipment
3. Replace Pumper 11 with a new pumper.



Robert Bowman, Fire Chief



Bryan Brown, CAO

AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



**15410 Highway 231, Union Grove, AL 35175
Phone: 256-776-7786 / Fax: 256-498-0924**

Sales Agreement

Brindlee Mountain Fire Apparatus (Seller) hereby agrees to sell one 2000 Fort Garry International Pumper (Apparatus) to Augusta Fire Rescue of Ontario (Buyer) for the sum of \$49,000.00 (Forty Nine Thousand Dollars and no cents).

Apparatus: 2000 Fort Garry International Pumper, Stock #11498, VIN: 1HTSDADR2YH270990

Buyer Info: Augusta Fire Rescue, 19 Church St., Maitland, ON K0E 1P0

Terms and Conditions of Sale:

(1) Services Included: Apparatus is being sold "as is where is" with no warranty stated or implied. Seller states the Apparatus will be in the condition described upon delivery or the sales agreement will be voided and full payment will be refunded. Buyer will have 7 days from date of delivery to make determination as to whether the Apparatus is in the condition as described.

(2) Payment and Title: Buyer will make payment in full to Seller prior to the release of Apparatus for pick up or delivery. Seller will provide title free of lien to Buyer following receipt of payment.

(3) FOB Seller, Freight Collect: Buyer assumes the responsibility of the Apparatus upon pick up by carrier or other designated representative. Seller is responsible for all freight charges.

(4) Jurisdiction: This contract shall be governed by, construed, and enforced in accordance with the laws of Alabama. The undersigned by execution and delivery of this Agreement do hereby submit to the exclusive jurisdiction and venue of the state and federal courts of Marshall County, Alabama.

This agreement is valid for execution by 09.28.21.

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

Sales Representative
Brindlee Mountain Fire Apparatus

9/22/2021

Date

Authorized Representative
Augusta Fire Rescue, ON

Date

Revised: 03/09/2020

AUGUSTA TOWNSHIP



THE CORPORATION OF THE TOWNSHIP OF AUGUSTA BY-LAW NUMBER 3537-2021

A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL OF THE TOWNSHIP OF AUGUSTA AT ITS MEETING HELD ON SEPTEMBER 27, 2021

WHEREAS section 5(1) and 5(3) of the Municipal Act S.O. 2001 c.25 states that a municipal power including a municipality's capacity, rights, powers and privileges under section 9 shall be exercised by By-Law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Augusta at this meeting be confirmed and adopted by By-Law;

NOW THEREFORE the Council of the Corporation of the Township of Augusta hereby enacts as follows that:

1. The action of the Council of the Corporation of the Township of Augusta at its meeting held on September 27, 2021, in respect of each recommendation contained in the report of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the Township of Augusta at its meeting be hereby adopted and confirmed as it fall such proceedings were expressly embodied in the By-Law.
2. The Mayor and the proper officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf, and the said Clerk is hereby authorized and directed to affix the Corporate Seal of the Municipality to all such documents.

Read a first, second, and third time and finally passed this 27th day of September, 2021.

MAYOR

CLERK