

The Corporation of the City of Kawartha Lakes

Amended Agenda

Regular Council Meeting

CC2019-28

Tuesday, November 19, 2019

Open Session Commencing at 12:30 p.m.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Andy Letham

Deputy Mayor Doug Elmslie

Councillor Ron Ashmore

Councillor Pat Dunn

Councillor Patrick O'Reilly

Councillor Tracy Richardson

Councillor Kathleen Seymour-Fagan

Councillor Andrew Veale

Councillor Emmett Yeo

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1.	Kawartha Lakes-Haliburton Housing Corporation Annual General Meeting	
	Timed Appointment 12:30 p.m.	
2.	Call to Order	
3.	Opening Ceremonies	
3.1	O Canada	
3.2	Moment of Silent Reflection	
3.3	Adoption of Open Session Agenda	
4.	Disclosure of Pecuniary Interest	
5.	Notices and Information by Members of Council and Staff	
5.1	Council	
5.2	Staff	
6.	Council Minutes	
6.1	CC2019-28.6.1	16 - 38
	Regular Council Meeting Minutes - October 22, 2019	
	That the Minutes of the October 22, 2019 Regular Council Meeting, be received and adopted.	
6.2	CC2019-28.6.2	39 - 47
	Special Council Meeting Minutes - October 29, 2019	
	That the Minutes of the October 29, 2019 Special Council Meeting, be received and adopted.	
6.3	CC2019-28.6.3	48 - 55
	Special Council Meeting Minutes - November 5, 2019	
	That the Minutes of the November 5, 2019 Special Council Meeting, be received and adopted.	

7. **Deputations**
8. **Presentations**
9. **Committee of the Whole**
- 9.1 Correspondence Regarding Committee of the Whole Recommendations
- 9.2 Committee of the Whole Minutes 56 - 69

 Committee of the Whole Minutes - November 5, 2019

 That the Minutes of the November 5, 2019 Committee of the Whole Meeting be received and the recommendations, included in Section 9.3 of the Agenda, be adopted.
- 9.3 Business Arising from Committee of the Whole Minutes
- 9.3.1 CW2019-197

 That the deputation of Deborah Pearson, on behalf of the Kawartha Lakes Environmental Advisory Committee (KLEAC), regarding **Ban of Plastic Bags in City of Kawartha Lakes**, be received.
- 9.3.2 CW2019-198

 That the deputation of Steve McCullough regarding **Ban of Plastic Bags in City of Kawartha Lakes**, be received.
- 9.3.3 CW2019-199

 That the deputation of Afe Helleman regarding **Affordable Housing for Seniors**, be received and referred to staff to work with the proponent to bring forward options for an affordable housing development in Coboconk by end of Q2 2020.
- 9.3.4 CW2019-200

 That the deputation of Kim Van Demark and Ronnda Singer-Robinson regarding **By-law Revisions to Allow for Backyard Chickens**, be received;

 That the correspondence and petition submitted in support of a by-law amendment to allow for backyard chickens, be received; and

 That the matter be referred to staff to bring forward options to allow backyard chickens by the end of Q3 2020.

- 9.3.5 CW2019-201
- That** the deputation of Harry Leung regarding **Request to Waive Dumping Fees for Plastics**, be received; and
- That** upon completion of the transfer of the plastic waste to the landfill and collection of related receipts, a request to waive the landfill fees may be brought forward to Council for consideration.
- 9.3.6 CW2019-202
- That** the deputation from Raymonde Blais Couture regarding **Winter Maintenance on McGuire Beach Road**, be received; and
- That** the November 5, 2019 correspondence from Raymonde Blais Couture, President of McGuire's Beach Property Owners Association, regarding a request for winter service for McGuire Beach Road, be received.
- 9.3.7 CW2019-203
- That** the presentation by Agriculture and Development Officer Kelly Maloney and Bronwynne Wilton of Wilton Group regarding the **Kawartha Lakes Agriculture and Food Action Plan 2020-2024 Presentation**, be received.
- 9.3.8 CW2019-204
- That** Report ED2019-019, **Kawartha Lakes Agriculture and Food Action Plan 2020-2024**, be received;
- That** the Kawartha Lakes Agriculture and Food Action Plan 2020-2024 be endorsed; and
- That** in the first quarter of 2020 staff provide Council with an implementation plan detailing community partnership support and providing options for resourcing of identified municipal activities through future budgets.
- 9.3.9 CW2019-205
- That** the presentation by Laurie McCarthy, Economic Development Officer - Tourism, regarding a **Tourism Strategy Update**, be received.
- 9.3.10 CW2019-206
- That** Report ED2019-026, **Tourism Strategy Update**, be received for information.

- 9.3.11 CW2019-207
- That** the presentation by Emily Turner, Economic Development Officer - Heritage Planning, regarding a **Heritage Planning Update**, be received.
- 9.3.12 CW2019-208
- That** Report ED2019-022, **Listing Properties on the Heritage Register**, be received; and
- That** the proposed listing of non-designated properties listed in Appendix A to Report ED2019-022 be approved.
- 9.3.13 CW2019-209
- That** Report ED2019-023, **Delegated Authority for Alterations to Heritage Properties By-law**, be received; and
- That** the necessary by-law be forwarded to Council for consideration at the next Regular Council Meeting.
- 9.3.14 CW2019-210
- That** the presentation by Director Sutherland regarding the **2020-2029 Housing and Homelessness Plan**, be received.
- 9.3.15 CW2019-211
- That** Report CORP2019-028, **Affordable Housing Targets - Financial Analysis**, be received for information purposes.
- 9.3.16 CW2019-213
- That** Report ED2019-025, **2019 Million Dollar Makeover Funding Allocation, 2nd Intake**, be received.
- 9.3.17 CW2019-215
- That** Report WM2019-012, **Making Waste Matter: Integrated Waste Management Strategy Update**, be received; and
- That** Council approves the Integrated Waste Management Strategy Update for implementation.

9.3.18 CW2019-216

That Report TR2019-005, **Disbanding of the Transit Advisory Committee**, be received;

That the Transit Advisory Committee be disbanded and the related Terms of Reference rescinded; and

That Transit Staff work with Transportation Working Group of the Kawartha Lakes Accessibility Advisory Committee.

9.3.19 CW2019-217

That the memo dated November 5, 2019 regarding Ambulance Offload Considerations be received; and

That Paramedic Service continue to implement the current relief initiatives.

9.3.20 CW2019-218

That the October 22, 2019 correspondence from Dan Marinigh, CAO/Secretary-Treasurer for Otonabee Conservation, regarding the Notice of Requirement for Council Resolution Related to Proposed Amendments to the Trent Source Protection Plan and Assessment Report, be received;

That the proposed amendments to the Trent Source Protection Plan and Assessment Report as per Section 34 of the Clean Water Act, resulting from recent upgrades to the Pinewood Municipal Drinking Water System, be endorsed; and

That the commencement of the public consultation process, be authorized.

9.4 Items Extracted from Committee of the Whole Minutes

9.4.1

CW2019-212

That Report HH2019-010, **2020-2029 Housing and Homelessness Plan**, be received;

That 2020-2029 Housing and Homelessness Plan be amended to endorse the Moving Forward housing target model:

That the 2020-2029 Housing and Homelessness Plan, included as Appendix A to Report HH2019-010, as amended, be endorsed; and

That staff report back on an annual basis on the City's progress toward achieving established targets so that those targets can be adjusted accordingly.

9.4.2

CW2019-214

That Report 2019-010, **Styrofoam and Single Use Plastics**, be received;

That Council approves a voluntary ban of Styrofoam and Single Use Plastics in the Kawartha Lakes;

That Council approves the removal of styrofoam from the curbside recycling stream and addition to the waste stream; and

That the City take the lead on the voluntary ban whenever possible.

10.

Planning Advisory Committee

10.1

Correspondence Regarding Planning Advisory Committee Recommendations

10.2

Planning Advisory Committee Minutes

70 - 78

Planning Advisory Committee Minutes - November 6, 2019

That the Minutes of the November 6, 2019 Planning Advisory Committee Meeting be received and the recommendations, included in Section 10.3 of the Agenda, be adopted.

10.3 Business Arising from Planning Advisory Committee Minutes

10.3.1 PAC2019-072

That Report PLAN2019-061, respecting **Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, and identified as 257 Kent Street West; Application No. D06-2019-027**, be received;

That a Zoning By-law Amendment respecting application D06-2019-027, substantially in the form attached as Appendix E to Report PLAN2019-061, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

10.3.2 PAC2019-073

That Report PLAN2019-063, **Part of Lot 16, Concession 5, Geographic Township of Ops, Applications D01-2019-004 and D06-2019-031**, be received; and

That Report PLAN 2019-063 respecting Applications D01-2019-004 and D06-2019-031 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

10.3.3 PAC2019-074

That Report PLAN2019-064, **Part of Lot 18, Concession 5, Former Town of Lindsay, DDB Investment Group Limited – Applications D01-2019-003 and D06-2019-029**, be received; and

That PLAN2019-064 respecting Applications D01-2019-003 and D06-2019-029 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

10.3.4

PAC2019-075

That Report PLAN2019-065, **King's Wharf Estates Subdivision Agreement**, be received;

That the Subdivision Agreement for King's Wharf Estates, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2019-065 be approved by Council;

That the street names of Lakeview Crescent and Jeff Beukeboom Court for the draft plan of subdivision be approved by Council;

That the reduction of securities be considered once completed works have been confirmed by Staff;

That the recommended payment of Development Charges, as outlined in the draft subdivision agreement contained in Appendix C to Report PLAN2019-065, be received and approved by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this Agreement.

10.4

Items Extracted from Planning Advisory Committee Minutes

11.

Consent Matters

That all of the proposed resolutions shown in Section 11.1 and 11.2 of the Agenda be approved and adopted by Council in the order that they appear on the agenda and sequentially numbered.

11.1

Reports

11.1.1

CLK2019-012

79 - 83

2020 Council, Committee of the Whole and Planning Advisory Committee Meeting Schedule

Cathie Ritchie, City Clerk

That Report CLK2019-012, **2020 Council, Committee of the Whole and Planning Advisory Committee Meeting Schedule**, be received; and

That the schedule for Council, Committee of the Whole and Planning Advisory Committee Meetings for 2020, as outlined in Appendix A to Report CLK2019-012, be approved.

11.1.2	<p>PUR2019-042</p> <p>Request for Quotation 2019-91-OQ Coboconk School House Demolition Krystina Cunningham, Buyer Aaron Sloan, Manager of Municipal Law Enforcement</p> <p>That Report PUR2019-042, Request for Quotation 2019-91-OQ Coboconk School House Demolition, be received;</p> <p>That the lowest quoted Proponent, Maxx North America Group Inc., be selected for the award of Request for Quotation 2019-91-OQ for the Demolition of the Coboconk School House where work shall commence upon award and be completed by December 31, 2019;</p> <p>That subject to receipt of the requested documents, the Mayor and City Clerk be authorized to execute the agreement to award Quotation 2019-91-OQ for the Demolition of the Coboconk School House; and</p> <p>That all costs of demolishing the structure and disposing of hazardous materials be invoiced to the current owner of the property with notification that if the cost of demolition is not paid, the amount will be added to the property tax in accordance with section 15.4 (4). Building Code Act, 1992, S.O. 1992, c. 23.</p>	84 - 209
11.1.3	<p>PUR2019-043</p> <p>2019-96-OQ Supply and Delivery of Sodium Hypochlorite Kristy Wilson, Junior Buyer Robert MacPherson, Water and Wastewater Technician</p> <p>That Report PUR2019-043, Request for Quotation 2019-96-OQ Supply and Delivery of Sodium Hypochlorite, be received;</p> <p>That Lavo be selected for the award of 2019-96-OQ Supply and Delivery of Sodium Hypochlorite for a five year term, at the quotation price of \$28,451.69 annually, plus HST; and</p> <p>That subject to receipt of the requested documents, that the Mayor and City Clerk be authorized to sign the agreement.</p>	210 - 212
11.1.4	<p>PUR2019-047</p> <p>2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization Linda Lee, Buyer Ryan Smith, Supervisor, Parks & Open Spaces</p>	213 - 216

That Report PUR2019-047, **2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization**, be received;

That Ratcliff Excavating & Grading be selected for the award of Quotation 2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization for the total price of \$457,155.40, plus H.S.T.;

That project number 950190408 – Rotary Trail, Shoreline Restoration & Sheet Piling be closed and \$150,000 be returned to the Capital Reserves;

That \$235,184 be added to multi-year project 950153301- Shoreline Restoration & Sheet Piling from the Capital Reserves;

That subject to receipt of the required documents, the Mayor and Clerk be authorized to execute the agreement to award the contract; and

That the Financial Services Division be authorized to issue a purchase order.

11.1.5

PUR2019-048

217 - 220

2019-92-OP Annual Monitoring Reports at Specified Landfills

Linda Lee, Buyer

Kerri Snoddy, Regulatory Compliance Officer

That Report PUR2019-048, **2019-92-OP Annual Monitoring Reports at Specified Landfill Sites**, be received;

That Azimuth Environmental Consulting Inc. be selected as the highest scoring proponent, for the award of Request for Proposal 2019-92-OP Annual Monitoring Reports at Specified Landfill Sites for the initial term of two (2) reporting terms for the 2019 and 2020 calendar years;

That Council authorize the option to renew the contract for one (1) additional reporting term upon mutual agreement and successful completion of the initial term; and

That subject to receipt of the required documents, the Mayor and Clerk be authorized to sign the agreement.

11.2

Correspondence

11.3

Items Extracted from Consent

12.	Petitions	
12.1	CC2019-28.12.1	221 - 223
	Resurfacing of Wispi Shore Road Marianne Husar	
13.	Other or New Business	
14.	By-Laws	
	That the By-Laws shown in Section 14.1 of the Agenda, namely: Items 14.1.1 to and including 14.1.14 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.	
14.1	By-Laws by Consent	
*14.1.1	CC2019-28.14.1.1	224 - 253
	Authorize Borrowing of Serial Debentures \$11,007,932.60	
*14.1.2	CC2019-28.14.1.2	254 - 285
	Authorize Borrowing of Serial Debentures \$4,492,964.44	
14.1.3	CC2019-28.14.1.3	286 - 287
	A By-law to Appoint a Municipal Law Enforcement Officer for Limited By-law Enforcement Purposes (M. Fenton)	
14.1.4	CC2019-28.14.1.4	288 - 289
	A By-law to Appoint a Municipal Law Enforcement Officer for Limited By-law Enforcement Purposes (T. Ferris)	
14.1.5	CC2019-28.14.1.5	290 - 292
	A By-law to Establish a Parcel of Land in the City of Kawartha Lakes as Public Highway	
14.1.6	CC2019-28.14.1.6	293 - 295
	A By-Law to Authorize the Sale Of Municipally Owned Property Legally Described Block D, Plan 386, in the Geographic Township of Somerville, City of Kawartha Lakes Designated as Parts 2 and 3 on Plan 57R-10763 Being Part of PIN: 63119-0232 (LT)	

14.1.7	CC2019-28.14.1.7	296 - 298
	A By-law to Stop Up and Close Part of the Road Allowance Legally Described as Part of the Road Allowance between Lot 18 and Lot 19, Concession 2, in the Geographic Township of Somerville, City of Kawartha Lakes as Parts 6, 7 and 8 on Plan 57R-10763 Being Part of PIN:63119-0195 (LT)	
14.1.8	CC2019-28.14.1.8	299 - 301
	A By-Law to Amend the Town of Lindsay Zoning By-Law No. 2000-75 to Rezone Land Within the City Of Kawartha Lakes (File D06-2019-027, Report PLAN2019-061 - 257 Kent Street West - 2680749 Ontario Inc.)	
14.1.9	CC2019-28.14.1.9	302 - 306
	A By-law to Delegate Authority for the Alteration of Heritage Property in the City of Kawartha Lakes	
14.1.10	CC2019-28.14.1.10	307 - 309
	A By-law to Amend Bylaw Mariposa 1971-1526 and to Provide for the Levying of Costs Resulting from Maintenance of the Ferguson Drain	
14.1.11	CC2019-28.14.1.11	310 - 312
	A By-law to Levy the Cost of Maintenance Works Undertaken on the Ferguson Municipal Drain in the City of Kawartha Lakes	
14.1.12	CC2019-28.14.1.12	313 - 316
	A By-law to Levy the Cost of Maintenance Works Undertaken on the Robertson Municipal Drain in the City of Kawartha Lakes	
14.1.13	CC2019-28.14.1.13	317 - 321
	A By-law to Levy the Cost of Maintenance Works Undertaken on the Lownsborough Municipal Drain in the City of Kawartha Lakes	
14.1.14	CC2019-28.14.1.14	322 - 339
	A By-law to Levy the Cost of Maintenance Works Undertaken on the Ops #1 Municipal Drain in the City of Kawartha Lakes	
14.2	By-Laws Extracted from Consent	

- 15. Notice of Motion**
- 16. Closed Session**
 - 16.1 Adoption of Closed Session Agenda
 - 16.2 Disclosure of Pecuniary Interest in Closed Session Items
 - 16.3 Move Into Closed Session
 - 16.3.1 CC2019-28.16.3.1

Closed Session Minutes, Regular Council Meeting of October 22, 2019
Municipal Act, 2001 s.239(2)(b)(c)(d)(h)
 - 16.3.2 CC2019-28.16.3.2

Kawartha Lakes Professional Firefighter Association Local 1701
Bargaining Update - Verbal
Labour Negotiations or Employee Negotiations
Municipal Act, 2001, s.239(2)(d)
Liana Patterson, Manager of Human Resources
 - 16.3.3 CC2019-28.16.3.3

CUPE Local 855 Bargaining Mandate - Verbal
Labour Negotiations or Employee Negotiations
Municipal Act, 2001, s.239(2)(d)
Liana Patterson, Manager of Human Resources
 - 16.3.4 CC2019-28.16.3.4

Market Compensation Review - Verbal
Labour Negotiations or Employee Negotiations
Municipal Act, 2001, s.239(2)(d)
Liana Patterson, Manager of Human Resources
- 17. Matters from Closed Session**
- 18. Confirming By-Law**
 - 18.1 CC2019-28.18.1 340 - 340

A By-law to Confirm the Proceedings of a Regular Meeting of Council,
Tuesday, November 19, 2019

19. Adjournment

The Corporation of the City of Kawartha Lakes

Minutes

Regular Council Meeting

CC2019-24

Tuesday, October 22, 2019

Closed Session Commencing at 1:00 p.m. Open Session Commencing at 2:00 p.m.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Andy Letham

Deputy Mayor Doug Elmslie

Councillor Ron Ashmore

Councillor Pat Dunn

Councillor Patrick O'Reilly

Councillor Tracy Richardson

Councillor Kathleen Seymour-Fagan

Councillor Andrew Veale

Councillor Emmett Yeo

Accessible formats and communication supports are available upon request.

1. Call to Order

Mayor Letham called the Meeting to order at 1:00 p.m. Deputy Mayor D. Elmslie and Councillors R. Ashmore, P. Dunn, P. O'Reilly, T. Richardson, K. Seymour-Fagan, A. Veale and E. Yeo were in attendance.

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk A. Rooth, City Solicitor R. Carlson, Directors C. Marshall, B. Robinson, J. Rojas, C. Shanks, J. Stover and R. Sutherland and Acting Chief A. Rafton were also in attendance.

2. Opening Ceremonies

2.1 Call Open Session to Order

See Item 1.

2.2 O Canada

The Meeting was opened with the singing of 'O Canada'.

2.3 Moment of Silent Reflection

The Mayor asked those in attendance to observe a Moment of Silent Reflection.

2.4 Adoption of Open Session Agenda

CR2019-572

Moved By Councillor Richardson

Seconded By Councillor Veale

That the Agenda for the Open Session of the Regular Council Meeting of Tuesday, October 22, 2019, be adopted as circulated and with the following amendments:

Addition - By-laws by Consent

Item 13.1.10

A By-law to Authorize the Conveyance of Municipally Owned Property Known as 8 Francis Street, Fenelon Falls

Addition - Matters from Closed

Item 16.1

A By-law to Authorize an Application for Approval to Expropriate Land

Carried

3. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

4. Notices and Information by Members of Council and Staff

4.1 Council

Deputy Mayor Elmslie:

- The Fenelon Falls Remembrance Day Annual Candlelight Tribute is on November 7th commencing at 7:00 p.m. on Water Street with a march to the cenotaph.

Councillor O'Reilly:

- There is Halloween Dance presented by the Lindsay Lions Club on October 26th at 9:00 p.m. at the Lindsay Exhibition.
- The Lindsay and District Sports Hall of Fame hosted a successful event on November 20th at the Victoria Park Armoury.
- The 25th Annual Dream Ball in support of the Kawartha-Haliburton Children's Foundation will be on November 16th at the Victoria Park Armoury.
- This is Community Health Centre Week in Ontario.
- October 21st to 25th is Small Business Week and there will be a number of events including the Innovation Awards on October 25th at the Lindsay Golf and Country Club from 10:00 a.m. to 2:00 p.m.
- Engineering staff member Corby Purdy and his wife recently competed in the Chattanooga Ironman.

Councillor Veale:

- On October 19th the newly formed Little Britain Community Association hosted their first annual Harvest Moon Festival.
- There will be a Remembrance Day service at Bolsover Presbyterian Church on November 10th at 10:00 a.m. with parade and cenotaph ceremony to follow at the Woodville Legion.
- Remembrance Day Ceremonies will be held on November 11th at 11:00 a.m. at both the Oakwood and Kirkfield Cenotaphs.

Councillor Seymour-Fagan:

- Challenge to staff and Council to support the Pink Epaulette Program to support breast cancer research.

Councillor Richardson:

- The Bethany Fire Hall Grand Opening was held on October 20th.
- There will be a fundraiser on November 23rd at the Manvers Arena to support a young man in the community who has recently been diagnosed with acute leukemia.

Councillor Ashmore

- Congratulations to Jamie Schmale on being re-elected as MP for the Haliburton-Kawartha Lakes-Brock riding.
- Thank you to staff and Council for the approval and installation of a 4-way stop at the intersection of Peace and Sturgeon Roads and for the inclusion of Walmac Shore's Road and MacGregor Drive in the City's Lifecycle Extension Program.
- On October 27th the Downeyville Parish Hall is hosting their annual fish fry from 4:00 to 7:00 p.m.
- Residents with questions about the new Rogers Communications tower at 1988 Heights Road can contact SpectraSite Inc.
- Congratulations to local businesses Mum's Minimart and the LCBO on celebrating their grand openings.
- A Remembrance Day dinner will be held at the Omemee Legion on November 8th at 6:00 p.m. with the Remembrance Day Parade and ceremonies on November 10th from the Legion to the cenotaph.

4.2 Staff

5. Council Minutes

5.1 CC2019-24.5.1

Regular Council Meeting Minutes - September 24, 2019

CR2019-573

Moved By Councillor Yeo

Seconded By Deputy Mayor Elmslie

That the Minutes of the September 24, 2019 Regular Council Meeting, be received and adopted.

Carried

6. Deputations

7. Presentations

8. Committee of the Whole

8.1 Correspondence Regarding Committee of the Whole Recommendations

8.2 Committee of the Whole Minutes

Committee of the Whole Minutes - October 8, 2019

The following items were requested to be extracted from the Consent motion:

Item 8.3.8 - Councillor Ashmore

Item 8.3.10 - Councillor Ashmore

Item 8.3.12 - Councillor Dunn

CR2019-574

Moved By Councillor O'Reilly

Seconded By Councillor Seymour-Fagan

That the Minutes of the October 8, 2019 Committee of the Whole Meeting be received and the recommendations, included in Section 8.3 of the Agenda, be adopted, save and except Items 8.3.8, 8.3.10 and 8.3.12.

Carried

8.3 Business Arising from Committee of the Whole Minutes

8.3.1 CW2019-183

That the deputation of June Jackson, regarding **Drainage/Water Issue at 22 Alma Street, Omeme**, be received; and

That the staff be directed to review and report back on the flooding issue.

Carried

8.3.2 CW2019-184

That the presentation by Rod Sutherland, Director of Human Services, regarding the **Employment Services Transformation**, be received.

Carried

8.3.3 CW2019-185

That the presentation by Adam Found, Manager of Corporate Assets, Karl Repka, Member of the Development Charges Task Force and Sean-Michael Stephen, Senior Project Coordinator, Watson & Associates, regarding **Draft Development Charges Background Study Findings**, be received.

Carried

8.3.4 CW2019-186

That the presentation by Sue Shikaze, Health Promoter, regarding the **Haliburton, Kawartha, Pine Ridge (HKPR) District Health Unit Climate Change Health Vulnerability and Adaptation Assessment Project**, be received.

Carried

8.3.5 CW2019-187

That the presentation by Megan Deyman and Mark Mitchell, regarding the **Haliburton, Kawartha Lakes, Northumberland Drug Strategy (HKLNDS)**, be received.

Carried

8.3.6 CW2019-188

That Human Services staff be directed to report back to Council by end of Q1 2020 with options for convening a community-based advisory group to support the Haliburton, Kawartha Lakes, Northumberland Drug Strategy.

Carried

8.3.7 CW2019-189

That Report CS2019-015, **Fenelon Falls Powerlinks Funding Request**, be received; and

That the Powerlinks Committee contribute \$5,335.00 to the Fenelon Falls Horticultural Society with the allocation to come from the Powerlinks Reserve (1.32065).

Carried

8.3.9 CW2019-191

That the October 8, 2019 memorandum from Sara Johnston, Acting Deputy Chief, Paramedic Services, regarding **Response Time Standard Notification**, be received; and

That the attached letter dated September 18, 2019 and addressed to the Interim Director of the Hospitals and Emergency Services Division regarding Response Time Standard Notification, be received for information.

Carried

8.3.11 CW2019-193

That the October 7, 2019 memorandum from Adam Found, Manager of Corporate Assets, regarding **Draft Development Charges Background Study**, be received.

Carried

8.4 Items Extracted from Committee of the Whole Minutes

8.3.8 CW2019-190

CR2019-575

Moved By Councillor Ashmore

Seconded By Deputy Mayor Elmslie

That Report CORP2019-026, **Farm Tax Ratio Review**, be received and referred to the Agricultural Development Advisory Committee to provide comment.

Carried

8.3.10 CW2019-192

CR2019-576

Moved By Councillor Ashmore

Seconded By Councillor O'Reilly

That the memorandum from Councillor Ashmore regarding **Alternative Financing for Capital and Operating Pressures**, be received;

That staff be directed to study alternative sources of funding for Kawartha Lakes' capital and operating needs;

That staff explore the creation of Kawartha Lakes "Savings Bonds" and/or "Equity Shares" as a method of increasing our Capital funding; and

That staff report back to Council by the end of Q1, 2021 with alternatives and additions to the current sources of funding for capital and operating budgets.

Carried

8.3.12 CW2019-194

A recorded vote was requested by Councillor Dunn.

CR2019-577

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That the October 8, 2019 memorandum from Deputy Mayor Elmslie regarding **Full Winter Maintenance for the Cul de Sac Accessing Francis Street, Fenelon Falls**, be received;

That the cul de sac, encompassing properties 202-210, receive full winter maintenance for 2019-2020 winter season; and

That staff report back to Council at the end of Q1 2020, with background regarding this cul de sac and recommendations for municipal maintenance moving forward.

Recorded	For	Against	Absent
Mayor Letham	X		
Deputy Mayor Elmslie	X		

Councillor Ashmore	X		
Councillor Dunn		X	
Councillor O'Reilly	X		
Councillor Richardson	X		
Councillor Seymour-Fagan	X		
Councillor Veale	X		
Councillor Yeo	X		
Results	8	1	0
			Carried

8.4.1 CW2019-182

CR2019-578

Moved By Councillor Seymour-Fagan

Seconded By Councillor Dunn

That the deputation of Ted Comiskey, Mayor of Ingersoll, regarding his **Request for Resolution of Support for the "Demand the Right" Coalition Requesting Municipalities have the Right to Approve or Reject Future Landfill Developments in their Communities**, be received;

That the City of Kawartha Lakes calls upon the Government of Ontario, as part of its "Made-in-Ontario Environment Plan" to formally entrench the right of municipalities to approve or reject landfill projects; and

That a copy of this resolution be sent to Ted Comiskey, Mayor of Ingersoll.

Carried

9. Planning Advisory Committee

9.1 Correspondence Regarding Planning Advisory Committee Recommendations

9.2 Planning Advisory Committee Minutes

Planning Advisory Committee Minutes - October 9, 2019

CR2019-579

Moved By Councillor O'Reilly

Seconded By Councillor Veale

That the Minutes of the October 9, 2019 Planning Advisory Committee Meeting be received and the recommendations, included in Section 9.3 of the Agenda, be adopted.

Carried

9.3 Business Arising from Planning Advisory Committee Minutes

9.3.1 PAC2019-064

That Report PLAN2019-052, **Aggregate Policy Review – Official Plan Amendment No. 11**, be received; and

That Draft OPA 11 be referred back to staff pending the outcome of the public consultation component, and that any revisions to draft OPA 11 be brought back to a subsequent Planning Advisory Committee meeting.

Carried

9.3.2 PAC2019-065

That Report PLAN2019-053, **respecting Part Lot 10, Concession 3, Part 1 on 57R-5744, geographic Township of Eldon, and identified as 305 Glenarm Road; Application No. D06-2019-017**, be received;

That a Zoning By-law Amendment respecting application D06-2019-017, substantially in the form attached as Appendix E to Report PLAN2019-053, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

9.3.3 PAC2019-066

That Report PLAN2019-054, **respecting Part Lots 18 to 20, Concession 11, geographic Township of Ops, Application D06-2019-021**, be received; and

That a Zoning By-law Amendment respecting application D06-2019-021 be prepared, approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

9.3.4 PAC2019-067

That Report PLAN2019-055, **respecting Part Lot 21, Concession 2, geographic Township of Emily, and identified as 1109 Meadowview Road – Application D06-2019-022**, be received;

That a Zoning By-law Amendment respecting application D06-2019-055, substantially in the form attached as Appendix D to Report PLAN2019-055, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

9.3.5 PAC2019-068

That Report PLAN2019-056, **respecting being Part Lot 22, Concession 7, Parts 1-3, 57R-10704, geographic Township of Ops, identified as 396 Highway 36 – Applications D01-2019-002 and D06-2019-023**, be received; and

That the applications respecting the proposed Official Plan Amendment and Zoning By-law Amendment be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Carried

9.3.6 PAC2019-069

That Report PLAN2019-057, **respecting being Part of Lot 23, Concession 9, Parts 1 to 3, Plan 57R-8353, Parts 1 and 2, Plan 57R-2352, Lots 53-54, Part Third Street (Closed), Plan 190, geographic Township of Fenelon, identified as 19, 39 and 67 West Street North, “Muskoka D & M Corp. – Applications D01-2018-006 and D06-2018-028”,** be received; and

That the applications respecting the proposed Official Plan Amendment and Zoning By-law Amendment be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Carried

9.4 Items Extracted from Planning Advisory Committee Minutes

10. Consent Matters

The following items were requested to be extracted from the Consent Agenda:

Item 10.1.1 - Mayor Letham

Item 10.1.6 - Councillor Ashmore

Item 10.1.8 - Councillor Dunn

Item 10.1.10 - Councillor Ashmore

Moved By Councillor Ashmore

Seconded By Councillor O'Reilly

That all of the proposed resolutions shown in Section 10.1 and 10.2 of the Agenda be approved and adopted by Council in the order that they appear on the agenda and sequentially numbered, save and except Items 10.1.1, 10.1.6, 10.1.8 and 10.1.10.

Carried

10.1 Reports

10.1.2 PUR2019-040

Request for Proposal 2019-89-OP Development of a Digital Service Squad to Market and Deliver the Digital Main Street Program in Kawartha Lakes

Marielle van Engelen, Buyer

Carlie Arbour, Economic Development Officer - Community

CR2019-580

That Report PUR2019-040, **Request for Proposal 2019-89-OP Development of a Digital Service Squad to Market and Deliver the Main Street Program in Kawartha Lakes**, be received;

That Cat's Cove Communication be selected for the award of RFP 2019-89-OP Development of a Digital Service Squad to Market and Deliver the Main Street Program in Kawartha Lakes; and

That subject to the receipt of the required documents, the Director of Development Services be authorized to execute the agreement and Financial Services issue a purchase order.

Carried

10.1.3 PUR2019-041

2019-68-OP Asset Management of Current SCADA System

Linda Lee, Buyer

Robert MacPherson, Water/Wastewater Technician

CR2019-581

That Report PUR2019-041, **2019-68-OP Asset Management of Current SCADA System**, be received;

That Cole Engineering Group Ltd. be selected, as the highest scoring proponent, for the award of Request for Proposal number 2019-68-OP Asset Management of Current SCADA System;

That subject to receipt of the required documents, the Mayor and Clerk be authorized to sign the agreement; and

That the Financial Services Division be authorized to issue a purchase order.

Carried

10.1.4 PLAN2019-058

Removal of Holding (H) Symbol for 166 Highway 7A (Henderson)

Kent Stainton, Planner I

CR2019-582

That Report PLAN2019-058, **Removal of Holding (H) Symbol for 166 Highway 7A**, be received;

That Zoning By-Law Amendment application D06-2019-026 identified as 166 Highway 7A, City of Kawartha Lakes, as generally outlined in Appendix C to Report PLAN2019-058, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Carried

10.1.5 PLAN2019-059

An Application to Remove the Holding (H) Provision from the Village of Omemee Zoning By-law 1993-15 (Dacosta)

Kent Stainton, Planner I

CR2019-583

That Report PLAN2019-059, **Removal of Holding (H) Symbol for Octavio Dacosta**, be received;

That Zoning By-Law Amendment application D06-2019-025 identified Plan 109 Lots 14, 15 and Part of Lot 16 East of Queen Street, North of Distillery Street & Lots 14, 15, Part of Lots 16, 17, 18 West of Hughes Street North of Distillery Street in the Village of Omemee, City of Kawartha Lakes, as generally outlined in Appendix C to Report PLAN2019-059, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Carried

10.1.7 EA2019-013

Replacement of Small Communities Fund Financing for Certain Water-Wastewater Capital Projects

Adam Found, Manager of Corporate Assets

CR2019-584

That Report EA2019-013, **Replacement of Small Communities Fund Financing for Certain Water-Wastewater Capital Projects**, be received; and

That the Small Communities Fund (SCF) financing of water-wastewater capital projects 998180301, 998180304, 998180309 and 998190309 be replaced with financing from the Water Reserve.

Carried

10.1.9 ENG2019-023

MacEachern / Brown Petition Drain

Mike Farquhar, Supervisor, Technical Services

CR2019-585

That Report ENG2019-023, **MacEachern / Brown Petition Drain**, be received;

That Council proceeds with the petition submitted by D.S & D. Farms Inc., Robert MacEachern and Lynda MacEachern for drainage works by owners for Lot 17 Con 3, Lot 16 Con 3 and Lot 16 Con 2 in the Former Eldon twp., and instruct the City Clerk to proceed with the notices required under Section 5 of the Drainage Act; and

That Council appoints and retains, D.M. Wills and Associates Limited, in accordance with the Drainage Act, as the Engineer of Record for the petition and to proceed with the requirements of a petition drain.

Carried

10.2 Correspondence

10.2.1 CC2019-24.10.2.1

Memo - Right for Municipalities to Approve or Reject Landfill Proposals

David Kerr, Manager of Environmental Services

CR2019-586

That the October 22, 2019 memorandum from David Kerr, Manager of Environmental Services, regarding **Right for Municipalities to Approve or Reject Landfill Proposals**, be received.

Carried

10.3 Items Extracted from Consent

10.1.1 PUR2019-035

Co-Operative Request for Proposal 2019-66-OP Collection and Transportation of Waste and Recyclables

Marielle van Engelen, Buyer

David Kerr, Manager of Environmental Services

CR2019-587

Moved By Deputy Mayor Elmslie

Seconded By Councillor Dunn

That Item 10.1.1 be moved to Item 16.2 following Closed Session.

Carried

10.1.6 PLAN2019-060

An Application to Remove the Holding (H) Provision from the Village of Omemee Zoning By-law 1993-15 (Currotte)

Kent Stainton, Planner I

CR2019-588

Moved By Councillor Ashmore

Seconded By Councillor O'Reilly

That Report PLAN2019-060, **Removal of Holding (H) Symbol for 90 King Street**, be received;

That Zoning By-Law Amendment application D06-2019-024 identified as Part of Park Lot 10, Part 2, in the Village of Omemee, City of Kawartha Lakes, as generally outlined in Appendix C to Report PLAN2019-060, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Carried

10.1.8 EA2019-014

Development Charges Reserve Reconciliation

Adam Found, Manager of Corporate Assets

CR2019-589

Moved By Councillor Dunn

Seconded By Councillor Veale

That Report EA2019-014, **Development Charges Reserve Reconciliation**, be received;

That the net corrective transfers indicated in Table 1 of Report EA2019-014 be approved by Council; and

That the City Treasurer implement these transfers by January 10, 2020.

Carried

CR2019-590

Moved By Councillor Dunn

Seconded By Councillor Yeo

That going forward Council be provided the financial implications of proposed development charges incentives.

Carried

10.1.10 RS2019-027

Proposed 2020 Lease Agreement between Dunsford Community Centre Inc. and the City of Kawartha Lakes (26 Community Centre Road, Dunsford)

Elise Karklins, Law Clerk – Realty Services

CR2019-591

Moved By Councillor Ashmore

Seconded By Councillor Seymour-Fagan

That Report RS2019-027, **Proposed 2020 Lease Agreement between Dunsford Community Centre Inc. and the City of Kawartha Lakes (26 Community Centre Road, Dunsford)**, be received; and

That the Mayor and Clerk be authorized to execute the Lease Agreement attached as Appendix B on behalf of the Corporation of the City of Kawartha Lakes, being a Lease Agreement with Dunsford Community Centre Inc. for the purpose of leasing space for the Dunsford Library for a three year term.

Carried

CR2019-592

Moved By Councillor Ashmore

Seconded By Councillor Yeo

That Council request the Kawartha Lakes Library Board to look at the expansion of hours at the Dunsford Library over the term of this lease based on need.

Carried

11. Petitions

12. Other or New Business

13. By-Laws

The mover requested the consent of Council to read the by-laws by number only.

CR2019-593

Moved By Deputy Mayor Elmslie

Seconded By Councillor Seymour-Fagan

That the By-Laws shown in Section 13.1 of the Agenda, namely: Items 13.1.1 to and including 13.1.10 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

Carried

13.1 By-Laws by Consent

13.1.1 By-law 2019-131

A By-law to Stop Up and Close Part of the Original Shore Road Allowance in Front of Lot 22, Concession 1 Along Lake Dalrymple, in the Geographic Township of Carden, City of Kawartha Lakes, designated as Part 2 on Reference Plan 57R-10750, and to Authorize the Sale of the Land to the Abutting Owners (82 Fulsom Crescent)

13.1.2 By-law 2019-132

A By-law to Stop Up and Close Part of the Original Shore Road Allowance Lying in Front of Lot 22, Concession 1 Along Lake Dalrymple, in the Geographic Township of Carden, City of Kawartha, designated as Part 1 on Reference Plan

57R-10750, and to Authorize the Sale of the Land to the Abutting Owners (76 Fulsom Crescent)

13.1.3 By-law 2019-133

A By-law to Approve the Submission of an Application to Ontario Infrastructure and Lands Corporation ("OILC") for the Long-Term Financing of Certain Capital Work(s) of the Corporation of the City of Kawartha lakes (the "Municipality"); and to Authorize the Entering into of a Rate Offer Letter Agreement Pursuant to which the Municipality Will Issue Debentures to "OILC"

13.1.4 By-law 2019-134

A By-Law to Amend the Township of Manvers Zoning By-Law 87-06 to Remove the Holding Symbol (H) from a Zone Category on Property within the City of Kawartha Lakes (166 Highway 7A, Terry and Mark Henderson)

13.1.5 By-law 2019-135

A By-Law to Amend the Village of Omemee Zoning By-Law 1993-15 to Remove the Holding Symbol (H) from a Zone Category on Property within the City of Kawartha Lakes (Octavio Dacosta)

13.1.6 By-law 2019-136

A By-Law to Amend the Zoning By-Law 1993-15 to Remove the Holding Symbol (H) from a Zone Category on Property within The City of Kawartha Lakes (90 King Street West, Dianne Currotte)

13.1.7 By-law 2019-137

A By-Law to Amend the Township of Eldon Zoning By-Law No. 94-14 to Rezone Land Within the City Of Kawartha Lakes (305 Glenarm Road, D.S. and B. Farms Inc.)

13.1.8 By-law 2019-138

A By-Law to Amend the Township of Ops Zoning By-Law No. 93-30 to Rezone Land Within the City Of Kawartha Lakes (1082 Lilac Road, Martin)

13.1.9 By-law 2019-139

A By-Law to Amend the Township of Emily Zoning By-Law No. 1996-30 to Rezone Land Within the City Of Kawartha Lakes (1109 Meadowview Road)

13.1.10 By-law 2019-140

A By-law to Authorize the Conveyance of Municipally Owned Property Known as
8 Francis Street, Fenelon Falls

13.2 By-Laws Extracted from Consent

14. Notice of Motion

15. Closed Session

15.1 Adoption of Closed Session Agenda

CR2019-594

Moved By Deputy Mayor Elmslie

Seconded By Councillor Ashmore

That the Closed Session agenda be adopted as circulated and with the following
amendments:

Additions

Item 15.3.5

Update on a Personnel Matter - Verbal

Personal Matter About an Identifiable Individual

Municipal Act, 2001 s.239(2)(b)

Ron Taylor, Chief Administrative Officer

Item 15.3.6

**Co-Operative Request for Proposal 2019-66-OP Collection and
Transportation of Waste and Recyclables (Report PUR2019-035)**

Financial Information Supplied in Confidence

Municipal Act, 2001 s.239(1)(i)

Carried

15.2 Disclosure of Pecuniary Interest in Closed Session Items

There were no declarations of pecuniary interest disclosed.

15.3 Move Into Closed Session

CR2019-595

Moved By Councillor Veale

Seconded By Councillor Yeo

That Council convene into closed session at 1:46 p.m. in order to consider matters on the Tuesday, October 22, 2019 Closed Session Agenda and that are permitted to be discussed in a session closed to the public pursuant to Section 239(1)(l)(2)(b)(c)(d)(h) of the Municipal Act, S.O. 2001. S.25.

Carried

Council recessed at 1:46 p.m. and reconvened at 1:55 p.m.

16. **Matters from Closed Session**

Item 15.3.2

Staff was given direction regarding execution of a funding agreement.

Item 15.3.3

CR2019-602

Moved By Deputy Mayor Elmslie

Seconded By Councillor Richardson

That staff be authorized to proceed with expropriation of a 3m wide strip running along Lindsay Street, Fenelon Falls, from each of the subject properties in order to widen the road known as County Road 121. The subject properties that are abutting County Road 121 are: 33, 41, 45, 49, 53, 57, 65, 73, 77, 81, 85, 89, 91, 95, 99, 105, 109, 117, 125, 129, 133, 139, 143 & 157 Lindsay Street.

That Council receives and approves the making of the City's Application for Approval to Expropriate Land as at Appendix C to Confidential Report RS2019-029;

That Council adopt the By-law as at Appendix D to Confidential Report RS2019-029, authorizing the making of the Application for Approval to Expropriate;

That Council authorizes staff to take any and all necessary steps for the expropriation of the subject land; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision.

Carried

Item 15.3.4

Council was provided with an update and directed staff on bargaining with the Kawartha Lakes Professional Firefighter Association Local 1701.

16.1 By-law 2019-141

A By-law to Authorize An Application for Approval to Expropriate Land

CR2019-603

Moved By Deputy Mayor Elmslie

Seconded By Councillor Seymour-Fagan

That a By-law to Authorize an Application for Approval to Expropriate Land be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

Carried

16.2 PUR2019-035

Co-Operative Request for Proposal 2019-66-OP Collection and Transportation of Waste and Recyclables

Marielle van Engelen, Buyer

David Kerr, Manager of Environmental Services

This Item was moved from Item 10.1.1.

CR2019-604

Moved By Councillor Dunn

Seconded By Councillor Yeo

That Report PUR2019-035, **Co-Operative Request for Proposal 2019-66-OP Collection and Transportation of Waste and Recyclables**, be received;

That the highest scoring proponent, Miller Waste Systems Inc. of Markham, Ontario be selected for the award for the Co-Operative Request for Proposal 2019-66-OP Collection and Transportation of Waste and Recyclables for an initial term of seven (7) years;

That Council authorizes the option to renew the contract for an additional two (2) - one (1) year terms upon mutual agreement and successful completion of the initial term and each term thereafter; and

That subject to receipt of the required documents, the Mayor and Clerk be authorized to execute the agreement.

Carried

17. Confirming By-Law

17.1 By-law 2019-142

A By-Law to Confirm the Proceedings of a Regular Meeting of Council, Tuesday, October 22, 2019

CR2019-605

Moved By Councillor O'Reilly

Seconded By Councillor Ashmore

That a by-law to confirm the proceedings of a Regular Council Meeting held Tuesday, October 22, 2019 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

Carried

18. Adjournment

CR2019-606

Moved By Councillor Yeo

Seconded By Councillor Dunn

That the Council Meeting adjourn at 2:37 p.m.

Carried

Read and adopted this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes
Minutes
Special Council Meeting

CC2019-25
Tuesday, October 29, 2019
Open Session Commencing at 1:00 p.m.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Deputy Mayor Doug Elmslie
Councillor Ron Ashmore
Councillor Pat Dunn
Councillor Patrick O'Reilly
Councillor Tracy Richardson
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Councillor Emmett Yeo

Accessible formats and communication supports are available upon request.

1. Call to Order

Mayor Letham called the Meeting to order at 1:00 p.m. Deputy Mayor D. Elmslie and Councillors R. Ashmore, P. Dunn, P. O'Reilly, T. Richardson, K. Seymour-Fagan, A. Veale and E. Yeo were in attendance.

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk A. Rooth, City Solicitor R. Carlson, Directors C. Marshall, B. Robinson, J. Rojas, C. Shanks, J. Stover and R. Sutherland and Acting Chief A. Rafton were also in attendance.

2. Adoption of Agenda

CR2019-607

Moved By Deputy Mayor Elmslie

Seconded By Councillor Dunn

That the Procedural By-law be waived to allow the addition of Report CORP2019-027 to today's Agenda as a time sensitive matter; and

That the Agenda for the Open Session of the Special Council Meeting of Tuesday, October 29, 2019, be adopted as circulated and with the following amendment:

Addition - Report

Item 6.1

Report CORP2019-027

Development Charge Reserve Debenture

Leanne Mitchell, Cost Accounting Supervisor

Carried

3. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

4. Deputations

5. Presentations

5.1 CC2019-25.5.1

Kawartha Lakes Police Services Board
2020 Proposed Budget
Mark Mitchell, Chief of Police
Don Thomas, Chair

Don Thomas, Chair, presented the Kawartha Lakes Police Services Board 2020 Proposed Budget.

CR2019-608

Moved By Deputy Mayor Elmslie

Seconded By Councillor Yeo

That the presentation by Chair Don Thomas regarding the Kawartha Lakes Police Services Board 2020 Proposed Budget, be received and referred to the budget process.

Carried

5.2 CC2019-25.5.2

Lake Simcoe Region Conservation Authority
2020 Proposed Budget
Mike Walters, CAO

Mike Walters, CAO, presented the Lake Simcoe Region Conservation Authority 2020 Proposed Budget.

CR2019-609

Moved By Councillor Yeo

Seconded By Councillor O'Reilly

That the presentation by CAO Mike Walters regarding the Lake Simcoe Region Conservation Authority 2020 Proposed Budget, be received and referred to the budget process.

Carried

5.3 CC2019-25.5.3

Kawartha Conservation
2020 Proposed Budget
Mark Majchrowski, CAO

Mark Majchrowski, CAO presented the Kawartha Conservation 2020 Proposed Budget.

CR2019-610

Moved By Councillor Seymour-Fagan

Seconded By Councillor Dunn

That the presentation by CAO Mark Majchrowski, regarding the Kawartha Conservation 2020 Proposed Budget, be received and referred to the budget process.

Carried

5.4 CC2019-25.5.4

Kawartha Lakes Public Library Board
2020 Proposed Budget
Jamie Anderson, Library Director/CEO

Jamie Anderson, Library Director/CEO, and Susan Ferguson, Chair, presented the Kawartha Lakes Public Library Board 2020 Proposed Budget.

CR2019-611

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That the presentation by Library Director/CEO Jamie Anderson and Chair Susan Ferguson regarding the Kawartha Lakes Public Library Board 2020 Proposed Budget, be received and referred to the budget process.

Carried

5.5 CC2019-25.5.5

Lindsay Downtown Business Improvement Area (BIA)
2020 Proposed Budget
Charlie MacDonald, Chair
Melissa McFarland, General Manager

Charlie MacDonald, Chair, and Melissa McFarland, General Manager, presented the Lindsay Downtown Business Improvement Area (BIA) 2020 Proposed Budget.

CR2019-612

Moved By Councillor O'Reilly

Seconded By Councillor Dunn

That the presentation by Chair Charlie MacDonald and General Manager Melissa McFarland regarding the Lindsay Downtown Business Improvement Area (BIA) 2020 Proposed Budget, be received and referred to the budget process.

Carried

5.6 CC2019-25.5.6

Kawartha Lakes Municipal Airport Committee

Yearly Update

Bob Hunter, Loomex Group

Malcolm Cook, Loomex Group

Bob Hunter and Malcolm Cook of Loomex Group presented the Kawartha Lakes Municipal Airport Committee Yearly Update.

CR2019-613

Moved By Councillor Veale

Seconded By Councillor Richardson

That the presentation by Bob Hunter and Malcolm Cook of Loomex Group regarding the Kawartha Lakes Municipal Airport Committee Yearly Update, be received and referred to the budget process.

Carried

5.7 CC2019-25.5.7

Kawartha Lakes Health Care Initiative Update

Cindy Snider, Recruitment and Retention Coordinator

Barb van der Veen, President

Barb van der Veen, President, presented an update on the Kawartha Lakes Health Care Initiative.

CR2019-614

Moved By Councillor Yeo

Seconded By Deputy Mayor Elmslie

That the presentation by President Barb van der Veen regarding an update on the Kawartha Lakes Health Care Initiative, be received and referred to the budget process.

Carried

5.8 CC2019-25.5.8

Cultural Centre Committee Working Group

Susan Taylor, Chair

Bev Jeeves

Susan Taylor, Chair, and Bev Jeeves presented an update on the Cultural Centre Committee Working Group.

CR2019-615

Moved By Councillor Richardson

Seconded By Councillor Seymour-Fagan

That the presentation by Chair Susan Taylor and Bev Jeeves regarding an update on the Cultural Centre Committee Working Group, be received and referred to the budget process.

Carried

6. Reports

6.1 CORP2019-027

Development Charge Reserve Debenture

Leanne Mitchell, Cost Accounting Supervisor

CR2019-616

Moved By Councillor Yeo

Seconded By Councillor Dunn

That Report CORP2019-027, **Development Charge Reserve Debenture**, be received;

That Council approves funding the Development Charge Reserve deficit by debenture funding in the amount of \$7,881,574;

That Council approves the following projects to be funded by this debenture:

WW1401	Mary Street Watermain Reconstruction	591,784
WW1516	Fenelon Falls Ellice St. SPS Upgrade	1,960,745
WW1517	Colborne Street SPS Upgrades	3,805,699
PR0913	Lindsay Rec Complex Renovation	500,000
PR1210	Annual Playground Equipment Replacement	113,006
PR1518	Logie Park Improvements	910,340
	TOTAL	7,881,574

And;

That future development charge collections from the following categories be used to finance the debt principle and interest payment; Parks and Recreation and Sewage Treatment.

Carried

7. Correspondence

CR2019-617

Moved By Councillor Yeo

Seconded By Councillor Ashmore

That the correspondence listed as Item 7.1 to and including Item 7.5, be received and referred to the budget process.

Carried

7.1 CC2019-25.7.1

Otonabee Conservation
2020 Proposed Budget

7.2 CC2019-25.7.2

Haliburton Kawartha Pine Ridge District Health Unit
2020 Budget
Angela Vickery, Director of Corporate Services

7.3 CC2019-25.7.3

Ontario Provincial Police
2020 Annual Billing Statement
Marc Bedard, Superintendent Commander, Municipal Policing Bureau

7.4 CC2019-25.7.4

Kawartha Lakes Haliburton Housing Corporation
2020 Proposed Budget
Hope Lee, CEO

7.5 CC2019-25.7.5

Ganaraska Region Conservation Authority
2020 Proposed Budget
Linda Laliberte, CAO Secretary-Treasurer

8. Closed Session

9. Matters from Closed Session

10. Confirming By-Law

10.1 By-law 2019-143

A By-Law to Confirm the Proceedings of a Special Meeting of Council, Tuesday,
October 29, 2019

CR2019-618

Moved By Councillor Veale

Seconded By Councillor Richardson

That a by-law to confirm the proceedings of a Special Council Meeting held
Tuesday, October 29, 2019 be read a first, second and third time, passed,
numbered, signed and the corporate seal attached.

Carried

11. Adjournment

CR2019-619

That the Council Meeting adjourn at 3:27 p.m.

Carried

Read and adopted this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes
Minutes
Special Council Meeting

CC2019-26
Tuesday, November 5, 2019
Open Session Commencing at 10:00 a.m.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Deputy Mayor Doug Elmslie
Councillor Ron Ashmore
Councillor Pat Dunn
Councillor Patrick O'Reilly
Councillor Tracy Richardson
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Councillor Emmett Yeo

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

1. Call to Order

Mayor Letham called the Meeting to order at 10:00 a.m. Deputy Mayor D. Elmslie and Councillors R. Ashmore, P. O'Reilly, T. Richardson, K. Seymour-Fagan, A. Veale and E. Yeo were in attendance.

Absent: Councillor P. Dunn

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk A. Rooth and Directors C. Marshall, B. Robinson, J. Rojas, C. Shanks and J. Stover were also in attendance.

2. Adoption of Agenda

CR2019-620

Moved By Deputy Mayor Elmslie

Seconded By Councillor Richardson

That the Agenda for the Open Session of the Special Council Meeting of Tuesday, November 5, 2019, be adopted as circulated and with the following amendments:

Additions:

Item 5.1

Presentation - Direction Regarding Development Charges By-law Update
Adam Found, Manager of Corporate Assets

Item 5.3

Memo - Proposed Direction for New Development Charges By-law - Incenting
Job Creators
Andy Letham, Mayor

Carried

3. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

4. Statutory Public Meeting - Proposed Development Charges By-law

Mayor Letham advised that the City is undertaking the process to replace By-law 2015-224, being A By-law to Impose Development Charges in the City of Kawartha Lakes. As required under the Development Charges Act, a public meeting is being held on the proposed development charges by-law and its underlying background study.

4.1 CC2019-26.2.1

Proposed Development Charges By-law and Background Study Presentation

Adam Found, Manager of Corporate Assets

Andrew Grunda, Watson and Associates

Manager Found provided opening remarks and introduced Andrew Grunda of Watson and Associates. Mr. Grunda delivered a presentation on the proposed Development Charges By-law and Background Study.

CR2019-621

Moved By Deputy Mayor Elmslie

Seconded By Councillor Veale

That the presentation by Manager Found and Andrew Grunda of Watson and Associates regarding the **Proposed Development Charges By-law and Background Study**, be received.

Carried

4.2 CC2019-26.4.2

Development Charges Task Force Presentation

Eugene McDonald, Chair of the Development Charges Task Force

Eugene McDonald, Chair of the Development Charges Task Force, presented an update on Task Force activities.

CR2019-622

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That the presentation by Eugene McDonald, Chair, regarding the **Development Charges Task Force**, be received.

Carried

4.3 CC2019-26.4.3

Public Comments - Proposed Development Charges By-law

Jay Allen of Shields Storage Centres Inc. outlined concerns relating to the impact of the proposed Development Charge By-law and the Background Study on the self storage industry as detailed in his written submission, noting that they are based on layers of assumption and unattained growth plan projections. He expressed the need to support and sustain growth and requested that Council reconsider the inclusion of Self Storage in the definition of Commercial regardless of zoning/permitted use.

Kurtis Osborne of Lindsay, on behalf of the Wilson Group, shared a developer/construction perspective highlighting two primary concerns; supply of both affordable and general housing and densification. He expressed concern that the costs associated with local development are pushing the limits of the housing market and what people are willing to pay for units, noting that building affordable homes is in the best interest of the municipality to achieve Growth Plan projections. Mr. Osborne noted that densification in downtown areas, where there is significant existing infrastructure, is very important to growth. He expressed concern that if the cost of development is raised, industry activity may no longer be viable and noted that the application of development charge deferrals is vital.

Don Wilson of Lindsay, expressed concerns regarding the financial impact of development charges on condominium development, noting that it can make development challenging and potentially limit growth. He requested that consideration be given to supporting developers working to achieve densification in growth and facing multiple levies, through the evolution of a project. He noted that special consideration should be given to projects such as the current development in the Lindsay downtown core for development charge deferral or exemption.

CR2019-623

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That the public comments regarding the **Proposed Development Charges By-law**, be received.

Carried

4.4 CC2019-26.2.4

Written Public Submissions - Proposed Development Charges By-law

Mayor Letham advised that following written public submissions we received regarding the Proposed Development Charges By-law:

- Correspondence dated October 30, 2019 from Jay Allen of Shield Storage Centres Inc.
- Correspondence dated October 31, 2019 from Peter S. Zourntos of Valdor Engineering Inc.

CR2019-624

Moved By Councillor Veale

Seconded By Councillor Richardson

That the written public submissions regarding the **Proposed Development Charges By-law**, be received.

Carried

4.5 CC2019-26.2.5

Adjournment - Statutory Public Meeting

The public meeting, held under the Development Charges Act, adjourned at 11:11 a.m.

5. Report EA2019-015

5.1 CC2019-26.5.1

Presentation - Direction Regarding Development Charges By-law Update

Adam Found, Manager of Corporate Assets

Manager Found presented an update on direction regarding the Development Charges By-law.

CR2019-625

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That the presentation by Manager Found regarding **Direction Regarding Development Charges By-law Update**, be received.

Carried

5.2 EA2019-015

Direction Regarding Development Charges By-Law

Adam Found, Manager of Corporate Assets

CR2019-626

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That Report EA2019-015, **Direction Regarding Development Charges By-Law**, be received;

That the proposed development charges (DC) by-law be revised to reflect a uniform DC rate for industrial, commercial and institutional development for each municipal service, and a 50% DC exemption for industrial development that does not qualify for the legislated industrial DC exemption;

That the effective date of the proposed DC by-law and proposed DC assistance policy be revised from January 1, 2020 to April 1, 2020; and

That the DC study, proposed DC by-law and proposed DC assistance policy, as revised, be presented to Council for adoption at the December 10, 2019 Council meeting.

Carried

5.3 CC2019-26.5.3

**Memo - Proposed Direction for New Development Charges By-law -
Incenting Job Creators**

Andy Letham, Mayor

CR2019-627

Moved By Councillor O'Reilly

Seconded By Councillor Veale

That the November 5th, 2019 memorandum from Mayor Letham regarding a **Proposed Direction for New Development Charges By-law - Incenting Job Creators**, be received;

That the proposed development charges by-law be revised to reflect a full development charges exemption for industrial development;

That the proposed development charges by-law be revised to reflect a full development charges exemption for the first 2,500 square metres of gross floor area for any single commercial development;

That staff report to Council in Q4 of 2021 with a financial update on development charges and the results of these incentives, including additional non-residential floor space and jobs achieved; and

That staff provide Council an interim update in Q4 of 2020 on the future “community benefits charge” and any resulting adjustments that may need to be made to the above-noted business incentives.

Carried

6. Closed Session

7. Matters from Closed Session

8. Confirming By-Law

8.1 By-law 2019-144

A By-law to Confirm the Proceedings of a Special Meeting of Council, Tuesday, November 5, 2019

CR2019-628

Moved By Deputy Mayor Elmslie

Seconded By Councillor Yeo

That a by-law to confirm the proceedings of a Special Council Meeting held Tuesday, November 5, 2019 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

Carried

9. Adjournment

CR2019-629

Moved By Councillor Yeo

Seconded By Councillor Veale

That the Council Meeting adjourn at 12:04 p.m.

Carried

Read and adopted this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes

Minutes

Committee of the Whole Meeting

COW2019-11
Tuesday, November 5, 2019
Open Session Commencing at 1:00 p.m.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Ron Ashmore
Councillor Pat Dunn
Deputy Mayor Doug Elmslie
Councillor Patrick O'Reilly
Councillor Tracy Richardson
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Councillor Emmett Yeo

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1. Call to Order

Mayor Letham called the Meeting to order at 1:00 p.m. Deputy Mayor D. Elmslie and Councillors R. Ashmore, P. O'Reilly, T. Richardson, K. Seymour-Fagan, A. Veale and E. Yeo were in attendance.

Absent: Councillor P. Dunn

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk A. Rooth, City Solicitor R. Carlson and Directors C. Marshall, B. Robinson, J. Rojas, C. Shanks, J. Stover, R. Sutherland and Acting Chief A. Rafton were also in attendance.

2. Adoption of Agenda

CW2019-196

Moved By Deputy Mayor Elmslie

Seconded By Councillor Richardson

That the Agenda for the Open Session of the Committee of the Whole of Tuesday, November 5, 2019, be adopted as circulated.

Carried

3. Disclosure of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

4. Deputations

4.1 COW2019-11.4.1

Ban of Plastic Bags in City of Kawartha Lakes

Jamie Morris

Deborah Pearson

On behalf of the Kawartha Lakes Environmental Advisory Committee (KLEAC)

Deborah Pearson attended Council on behalf of the Kawartha Lakes Environmental Advisory Committee (KLEAC) to provide information on the negative impact of plastic waste on the environment and requested that Council pass a resolution to implement a phased in ban of single-use plastics and implement a public education strategy for eliminating single use plastics in the City of Kawartha Lakes.

CW2019-197

Moved By Councillor O'Reilly

Seconded By Councillor Richardson

That the deputation of Deborah Pearson, on behalf of the Kawartha Lakes Environmental Advisory Committee (KLEAC), regarding **Ban of Plastic Bags in City of Kawartha Lakes**, be received.

Carried

4.2 COW2019-11.4.2

Ban of Plastic Bags in City of Kawartha Lakes

Steve McCullough

Steve McCullough shared his personal experience in taking action to reduce garbage and eliminate his personal use of plastics. He requested that Council ban all plastic bags in the City of Kawartha Lakes and instead require residents to place garbage directly into bins, expressing the need to go beyond a voluntary ban.

CW2019-198

Moved By Deputy Mayor Elmslie

Seconded By Councillor Ashmore

That the deputation of Steve McCullough regarding **Ban of Plastic Bags in City of Kawartha Lakes**, be received.

Carried

4.3 COW2019-11.4.3

Affordable Housing for Seniors

Afe Helleman

Afe Helleman attended Council to identify an interest in pursuing a senior housing development on land adjacent to the Train Station in Coboconk. He provided a concept for a seniors development that could provide an affordable housing option for seniors and allow them to continue to reside in the communities where they live.

CW2019-199

Moved By Councillor Yeo

Seconded By Councillor Richardson

That the deputation of Afe Helleman regarding **Affordable Housing for Seniors**, be received and referred to staff to work with the proponent to bring forward options for an affordable housing development in Coboconk by end of Q2 2020.

Carried

4.4 COW2019-11.4.4

By-law Revisions to Allow for Backyard Chickens

Kim Van Demark

Ronnda Singer-Robinson

Kim Van Demark and Ronnda Singer-Robinson attended Council to propose an amendment to the current by-law to regulate animals in the City of Kawartha Lakes to allow for the keeping of backyard chickens. They recommended a permit system be considered as a potential revenue source to the City and shared information about care and behavior, mitigation of predation and benefits of backyard chickens, including the importance of preserving the local agricultural history of the area. They advised that a petition with over 400 signatures has been submitted in support of the matter.

CW2019-200

Moved By Councillor Seymour-Fagan

Seconded By Deputy Mayor Elmslie

That the deputation of Kim Van Demark and Ronnda Singer-Robinson regarding **By-law Revisions to Allow for Backyard Chickens**, be received;

That the correspondence and petition submitted in support of a by-law amendment to allow for backyard chickens, be received; and

That the matter be referred to staff to bring forward options to allow backyard chickens by the end of Q3 2020.

Carried

4.5 COW2019-11.4.5

Request to Waive Dumping Fees for Plastics

Ghulam Khan

Harry Leung

Harry Leung, representing Ghulam Khan, owner of 77 St. David Street in Lindsay being the old plastic factory that recently experienced a fire requested that Council waive the landfill fees for all of the remaining waste plastic in the building.

CW2019-201

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That the deputation of Harry Leung regarding **Request to Waive Dumping Fees for Plastics**, be received; and

That upon completion of the transfer of the plastic waste to the landfill and collection of related receipts, a request to waive the landfill fees may be brought forward to Council for consideration.

Carried

4.6 COW2019-11.4.6

Winter Maintenance on McGuire Beach Road

Raymonde Blais Couture

Raymonde Blais Couture, President of McGuire's Beach Property Owners Association, attended Council to request that the City provide winter service to McGuire Beach Road or alternatively, provide a letter identifying that the City will not provide any winter service to the road in order that the Association can move forward with passing a by-law requiring its members to pay fees for winter maintenance.

CW2019-202

Moved By Councillor Yeo

Seconded By Councillor O'Reilly

That the deputation from Raymonde Blais Couture regarding **Winter Maintenance on McGuire Beach Road**, be received; and

That the November 5, 2019 correspondence from Raymonde Blais Couture, President of McGuire's Beach Property Owners Association, regarding a request for winter service for McGuire Beach Road, be received.

Carried

Moved By Councillor Yeo

Seconded By Deputy Mayor Elmslie

That the City provide winter service to the unassumed portion of McGuire Beach Road for the 2019-2020 winter season.

Motion Failed

5. Report ED2019-019

5.1 COW2019-11.5.1

Kawartha Lakes Agriculture and Food Action Plan 2020-2024 Presentation

Kelly Maloney, Agriculture Development Officer

Bronwynne Wilton, Wilton Group

Kelly Maloney, Agriculture Development Officer, and Bronwynne Wilton of Wilton Group delivered a presentation on the Kawartha Lakes Agriculture and Food Action Plan 2020-2024.

CW2019-203

Moved By Councillor Ashmore

Seconded By Councillor O'Reilly

That the presentation by Agriculture and Development Officer Kelly Maloney and Bronwynne Wilton of Wilton Group regarding the **Kawartha Lakes Agriculture and Food Action Plan 2020-2024 Presentation**, be received.

Carried

5.2 ED2019-019

Kawartha Lakes Agriculture and Food Action Plan 2020-2024

Kelly Maloney, Agriculture Development Officer

CW2019-204

Moved By Councillor Veale

Seconded By Councillor Yeo

That Report ED2019-019, **Kawartha Lakes Agriculture and Food Action Plan 2020-2024**, be received;

That the Kawartha Lakes Agriculture and Food Action Plan 2020-2024 be endorsed;

That in the first quarter of 2020 staff provide Council with an implementation plan detailing community partnership support and providing options for resourcing of identified municipal activities through future budgets; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

6. Report ED2019-026

6.1 COW2019-11.6.1

Tourism Strategy Update Presentation

Laurie McCarthy, Economic Development Officer - Tourism

Laurie McCarthy, Economic Development Officer - Tourism, presented an update on the Tourism Strategy.

CW2019-205

Moved By Deputy Mayor Elmslie

Seconded By Councillor Seymour-Fagan

That the presentation by Laurie McCarthy, Economic Development Officer - Tourism, regarding a **Tourism Strategy Update**, be received.

Carried

6.2 ED2019-026

Tourism Strategy Update

Laurie McCarthy, Economic Development Officer – Tourism

CW2019-206

Moved By Councillor Yeo

Seconded By Deputy Mayor Elmslie

That Report ED2019-026, **Tourism Strategy Update**, be received for information; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

Council recessed at 2:27 p.m. and reconvened at 2:37 p.m.

7. Heritage Matters

7.1 COW2019-11.7.1

Heritage Planning Update Presentation

Emily Turner, Economic Development Officer - Heritage Planning

Emily Turner, Economic Development Officer - Heritage Planning, presented an update on Heritage Planning.

CW2019-207

Moved By Councillor Ashmore

Seconded By Councillor Richardson

That the presentation by Emily Turner, Economic Development Officer - Heritage Planning, regarding a **Heritage Planning Update**, be received.

Carried

7.2 ED2019-022

Listing Properties on the Heritage Register

Emily Turner, Economic Development Officer - Heritage Planning

CW2019-208

Moved By Councillor Ashmore

Seconded By Councillor Seymour-Fagan

That Report ED2019-022, **Listing Properties on the Heritage Register**, be received;

That the proposed listing of non-designated properties listed in Appendix A to Report ED2019-022 be approved; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

7.3 ED2019-023

Delegated Authority for Alterations to Heritage Properties By-law

Emily Turner, Economic Development Officer – Heritage Planning

CW2019-209

Moved By Councillor O'Reilly

Seconded By Councillor Richardson

That Report ED2019-023, **Delegated Authority for Alterations to Heritage Properties By-law**, be received;

That the necessary by-law be forwarded to Council for consideration at the next Regular Council Meeting; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

8. Report HH2019-010

8.1 COW2019-11.8.1

2020-2029 Housing and Homelessness Plan Presentation

Rod Sutherland, Director of Human Services

Director Sutherland delivered a presentation on the 2020-2029 Housing and Homelessness Plan.

CW2019-210

Moved By Councillor Veale

Seconded By Deputy Mayor Elmslie

That the presentation by Director Sutherland regarding the **2020-2029 Housing and Homelessness Plan**, be received.

Carried

8.2 CORP2019-028

Affordable Housing Targets – Financial Analysis

Carolyn Daynes, Treasurer

CW2019-211

Moved By Councillor Yeo

Seconded By Councillor O'Reilly

That Report CORP2019-028, **Affordable Housing Targets - Financial Analysis**, be received for information purposes; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

8.3 HH2019-010

2020-2029 Housing and Homelessness Plan

Hope Lee, Manager, Human Services (Housing)

Moved By Deputy Mayor Elmslie

Seconded By Councillor O'Reilly

That Report HH2019-010, **2020-2029 Housing and Homelessness Plan**, be received;

That the 2020-2029 Housing and Homelessness Plan, included as Appendix A to Report HH2019-010, be endorsed;

That staff report back on an annual basis on the City's progress toward achieving established targets so that those targets can be adjusted accordingly; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Motion Failed

CW2019-212

Moved By Councillor Richardson

Seconded By Councillor Seymour-Fagan

That Report HH2019-010, **2020-2029 Housing and Homelessness Plan**, be received;

That 2020-2029 Housing and Homelessness Plan be amended to endorse the Moving Forward housing target model:

That the 2020-2029 Housing and Homelessness Plan, included as Appendix A to Report HH2019-010, as amended, be endorsed;

That staff report back on an annual basis on the City's progress toward achieving established targets so that those targets can be adjusted accordingly; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

9. Presentations

10. Consent Matters

10.1 Reports

10.1.1 ED2019-025

Million Dollar Makeover Funding Allocation, 2nd Intake

Carlie Arbour, Economic Development Officer - Community

CW2019-213

Moved By Councillor Yeo

Seconded By Councillor Seymour-Fagan

That Report ED2019-025, **2019 Million Dollar Makeover Funding Allocation, 2nd Intake**, be received; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

10.1.2 WM2019-010

Styrofoam and Single Use Plastics

David Kerr, Manager Environmental Services

CW2019-214

Moved By Councillor Yeo

Seconded By Councillor Richardson

That Report 2019-010, **Styrofoam and Single Use Plastics**, be received;

That Council approves a voluntary ban of Styrofoam and Single Use Plastics in the Kawartha Lakes;

That Council approves the removal of styrofoam from the curbside recycling stream and addition to the waste stream;

That the City take the lead on the voluntary ban whenever possible; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

10.1.3 WM2019-012

Making Waste Matter: Integrated Waste Management Strategy Update

David Kerr, Manager Environmental Services

CW2019-215

Moved By Councillor O'Reilly

Seconded By Councillor Ashmore

That Report WM2019-012, **Making Waste Matter: Integrated Waste Management Strategy Update**, be received;

That Council approves the Integrated Waste Management Strategy Update for implementation; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

10.1.4 TR2019-005

Disbanding of Transit Advisory Committee

Todd Bryant, Manager of Fleet and Transit

Council Appointees: Councillors P. O'Reilly and T. Richardson

CW2019-216

Moved By Councillor Richardson

Seconded By Councillor O'Reilly

That Report TR2019-005, **Disbanding of the Transit Advisory Committee**, be received;

That the Transit Advisory Committee be disbanded and the related Terms of Reference rescinded;

That Transit Staff work with Transportation Working Group of the Kawartha Lakes Accessibility Advisory Committee; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Carried

10.2 Correspondence

10.2.1 COW2019-11.6.2.1

Memo - Ambulance Offload Considerations

Andrew Rafton, Acting Chief of Paramedic Services

CW2019-217

Moved By Councillor Yeo

Seconded By Councillor Richardson

That the memo dated November 5, 2019 regarding Ambulance Offload Considerations be received;

That Paramedic Service continue to implement the current relief initiatives; and

That this recommendation be brought forward to Council for consideration at the next Regular Council meeting.

Carried

10.2.2 COW2019-11.6.2.2

Notice of Requirement for Council Resolution Related to Proposed Amendments to the Trent Source Protection Plan and Assessment Report

Dan Marinigh, CAO/Secretary-Treasurer, Otonabee Conservation

CW2019-218

Moved By Councillor Richardson

Seconded By Councillor Seymour-Fagan

That the October 22, 2019 correspondence from Dan Marinigh, CAO/Secretary-Treasurer for Otonabee Conservation, regarding the Notice of Requirement for Council Resolution Related to Proposed Amendments to the Trent Source Protection Plan and Assessment Report, be received;

That the proposed amendments to the Trent Source Protection Plan and Assessment Report as per Section 34 of the Clean Water Act, resulting from recent upgrades to the Pinewood Municipal Drinking Water System, be endorsed;

That the commencement of the public consultation process, be authorized; and

That this recommendation be brought forward to Council for consideration at the next Regular Council meeting.

Carried

10.3 Items Extracted from Consent

11. Closed Session

12. Matters from Closed Session

13. Adjournment

CW2019-219

Moved By Councillor Seymour-Fagan

Seconded By Councillor Yeo

That the Committee of the Whole Meeting adjourn at 3:55 p.m.

Carried

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes
Minutes
Planning Advisory Committee Meeting

PC2019-11
Wednesday, November 6, 2019
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Tammy Smith
Jason Willock

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1. Call to Order and Adoption of Agenda

Chair O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Service C. Marshall, Manager of Planning R. Holy, Supervisor of Development Planning S. Rea, Planning Officer - Large Developments I. Walker, Planner II Q. Adebayo, and Senior Engineering Technicians R. Perdue & J. Newbery were also in attendance.

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

PAC2019-071

Moved By Councillor Veale

Seconded By M. Barkwell

That the agenda for the Wednesday, November 6, 2019 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2019-061

Quadri Adebayo, Planner II

An application to amend the Town of Lindsay Zoning By-law 2000-75 on land described as Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, identified as 257 Kent Street West - 2680749 Ontario Inc.

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date

Mr. Adebayo confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category from Mixed Residential Commercial (MRC) Zone to Mixed Residential Commercial Special Exception Sixteen (MRC16) Zone. The rezoning is required in order to permit a home improvement-type use to be operated out of the ground floor space of the building in the form of a showroom for the sale of bathroom and kitchen fixtures with related furnishing (a home improvement showroom) that is neither identified nor defined in the Town of Lindsay Zoning By-law. The application conforms to the 2019 Growth Plan, the Town of Lindsay Official Plan, and is consistent with the 2014 Provincial Policy Statement. Mr. Adebayo summarized the comments received to date, as detailed in his report, noting that the building permit process for the fire separation deficiency between the ground floor space and the residential space above it is still at the precursory stage and that no formal submission has been made. Staff are recommending that the application be forwarded to Council for approval.

The Chair inquired if the applicant wished to speak to the application.

Don Gordon, Planning Consultant, spoke as applicant and stated that they are satisfied with the staff recommendation, and made himself available for any questions.

The Chair inquired if anyone wished to speak to the application.

No other persons spoke to the application.

3.2 PLAN2019-063

Sherry Rea, Development Planning Supervisor

Applications to amend the City of Kawartha Lakes Official Plan and the Township of Ops Zoning By-law 93-30 on land described as Part of Lot 16, Concession 5, geographic Township of Ops, identified as 354 Angeline Street South, Lindsay - Lindsay Agricultural Society

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and zoning by-law amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted on the subject property. She summarized the application, explaining that it proposes to permit camping, recreational vehicle/trailer sites and camping cabins on the site together with accessory structures (comfort stations, washrooms, boat launch, and parking) and to protect the wetlands, floodplain and watercourses on the site while allowing for trails and structures such as docks, boardwalks and footbridges. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from Community Services with no concerns. Staff are recommending that the application be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed. She responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application.

Beverly Saunders and Harry Stoddart respectively spoke to the application as the applicant and spokesperson of the property owner. They noted the specific proposals for the two phases to the development, stating that they would like to complete the first phase in time for major events being held in Fall 2020. They stated that an open house was held, and primarily positive feedback was heard, however they heard concerns about traffic, and have submitted a Traffic Impact Study. They also stated that staff from Kawartha Conservation visited the site, and would be providing written comments in the near future. They responded to questions from committee members.

The Chair inquired if anyone wished to speak to the application.

Kyle Vandenburg spoke on behalf of Riverside Cemetery, which owns the land and island across the Scugog River. He stated that the close proximity might encourage campers to cross the river and access the cemetery. He also noted

that their main concern is that noise from the campground might disrupt internments, and questioned how noise might be monitored.

Ken Nesbitt, of 9 Ridgewood Road, stated that he was not opposed to the application, however he wanted to express concerns regarding noise during fairground events, traffic along Highway 7 and Angeline Street during events, off-site street side parking during events, and waste management capacity for the excess garbage produced on the grounds.

Lloyd McEwan, property owner of the adjacent 368 Angeline Street, stated that he came today to seek more information on the application. He expressed concerns about potential for reduced property values, sufficient water and sewer capacity, and access concerns between his property and the fairgrounds. Overall he stated that he wants to see tourism assets developed, and requested to be kept informed of the application.

No other persons spoke to the application.

The Chair permitted the applicant and the owner's representative to respond to the concerns brought forward. They stated that turn lanes have been installed into the grounds, and that natural vegetation will act as a natural noise barrier. They stated that sewer and water lines have been run to the property, and that there is sufficient capacity. Recently, 200 parking spots were added to reduce the need for off-site parking, and that garbage issues will be dealt with the site plan approval process. In conclusion they stated that this proposal is good for the businesses in the area, and they are only seeking an incremental change to what is already permitted on the property.

3.3 PLAN2019-064

Ian Walker, Planning Officer - Large Developments
Applications to amend the Town of Lindsay Official Plan and Zoning By-law 2000-75 on property identified as vacant land on Angeline Street South, Lindsay - DDB Investment Group Limited

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and zoning by-law amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Walker confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and a sign

was posted on the subject property. He summarized the application, explaining that it proposes to change the land use designation from the Residential designation to the General Commercial designation and to change the zone category from the Residential One (R1) Zone to the General Commercial Special ** (GC-S**) Zone to permit a range of commercial uses appropriate for the site, including a five storey, 80 unit hotel. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that no additional public comments had been received prior to the meeting, and that Community Services had no concerns. Staff are recommending that the application be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application.

Kevin Duguay spoke as the applicant, and stated that this application has been processed quickly, and they have not yet had time to host a public open house for the proposal. He stated that a consent application will be filed for review with the Committee of Adjustment. Mr. Duguay said that there is need for roofed, and longer stay hotel accommodation in the area, and this proposal would complement the proposal on today's agenda at the nearby fairgrounds. He noted that the location of the hotel on the property is street friendly, by placing the building closer to Angeline Street, with more than the requisite number of parking spaces behind the building. In conclusion he stated he supported the staff recommendation, and made himself available for any questions.

The Chair inquired if anyone wished to speak to the application.

Max Radiiff, of 32 Laurent Blvd, stated that he was hoping that this new hotel would be as good of a neighbor as the other hotel in the neighbourhood, and that it is a welcome addition.

Lloyd McEwan, of 212 Mary Street West, noted that the existing neighbourhood hotel hasn't caused disturbance, other than the parking lot lights. He questioned if the fire department could service a building of that height, and requested to be kept informed of updates on this development.

No other persons spoke to the application.

The Public Meeting concluded at 2:08 p.m.

4. Business Arising from Public Meeting

4.1 Item 3.1

PAC2019-072

Moved By Mayor Letham

Seconded By Councillor Veale

That Report PLAN2019-061, respecting Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, and identified as 257 Kent Street West; Application No. D06-2019-027, be received;

That a Zoning By-law Amendment respecting application D06-2019-027, substantially in the form attached as Appendix E to Report PLAN2019-061, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

4.2 Item 3.2

PAC2019-073

Moved By Councillor Seymour-Fagan

Seconded By T. Smith

That Report PLAN2019-063, Part of Lot 16, Concession 5, geographic Township of Ops, Applications D01-2019-004 and D06-2019-031 be received; and

That Report PLAN 2019-063 respecting Applications D01-2019-004 and D06-2019-031 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

4.3 Item 3.3

PAC2019-074

Moved By Mayor Letham

Seconded By M. Barkwell

That Report PLAN2019-064, Part of Lot 18, Concession 5, Former Town of Lindsay, DDB Investment Group Limited – Applications D01-2019-003 and D06-2019-029, be received; and

That PLAN2019-064 respecting Applications D01-2019-003 and D06-2019-029 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

5. Deputations

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2019-065

Richard Holy, Manager of Planning

Request by 2594441 Ontario Inc. to enter into a Subdivision Agreement for Plan of Subdivision 16T-08503, King's Wharf Estates Subdivision on land described as Part of Lots 21 and 22, Concession 13, geographic Township of Emily

Mr. Holy confirmed that this matter was approved by the Ontario Municipal Board on April 19, 2013 in accordance with the Planning Act. He summarized the plan, explaining that it proposes to create 21 residential lots for single detached dwellings, vacant land and private open space blocks, a block for a stormwater management facility with a drainage easement to Pigeon Lake, 0.3 metre reserves to prohibit access from Pigeon Lake Road and King's Wharf Road, and the extension of Lakeview Crescent to serve this development. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Staff are recommending that subdivision agreement, proposed street names, reduction of securities, and payment plan for Development Charges be approved. He responded to questions from Committee members.

PAC2019-075

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2019-065, **King's Wharf Estates Subdivision Agreement**, be received;

That the Subdivision Agreement for King's Wharf Estates, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2019-065 be approved by Council;

That the street names of Lakeview Crescent and Jeff Beukeboom Court for the draft plan of subdivision be approved by Council;

That the reduction of securities be considered once completed works have been confirmed by Staff;

That the recommended payment of Development Charges, as outlined in the draft subdivision agreement contained in Appendix C to Report PLAN2019-065, be received and approved by Council; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this Agreement.

Carried

8. Adjournment

PAC2019-076

Moved By T. Smith

Seconded By Councillor Seymour-Fagan

That the Planning Advisory Committee Meeting adjourn at 2:17 p.m.

Carried

The Corporation of the City of Kawartha Lakes

Council Report

Report Number CLK2019-012

Meeting Date: November 19, 2019

Title: 2020 Council, Committee of the Whole and Planning
Advisory Committee Meeting Schedule

Description:

Ward Number: All

Author and Title: Cathie Ritchie, City Clerk

Recommendation(s):

That Report CLK2019-012, **2020 Council, Committee of the Whole and Planning Advisory Committee Meeting Schedule**, be received; and

That the schedule for Council, Committee of the Whole and Planning Advisory Committee Meetings for 2020, as outlined in Appendix A to Report CLK2019-012, be approved.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

A Council, Committee of the Whole and Planning Advisory Committee meeting schedule for the entire year is developed and approved by Council which allows all parties to plan for reports and initiatives coming forward, as well as to assist in other meeting scheduling and vacations.

In 2019 regular Committee of the Whole meetings were scheduled as directed by Council. With one Regular Council Meeting and one Committee of the Whole Meeting scheduled in each month, with some exceptions, the following benefits are being achieved:

- Effective management of the volume and type of reports and issues.
- Regular and more informal Committee of the Whole meetings allow for the review of matters prior to going to Council for consideration.
- Less formal Committee of the Whole meetings provide greater opportunity for public participation and increases the comfort level for persons making deputations or presentations to Council

This report addresses the schedule for Council, Committee of the Whole and Planning Advisory Committee for January to December of 2020.

Rationale:

The purpose of this report is to put forward a schedule for 2020 for the benefit of Council, Staff, the public and media, to achieve the following goals:

- a. To provide Council, Staff, the Public and Media with an outline of the Council, Committee of the Whole and Planning Advisory Committee Meeting dates to occur in the 2020 calendar year;
- b. To provide Council with reduced meeting commitments during the summer break period and a break during the Christmas season;
- c. Appendix A – 2020 Council, Committee of the Whole and Planning Advisory Committee Meeting Calendar
- d. To assist with scheduling of vacations for Council and staff;
- e. To accommodate Council and staff attendance at municipal conferences without having a conflict with a council meeting;
- f. To schedule monthly Committee of the Whole Meetings to allow for planned presentations and deputations from the public for new items to Council; and
- g. To facilitate the scheduling of Special Council Meetings, Workshops, Training Opportunities and Strategic Sessions with Council without overburdening Members of Council.

Other Alternatives Considered:

The schedule is to be a guiding document for 2020. Council has the option to make any revisions to the schedule as they see fit or as circumstances change throughout the year.

Special Council meetings may be called by the Chair subject to the usual notice requirements and will be added to the schedules.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The Schedule will allow Council and staff to deal with issues relating to the adopted strategic plan in an organized manner.

Consultations:

CAO
Mayor
Manager of Planning

Attachments:

Appendix A – 2020 Council, Committee or the Whole and Planning Advisory Committee Meeting Calendar



Schedule A Report
CLK2019-012.docx

Department Head E-Mail: rtaylor@kawarthalakes.ca

Department Head: Ron Taylor, CAO

Committee of the Whole Meeting Date	Agenda Published
January 14, 2020	January 8, 2019
February 4, 2020	January 29, 2020
March 10, 2020	March 4, 2020
April 7, 2020	April 1, 2020
May 12, 2020	May 6, 2020
June 9, 2020	June 3, 2020
September 1, 2020	August 26, 2020
October 6, 2020	September 30, 2020
November 3, 2020	October 28, 2020

Regular Council Meeting Date	Agenda Published
January 28, 2020	January 22, 2020
February 18, 2020	February 12, 2020
March 24, 2020	March 18, 2020
April 21, 2020	April 15, 2020
May 26, 2020	May 20, 2020
June 23, 2020	June 17, 2020
July 28, 2020	July 22, 2020
September 15, 2020	September 9, 2020
October 20, 2020	October 14, 2020
November 17, 2020	November 11, 2020
December 15, 2020	December 9, 2020

Planning Advisory Committee Meeting Date	Agenda Published
January 15, 2020	January 8, 2020
February 5, 2020	January 29, 2020
March 11, 2020	March 4, 2020
April 8, 2020	April 1, 2020
May 13, 2020	May 6, 2020
June 10, 2020	June 3, 2020
July 15, 2020	July 8, 2020
September 2, 2020	August 26, 2020
October 7, 2020	September 30, 2020
November 4, 2020	October 28, 2020
December 2, 2020	November 2, 2020

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PUR2019-042

Date: November 19, 2019

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: All

Title: Request for Quotation 2019-91-OQ Coboconk School House Demolition

Author and Title: Krystina Cunningham, Buyer

Co-Author and Title: Aaron Sloan, Manager of Municipal Law Enforcement

Recommendation(s):

That Report PUR2019-042, Request for Quotation 2019-91-OQ Coboconk School House Demolition, be received;

That the lowest quoted Proponent, Maxx North America Group Inc., be selected for the award of Request for Quotation 2019-91-OQ for the Demolition of the Coboconk School House where work shall commence upon award and be completed by December 31, 2019;

That subject to receipt of the requested documents, the Mayor and City Clerk be authorized to execute the agreement to award Quotation 2019-91-OQ for the Demolition of the Coboconk School House; and

That all costs of demolishing the structure and disposing of hazardous materials be invoiced to the current owner of the property with notification that if the cost of demolition is not paid, the amount will be added to the property tax in accordance with section 15.4 (4). Building Code Act, 1992, S.O. 1992, c. 23.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The City of Kawartha Lakes requires an external company to demolish and remove the Coboconk School House located at 2 River Street in Coboconk. The work shall include demolition, backfilling, grading and landscaping to all affected areas as required to match existing grades and site conditions, to restore the site.

Request for Quotation 2019-91-OQ Coboconk School House Demolition, was released for advertising in accordance with the Purchasing Policy. The quotation closed on October 3, 2019 and was opened in a public meeting by Deputy Mayor Elmslie and Krystina Cunnington, Buyer with the following results:

Company	Quoted Amount (Excl. HST)
Maxx North America Group Inc.	\$ 81,400.00
Salandria Ltd.	\$ 107,565.00
Colin's Haulage Inc.	\$ 114,500.00
Young's Construction	\$ 136,861.75
Budget Environmental Disposal Inc.	\$ 189,000.00
Tri-Phase Contracting Inc.	\$ 215,000.00
Lions Group Inc.	\$ 415,000.00

Submissions were checked for compliancy and mathematical errors. Maxx North America Group Inc. was found to be the lowest compliant priced. References were checked and found to be favorable.

Rationale:

The Municipal Law Enforcement and Licensing Division have received numerous complaints dating back to 2012 regarding a vacant, non-operational school house located at 2 River Street in Coboconk.

Since 2012 the property and building exterior have been inspected for Property Standards issues and building neglect. Municipal actions include the following:

- The building has been found to be deteriorating and concerns of safety were noted. The property is fenced however the building was not secure from entry.
- Property Standards Orders have been issued and the building was boarded up to prevent un-authorized entry; and
- Property Standards Order was registered to Title of the property.

In 2017 the property was investigated by staff from the Building Division enforcement team. Staff investigated the structure and issued an order to remedy

an unsafe building. Following this action, the file was returned to Municipal Law Enforcement for further action in accordance to the Property Standards By-law.

In 2018 the Municipal Law Enforcement Division received a citizen initiated Property Standards complaint. Concerns are increasing from the community area surrounding the old school house. Staff from Municipal Law Enforcement returned and noted that the building had deteriorated to unstable conditions.

The Corporation of the City of Kawartha Lakes By-Law 2016-112 being a By-Law to regulate and govern the standards for maintaining and occupying property within Kawartha Lakes and attached as **Appendix "A"**, advises that every owner of a building or structure shall maintain it in a structurally sound condition, so as to be capable of sustaining safely its own weight and any load to which it might normally be subjected.

The Property Standards By-law advises that Council considers it necessary to prescribe standards for the maintenance and occupancy of property within the City, for prohibiting the occupancy or use of property that does not conform to the standards, and for requiring property that does not conform with the standards to be repaired and maintained or for the site to be cleared of buildings, structures, debris or refuse and left in a graded and leveled condition.

The Property Standards Officer, after completing inspections of the property questioned the adequacy and integrity of the entire building, the Property Standards Officer ordered the property owner to have the building examined by a professional engineer, licensed to practice in Ontario and at the Owner's expense. The property owner failed to comply with the direction of the Officer and the 15.8 order.

Accordingly, the Property Standards Officer ensured that the building was inspected by a professional engineer and the written report completed that included pictures, details of the findings and recommendation resulting from the examination. The Engineer report was supplied to the Property Standards Officer. The report as attached as **Appendix "B"** recommended the following:

- Immediate shoring and remedial steps to preserve the building from further deterioration are needed;
- That the building is structurally unstable and entry should be restricted due to collapse danger; and
- That demolition of the building should be considered.

Derelict Building Address:

2 River Street, Coboconk ON, City of Kawartha Lakes

Legal Description: Range GR PT Lot 15 Plan 46 Lot 1 & 2

Roll Number: 1651340011075 00



As a result, a Property Standards Order attached as **Appendix “C”** was issued and placed on the property to address the structure. Prior to the compliance date the property owner filed an appeal request to the Property Standards Committee. The appeal application was received and the appeal was held on September 25th 2018. The Property Standards Committee made the following decision:

Moved by Councillor Macklem
Seconded by Councillor Stauble

THAT the two Property Standards Orders be confirmed and an extension is granted until the 30th of November 2018 to achieve compliance by way of demolition. Failing to do so will result in the City of Kawartha Lakes enforcing the Orders as confirmed.

CARRIED

Please find attached in **Appendix “D”** the appeal agenda package and the decision letter.

On November 28th 2018 the Municipal Law Enforcement Officer confirmed that a demolition permit had been taken out in the property owner’s name. During the winter 2018/2019 the Municipal Law Enforcement Officer attempted contact with the owner several times to determine next steps for bring the property into compliance. The property owner indicated that he had an active permit to demolish but provided no additional details or clear commitment.

The owner is now in breach of the Appeal Committee ordered compliance date.





The Corporation of the City of Kawartha Lakes By-Law 2016-112 By-Law section 8 Demolition or Repair by the City - Council Approval states that the Manager of Municipal Law Enforcement and/or the Chief Building Official shall not demolish any property in accordance with the provisions of Section 15.4 of the Building Code Act, 1992, S.O. 1992, c.23 without first obtaining direction to do so from Council, unless immediate danger is discovered.

The Municipal Law Enforcement and Licensing Division have been monitoring the on-going deterioration of the building since 2012. While the building was boarded up to prevent access and the property is fenced off for public safety, the recommendations contained in the engineers report state that demolition of the building should be considered. While staff is of opinion that there is no immediate danger to the public, the partial collapse of the roof and the deterioration the supporting brick walls will only deteriorate further. The impact of another winter of ice and snow load and seasonal exposure may result in further collapse making demolition more hazardous and costly. Additionally, shingles and other debris are blowing off of the building and onto the City street and neighbouring properties increasing liability risk. The property owner has discontinued communication with Municipal Law Enforcement staff.

Based on the report details, recommendations of the Engineer, and continued site inspections staff is requesting authorization from Council to demolish the building.

Staff is recommending that Council approve the request to demolish the building located at 2 River Street, Coboconk ON, City of Kawartha Lakes

Legal Description: Range GR PT Lot 15 Plan 46 Lot 1 & 2 Roll Number:
1651340011075 00.

Other Alternatives Considered:

The property has been entered into the Derelict Building Registry and the owner is incurring fees/costs for the registry action. Staff could continue to monitor the property and the building but the risk to public safety increases the longer the building is left derelict. Season upon season the deterioration is progressively getting worse.

Financial/Operation Impacts:

The Municipal Law Enforcement and Licensing Division does not have specific budget for demolitions, however all costs resulting from the demolition will be recovered. For this project staff is proceeding on the basis that the work must be completed and that the entire cost will be recoverable from the owner of the property and returned to offset the budget expenditure. If the owner defaults, the amount would be added to taxes and eventually recovered through collection of the taxes or tax sale.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The City of Kawartha Lakes 2016-2019 Strategic Plan identifies its enablers as:

- Enabler 1: Responsible Fiscal Resource Management
- Enabler 2: Effective Human Resource Management
- Enabler 3: Municipal Service Excellence
- Enabler 4: Efficient Infrastructure and Asset Management

The proposed Coboconk School House Demolition implements the City's vision as outlined in the City of Kawartha Lakes Strategic Plan by supporting the Efficient Infrastructure and Asset Management enabler which contributes to the betterment the community's safety.

Consultations:

Chief Building Official
Treasurer
Municipal Law Enforcement

Insurance and Risk Management

Attachments:

Appendix “A” – Property Standards By-law 2016-112



2016-112 By-law to
Regulate Property St:

Appendix “B” – Engineers Report



BBA Engineers report
2 River St.pdf

Appendix “C” – Property Standards Order



ML2018-1092 2
River St. Property St:

Appendix “D” – Appeal Committee Agenda Package and Decision letter



Agenda Package
Appeal 2 River St..pd



Decision Letter - 2
River.pdf

Department Head E-Mail: jstover@kawarthalakes.ca

Department Head: Jennifer Stover, Director of Corporate Services

The Corporation of the City of Kawartha Lakes

Office Consolidation of By-Law 2016-112

Consolidated on April 2, 2019

Passed by Council on May 24, 2016

Amendments:

- | | | | |
|----|-----------------|-------------------|--|
| 1) | By-law 2016-209 | November 22, 2016 | Sections 1.01, 3.37, 3.37(1) and 11.02 |
| 2) | By-law 2019-044 | March 26, 2019 | Section 2.01, 2.02 and 2.03 |

Note: This consolidation is prepared for convenience only. For accurate reference the original by-laws should be reviewed.

The Corporation of the City of Kawartha Lakes

By-Law 2016-112

**A By-Law To Regulate and Govern The Standards For
Maintaining And Occupying Property Within Kawartha Lakes.**

Recitals

1. Subsection 15.1(3) of the Building Code Act, 1992, S.O. 1992, c.23 authorizes the passing of a By-law for prescribing standards for the maintenance and occupancy of property.
2. The Council considers it necessary to pass a By-law for prescribing standards for the maintenance and occupancy of property within the City, for prohibiting the occupancy or use of property that does not conform to the standards, and for requiring property that does not conform with the standards to be repaired and maintained (or for the site to be cleared of all Buildings, structures, debris or refuse and left in a graded and leveled condition).
3. The City has an Official Plan which includes provisions relating to property standards.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2016-112.

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law:

- (a) **“Acceptable”** means acceptable in the opinion of the Property Standards Officer.
- (b) **“Accessory Building”** means a subordinate, detached Building designed or intended for the better or more convenient use of the main Building to which it is accessory, including private garages not attached in any way to the main Building and located upon the lot which such main Building is, or is intended to be erected.
- (c) (i) **“Adequate”** when applied to lighting in halls, corridors, stairs or landings, means sufficient light to provide an average level of illumination of at least thirty-two (32) lux (equivalent to three (3) foot candles) at floor or tread level.

(ii) **“Adequate and Suitable”** heat means a minimum air temperature within a Dwelling Unit of twenty (21°) degrees Celsius (equivalent to sixty-eight (68°) degrees Fahrenheit).

- (iii) An **“Adequate and Suitable”** supply of hot water is one at the ordinary temperature of at least forty-nine (49°) degrees Celsius (equivalent to one hundred twenty (120°) degrees Fahrenheit) in a quantity of at least one hundred sixty five (165) litres (equivalent to thirty-six (36) gallons) for fifteen (15) minutes with a minimum recovery rate of forty-five (45) litres (equivalent to ten (10) gallons) per hour at the above mentioned temperature.
- (iv) An **“Adequate and Suitable”** supply of water means a continuous and uninterrupted supply of potable water of sufficient quantity for 91)normal use of kitchen, laundry and bathroom facilities.
- (d) **“Basement”** means a storey or storeys of a building located below the first storey.
- (e) **“Building”** includes:
- (i) a structure occupying an area greater than ten (10) square metres (equivalent to 108 square feet) consisting of a wall, roof and floor or any of them or a structural system serving that function, including all plumbing, works, fixtures and service systems appurtenant to it;
 - (ii) a structure occupying an area of ten (10) square metres (equivalent to 108 square feet) or less, that contains plumbing, including the plumbing appurtenant to it;
 - (iii) any structure designated in the Ontario Building Code as a “building”.
- (f) **“By-law”** means this by-law, as it may be amended from time to time, including its recitals and any schedules, which are considered integral parts of the By-law.
- (g) **“Cellar”** means the Storey, or portions of Storeys, of a Building in which one-half or more of the height of such Storey, or portions of Storeys, from the floor to the ceiling, is below the average level of the ground adjoining the Storey or portion of a Storey.
- (h) **“Chief Building Official”** means a chief building official appointed or constituted under the Building Code Act, 1992, S.O. 1992, c.23, as amended, as adopted for this by-law.
- (i) **“City”, “City of Kawartha Lakes” or “Kawartha Lakes** means The Corporation of the City of Kawartha Lakes and includes its entire geographic area.
- (j) **“Clean and Sanitary”** means Clean and Sanitary to the satisfaction of the Property Standards Officer.
- (k) **“Committee”** means the Property Standards Committee established pursuant to Section 2.00 of this By-law.
- (l) **“Construct”** means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and “construction” has a corresponding meaning.
- (m) **“Council” or “City Council”** means the municipal council for the City.

- (n) **“Demolish”** means to do anything in the removal of a building or any material part thereof and “demolition” has a corresponding meaning.
- (o) **“Disconnect”** includes shut off, remove or discontinue.
- (p) **“Dwelling”** means a Building or structure any part of which is or is intended to be used for the purpose of human habitation and includes a Building that would be used or intended to be used for such purposes.
- (q) **“Dwelling Unit”** means suite operated as a housekeeping unit, used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.
- (r) **“First Storey”** means the Storey with its floor closest to grade and having its ceiling more than one point eight (1.8) metres (equivalent to five foot eleven (5’ 11’)) above grade.
- (s) **“Floor Area”** means the space on any storey of a building between the exterior walls and required firewalls including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing assemblies.
- (t) **“Garage”** means a Building or structure which is used, or is intended for, or is capable of use for the storage or parking of motor vehicles.
- (u) **“Ground Cover”** means organic or non-organic material so applied to prevent the erosion of the soil; e.g. concrete, flagstone, gravel, asphalt, grass or other forms of landscaping.
- (v) **“Graffiti”** means one or more letters, symbols, etchings, figures, inscriptions, stains howsoever made or otherwise affixed to a property or other markings that disfigure or deface a property but does not include a sign permitted in accordance with City of Kawartha Lakes By-law to Regulate Advertising Devices.
- (w) **“Guard”** means a protective barrier around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways or other locations to prevent accidental falls from one level to another.
- (x) **“Habitable Room”** means any room in a Dwelling Unit used or capable of being used for living, sleeping, cooking or eating purposes which meets the occupancy standards in Section 7.00 of this By-law.
- (y) **“Harmful”** means harmful in the opinion of the Property Standards Officer.
- (z) **“Lot”** means a separately transferable parcel of land.
 - (i) **“Rural Lot”** means a Lot which is one (1) hectare (two point four seven eleven (2.4711) acres) in size or larger.
 - (ii) **“Urban Lot”** means a Lot which is less than one (1) hectare (two point four seven eleven (2.4711) acres) in size.
- (aa) **“Manager of Municipal Law Enforcement”** means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council.

- (bb) **“Mixed-Use”** in reference to a Building, means a Building used in part for Residential purposes and in part for Non-residential purposes.
- (cc) **“Municipal Law Enforcement Officer”** means a person appointed by Council under Section 15 of the Police Services Act, R.S.O. 1990, c.P.15 to enforce the By-laws of the City of Kawartha Lakes, which includes this Property Standards By-law.
- (dd) **“Non-Habitable”** means any portion of a Dwelling or Dwelling Unit, which does not comply with the standards of fitness for occupancy set out in this By-law and includes: bathroom, toilet room, laundry, pantry, lobby, corridor, stairway, closet, boiler room or other space for service and maintenance of the Dwelling.
- (ee) **“Non-residential Property”** means a Building or structure not occupied or intended to be occupied in whole or in part for the purpose human habitation, and includes the lands and premises appurtenant to the Building or structure, and all outbuildings, fences or erections on the property or in the Building or structure.
- (ff) A **“Nuisance”** is a condition on one property which interferes with the normal and reasonable use of another property. Examples of Nuisances include: the emission of gas, fumes, dust, sawdust or objectionable odour and the unsightly storage of goods, wares, merchandise, rubbish, salvage, refuse matter, waste or other material.
- (gg) **“Occupant”** means any person or persons over the age of 18 years in possession of the property.
- (hh) **“Owner”** includes: the registered owner of the property in question as revealed in the Land Registry Office of the Ministry of Government and Consumer Services; any occupant of the property in question with authority to act on behalf of the registered owner; any person authorized by the registered owner to act on his or her behalf; any lessee or occupant of the property who, under the terms of a lease or occupancy agreement, is required to repair and maintain the property in accordance with the standards for the maintenance and occupancy of property; and any mortgagee or receiver and manager or trustee in bankruptcy with possession and control of the property.
- (ii) **“Plumbing”** means a drainage system, a venting system and a water system or parts thereof.
- (jj) **“Plumbing Fixture”** means a receptacle or equipment that receives water, liquids or sewage and discharges water, liquid or sewage directly into drainage piping.
- (kk) **“Property”** means a building or structure or part of a building or structure, and includes the lands and premises appurtenant thereto and all mobile homes, mobile buildings, mobile structures, outbuildings, fences and erections thereon whether heretofore or hereafter erected, and includes vacant property.
- (ll) **“Property Standards Officer”** means a person appointed to enforce the provisions of this By-law and includes a Municipal Law Enforcement Officer.
- (mm) **“Repair”** includes the provision of facilities, the making of additions or alterations or the taking of any other action that may be required to ensure that a property conforms with the standards established

in this by-law and the Building Code Act, 1992, S.O. 1992, c.23, as amended.

- (nn) **“Residential Property”** means a Building or structure that is used (or designed or intended for use) as a domicile in which persons could sleep and/or prepare and/or serve meals. The definition includes the lands appurtenant to the Building, and all outbuildings, fences and erections on the lands, whether erected before or after the passing of this By-law. The definition includes hotels and motels.
- (oo) **“Sanitary Unit”** means a water closet, urinal, bidet or bedpan washer.
- (pp) **“Storage Area”** means a room within a Dwelling which is Non-habitable and is used or intended for use for the stowing of goods or materials.
- (qq) **“Storey”** means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
- (rr) **“Unightly”** means in the opinion of the Property Standards Officer, unpleasant to look at; unattractive, disagreeable, displeasing, repulsive, revolting, offensive, not professional or consistent with the reasonable characteristics of the surrounding community.
- (ss) **“Yard”** means the land in common ownership with, and around or appurtenant to, a Residential or Non-residential Building which is used or capable of being used in connection with the Property. The definition includes any land which is not in common ownership with the Building but is actually used in connection with the Property.

“Consolidated Fees By-law” means City of Kawartha Lakes By-law 2016-206 or if it has been repealed any subsequent City of Kawartha Lakes By-law known as the Consolidated Fees By-law
(2016-209 effective Nov. 22/16)

1.02 **Interpretation Rules:**

- (a) Wherever this By-law refers to a person or thing with reference to gender or the gender is neutral, the intention is to read the By-law with the gender applicable to the circumstances.
- (b) References to items in the plural include the singular, as applicable.
- (c) The words “include”, “includes” or “including” are not to be read as limiting the phrases or descriptions that precede it.
- (d) References to “property” or to “Building” or “structure” or “Yard” are to be read as always including one or more parts of the property, Building, structure, or Yard.

1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this By-law to be illegal or unenforceable, that portion of this By-law will be considered to be severed from the balance of the By-law, which will continue to operate in full force and effect.

Section 2.00: Property Standards Committee

- 2.01 **Appeal Committee:** An Appeal Committee is established, consisting of three (3) members of Council. Council will appoint the members of the Appeal Committee for terms of office equivalent to the Council's term of office. The Manager of Municipal Law Enforcement shall ensure that a member of City staff is assigned the role of secretary to the Appeal Committee.
- 2.02 **Authority:** The Appeal Committee shall function as set out in Section 15.6 of the Building Code Act, 1992, S.O. 1992, c.23 and shall have the powers and duties prescribed by Section 15.1 through 15.8 of the Building Code Act, 1992, S.O. 1992, c.23.
- 2.03 **Governance:** The Appeal Committee shall be governed by the City's Procedural By-law, Municipal Law Enforcement By-law Appeals Committee Terms of Reference, Purchasing Policy, Land Disposition By-law and hiring practices, as amended from time to time by Council.

By-law 2019-044 effective March 26, 2019

Section 3.00: Standards for All Properties

- 3.01 **General Duty to Repair and Maintain Property:**
- (a) Every Owner shall repair and maintain its property in accordance with the standards prescribed in this By-law.
 - (b) All repairs and maintenance of property shall be carried out with suitable and sufficient materials and in a manner accepted as good workmanship within the trades concerned.
 - (c) All new construction or repairs shall conform to the Ontario Building Code, 1992, S.O. 1992, c.23, the Ontario Fire Code O.Reg. 213/07, and the Fire Prevention and Protection Act, 1997, S.O. 1997, c.4 where applicable and if required the applicable authorizing permit shall be utilized.
 - (d) No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.
 - (e) All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.
- 3.02 **Structural Adequacy:**
- (a) Every Owner of a Building or structure shall maintain it in a structurally sound condition, so as to be capable of sustaining safely its own weight and any load to which it might normally be subjected.
 - (b) If, in the opinion of the Property Standards Officer, there is doubt as to the structural condition and integrity of a Building or structure, the Property Standards Officer may order that the Building or structure be examined by a professional engineer, licensed to practice in Ontario, at the Owner's expense. The written report, including drawings, signed and sealed by the engineer, and giving details of the findings of the examination shall be submitted to the Property Standards Officer.
 - (c) Details and drawings of all temporary shoring or other work deemed necessary by the professional engineer shall be included with the report required by 3.02(b) above.

- (d) All remedial or temporary work recommended by the professional engineer shall be completed by the Owner in the manner and within the time which shall be specified by the Property Standards Officer.
- (e) On completion of all of the work, the Owner shall cause a report (signed and sealed by the professional engineer, and certifying that all of the work has been completed satisfactorily), to be submitted to the Property Standards Officer.
- (f) Examination and testing of any Building or structure shall be conducted in a manner acceptable to the Property Standards Officer and at the Owner's expense.
- (g) Materials forming part of a Building or structure which show damage, or evidence of decay or other deterioration, shall be repaired or replaced by the Owner in a manner acceptable to the Property Standards Officer.

3.03 **Property Damage:**

- (a) The Owner of any Building or structure damaged by fire, storm or by other causes shall cause it to be demolished or repaired.
- (b) The Owner of any Building or structure damaged by fire, storm or by other causes, shall take immediate steps to prevent or remove a condition which might endanger persons on or near the property, and to properly support and/or barricade the Building or structure until the necessary demolition or repair can be carried out.
- (c) The Owner of a Building or structure which is defaced by smoke or by other causes on the exterior wall and surface of the Building or structure (or of the remaining parts of the Building or structure), shall remove the defacing material, and shall refinish the area in a manner acceptable to the Property Standards Officer.

3.04 **Foundations:** The Owner of a Building or structure shall maintain its foundations and all supporting sills, piers or posts, the foundation walls and the Basement, Cellar or crawl space in good repair and in a structurally sound manner. This maintenance shall include:

- (a) prevention of the entry of moisture and rodents into any Dwelling;
- (b) prevention of settlement of the Building;
- (c) shoring of walls, where necessary;
- (d) installation of sub-soil drains at the footings of any Dwelling, where necessary;
- (e) the grouting of masonry cracks in a Dwelling; and
- (f) the damp proofing of the walls of a Dwelling, where necessary.

3.05 **Exterior Walls:**

- (1) The Owner of a Dwelling or a Building on an Urban or Rural Lot shall maintain its exterior walls:
 - (a) in good repair;
 - (b) free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken or loose stucco;
 - (c) watertight;

- (d) free from loose or unsecured objects; and
 - (e) in a manner to prevent deterioration due to weather or insects.
- (2) The Owner of a Building which is on a non residential property, shall maintain its exterior walls:
- (a) in good repair; and
 - (b) free from loose or unsecured objects.

3.06 **Interior Walls and Ceilings:**

- (1) Every interior surfaces and finishes of walls and ceilings shall be maintained:
- a) in good repair, a surface which is reasonably smooth, clean, tight and easily cleaned;
 - b) free of holes, cracks, loose plaster or other material;
 - c) in a safe condition; and
 - d) so as to possess the fire resistant properties required by the Building Code Act, 1992, S.O. 1992, c.23 and the Ontario Fire Code O.Reg.213/07.

3.07 **Exterior Metals:** Every Owner of a Dwelling or Building shall keep all metal eavestroughs, rainwater pipes, flashings and all exterior metal ducts free from rust by application of a suitable protective material (such as paint). All applications shall be renewed by the Owner when the application is impractical, ineffective, or requires refreshing.

3.08 **Cladding:** Every Owner shall ensure that the cladding on the exterior walls of all Buildings consists of masonry, stucco, wood, plywood, cement, metal or other materials of equivalent strength, durability and fire endurance and that the cladding is maintained in good repair.

3.09 **Graffiti:** Every Owner shall remove all unsightly chalk marks, painted slogans, graffiti and similar markings or defacement on the exterior surfaces of Buildings, walls, and fences. The Owner shall refinish the surfaces or fences when necessary.

3.10 **Decorative Surfaces:** Where the masonry units forming an exterior wall, or part of an exterior wall, of a Building are faced with a glazed or other decorative surface, the Owner shall remove all of those units from which the surface has spalled or broken, and replace them with units having a facing similar to that of the original wall so that the wall presents a uniform and neat appearance.

3.11 **Surface Coverings:** On Urban and Rural Lots, where the exterior surfaces of Dwellings or Buildings which have been previously covered with paint or other protective or decorative materials, the Owner shall maintain that covering in good repair and renew it when it becomes damaged or deteriorated. These repairs shall be made in a manner which presents a uniform and neat appearance.

3.12 **Dwelling Openings:** Owners shall maintain in good repair all exterior doors, windows, skylights and Basement or Cellar hatchways of Dwellings, and ensure that they are weathertight. Every Owner shall renew rotted and defective doors, door frames, window frames, sashes and casings of Dwellings. Every Owner shall replace defective door and window hardware, weather-stripping, caulking, broken glass, and broken screens.

3.13 **Entry by Vermin:**

- (1) Every Owner shall protect, by application of suitable materials, the openings in exterior walls (other than doors and windows) of a Dwelling from the entry of rodents, vermin and insects.
- (2) Every Owner of a Non-residential Building shall protect, by application of suitable materials, the openings in exterior walls (other than doors and windows) of the Building from the entry of rodents, vermin and insects, unless the Owner satisfies the Property standards Officer that the implementation of this Section would adversely affect the normal operations within that Non-residential Building.

3.14 **Balconies, etc.:** Every Owner shall maintain in good repair, and in a Clean and Sanitary condition, all balconies, porches, canopies, marquees, awnings, screens, grilles, stairways, fire escapes, pipes, ducts, air conditioners and all other similar equipment. The Owner shall ensure that these types of attachments are properly and safely anchored and protected against deterioration and decay. Where they are not inherently resistant to deterioration due to weather, the Owner shall periodically apply a weather-resistant material (such as paint).

3.15 **Retaining Walls:** The Owner of property shall maintain all retaining walls on that property:

- (a) in good repair;
- (b) free from all deteriorated, damaged, misaligned or missing parts of the wall, railings or Guards appurtenant to them;
- (c) by installing subsoil drains where required to maintain the stability of the wall;
- (d) by grouting any masonry cracks that may form; and
- (e) by applying a coat of paint or equivalent preservative to all metal or wooden exposed components.

3.16 **Air Conditioners and Water Cooled Equipment:**

- (1) Property Owners shall equip air conditioners with adequate devices for the prevention of condensation drainage onto entrance areas, sidewalks or pathways, or neighbouring property.
- (2) Every Owner shall ensure that cooling water from water-cooled equipment is not discharged onto driveways, walkways or other areas used for pedestrian or vehicular traffic, or on neighbouring property, or in a manner that it may cause damage to the walls, foundations or other parts of any Building. The discharge of cooling water from all water-cooled equipment must be made to a proper drainage system. The connections to the drainage system shall be made to comply with all applicable governmental regulations.
- (3) In order to prevent hazards property owners shall ensure that air conditioners, which are installed over public areas, such as driveways, pedestrian sidewalks or pathways, or neighbouring property, are installed and secured in a safe manner.

3.17 **Roofs:**

- (1) The Owner of every Dwelling, Building or structure on any Lot shall maintain the roofs of all Dwellings, Buildings and structures:
 - (a) in good repair;

- (b) in a watertight condition;
- (c) free from loose or unsecured objects or materials;
- (d) free from dangerous accumulations of snow or ice or both;
- (e) free from all other accident, fire or health hazards;
- (f) so that roof decks and related Guards are in good state of repair;
- (g) to prevent the discharge of roof drainage directly onto an entranceway, walkway, stair or neighbouring property, or onto any impervious road allowance, or in such a manner that it will penetrate or damage a Building or structure;
- (h) to prevent the obstruction of roof gutters, eavestroughs and rainwater pipes; and
- (i) so that eavestroughs, roof gutters and rainwater pipes are properly secured and free from health and accident hazards.

3.18 **Discharge of Water:** No Owner shall cause or permit the discharge from any sump pump or water softener or other similar equipment to be discharged directly onto an entranceway, walkway, stair or neighbouring property, or onto any road allowance or street.

3.19 **Stairs, Handrails and Guards:** Every Owner shall install and maintain all stairs, handrails, and Guards in accordance with the provisions set forth in the Building Code Act, 1992, S.O. 1992, c.23 or as per the acceptable practice at the time of installation (historic buildings).

3.20 **Floors:**

- (1) Every Owner shall ensure that the floors of Buildings and structures on an Urban Lot are maintained in a Clean and Sanitary condition, reasonably smooth and level and free from warped or decayed boards, large cracks, depressions, protrusions, deterioration or other defects which are fire, health or accident hazards. The Owner shall maintain floor coverings in a safe condition, free from worn, torn, damaged or holed parts in which dirt may collect, or which form a health or accident hazard.
- (2) Every Owner shall ensure that the floors of Dwellings on a Rural Lot are maintained in a Clean and Sanitary condition, reasonably smooth and level and free from warped or decayed boards, large cracks, depressions, protrusions, deterioration or other defects which are fire, health or accident hazards. The Owner shall maintain floor coverings in a safe condition, free from worn, torn, damaged or holed parts in which dirt may collect, or which form a health or accident hazard.

3.21 **Fire Protection:** Every Owner shall maintain floor, ceiling and roof construction, fire protective closures, sprinkler systems and other means of fire protection in a manner which affords the fire protective properties required by all relevant governmental regulations.

3.22 **Preventative Maintenance on Heating & Ventilating Equipment:** Every Owner shall construct, install and maintain heating equipment, vent pipes, exhaust hoods, chimneys, smoke stacks, flues, ducts and similar equipment, so as to be free from obstructions, to comply with applicable governmental regulations, and to prevent:

- a) obstruction to the free passage of persons within a Building;

- b) the heating of adjacent combustible materials, walls and structural members to unsafe temperatures;
 - c) the entrance of smoke or gases into a Building; and
 - d) fire and accident hazards.
- 3.23 **Storage of Solid or Liquid Fuel**: The Owner of a Building or structure utilizing a heating system, heating equipment or any auxiliary heating units which burn solid or liquid fuel, shall provide and maintain a place or receptacle for the fuel in a safe condition, and in a convenient location so as to be free from fire or accident hazards.
- 3.24 **Fuel Piping**: All piping for gas or oil fuel and all electrical connections to a heating system shall be installed and maintained in accordance with the requirements of all applicable governmental regulations.
- 3.25 **Heating Ventilation**: Every Owner shall connect all fuel burning heating equipment to a chimney, flue or gas vent which leads to the exterior of the Building in which the equipment is installed. Every Owner shall furnish fuel burning heating equipment with an adequate supply of air to ensure proper combustion of the fuel.
- 3.26 **Escaping Smoke/Gas**: Every Owner shall install and maintain chimneys, smoke-pipes, flues and gas vents in use or available for use in a Building so as to prevent the escape of smoke or gases into the Building. Every Owner shall ensure that chimneys, smoke-pipes, flues and gas vents are kept clear of obstructions; that all open joints are sealed; and that all broken and loose masonry is repaired.
- 3.27 **Prefabricated Chimneys/Flues**: Owners must ensure that prefabricated chimneys or flues are of a type suitable for the appliance for which it is being used and is kept in good repair, properly secured and free from fire, health and accident hazards.
- 3.28 **Light Penetration**: Every Owner shall provide and maintain effective barriers to prevent the light from lamp standards, signs, vehicle head-lamps and other sources from shining directly into a Dwelling Unit on neighbouring property.
- 3.29 **Waste**: Every Owner shall provide and maintain an effective container or barrier to prevent waste, wrappings, debris, and the like from encroaching onto neighbouring property.
- 3.30 **Fire Prevention: Vacant Property**: Where any property is unoccupied, the Owner shall protect Buildings and structures on that property against the risk of fire, accident or other danger.
- 3.31 **Boarding Up Vacant Buildings**: The Owner of a vacant Building which is not a dwelling shall maintain the building as being fit for occupancy and shall effectively secure the Building from entry by trespassers. All materials used for boarding up vacant Buildings shall be covered and maintained with a preservative which is colour-coordinated to the exterior finish of the Building.
- 3.32 **Extended Vacancies**: Where a Building other than a dwelling remains vacant for a period of more than ninety (90) days, the Owner shall properly disconnect or otherwise secure all utility supplies serving the Building to prevent accidental or malicious damage to the Building or neighbouring property. This Section does not apply where utility supply is necessary for the safety or security of the Building.
- 3.33 **Vacant Dwellings**: An Owner of a Dwelling that has become vacant on a temporary basis for a period not to exceed six months shall at all times, ensure that the dwelling is maintained in a condition that is fit for occupancy.

- 3.34 **Property Clearing After Demolition**: An Owner who has demolished a Building, an Accessory Building, a fence, or another structure on a property shall ensure that the property is cleared of all rubbish, debris, refuse, masonry, lumber and other materials, and left in a graded and leveled condition.
- 3.35 **Partial Demolition**: An Owner who has demolished part of a Building or structure shall ensure that the remaining part of the Building or structure complies with the requirements of this by-law. The Owner shall parge (or otherwise treat) the walls to prevent the entry of water into the Building and to present a neat and uniform appearance, free from the outlines of partitions, stairs, doors, floors and from areas of multi-coloured paint or wallpaper.
- 3.36 **Steps to Take During Demolition**: During the process of demolition of a Building, Accessory Building or other structure, the Owner shall ensure that all applicable permits are in place and take every precaution to protect neighbouring property and members of the public. This includes the erection of fences, barricades, covered ways for pedestrians and any other necessary means of protection.
- 3.37 **Derelict and Vacant Buildings Registry**: Where the Property Standards Officer becomes aware of a derelict or vacant building including a dwelling; in addition to any prescribed action contained in this bylaw, the officer shall add the descriptive information to the corresponding registry. This registry will be monitored annually and registrants will be removed upon occupation or compliance to this bylaw. The registry will be kept in accordance to the fees prescribed in accordance with Schedule A-10 to the Consolidated Fees By-law.

(2016-209, effective Nov. 22/16)

- (1) Registrants will be charged an annual fee in accordance with Schedule A-10 to the Consolidated Fees By-law for the inspection and maintenance of the registry
- (2) Upon occupancy and compliance to the regulations established in this bylaw, registrants may be issued a removal letter. The removal letter will remove the property owner's information from the registry thereby ending monitoring and fee charges.

(2016-209, effective Nov. 22/16)

Section 4.00: Standards for Yards, Parking Areas and Accessory Buildings of all Properties

- 4.01 **General Maintenance**:
- (1) The Owner of every vacant lot and every Yard on an Urban Lot shall keep the lot or Yard clean and free from:
- (a) dilapidated, collapsed or unfinished Buildings or structures; and,
- (b) injurious insects, termites, rodents, vermin and other pests and any condition which might result in the harbouring of those types of pests.
- (2) The Owner of every vacant lot and every Yard on a Rural Lot shall keep the lot or Yard clean and free from injurious insects, termites, rodents, vermin and other pests and any condition which might result in the harbouring of those types of pests.
- 4.02 **Grading and Paving**: Owners of Urban Lots shall ensure that Yards are graded in a manner which prevents excessive or recurrent ponding of water and/or the entrance of water into a Basement or Cellar.

4.03 **Erosion Protection:** Every Owner of an Urban Lot shall ensure that his or her Yard is cultivated or protected with a suitable Ground Cover to prevent erosion of the soil. (It is noted for ease of reference that zoning by-laws passed by the City pursuant to the Planning Act, R.S.O. 1990, c.P.13 may require minimum areas of landscaped open space. Those by-laws are not superceded by this By-law.)

4.04 **Parking Areas:**

- (1) The Owner of every Yard which is used for vehicular traffic or parking (including loading areas or bays) and is either on, or adjacent to, an Urban Lot shall:
 - (a) adequately grade and drain the Yard to prevent excessive ponding of water;
 - (b) provide sufficient lighting to the area for a level of security commensurate with the property use;
 - (c) provide curb stops or other restraining devices to prevent vehicles from damaging fences, lamp standards, poles or other structures on the parking area or neighbouring property, and from encroaching on neighbouring property; and
 - (d) maintain the surface area (paved or otherwise) in good condition, and repaired with similar material or renewed when necessary to prevent pot holes, cracks, ruts or other hazards.
- (2) The Owner of every Yard which is used for vehicular traffic or parking (including loading areas or bays) and is on a Rural Lot shall maintain the surface area (paved or otherwise) in good condition, and repaired with similar material or renewed when necessary to prevent pot holes, cracks, ruts or other hazards.

4.05 **Public Use Areas:** Every Owner shall maintain exterior steps, walks, loading docks, ramps, parking spaces, driveways and similar areas of a Yard in a good state of repair, free from conditions which prevent passage, and free from hazards to any person under normal or expected use and weather conditions.

4.06 **Exterior Lighting and Supports:** The Owner of every Yard shall keep any standards supporting artificial lights, all exterior lighting, and the connections to the lights in a safe condition and in good working order.

4.07 **Fences:**

- (1) The Owner of every Yard on an Urban Lot who chooses to erect or maintain fences shall erect and maintain any fences with suitable materials. Owners must design and erect fences in an acceptable manner and maintain them so as not to create an unsightly appearance. Owners shall protect fences from deterioration by the application of paint (or other suitable protective materials) of uniform colour, unless the fencing material is inherently resistive to such deterioration.
- (2) The Owner of every Yard on a Rural Lot who chooses to erect or maintain fences shall erect and maintain any fences with suitable materials.

4.08 **Structures:** The Owner of every property shall keep all structures appurtenant to that property in good repair, free from health, fire and accident hazards, and capable of performing safely the function for which they are designed.

4.09 **Appearance of Accessory Buildings:**

- (1) The Owner of any Urban Lot shall maintain the foundations, walls, roofs, and all parts of Accessory Buildings or other structures appurtenant to the main Building in good repair in order to prevent an unsightly appearance due to settlement and/or sagging of the Building or structure, or any other cause.
- (2) The Owner of any Rural Lot shall maintain the foundations, wall, roofs, and all parts of Accessory Buildings or other structures appurtenant to the main Building which are visible from any Street or from any Dwelling in good repair in order to prevent an unsightly appearance due to settlement and/or sagging of the Building or structure, or any other cause.

4.10 **Safety of Accessory Buildings:** The Owner of any property shall maintain the foundations, walls, roofs, and all parts of Accessory Buildings or other structures appurtenant to the main Building in good repair in order to prevent an unsafe condition.

4.11 **Exterior Finishes of Accessory Buildings:** Every Owner of an Accessory Building or other structure appurtenant to the main Building on an Urban Lot shall ensure that the Accessory Building or structure is weather-resistant through the uniform application of a proper weather-resistant material (including paint or other preservatives).

Section 5.00: Supplementary Standards for Non-Residential Properties and Mixed-Use Buildings

5.01 **Duties of Owners and Occupants:** Every Owner and occupant in that part of a Non-residential Property that is occupied or controlled by him, her or it shall maintain the property:

- (a) in a clean, sanitary and safe condition;
- (b) with adequate and appropriate containers for the disposal of litter or refuse;
- (c) free from objects or conditions which are health, fire or accident hazards; and
- (d) free from rodents, vermin and injurious insects.

5.02 **Utilities for Mixed Use Buildings:** No Owner or occupant of a Mixed-use Building shall disconnect, or cause or permit to be disconnected, any service or utility providing light, heat, refrigeration, water or cooking facilities serving any residential portion of the Building which is occupied by a tenant or lessee, except for any reasonable period of time as is required for the purpose of repairing, replacing or altering the service or utility.

5.03 **Fences:** Every Owner who chooses to fence his, her or its Property shall maintain fences and approved enclosures around or on Non-residential properties in a state of good repair and free from accident, health and fire hazards.

5.04 **Ventilation Requirement:** Every Owner of a Non-residential Building shall ensure that it is adequately ventilated by natural or mechanical means and with regard to the operations carried on within the Building, to ensure that persons within the Building are not exposed to conditions Harmful to their health or safety.

5.05 **Specifics of Ventilation Requirements:** Ventilation shall be provided for every room in which Plumbing Fixtures are installed, every locker room

and clothes drying room, either by means of natural ventilation through openings directly to the outside air, or by means of mechanical ventilation, which will ensure a complete change of air within the room at least once per hour.

- 5.06 **Ventilation Equipment**: Every Owner of a Non-residential Building shall ensure that all of the mechanical ventilating equipment and the supports for that equipment are maintained in good repair and in a safe mechanical condition.
- 5.07 **Exhaust of Noxious and Other Substances**: Where a system of mechanical ventilation exhausting noxious fumes, gases, dust or sawdust from a Building is installed, the Owner shall ensure that the discharge from the system terminates above the roof line of the Building, and not less than three (3) metres (equivalent to nine point eight (9.8') feet) clear of any skylight, window, ventilator or other opening into that or another Building, and is operated in a manner so as not to constitute a Nuisance.
- 5.08 **Electrical Services and Lighting**: Owners of Non-residential Buildings shall ensure that they are wired for electricity and connected to an electrical supply system so that an adequate supply of electrical power is available to the Building at all times. The Owner shall ensure that the electrical connection to the wiring system of a Non-residential Building is installed and maintained in good working order, free from fire and accident hazards and in compliance with the requirements of all applicable governmental regulations.
- 5.09 **Levels of Illumination**: Owners of Non-residential Buildings shall ensure that all parts of the Building have a level of illumination provided and maintained which will adequately protect all persons within the Building from health and accident hazards.
- 5.10 **Specific Lighting Requirements**: Owners of Non-residential Buildings must install and maintain artificial lighting in good working order at all times in every stairway, hall and passageway, in every room in which Plumbing Fixtures are installed, and in every furnace room and boiler room.
- 5.11 **Extension Cords**: The Owner of a Non-residential Building shall not use extension cords which are not part of a lighting fixture, machine or device on either a permanent or semi-permanent basis. This restriction does not apply to the use of extension cords for mobile equipment used for temporary purposes only where the connection can be made without risk or hazard. Where an extension cord is permitted, no Owner shall place, attach or cause or permit to be placed or attached, any extension cord:
- (a) through any doorway, transom, ceiling, wall or floor; and/or
 - (b) to any door frame, window frame, ceiling, wall or floor.
- 5.12 **Means of Egress**: Every Owner of a Non-residential Building shall ensure that all of its passageways and storage areas, including any and all means of egress from the Building are:
- (a) maintained free from all obstructions or impediments;
 - (b) provided with lighting facilities capable of supplying not less than eleven (11) lux (equivalent to one (1) foot candle) of light intensity on the floor surfaces continuously; and
 - (c) provided with clean, clear, unobstructed and readily visible exit signs.
- 5.13 **Interior Walls, Ceilings and Floors**: The Owner of a Non-residential Building shall maintain interior walls, floors and ceilings:

- (a) in good repair and free from holes, large cracks, broken plaster and loose or broken masonry; and
 - (b) in a Clean and Sanitary condition which is reasonable considering the use or operation conducted in the area.
- 5.14 **Noxious Substances in Mixed-Use Buildings:** The Owner of a Mixed-use Building which is occupied by persons or activities which generate noxious fumes, odours or gases or in circumstances where such could be present, must provide gas-tight surfaces separating the Residential portion of the Building from the Non-residential portion of the Building to effectively prevent the passage of noxious fumes, odours or gases through the separation.
- 5.15 **Plumbing Required:** The Owner of every Non-residential Building shall install and maintain Plumbing Fixtures in accordance with the requirements of all applicable governmental regulations. All plumbing, drainpipes, water pipes and Plumbing Fixtures in every Non-residential Building, and every connecting line to the sewage system, shall be maintained in good working order and free from leaks and defects and in compliance with all applicable governmental regulations. All water pipes, drain pipes and appurtenances to them must be protected from freezing.
- 5.16 **Standards for Plumbing Fixtures:** The Owner of every Non-residential Building shall ensure that:
- (a) the installed Plumbing Fixtures are kept in good repair, in a Clean and Sanitary condition and every Sanitary Unit is located and enclosed so as to be easily accessible to, and provide privacy for, the persons using the Sanitary Units;
 - (b) the installed Plumbing Fixtures are connected to a sewage system;
 - (c) the installed Plumbing Fixtures are provided with an Adequate and Suitable supply of potable water; and
 - (d) fixtures such as washbasins, dishwashers, showers and other fixtures for which hot water is required, are provided with an Adequate and Suitable supply of hot water.
- 5.17 **Standards for Plumbing Rooms:** Rooms in which Plumbing Fixtures are installed must be maintained in a Clean and Sanitary condition. The Owner of the Building shall ensure that the walls and ceilings are treated with a smooth surface reasonably impervious to water and resistant to chipping or cracking. In these rooms, when paint is used as a surface coating, walls and ceilings shall be repainted as often as necessary to maintain them in a Clean and Sanitary condition.
- 5.18 **Plumbing Separation in Mixed-Use Buildings:** The Owner of a Mixed-Use Building shall ensure that Plumbing Fixtures installed in connection with the Non-residential portion of the Building and/or available for use by members of the public, are separate from the fixtures required by the standards for the Residential portion of the Building.
- 5.19 **Heating System Standards:** Where an Owner provides a heating system in a Non-residential Building, he, she or it shall maintain the system in a safe and good working condition, free from fire, health and accident hazards. The Owner shall ensure that the system is capable of maintaining the desired indoor temperature commensurate with the operations carried on within the Building, and that it is regulated in a manner which prevents unnecessary discomfort.
- 5.20 **Heating Requirement:** In offices, showrooms and all other parts of a Non-residential Building where persons are employed, the Owner shall

maintain or shall cause to be maintained a minimum temperature of twenty (20°) degrees Celsius (equivalent to sixty-eight (68°) Fahrenheit) at all times when the premises are occupied between the fifteenth (15th) day of September in each year and the thirtieth (30th) day of May of the following year.

Section 6.00: Supplementary Standards for Residential Properties

- 6.01 **Duties of Occupants:** All occupants of a Dwelling Unit shall:
- (a) limit the number of occupants in the Dwelling Unit to the maximum number permitted by this or any By-law of the City, or under any applicable Provincial legislation;
 - (b) maintain all plumbing, cooking, refrigerating appliances and fixtures and all storage facilities and other equipment in the Dwelling Unit in a Clean and Sanitary condition;
 - (c) keep all exits from the Dwelling Unit clean and unobstructed; and
 - (d) maintain the Dwelling Unit in a Clean and Sanitary condition.
- 6.02 **Vermin:** The Owner and the occupant of every Dwelling Unit shall maintain the Dwelling Unit at all times so that it is free of rodents, vermin and insects which may be Harmful to safety or health and from conditions which may encourage infestation by such pests.
- 6.03 **Multiple Dwellings: Garbage Disposals:** The Owner of every Residential Building that contains more than one Dwelling Unit shall wash and disinfect all garbage chutes, garbage disposal rooms, garbage storage areas, garbage containers or receptacles as often as is necessary to maintain a clean and odour-free condition.
- 6.04 **Maintenance of Interior Doors:** The Owner of every Dwelling shall ensure that interior doors and frames are maintained in a condition to ensure the proper operation of the door, and that all doors are a good fit in their frames. All necessary hardware, including any automatic door closers required by law, shall be maintained in good repair or replaced when removed or not readily repairable.
- 6.05 **Access Doors:** The Owner of every Dwelling shall ensure that all doors connecting any Dwelling Unit to the exterior or to an entrance or exit system shared in common with other Dwelling Units have locking devices and other necessary hardware installed and maintained in good repair. All such access doors shall afford the occupants of the Dwelling Unit with a reasonable degree of privacy and safety, and prevent the entry of draughts into the Dwelling Unit.
- 6.06 **Shared Door Panels/Screens:** The Owner of a multiple Dwelling shall ensure that, in the public and/or shared use portions of multiple Dwellings, cracked and broken glass in door panels, glass screens, and windows is promptly replaced with approved glass or similar materials.
- 6.07 **Walls and Ceilings:** The Owner of a Dwelling shall ensure that every wall and ceiling in it is maintained so as to be free of large holes or cracks and loose plaster or other material which is in such condition that it may fall or the Building collapse.
- 6.08 **Plaster Repairs:** The Owner of the property shall complete plaster repairs to the walls and ceilings of a Dwelling or in a Dwelling Unit in an acceptable manner, and each repair shall be finished to match the existing wall or ceiling.

- 6.09 **Walls & Surfaces; Graffiti**: The Owners of multiple Dwellings shall ensure that previously finished walls and other surfaces in the public or shared-use portions of the Building are maintained in good repair and renewed or refinished when necessary to maintain an attractive appearance. Unsightly chalk marks, painted slogans and similar markings or defacements on walls or other surfaces must be removed and the surfaces refinished when necessary.
- 6.10 **Glazing**: The Owners of multiple Dwellings shall keep glazed doors, windows and other transparent surfaces in public and shared-use portions of the Building in a reasonably clean condition.
- 6.11 **Public or Shared-Use Areas of Multiple Dwellings**: The Owners of multiple Dwellings shall maintain the floors, walls, ceilings, staircases and landings, furnishings, fixtures and appliances in public or shared-use portions of the Building in a Clean and Sanitary condition, free from mold and mildew, and free from discarded or unused material, rubbish and debris.
- 6.12 **General Maintenance**: The Owner of every Dwelling shall construct, install, and maintain or cause to be constructed, installed, or maintained, every facility, piece of equipment or appliance in a manner so that it will function safely and effectively, and is in a safe and satisfactory condition.
- 6.13 **Heating of Leased Premises**: The Owner of every Building which is rented or leased as a Dwelling and which, as between the tenant or lessee and the landlord, is heated by or at the expense of the landlord shall, between the fifteenth (15th) day of September in each year and the thirty-first (31st) day of May of the following year, provide every Dwelling Unit with Adequate and Suitable heat. Every Dwelling and every Dwelling Unit shall be provided with a heating system capable of maintaining a room temperature of twenty-one (21°) degrees Celsius (which is equivalent to sixty-nine point eight (69.8°) degrees Fahrenheit) at one point five (1.5) metres (equivalent to five (5) feet) above the floor level in all Habitable Rooms.
- 6.14 **Heating Systems**: The Owner of any Residential Building must ensure that the heating system is constructed, installed and maintained to comply with the requirements of all applicable governmental regulations, and is maintained in good working condition so as to be capable of heating a room safely to the temperature referred to in Section 6.13.
- (2) The owner of every building which is rented or leased as a dwelling shall ensure that no rental unit is equipped with portable heating equipment as the primary source of heat.
- 6.15 **Separations**: Every Owner shall ensure that a Dwelling Unit is constructed, maintained and protected in a manner which prevents the entry of noxious fumes and gases from any part of the Dwelling that is not used, designed or intended to be used for human habitation.
- 6.16 **Plumbing**: Every Owner shall supply to every Dwelling Unit plumbing, drainpipes, water pipes and Plumbing Fixtures which comply with the requirements of all applicable governmental regulations.
- 6.17 **Minimum Plumbing Fixtures**: Every Owner shall supply every Dwelling Unit with at least a water closet, a wash basin, a kitchen sink and a bathtub or shower. All Plumbing Fixtures shall be connected to a sewage system. The water closet required by this Section must be located within, and be accessible from within, the Dwelling Unit, and must be located and equipped to afford privacy to persons using the water closet.
- 6.18 **Maintenance of Plumbing**: Every Dwelling Unit Owner must ensure that all Plumbing Fixtures, and the appliances associated with them, within a

Dwelling Unit are installed and maintained in good working condition. Every Dwelling Unit occupant must ensure that all Plumbing Fixtures, and the appliances associated with them, within the Dwelling Unit, are maintained in a Clean and Sanitary condition.

- 6.19 **Connecting Lines & Water Pipes**: Every Owner shall ensure that every connecting line from Plumbing Fixtures to the sewage system is installed, constructed and maintained in good working order, free from leaks and defects, and that all water pipes, drainpipes and appurtenances to them are protected from freezing.
- 6.20 **Water Supply**: Every Owner of a Dwelling Unit must provide the sinks, laundry facilities, wash basins, bathtubs, and showers within the Dwelling Unit with an Adequate and Suitable supply of both hot and cold running water. Every Owner of a Dwelling Unit must provide the Dwelling Unit Plumbing Fixtures, including Sanitary Units, with an Adequate and Suitable supply of running water.
- 6.21 **Potable Water**: The Owner of every Dwelling Unit shall provide it with an Adequate and Suitable supply of potable running water from a source approved by a District Health Inspector.
- 6.22 **Electrical Supply**: The Owner of every Dwelling Unit shall connect it to an electric supply system and wire it for electricity.
- 6.23 **Electrical & Fuel Supply Installation**: The Owner of every Dwelling Unit shall ensure that the electrical wiring, pipes for conducting fuel, and all electrical equipment and appliances for use in a Dwelling Unit or accessory Building is installed and maintained in good working order so as not to cause a fire or electrical shock hazard, and in accordance with all applicable governmental regulations.
- 6.24 **Lighting**: The Owner of every Dwelling shall ensure that Adequate artificial light is available to the Dwelling at all times, in all rooms and in every stairway, hall, Storage Area, Garage, Cellar and Basement. In multiple Dwellings, every stairway, hall, exit and entrance and all other parts of the Dwelling used by the public, or by the occupants collectively, shall be adequately lighted at all times.
- 6.25 **Windows in Habitable Rooms**: The Owner of every Dwelling shall install and maintain in good repair, in every Habitable Room in the Dwelling (except a kitchen), an outside window or windows or a glazed area within a door which:
- (a) if designed to open, is easily openable and closeable at all times; and
 - (b) is provided with suitable hardware and effective locking devices.
- 6.26 **Screens**: The Owner of every Dwelling shall screen every opening in an exterior wall of the Dwelling which is not protected by a door or window with wire mesh, metal grille or other suitable material to protect the Dwelling from the entry of vermin or rodents.
- 6.27 **Ventilation of Dwelling Units**: The Owner of a Dwelling Unit shall provide adequate ventilation to all Habitable Rooms, bathrooms and toilet rooms in the Dwelling Unit. Where a system of mechanical ventilation or air conditioning is provided, the Owner shall maintain it in good working condition.
- 6.28 **Ventilation of Multiple Dwellings**: The Owner of a Dwelling containing more than one Dwelling Unit shall provide adequate ventilation to all laundry rooms, garbage rooms, corridors, boiler rooms, Storage Areas, Garages, and all parts of the Building used by the public or by the

occupants as a shared use area. Where a system of mechanical ventilation or air conditioning is provided, the Owner shall maintain it in good working condition.

- 6.29 **Means of Egress**: The Owner of every Dwelling and every Dwelling Unit shall install, construct and maintain in good repair, a safe, continuous and unobstructed passage from the interior of the Dwelling Unit and the Dwelling to the outside at street or grade level. The passage required as egress from one dwelling unit shall not pass through any other dwelling unit.
- 6.30 **Latches**: Where an Owner installs or permits to be installed, latches and other devices provided to open doors in the direction of exit travel, these latches or devices must be of a type easily identified and operated even in darkness.
- 6.31 **Trespassers in Multiple Dwellings**: The Owner of every Dwelling containing more than one Dwelling Unit shall take every reasonable precaution to prevent unauthorized persons from entering the Dwelling or a Garage or any accessory Building to the Dwelling.
- 6.32 **Doors to Multiple Dwellings**: The Owner of every Dwelling containing more than one Dwelling Unit shall ensure that every door used as an entrance to, or a means of egress from, the Dwelling (or from a Garage which is not open and available for use by the general public), is kept closed and locked. The Owner shall provide each of these types of doors with approved self-closing and self-locking mechanisms and shall not cause or permit these doors to be secured in an open position, except in an emergency situation.
- 6.33 **Exit Ways in Occupied Multiple Dwellings**: The Owner of a Dwelling which contains more than one Dwelling Unit must ensure that, during all times when the area in question is occupied, doors used as a means of egress from the Dwelling, any Storage Area or a Garage are arranged so as to be readily opened, without the use of a key, in the direction of exit travel.
- 6.34 **Voice Systems**: The Owner of a Dwelling with more than one Dwelling Unit who has installed a voice communications system between one or more Dwelling Units and the front lobby, and/or security locking and release facilities for the entrance controlled from one or more Dwelling Unit, shall maintain those facilities in good repair and in operative condition.
- 6.35 **Disconnecting Utilities**: No Owner shall Disconnect, or cause or permit to be Disconnected, any service or utility providing light, heat, refrigeration, water or cooking facilities for Residential property occupied by persons, except for whatever reasonable period of time is required for the purpose of repairing, replacing or altering the service or utility. (A person liable for rates for gas, water, steam, electric power, fuel oil or other service or utility, who fails to pay those rates with the result that the service or utility is Disconnected, is deemed to have caused or permitted the Disconnection.
- 6.36 **Window Catches on Upper Level Dwelling Units**: The Occupant of any Dwelling Unit located above the first Storey shall equip the windows of the Dwelling Unit with safety devices which meet the requirements of the Building Code Act, 1992. S.O. 1992, c.23 and prevent the opening of any part of the window to a width in excess of one hundred (100) millimeters (equivalent to four (4) inches) if there are resident children of the Dwelling Unit under the age of seven (7) years.
- 6.37 **Guards on Upper Level Windows**: The Owner of every Dwelling with more than one Dwelling Unit shall protect all windows located above the

first Storey, which are within corridors, stairways, and/or other public or shared use areas of the Building, with a Guard designed in accordance with the requirements of Section 6.36 of this By-law.

Section 7.00: Occupancy Standards

- 7.01 **Habitability**: No Owner or Occupant of a Dwelling Unit shall cause or permit any person to sleep, eat, or spend recreational time in a Non-habitable Room.
- 7.02 **Sleeping Arrangements**: The Occupants of a Dwelling Unit shall ensure that all sleeping areas are Habitable Rooms and that no kitchen, bathroom, or hallway is used as a bedroom.
- 7.03 **Minimum Bedroom Floor Areas**: The Occupants and Owners of a Dwelling Unit shall ensure that the minimum Floor Area of a room used by only one person for sleeping is five point six (5.6) square metres (equivalent to sixty (60) square feet)). The Occupants and Owners of a Dwelling Unit shall ensure that the minimum Floor Area of a room used by two or more persons for sleeping is three point seven (3.7) square metres (equivalent to forty (40) square feet) for each person so using the room.
- 7.04 **Density**: The Owner of a Dwelling, and the Occupants of Dwelling Units, shall ensure that the maximum number of persons residing in each Dwelling Unit does not exceed those limits based on section 7.03 of this by-law.
- 7.05 **Characteristics of Habitable Rooms**: Habitable Rooms must:
- (a) have a minimum width of two (2) metres (equivalent to six feet six inches (6' 6"))); and
 - (b) have a ceiling height of at least two point one (2.1) metres (equivalent to seven (7) feet) (except that at least one half of any Habitable Room located directly beneath a roof having a sloping ceiling, shall have a ceiling height of at least that measurement).
- 7.06 **Basements & Cellars**: No Owner of a Dwelling shall cause or permit any part of any Basement or Cellar to be used as part of a Dwelling unless it meets the following requirements:
- (a) each Habitable Room complies with all requirements for ingress, egress, light, ventilation, and ceiling height set out in this By-law;
 - (b) the floors and walls are constructed so as to be impervious to leakage of underground and surface run off water;
 - (c) each Habitable Room is separated from the fuel-fired central heating equipment, or other similarly hazardous equipment by a partition having a fire resistance of at least one (1) hour; and
 - (d) access to each Habitable Room is gained without passage through a furnace room, boiler room or Storage Area.

Section 8.00: Demolition or Repair by the City

- 8.01 **Council Approval**: The Manager of Municipal Law Enforcement and/or the Chief Building Official shall not demolish any property in accordance with the provisions of Section 15.4 of the Building Code Act, 1992, S.O. 1992, c.23 without first obtaining direction to do so from Council, unless immediate danger is discovered.
- 8.02 **Non-Emergency Repairs**: Where the Property Standard's Officer discovers non-compliance to the provisions established in this bylaw the Manager of Municipal Law Enforcement may authorize non emergency

repairs to be completed and the total cost of the repairs shall not exceed the fees established by the City's Purchasing Policy. All non-emergency repairs that exceed this limit will require approval from Council.

- 8.03 **Emergency Circumstances**: When immediate danger is discovered, the Manager of Municipal Law Enforcement and/or the Chief Building Official may take whatever steps are appropriate to remedy the condition without necessity of Council's approval as otherwise required by Section 8.01 and 8.02 of this By-law.

Section 9.00: Transitional Provisions

- 9.01 **Effect of By-law 2002-119**: After the date of passing of this By-law, By-law 2002-119 continues to apply to Properties in respect of which an Order has been issued prior to the date of the passing of this By-law, and then only to such properties until such time as the work required by such Order has been completed or any enforcement proceedings in respect of such Order, including demolition and repair by the City, have been concluded.

Section 10.00: Enforcement and Penalties

- 10.01 **Enforcement**: This by-law may be enforced by every Property Standards Officer or Municipal Law Enforcement Officer.
- 10.02 **Penalty**: Every Owner who fails to comply with an Order that is final and binding is guilty of an offence.
- 10.03 **Offence**: Every person who is convicted of an offence under any provision of this By-law is liable to a penalty as set out in Section 36 of the Building Code Act, 1992, S.O. 1992, c.23, as amended from time to time, or any successor thereof.
- 10.04 **Conflicts**: Where a provision of this by-law conflicts with the provision of another By-law in force in the City, the provisions that establish the higher Standards to protect the health, safety and welfare of the general public prevails.

Section 11.00: Administration and Effective Date

- 11.01 **Administration of the By-law**: The Manager of Municipal Law Enforcement is responsible for the administration of this by-law.
- 11.02 **Administrative Fees**: The Administrative Fees associated with the implementation of By-law 2016-112 are in accordance with Schedule A-10 of the Consolidated Fees By-law.
(2016-209, effective Nov. 22/16)
- 11.03 **Effective Date**: This By-law shall come into force and take effect on the date it is passed.
(2016-209, effective Nov. 22/16)

By-law read a first, second and third time, and finally passed, this 24th day of May, 2016.

Andy Letham, Mayor

Judy Currins, City Clerk



**BARRY BRYAN
ASSOCIATES**

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September 10, 2018

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 2Y6

Attention: Ms. Jenn Toste, Municipal Law Enforcement Officer

Re: **Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214**

Dear Ms. Toste:

Barry Bryan Associates (BBA) Architects, Engineers, and Project Managers was retained by the City of Kawartha Lakes to complete a review of the structural framing for the two (2) storey unoccupied building, which is located at 2 River Street in Coboconk, Ontario.

The purpose of the review was to visually assess the condition of the structural elements where accessible within existing building. The building was not inspected for hazardous materials and access to the interior of the space was not completed due to the poor condition observed from the exterior of the building during the site tour.

We conducted a site visit of the existing building elevations on August 26, 2018. There were no drawings available of the existing building at the time of our review. Further, our report is based on visual observations made on site on the date noted. We did not undertake any destructive or intrusive testing.

BUILDING DESCRIPTION:

We understand from information provided by the City of Kawartha Lakes that the original building was used as a former school house. However, the building at the time of the visit was un-occupied and most window and door openings had been hoarded with plywood. It appeared that the local utilities had been disconnected from the building.

The existing building is a two (2) storey structure. We were unable to verify if there is a basement or partial basement at the time of the visit. The south west corner of the building consists of a single storey structure which appears to have been added after the original construction of the building. The overall building has a ground floor footprint of approximately 400 square metres. We are not aware of the dates for the original construction of the building or any renovation work.

The basic building structure appears to consist of wood sheathing placed on wood roof trusses in a hip roof orientation. The single storey portion of the building located in the south west corner consists of a mono-sloped roof structure, which appears constructed using wood framing.

The wood trusses and rafters are supported on exterior masonry brick bearing walls and likely interior load-bearing partition walls. We did not enter the building and therefore could not confirm the 2nd floor and possible ground floor construction over a potential basement area.

The perimeter load bearing brick masonry walls are supported on rough cut limestone foundation walls.

OBSERVATIONS AND STRUCTURAL CHARACTERISTICS:

The general observations for the structural components which were visually reviewed at the time of our site visit are itemized below:

Roof Structure

The hip roof consists of wood sheathing which is supported on wood trusses and/or rafters (Photos 001 and 002). We could not verify the spans of the trusses and rafters, however noted that the exterior brick masonry walls are load bearing and support the trusses.

There was evidence of severe deterioration and localized complete failures of the roof structure especially along the north and north / east end of the roof. There was approximately a 24" deep valley observed across the north roof slope. The valley appears to have been caused by the localized failure of the load bearing brick masonry wall below (Photo 003, 004). Additionally, a valley approximately 12" deep had formed along both the east and west roof slope also due to the localized failure of the roof structure above excessively deteriorated sections of brick masonry walls (Photo 005, 006). The roof deck and wood soffit and fascia boards in these areas had fully delaminated from the supporting roof structure and were open to the exterior elements (Photo 007, 008, 009).

The roof consists of asphalt shingles which in many locations had lifted or were stripped from the roof allowing moisture infiltration into the roof envelope (Photo 010, 011). There were three (3) brick masonry chimney's observed during the site visit which projected approximately 8'-0" above the roof line. We were unable to verify the framing supporting the chimneys.

The roof structure was in poor condition with localized areas of complete structural failure at the time of the site visit.

Second Floor Structure

We were unable to confirm the framing for the 2nd floor structure at the time of the visit.

Ground Floor Structure

We were unable to confirm the framing for the ground floor structure at the time of the visit.

Basement

We were unable to confirm the extents of the basement and the framing for the basement walls and/or slab structure at the time of our visit.

Exterior Bearing Walls

The exterior walls of the building were constructed with load bearing brick masonry units. The brick masonry walls are supported on the top of the exterior limestone foundation walls and extend to the underside of the wood trusses and rafters (Photo 012). There are window and door penetrations located around the perimeter of the building. The openings have been framed with arched soldier coursed headers approximately two (2) brick units deep and precast concrete sills (Photo 013, 014).

The brick masonry units consist of beige bricks which are stacked approximately three (3) wythes thick where visually accessible. The brick wall had fully failed around the north west corner of the building where the roof framing had deflected and created valleys referenced above (Photo 015, 016, 017).

There were localized pockets along the exterior wall where the entire outside wythe of brick had no mortar between the joints and the wall had locally failed or excessively deflected. The remaining bricks in these areas were loose along the exterior facade and had started falling to the ground in many locations (Photo 018, 019, 020, 021, and 022). These pockets of deteriorated brick appeared common at areas where the walls are likely subject to prolonged moisture due to adjacent valleys in the roof profiles and concentrated lateral loading from applied wind pressures on window lintels or sills.

Where the brick was in poor condition, the interior of the building was fully exposed to the exterior elements and likely accessible to local wildlife. There was an accumulation of rubble on the ground indicating that the walls are actively deteriorating (Photos 023, 024, 025).

There was excessive overgrown vegetation around the exterior of the building (Photo 026, 027).

Interior Load Bearing Walls

We were unable to confirm and review the interior load-bearing walls at time of our visit.



RECOMMENDATIONS:

We reviewed the structural components of the building for evidence of deterioration or damage to the structural framing. The structure at the time of our visit was in poor condition with evidence of advanced deterioration and localized complete failure of the structural framing.

It is our opinion that the existing structure is compromised and localized collapse of the roof and walls can be expected under an applied load due to conventional snow loading or heavy wind loads at any time. The localized failure of the roof structure and poor condition of the supporting exterior load bearing brick masonry walls is evidence that the structure is currently unstable and access inside the building must be restricted. Additionally, the perimeter security fence must remain installed to prevent pedestrian access inside the possible collapse zone extending 15'-0" from the building elevation to the building.

Immediate temporary shoring and extensive structural remedial repair work is required to restore the building superstructure to allow for the space to be safely occupied. We have provided a summary of the minimum recommended remedial work as follows:

1. Complete a temporary shoring and develop a detailed stabilization plan. This may involve further close up investigation of the failed structure from an overhead articulating lift to better understand the condition of the failed structure.
2. After temporary shoring has been installed, complete a review of the interior load-bearing elements (load-bearing walls, 2nd floor structure, ground floor, and basement).
3. Complete additional shoring as necessary to accommodate further identified areas of structure distress inside the building.
4. Repair the perimeter load bearing brick masonry walls. This work will involve extensive reconstruction of the original three (3) wythe brick masonry walls. We estimate that 30% of the existing walls will need to be reconstructed.
5. Repair the failed roof structure. This will involve locally removal of the roof deck and potential installation of new rafters or trusses. Extensive reinforcing of all existing wood framing to remain can be expected due to the amount of moisture infiltration through the roof envelope due to the current condition of the asphalt shingles.
6. Install a new roof system.
7. Replace broken windows and doors to make the structure weather tight.
8. Cut back all overgrown vegetation to allow the exterior brick masonry walls to dry out and not be under a fully shaded condition.
9. Reinstate minimal heat inside the space to prevent temperatures below freezing inside the building which will promote frost action.
10. Assess restoration of the interior finishes, which can be anticipated to be in poor condition.

The remedial stabilization work must be completed immediately to prevent the possibility of full or localized collapse of the building. Further exposure to winter weather will promote freezing of any accumulated moisture inside the building, leading to differential movement of the building structure. Due to the poor condition of the existing structure, any differential movement in combination with applied loading from snow or wind will likely cause localized or complete collapse of the building structure.

Alternatively, the building can be demolished to the foundation level and new construction from the foundation walls up can be considered for preservation of the buildings original size and community attributes.

CONCLUSION

The current structural condition of the building is structurally unstable. Pedestrian access inside the building must be immediately restricted due to the unsafe condition of the structure. A temporary shoring procedure and remedial repair work must be completed immediately to prevent the partial or full collapse of the building. Alternatively, demolition of the building can be considered.

The building structure in its current state has evidence of localized structural failures and partial or full collapse can be expected with applied loading if temporary shoring and remedial restoration is not completed immediately. The security fence around the building must remain in place to restrict pedestrian access onto the site without authorized personnel.



Our review was limited to what was visible from the exterior of the building since access was not permitted due to the unstable condition of the structure.

We trust the above information meets your requirements. Should you require any further information, please do not hesitate to contact our office.

Respectfully submitted,

Barry Bryan Associates
Architects, Engineers, Project Managers

Doug McLaughlin, P. Eng.

David Bovill, P.E., P. Eng

DM/nb

Enclosure: Photos 001 - 027

Draft

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos

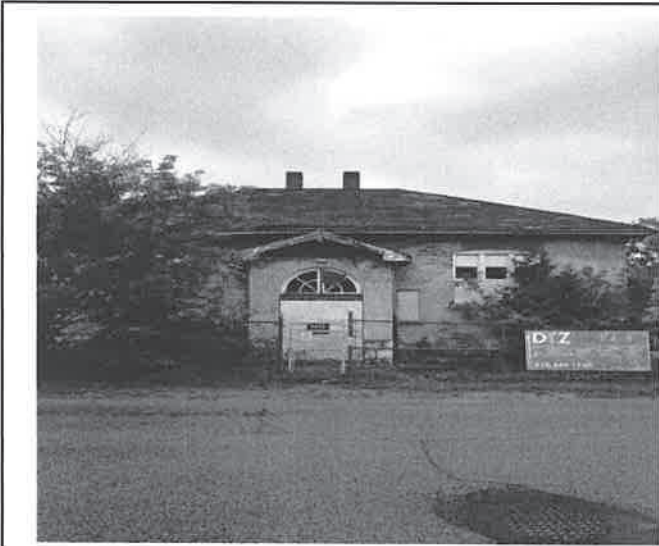


Photo 001



Photo 002



Photo 003



Photo 004



Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 005



Photo 006



Photo 007



Photo 008

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 009

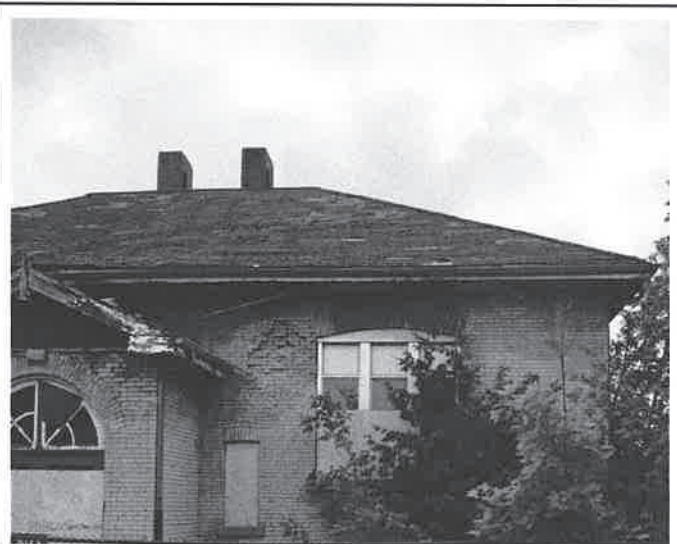


Photo 010



Photo 011



Photo 012

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Cobocok, Ontario
Project No. 18214
Report Photos



Photo 013

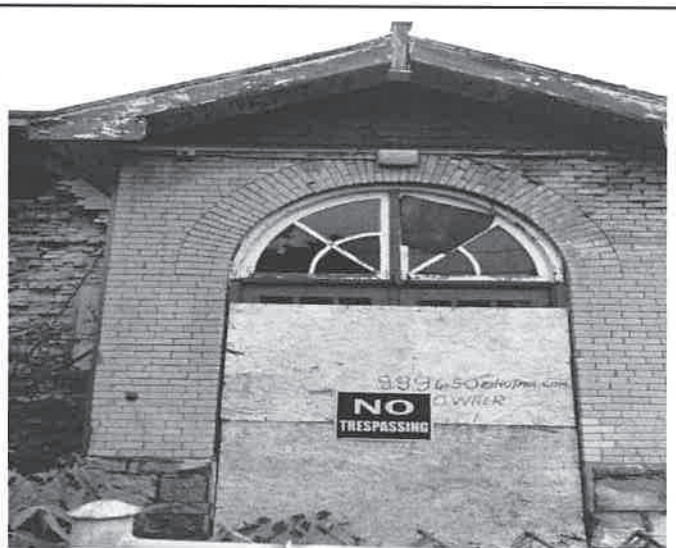


Photo 014



Photo 015



Photo 016

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 017



Photo 018



Photo 019



Photo 020

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 021



Photo 022



Photo 023



Photo 024



Photo 025

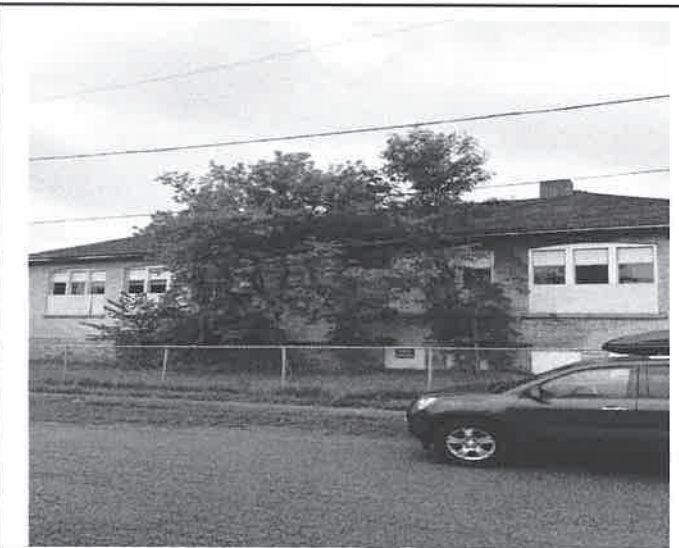


Photo 026

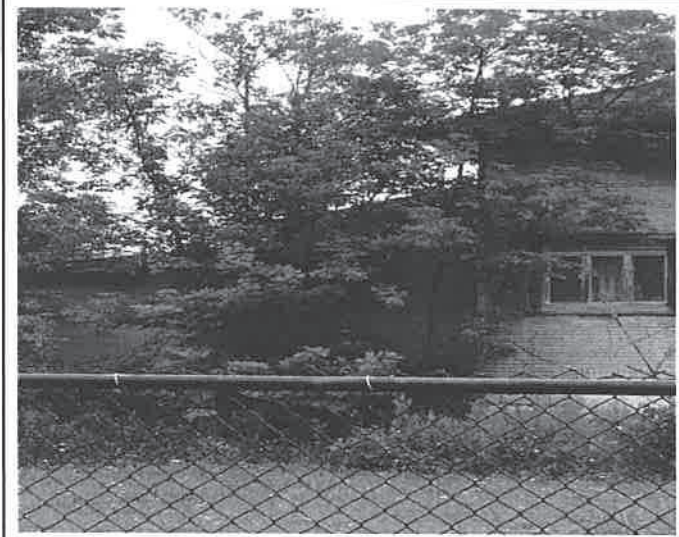


Photo 027



Municipal Law Enforcement Division

180 Kent Street West

Lindsay ON K9V 2Y6

Tel: (705) 324-9411 Ext.1275

Property Standards ORDER

Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992,
Chapter 23, as amended.

July 11, 2018

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence #	ML2018-1092
		Address:	2 River St., Coboconk, ON
		Legal Roll Number	RANGE GR PT LOT 15 PLAN 46 LOT 1&2 1651 340 011 075 00

The above described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer on **July 11th, 2018**.

The inspection revealed that in some respects the property does not conform to the standards prescribed by the City of Kawartha Lakes, Property Standards By-Law 2016-112.

IT IS ORDERED that repairs necessary to correct the defects set out in **Schedule 'A'** be carried out and the property brought to a condition of compliance with the prescribed standards on or before **August 3rd 2018**.

YOU ARE ADVISED THAT, if you are not satisfied with the terms or conditions of this Order, you may make an appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to The Secretary of the Property Standards Committee, C/O The Property Standards Department, The Corporation of the City of Kawartha Lakes, 180 Kent Street West Lindsay, Ontario, K9V 2Y6 within 14 days of service of the Order upon you, stating your grounds for appeal. A non-refundable cheque in the amount of **ninety-one dollars and ninety-three cents (\$91.93)** must accompany all appeals.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the City of Kawartha Lakes may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and be collected in the same manner and with the same priorities as municipal real property taxes.

Your anticipated cooperation is appreciated.

Yours truly,

Jenn Toste
Municipal Law Enforcement Officer
City of Kawartha Lakes

SCHEDULE 'A'

Date: **July 11, 2018**

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence # Address: Legal Roll Number	ML2018-1092 2 River St., Coboconk, ON RANGE GR PT LOT 15 PLAN 46 LOT 1&2 1651 340 011 075 00
------------	--	---	---

The item(s) listed herein are in violation of the City of Kawartha Lakes Property Standards By-law 2016-112

ITEM	LOCATION	DEFECT	SECTION	SECTION WORDING
1.	Building	Missing bricks, damaged roof, damaged soffits and eavestrough, exterior walls.	3.02(a)	<u>Structural Adequacy</u> Every owner of a building or structure shall maintain it in a structurally sound condition, so as to be capable of sustaining safely its own weight and any load to which it might normally be subjected.
			3.02 (b)	<u>Structural Adequacy – cont'd</u> If, in the opinion of the Property Standards Officer, there is doubt as to the structural

2.				condition and integrity of a building or structure, the Property Standards Officer may order that the building or structure be examined by a professional engineer, licensed to practice in Ontario, at the Owners expense. The written report, including drawings, signed and sealed by the engineer, and giving details of the finding of the examination shall be submitted to the Property Standards Officer.
			3.02(g)	Materials forming part of a building or structure which show damage, or evidence of decay or other deterioration, shall be repaired or replaced by the owner in a manner acceptable to the Property Standards Officer.
			3.34	<u>Property Clearing After Demolition</u> An owner who has demolished a building, an accessory building, a fence or another structure on a property shall ensure that the property is cleared of all rubbish, debris, refuse, masonry, lumber and other materials, and left in a graded and leveled condition.

FOR YOUR INFORMATION:

All repairs and maintenance of property required by the standards prescribed by the By-Law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. All new construction or repairs shall conform to the Ontario Building Code, the Ontario Fire Code, and the *Fire Prevention and Protection Act*, where applicable.

No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.

All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit.

OFFENCES AND PROSECUTION: Every person who contravenes or fails to comply with any of the provisions of this By-law has committed an offence and may be prosecuted as provided for by Section 61 of the *Provincial Offences Act*, for each day on which the offence occurs. Persons convicted of offences

pursuant to this By-law are subject to the fines and/or other penalties as provided in Section 36 of the *Building Code Act, 1992*. For ease of reference, Schedule "C" is a copy of Section 36 of the *Building Code Act, 1992*. It is important to note, however, that amendments to the *Building Code Act, 1992*, if any, apply to this By-law, which is subject to that statute. The *Building Code Act, 1992* should always be resorted to for final analysis.

CAUTION: Failure to remedy such deficiencies within the time prescribed may result in:

- (A) A fine not exceeding fifty thousand dollars (\$50,000.00), exclusive of costs for each offence if found guilty of a contravention of the By-Law by a Justice of the Peace of the Ontario Court of Justice; and
- (B) The Corporation of the City of Kawartha Lakes carrying out the repairs or other work at the expense of the Owner. All expenses incurred by the Corporation of the City of Kawartha Lakes in doing said works, including but not limited to materials, labour, equipment, administration and legal expenses, shall be paid by the owner of the lands and premises and shall be charged against the property and the amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes.

Note: Section 20 of The Building Code Act, 1992, states that **no person shall obstruct the visibility of an order and no person shall remove a copy of any order posted under this Act unless authorized to do so by an inspector or officer.**

*The Corporation of the
City of Kawartha Lakes*

PROPERTY STANDARDS COMMITTEE

**TUESDAY, September 25, 2018
COMMENCING AT 9:30 A.M.**

**ECONOMIC DEVELOPMENT BOARD ROOM
LINDSAY SERVICE CENTRE
180 KENT STREET WEST, LINDSAY, ONTARIO, K9V 2Y6**

AGENDA

MEMBERS

Councillor	Pat Dunn
Councillor	Rob Macklem
Councillor	Emmett Yeo
Councillor	Heather Stauble (alternate)
MLEO Officer	Jenn Toste
Secretary	Bobbie Mitchell
MLEO Manager	Aaron Sloan

1. CALL TO ORDER AND ADOPTION OF AGENDA

2. DECLARATIONS OF PECUNIARY INTEREST

3. PUBLIC MEETING

Property Standards Appeal for Property Standards Order issued to 2 River Street,
Coboconk, ON in the City of Kawartha Lakes

4. Update on Property Standards File – GILES

5. BUSINESS ARISING FROM PUBLIC MEETING

6. ADJOURNMENT



Property Standards ORDER
Issued pursuant to section 15.2(2) of
The Building Code Act, S.O. 1992,
Chapter 23, as amended.

July 4, 2012

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence #	22824
		Address:	2 River St., Coboconk, ON
		Legal	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
		Roll Number	165134011075000000

The above described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer on Friday June 29, 2012.

The inspection revealed that in some respects the property does not conform to the standards prescribed by the City of Kawartha Lakes, Property Standards By-Law 2002-119.

IT IS ORDERED that repairs necessary to correct the defects set out in **Schedule 'A'** be carried out and the property brought to a condition of compliance with the prescribed standards on or before **August 07, 2012**.

YOU ARE ADVISED THAT, if you are not satisfied with the terms or conditions of this Order, you may make an appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to The Secretary of the Property Standards Committee, C/O The Property Standards Department, The Corporation of the City of Kawartha Lakes, 180 Kent Street West Lindsay, Ontario, K9V 2Y6 within 14 days of service of the Order upon you, stating your grounds for appeal. A non-refundable cheque in the amount of **seventy-five (\$75.00) dollars** must accompany all appeals.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the City of Kawartha Lakes may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and be collected in the same manner and with the same priorities as municipal real property taxes.

Your anticipated cooperation is appreciated.

Yours truly,

Jenn Toste
Municipal Law Enforcement Officer
City of Kawartha Lakes

SCHEDULE 'A'

Date: July 4, 2012

To:	Mr. G. Giles 2 River St. Coboconk, ON K0M 1K0	Re Occurrence #	22824
		Address:	2 River St. Coboconk, ON
		Legal	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
		Roll Number	165134011075000000

The item(s) listed herein are in violation of the City of Kawartha Lakes Property Standards By-law 2002-119

ITEM	LOCATION	DEFECT	SECTION	SECTION WORDING
1.	Exterior Walls	Missing Bricks,	3.05	<p>The owner of every building on an Urban Lot shall maintain its exterior walls:</p> <ul style="list-style-type: none"> a) In good repair; b) Free from cracked or broken masonry units, defective or deteriorated wood or metal siding or trim, cracked, broken, or loose stucco; c) Watertight; d) Free from loose or unsecured objects or materials and; e) In a manner to prevent deterioration due to weather or insects.
2	Roofs inclusive of eavestrough, soffits, shingles		3.16	<p>The owner of every building or structure on an Urban Lot shall maintain the roofs of all Buildings and structures:</p> <ul style="list-style-type: none"> a) In good repair b) In a watertight condition c) Free from loose or unsecured objects or materials; d) Free from all other accident, fire or

				health hazards; e) so that roof decks and related guards are in good state of repair;
Boarding Up Vacant Buildings	All windows, all doors.		3.30	The owner of a vacant building shall effectively secure the building from entry by trespassers. All materials used for boarding up vacant buildings shall be covered and maintained with a preservative which is colour co-ordinated to the exterior finish of the building.

FOR YOUR INFORMATION:

All repairs and maintenance of property required by the standards prescribed by the By-Law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. All new construction or repairs shall conform to the Ontario Building Code, the Ontario Fire Code, and the *Fire Prevention and Protection Act*, where applicable.

No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.

All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit.

OFFENCES AND PROSECUTION: Every person who contravenes or fails to comply with any of the provisions of this By-law has committed an offence and may be prosecuted as provided for by Section 61 of the *Provincial Offences Act*, for each day on which the offence occurs. Persons convicted of offences pursuant to this By-law are subject to the fines and/or other penalties as provided in Section 36 of the *Building Code Act, 1992*. For ease of reference, Schedule "C" is a copy of Section 36 of the *Building Code Act, 1992*. It is important to note, however, that amendments to the *Building Code Act, 1992*, if any, apply to this By-law, which is subject to that statute. The *Building Code Act, 1992* should always be resorted to for final analysis.

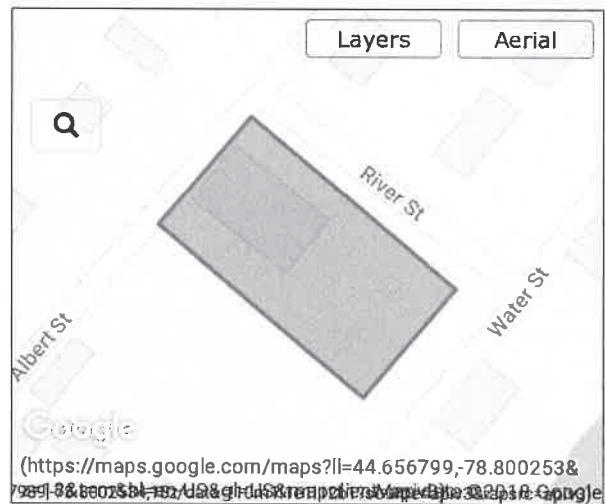
CAUTION: Failure to remedy such deficiencies within the time prescribed may result in:

- (A) A fine not exceeding fifty thousand dollars (\$50,000.00), exclusive of costs for each offence if found guilty of a contravention of the By-Law by a Justice of the Peace of the Ontario Court of Justice; and

- (B) The Corporation of the City of Kawartha Lakes carrying out the repairs or other work at the expense of the Owner. All expenses incurred by the Corporation of the City of Kawartha Lakes in doing said works, including but not limited to materials, labour, equipment, administration and legal expenses, shall be paid by the owner of the lands and premises and shall be charged against the property and the amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes.

Note: Section 20 of The Building Code Act, 1992, states that no person shall obstruct the visibility of an order and no person shall remove a copy of any order posted under this Act unless authorized to do so by an inspector or officer.

Add to Watch List

**Property Description**

Roll Number	16 51 340 011 075 00
Address	2 RIVER ST
Municipality	Kawartha Lakes
Legal	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
Owner Name	GILES GERALD GORDON
Prop Code	100 - Residential Land
Zoning	HR-2(H)
Is Serviced	Y
Site Area	21,780 (sq ft)
Site Access	Y - Year Round Road Acc...
Frontage	109 ft.
Depth	200 ft.
Dest CVA	306,000
Tenant Tax Li...	N
Farm Operation	n/a

Mailing Address

2 RIVER ST
COBOCONK ON
K0M 1K0

Industrial Structures

#	Seq.	Structure Code	Type	Bldg. #	Building Use	Year Built	Perim
1	1	660	Elementary School	1/1	Old School	1960	17
1	2	660	Elementary School	1/B	Old School Bsmt	1960	17
1	3	660	Elementary School	1/2	Entrance	1960	3
1	4	660	Elementary School	1/A	Old School Addition	1965	6

ML2018-1092 Property Standards - Property Standards**Occurrence Information**

Date Created: June 28, 2018 9:59 Assigned To: jtoste
Date of Complaint: June 27, 2018 5:58 Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	Marie Peel	705-454-3649				

Location Information

Address: 2 River St, Coboconk Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? Yes
Animal comments: Raccoons, bats and other things

Description

Complainant requesting enforcement of abandoned property. Complainant stated that "whenever it is windy the shingles fly off the roof and in 2017 my vehicle was struck leaving scratches on it." Furthermore, the complainant stated that "We have seen raccoons on the roof as well as more raccoons in the neighborhood in general."

Solution

Occurrence Notes

Note Date

Note Type

NOTES

ML2018-1090 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:34
Assigned To: jtoste
Date of Complaint: June 27, 2018 5:33
Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	D. Anderson	705-454-3936				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? No
Animal comments:

Description

Complainant requesting enforcement due to multiple property standards issues described as "Roof caving in, shingles blowing off in wind to other properties, brick walls crumbling and falling, grass not cut - safety issue if building collapses" .

Solution

Occurrence Notes

Note Date

Note Type

NOTES

ML2018-1089 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:23 Assigned To: jtoste
Date of Complaint: June 27, 2018 9:15 Status: OPEN
Resolution Date:

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		

Location Information

Address: 2 River St, Coboconk Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property?
People at residence comments: unknown

Are they violent? Unsure
Violence comments:

Is there a concern about drugs or weapons? Unsure
Drugs/weapons comments:

Do they have dogs or animals of concern? Unsure
Animal comments:

Description

Request for enforcement of derelict building due to property owner refusing to comply to previous requests to maintain property. Mr. Gerald Gordan Giles (contact email ggg650@hotmail.com) has previously been served orders to remedy an unsafe building for the property by Nicholas Dawkins - building inspector for CKL but refuses to comply. Please see attached files for details.

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
-------------------------	-------------------------	---------------------

Jessica Humphries

From: Aaron Sloan
Sent: Thursday, June 28, 2018 9:57 AM
To: Jessica Humphries
Subject: FW: 2 River St Coby

Please add this email to the attention of the Officer, when you assign this complaint.

Aaron Sloan
Manager of MLEO - City of Kawartha Lakes
705-324-9411 ext. 1223
www.kawarthalakes.ca



Please consider the environment before printing this email.

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 5:08 PM
To: Aaron Sloan
Subject: FW: 2 River St Coby

For the file

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: Hope Lee
Sent: Wednesday, June 27, 2018 5:07 PM
To: Susanne Murchison
Subject: Re: 2 River St Coby

No we were not. The owner contacted me a few times about AH funding for a plan he had to develop but I explained there wasn't funding. He would use my name and the potential of housing to bylaw but it seemed to be as a method to stall bylaw action. I can confirm that at this point there is no interest in the property from KLH.

Sent from my iPhone

On Jun 27, 2018, at 5:00 PM, Susanne Murchison <smurchison@kawarthalakes.ca> wrote:

Hi Hope,

Rumor has it that you may have been looking at this property for a potential purchase for future affordable housing site??? Wondering if this is so and if you still are pursuing,

as we have been attempting to deal with the building that is falling down. Let me know, thanks,

Susanne Murchison, CBCO

Chief Building Official

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1200 www.kawarthalakes.ca

<image001.png>

Jessica Humphries

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 3:48 PM
To: Bylaw Complaints
Cc: Aaron Sloan
Subject: 2 River St
Attachments: 1324_001.pdf; 2 River Street

As discussed with Aaron, attached is the enforcement file Nick was working on last year. Also attached are photos taken by Karen from PW this week.

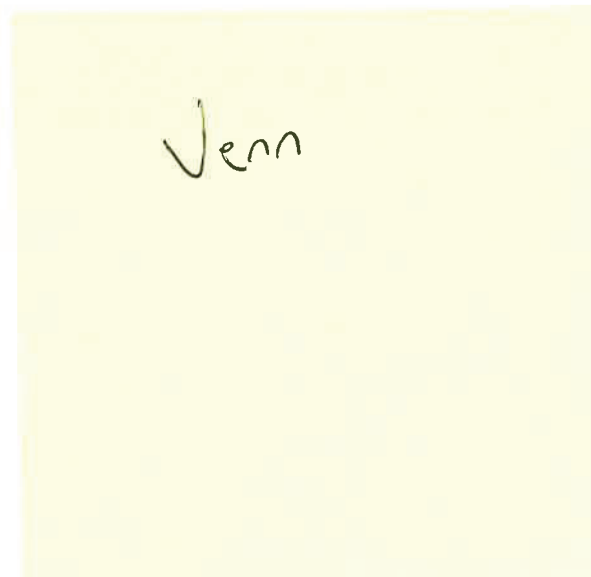
Thank you for agreeing to take over (via derelict building process??) this address for me. My recollection of an update from Nick: owner called after receiving our order via email and indicated he wasn't going to do anything himself, wouldn't divulge his correct address to be personally served paperwork (his mailing address in MPAC is listed as the 2 River St property), taunted Nick to have the City demolish and put on his taxes.

If you require anything else let me know. Thanks,

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: mfd-buildinginspection@city.kawarthalakes.on.ca [mailto:mfd-buildinginspection@city.kawarthalakes.on.ca]
Sent: Wednesday, June 27, 2018 3:34 PM
To: Susanne Murchison
Subject: Attached Image



20-July-17

DTZ Barnicke web site no longer exists nor does the number on the scale sign. The Barnicke web page sends you to Point Alliance, com 1416 943 0001 located at 20 Adelaide St E Suite 500 Toronto on M5C 2TC. 40

No contact information for the same other than ggg650@hotmail.com. sent a copy of the Order via email.

Nicholas Dawkins

From: Nicholas Dawkins
Sent: Thursday, July 20, 2017 8:54 AM
To: 'ggg650@hotmail.com'
Subject: 2 River St, Coboconk
Attachments: River St 2 (giles) OTRUB17-0008.docx

Hello Mr. Gerald Gordon Giles

Attached is an Order to Remedy an Unsafe Building for the above noted address. We don't have any other contact information for you as the above noted address is your mailing address. Please be aware that if this matter is not dealt with the City of Kawartha Lakes will be forced to take action. Please respond.

Thank you for your cooperation.

Nicholas Dawkins

Building inspector
Provincial Offences Officer
180 Kent st west
Lindsay, On
K9V 2Y6
(705) 324-9411
Ext 1493

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this e-mail. If you have received this e-mail in error, please notify the sender immediately by telephone, fax, or e-mail and shred this confidential e-mail, including any attachments, without making a copy. Access to this e-mail by anyone else is unauthorized. Thank you.



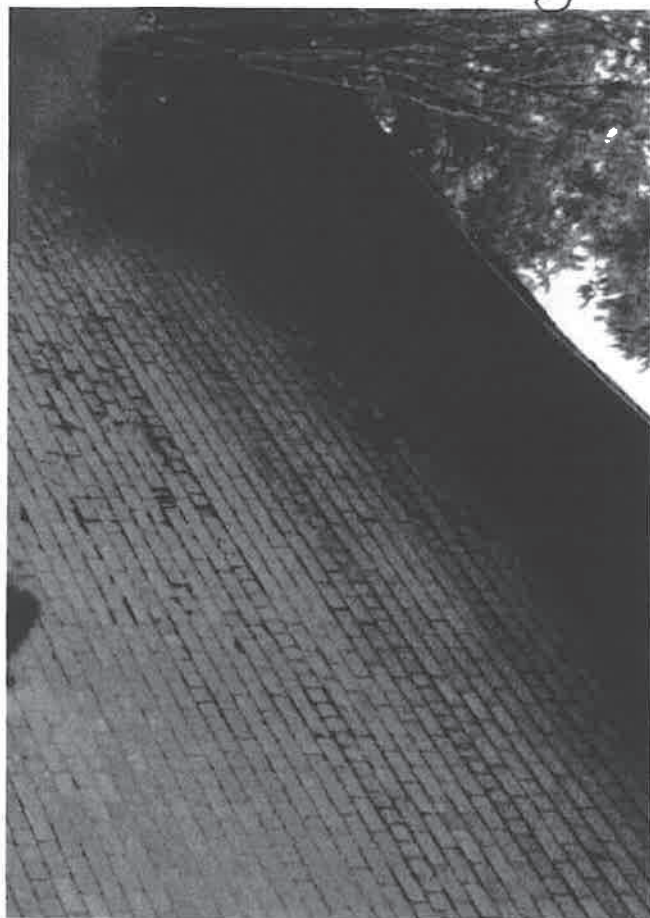
Please consider the environment before printing this e-mail message

pictures taken By Nick Dawkins 12-April-17

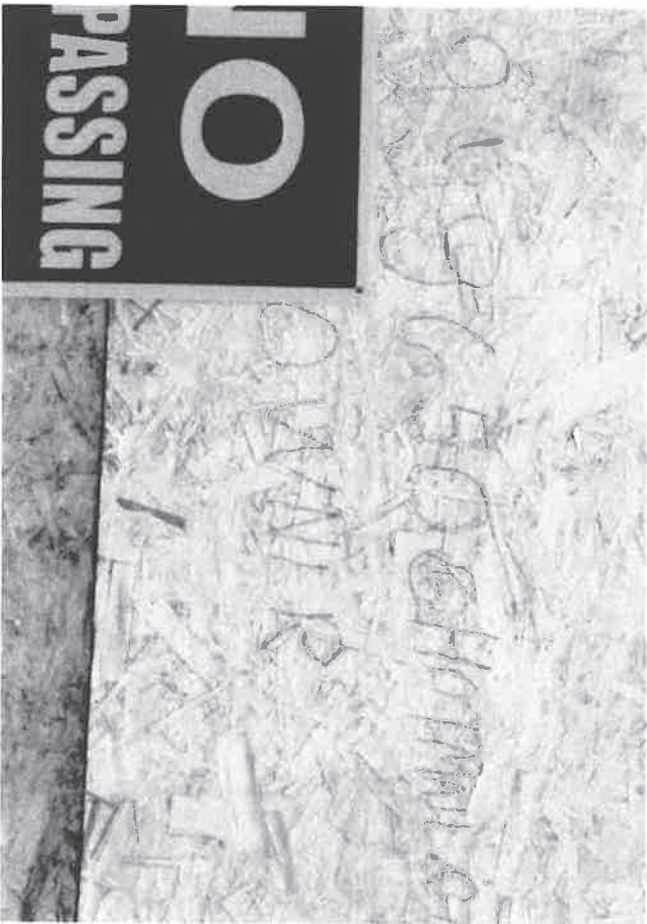
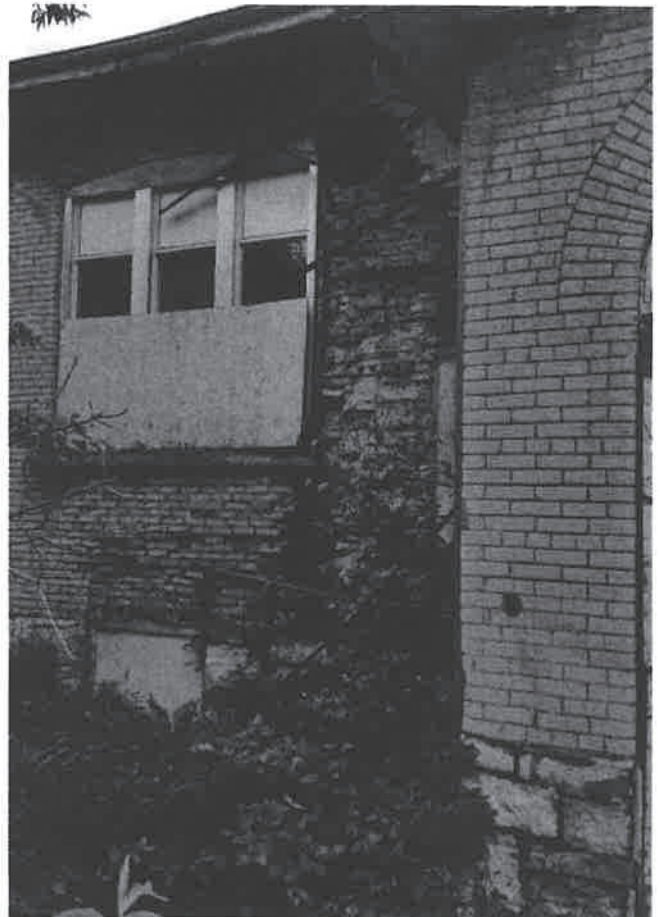




Pictures taken by Nicholas Dawkins on 13-July-2017



number out of service



City of Kawartha Lakes
180 Kent St. W., Lindsay, Ontario, K9V 2Y6 705-324-9411
BCIN # 18155

Order to Remedy an Unsafe Building

Pursuant to Subsection 15.9(4) of the *Building Code Act, 1992*

Order Number: OTRU-0008

Date Order issued: July 13 2017

Address to which Order applies:

Application/Permit Number: EN2017-0008

2 River St

Coboconk On

K0M 1K0

Range GR Pt Lot 15 Plan 46 Lots 1&2

Order issued to:

1. Giles, Gerald Gordon
2 River St
Coboconk On
K0M 1K0

The inspection on or about 13-july-2017 at the above-referenced address found the building to be unsafe. You are hereby ordered to render the building safe by correcting the unsafe conditions itemized below immediately, by the dates listed below,

Item	Reference	Description and location of unsafe condition	Required action and compliance date
1	15.9(2)(a)(b) Building Code Act, 1992	Substantial failure of the structural brick on the North west, north east and the south west walls as well as the failing roof system is in a condition that would be hazardous to the health and safety of persons in the normal use of the building, persons outside of the building or persons whose access to the building has not been reasonably prevented.	Shall provide an engineer's review for the repair and/or bracing of the damage walls and roof OR remove the building and all debris from the property by July 31 2017 and Shall apply for a permit to construct or demolish by July 21 2017 Shall maintain perimeter fence to prohibit entry until the property is brought to a safe condition.

Order issued by:

Name Nicholas Dawkins

BCIN 43270

Signature 

Telephone no. (705) 324-9411 ext 1493

Contact name (optional) _____

Contact tel. number (optional) _____

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [*Building Code Act, 1992 s. 20*]
- An Order may be appealed to the Superior Court of Justice. [*Building Code Act, 1992 s. 25*]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [*Building Code Act, 1992 s. 24*]
- Failure to comply with this Order could result in a in Order prohibiting the use or Occupancy of the building. [*Building Code Act, 1992 s. 15.9(6)*]
- Failure to comply with this Order is an offence which could result in a fine. [*Building Code Act, 1992 s.36*]
- No construction affected by this Order is to be covered until inspected and approved. [*Building Code Act, 1992 s.13*]



Legend

- ☐ Upper Municipalities
- ☐ Lower Tier Municipalities
- ☐ Contours
- ☐ Property ROLL#
- ☐ KRCA Regulated Areas
- ☒ LSRCA Regulated Areas
- ☒ ORCA Regulated Areas
- ☐ Oak Ridges Moraine

Notes

Enter notes here ...

0 07

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
City Of Kawartha Lakes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES

site visit 12-April-17 took pictures. UNO

879 9405

Quick Search

Roll Number

GO >>


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[Basic](#)
[Advanced](#)
[Custom Query](#)
[Map Viewer](#)
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[User Profile](#)
[Help](#)
[Feedback](#)

General Property Details

[General Property Details](#) | [Image Details](#) | [Map Viewer](#) | [Roll Details Enquiry](#) | [Soil Details](#) | [Structure Details](#)
[Return to Multi Property Screen](#) | [Next>>](#)
Primary/Subordinate Roll(s): 0000 0001 0002 9801
[Print Version](#)
[Current Page](#)

Last updated on April 11, 2017

Assessment Activity in Progress			
Building Permit	-	RFR	-
Appeals	-		

General Property Details							
Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2		
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST		
Ward	02	Poll	-	Suffix	0	Zoning	HR-2(H)
Frontage	108.9 Feet	Depth	199.98 Feet	Area	21780.0 Square Feet	Variance	IRREG - Irregular
Access	Y - Year Round Road Access	Driveway	Unspecified/Not Applicable	SRA	-		
Location Comments		Previous roll #	1634000011075000000				

Taxation							
Unit Class	-	School Codes	High	-	Pub Ptn	214500	FP Ptn
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn
Unit Support	P - English-Public		Fr Pub	58			
Other	-		Fr Sep	84			
		Roll Total	214500				
		Current Year Phase-in Value	214500				
		Destination Value	306000				

[Top](#)
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Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M 1K0

Quick Search

Roll Number



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Roll Details Enquiry

[General Property Details](#) | [Image Details](#) | [Map Viewer](#) | [Roll Details Enquiry](#) | [Soil Details](#) | [Structure Details](#)

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Primary/Subordinate Roll(s): 0000 0001 0002 9801

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Assessment History Details

[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

2016 Roll Return for 2017

Roll Number	1651340011075000000	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2		
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	-	Property Location	2 RIVER ST
Ward	2	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	0.5 Acres
Previous Roll#	Data Not Available			SRA	-
Location Comments					

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Taxation

Unit Class	-	School Codes	High	-	Pub Ptn	0	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public	Fr Pub	58					
Other	-	Fr Sep	64					
			Roll Total	214500				

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[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Owner / Occupier

Name (Last/First/Middle)	Occupancy Status	Religion	French Elector	School Support	Designated Rate Payer
GILES GERALD GORDON	O - Owner Or Joint Owner	-	N/A	P - English-Public	N/A

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Mailing Address

2 RIVER ST COBOCONK ON K0M 1K0

Quick Search

Roll Number



Basic



Advanced



Custom Query



Map Viewer



Reports



Logout



Home



User Profile



Help



Feedback



Licence Agreement

Structure Details

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Primary/Subordinate Roll(s): 0000 0001 0002 9901

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Last updated on April 11, 2017

General Property Details										
Roll Number	1651340011075000000				Created	2000-10-13		Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2	
Property Type	100 - Vacant Residential Land Not On Water				First Owner Name	GILES GERALD GORDON		Property Location	2 RIVER ST	
Location Comments										

Structure Details											
Structure Description	Year Built	Stories	Total Area	Basement Area		Basement Type	# Bedrooms	# Full Baths	# Half Baths	A/C	Garage Spaces
				Total	Finished						
0 -	0	0.0	0	0	0	Unknown	0	0	0	-	0

[Top](#)



Development Services
Municipal Law Enforcement
Property Standards Division
180 Kent St. W. Lindsay, ON K9V 2Y6
Tel: (705) 324-9411 ext. 1212
1-888-822-2225 ext. 1212
Fax: (705) 324-5514
Website: www.city.kawarthalakes.on.ca
bylawcomplaints@city.kawarthalakes.on.ca

MLEO COMPLAINT FORM

To assist the City of Kawartha Lakes in following up your complaint, ***please print*** the details of your inquiry below. Please forward complaint to address noted at the top of the page.

A red star * indicates required information for the Municipal Law Enforcement Division to respond to this complaint, incomplete or anonymous complaints will not be addressed.

Description of Subject Property/Address/Location: * *Cobocank School House located
Albert St. - directly across from*
In the Former Township of: **CLICK TO CHOOSE** Date Complaint Submitted: *34 Albert St*

I, _____, do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of the Corporation of the City of Kawartha Lakes.

Please indicate the type of complaint and provide the details*

☒ Property Standards ☐ Parking ☐ Other:

The details of the conditions are: (If extra space is required please attach an additional sheet) * *Roof caving in,
shingles blowing off in wind to other properties, brick walls crumbling &
falling, grass not cut - safety issue if building collapses. Children used for
school bus here.*
I hereby further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signed this *28* day of Month, *May* 2018

Signature: *D. Anderson*

Address of Complainant: * *34 Albert St. Cobocank Komiko.*

Telephone: * *705 454 3936* Name: * *D. Anderson*

Complaints are confidential until such time as the complainant may be asked to testify in support of the complaint. The information collected on this form is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

DEPARTMENTAL USE ONLY:

Received at MLE Office by: *B Mitchell* Date: *27 June 2018* Occur #: _____

SAFETY QUESTIONS

Have the Police been to the property previously? Yes _____ No _____ ?

How many people live in the residence? 0

Are they violent? Yes _____ No /

Do they have any animals that the Officer needs to be aware of? Yes _____ No /

Are they aware of any drugs or weapons in the home? Yes _____ No /

*The following questions are only to be completed by a tenant filing a property standards complaint regarding his/her current rental property.

TENANT QUESTIONS

Is your landlord aware of the existing issues? Yes _____ No _____

Are you planning on moving out within the next 30 days? Yes _____ No _____

How long have you lived at this address? _____

Are you before the Rental Tribunal? Yes _____ No _____

Are you being evicted? Yes _____ No _____

Is your rent paid-up to date? Yes _____ No _____

Who is your landlord and what is his/her contact information?

Name: _____

Telephone: _____

Jessica Humphries

From: noreply@esolutionsgroup.ca
Sent: Wednesday, June 27, 2018 12:42 PM
To: Bylaw Complaints
Subject: New Response Completed for Municipal Law Enforcement Complaint Form
Attachments: 2018-06-27-007.PDF

Hello,

Please note the following response to Municipal Law Enforcement Complaint Form has been submitted at Wednesday June 27th 2018 12:41 PM with reference number 2018-06-27-007.

- **Description of the Subject Property. Please include the Address, Location and former Township for the subject land:**
Albert Street, Coboconk, ON K0M 1K0
- **Date Complaint Submitted:**
June 27, 2018
- **Please select the type of complaint:**
Property Standards, General By-law Concerns
- **Have the police been to the property?**
Unsure
- **How many people live in the residence?**
Zero
- **Have you witnessed violence?**
No
- **Are you aware of any drugs or weapons at the location of the complaint?**
No
- **Does the residence have any animals that the Officer needs to be aware of?**
Yes
- **Please describe the animals**
Raccoons and other vermin.
- **Is the property a rental property?**
No

- **Is the property used as a short term rental (less than 30 days)?**
No
- **If you selected "General By-law Concern" please provide additional detail.**
This building is the old public school in Coboconk, which is located across the street and adjacent to my home, 30 Albert Street. The property is generally unkempt with tall grass and weeds.

The building is condemned to my knowledge with bricks falling off; old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building caving in; and its condition is not favourable to me selling my house.

Furthermore, teens are attempting to enter the building on occasion and it is a safety hazard for them in relation to possible injury caused by falling debris and or contact with raccoons and other vermin inside the building. Despite no trespassing signs, the young and others are curious to explore the building. Should this building be set on fire or catch fire, it poses a direct threat to my house and property.

There have been a number of municipal fines against the owner, which have been posted on the fence at the front of the property. Notwithstanding, nothing significant has resulted from said fines.

- **If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.**
- **Name of Complainant:**
Bea Hancock
- **Address of Complainant:**
P.O Box 95
- **Telephone:**
7055584100
- **Email:**
beahancock2@rogers.com

[This is an automated email notification -- please do not respond]

Municipal Law Enforcement General Complaint



Municipal Law Enforcement Office Complaint Form

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 5R8
(705)324-9411 extention 1212
Fax: 705-324-8619
bylawcomplaints@kawarthalakes.ca

To assist the City of Kawartha Lakes in following up on your complaint please provide all of the details relating to the matter within the fields that follow below.

A red star (*) indicates required information that will be needed before Municipal Law Enforcement can respond to your complaint. Please note that incomplete or anonymous complaints will not be addressed.

Description of the Subject Property. Please include the Address, Location and former Township for the subject land:

Albert Street, Coboconk, ON K0M 1K0

Date Complaint Submitted:

June 27, 2018

Please select the type of complaint:

☐ Clean and Clear

☒ Property Standards

☐ Parking

☒ General By-law Concerns

Have the police been to the property? *

- ☐ Yes
☐ No
☒ Unsure

How many people live in the residence?

Zero

Have you witnessed violence? *

- ☐ Yes
☒ No

Are you aware of any drugs or weapons at the location of the complaint?

- ☐ Yes
☒ No
☐ Unsure

Does the residence have any animals that the Officer needs to be aware of? *

- ☒ Yes
☐ No
☐ Unsure

Please describe the animals *

Raccoons and other vermin.

Is the property a rental property?

- ☐ Yes
☒ No
☐ Unsure

Is the property used as a short term rental (less than 30 days)?

☐ Yes

☒ No

☐ Unsure

If you selected "General By-law Concern" please provide additional detail.

This building is the old public school in Coboconk, which is located across the street and adjacent to my home, 30 Albert Street. The property is generally unkempt with tall grass and weeds.

The building is condemned to my knowledge with bricks falling off; old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building caving in; and its condition is not favourable to me selling my house.

Furthermore, teens are attempting to enter the building on occasion and it is a safety hazard for them in relation to possible injury caused by falling debris and or contact with raccoons and other vermin inside the building. Despite no trespassing signs, the young and others are curious to explore the building. Should this building be set on fire or catch fire, it poses a direct threat to my house and property.

There have been a number of municipal fines against the owner, which have been posted on the fence at the front of the property. Notwithstanding, nothing significant has resulted from said fines.

If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.

I do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of The Corporation of the City of Kawartha Lakes.

I further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signature:

Date:

Name of Complainant:

Bea Hancock

Address of Complainant:**Telephone:****Email:**

Personal information contained on this form is collected pursuant to the Municipal Act, 2001 and will be used for the purpose of responding to your request. Questions about the collection of this information should be directed to the City Clerk or Deputy-Clerk at 705-324-9411 extension 1295 or 1322.

Departmental Use Only:**Received by:****Date:****Occurrence Number:**

Jessica Humphries

From: noreply@esolutionsgroup.ca
Sent: Wednesday, June 27, 2018 12:59 PM
To: Bylaw Complaints
Subject: New Response Completed for Municipal Law Enforcement Complaint Form
Attachments: 2018-06-27-008.PDF

Hello,

Please note the following response to Municipal Law Enforcement Complaint Form has been submitted at Wednesday June 27th 2018 12:58 PM with reference number 2018-06-27-008.

- **Description of the Subject Property. Please include the Address, Location and former Township for the subject land:**
Albert Street, Coboconk, ON K0M 1K0
- **Date Complaint Submitted:**
June 27, 2018
- **Please select the type of complaint:**
Property Standards, General By-law Concerns
- **Have the police been to the property?**
Unsure
- **How many people live in the residence?**
It is an abandoned public school which is vacant except for bats and raccoons and maybe other animals.
- **Have you witnessed violence?**
No
- **Are you aware of any drugs or weapons at the location of the complaint?**
No
- **Does the residence have any animals that the Officer needs to be aware of?**
Yes
- **Please describe the animals**
Raccoons, bats and other things.
- **Is the property a rental property?**
No

- **Is the property used as a short term rental (less than 30 days)?**

No

- **If you selected "General By-law Concern" please provide additional detail.**

Ms. Bea Hancock is submitting this for me, as I do not have internet or email. My name is Marie Peel. This building is across the street from my home, 3 River Street, Coboconk. The property is usually overgrown with weeds and tall grass.

The building is condemned and a fire and safety hazard. Whenever it is windy, shingles are flying through the air and my 2017 vehicle has sustained scratches on the hood from these shingles. Our vehicles are in the driveway without cover and hanging wood from the roof is also an issue should the wood fly through the air and hit our vehicles.

Another concern is the safety of children who have been observed trying to enter the building, which is caving in and likely full of bats. We have seen raccoons on the roof, as well and more raccoons in the neighbourhood in general.

This building has been for sale for about 4 years and a sign on the fence indicates that fines have been made against the owner, but nothing is done about the grounds or the condition of the building. The grass was cut about twice for the whole of last year and once this year. There are bricks falling off of the building and it is huge concern for my family that nothing has been done to have this building removed!

- **If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.**

- **Name of Complainant:**

Marie and Bob Peel

- **Address of Complainant:**

3 River Street, Coboconk, ON K0M 1K0

- **Telephone:**

705-454-3649

- **Email:**

beahancock2@rogers.com

[This is an automated email notification -- please do not respond]

Municipal Law Enforcement General Complaint



Municipal Law Enforcement Office Complaint Form

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 5R8
(705)324-9411 extention 1212
Fax: 705-324-8619
bylawcomplaints@kawarthalakes.ca

To assist the City of Kawartha Lakes in following up on your complaint please provide all of the details relating to the matter within the fields that follow below.

A red star (*) indicates required information that will be needed before Municipal Law Enforcement can respond to your complaint. Please note that incomplete or anonymous complaints will not be addressed.

Description of the Subject Property. Please include the Address, Location and former Township for the subject land:

Albert Street, Coboconk, ON K0M 1K0

Date Complaint Submitted:

June 27, 2018

Please select the type of complaint:

☐ Clean and Clear

☒ Property Standards

☐ Parking

☒ General By-law Concerns

Have the police been to the property? *

- ☐ Yes
- ☐ No
- ☒ Unsure

How many people live in the residence?

It is an abandoned public school which is vacant except for bats and raccoons and maybe other animals.

Have you witnessed violence? *

- ☐ Yes
- ☒ No

Are you aware of any drugs or weapons at the location of the complaint?

- ☐ Yes
- ☒ No
- ☐ Unsure

Does the residence have any animals that the Officer needs to be aware of? *

- ☒ Yes
- ☐ No
- ☐ Unsure

Please describe the animals *

Raccoons, bats and other things.

Is the property a rental property?

- ☐ Yes
- ☒ No
- ☐ Unsure

Is the property used as a short term rental (less than 30 days)?

☐ Yes

☒ No

☐ Unsure

If you selected "General By-law Concern" please provide additional detail.

Ms. Bea Hancock is submitting this for me, as I do not have internet or email. My name is Marie Peel. This building is across the street from my home, 3 River Street, Cobocok. The property is usually overgrown with weeds and tall grass.

The building is condemned and a fire and safety hazard. Whenever it is windy, shingles are flying through the air and my 2017 vehicle has sustained scratches on the hood from these shingles. Our vehicles are in the driveway without cover and hanging wood from the roof is also an issue should the wood fly through the air and hit our vehicles.

Another concern is the safety of children who have been observed trying to enter the building, which is caving in and likely full of bats. We have seen raccoons on the roof, as well and more raccoons in the neighbourhood in general.

This building has been for sale for about 4 years and a sign on the fence indicates that fines have been made against the owner, but nothing is done about the grounds or the condition of the building. The grass was cut about twice for the whole of last year and once this year. There are bricks falling off of the building and it is huge concern for my family that nothing has been done to have this building removed!

If you have additional information that you wish to provide in connection to this matter please upload the supporting documents.

I do hereby lay and serve complaint against the Owner of the above-noted property with respect to the following conditions that are occurring and may not conform to the By-laws of The Corporation of the City of Kawartha Lakes.

I further declare that if required I will attend and testify in support of this complaint at any Court of Law in the Province of Ontario.

Signature:

Date:

Name of Complainant:

Marie and Bob Peel

Address of Complainant:

3 River Street, Coboconk, ON K0M 1K0

Telephone:

705-454-3649

Email:

beahancock2@rogers.com

Personal information contained on this form is collected pursuant to the Municipal Act, 2001 and will be used for the purpose of responding to your request. Questions about the collection of this information should be directed to the City Clerk or Deputy-Clerk at 705-324-9411 extension 1295 or 1322.

Departmental Use Only:**Received by:****Date:****Occurrence Number:**

Jenn Toste

From: gerald giles <ggg650@hotmail.com>
Sent: Wednesday, July 18, 2018 10:45 AM
To: Jenn Toste
Subject: Re: 2 River St. - Property Standards Order

Hi Jenn

I am working toward trying to have the building removed.

Gerald

Sent from my iPhone

On Jul 12, 2018, at 11:14 AM, Jenn Toste <jtoste@kawarthalakes.ca> wrote:

Good Morning Mr. Giles,

Please find enclosed in this email a copy of the Property Standards Order that was posted to your property on July 11, 2018. If you have any questions in regards to the order, please feel free to contact me using the information listed below.

With Thanks,

Jenn Toste.

Jenn Toste
Municipal Law Enforcement Officer
180 Kent St. W., Lindsay, ON K9V 2Y6
Phone : (705) 324-9411 ext 1275
Toll Free: 1-888-822-2225
Email: jtoste@kawarthalakes.ca



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<PDF Copy of PSO (Expert Exam).pdf>

ML2018-1089 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:23 Assigned To: jtoste
Date of Complaint: June 27, 2018 9:15 Status: CLOSED
Resolution Date: July 8, 2018 16:28

Contact Information

Role	Name	Home Phone	Work Phone	Ext.	Mobile	Comments
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		

Location Information

Address: 2 River St, Coboconk Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure

Police attending comments:

How many people live at the property?

People at residence comments: unknown

Are they violent? Unsure

Violence comments:

Is there a concern about drugs or weapons? Unsure

Drugs/weapons comments:

Do they have dogs or animals of concern? Unsure

Animal comments:

Description

Request for enforcement of derelict building due to property owner refusing to comply to previous requests to maintain property. Mr. Gerald Gordan Giles (contact email ggg650@hotmail.com) has previously been served orders to remedy an unsafe building for the property by Nicholas Dawkins - building inspector for CKL but refuses to comply. Please see attached files for details.

ML2018-1089 Property Standards - Property Standards

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate complaint - Refer to ML2018-1092

Jessica Humphries

From: Susanne Murchison
Sent: Wednesday, June 27, 2018 3:48 PM
To: Bylaw Complaints
Cc: Aaron Sloan
Subject: 2 River St
Attachments: 1324_001.pdf; 2 River Street

As discussed with Aaron, attached is the enforcement file Nick was working on last year. Also attached are photos taken by Karen from PW this week.

Thank you for agreeing to take over (via derelict building process??) this address for me. My recollection of an update from Nick: owner called after receiving our order via email and indicated he wasn't going to do anything himself, wouldn't divulge his correct address to be personally served paperwork (his mailing address in MPAC is listed as the 2 River St property), taunted Nick to have the City demolish and put on his taxes.

If you require anything else let me know. Thanks,

Susanne Murchison, CBCO
Chief Building Official
Development Services, Building Division, City of Kawartha Lakes
705-324-9411 ext. 1200 www.kawarthalakes.ca



From: mfd-buildinginspection@city.kawarthalakes.on.ca [mailto:mfd-buildinginspection@city.kawarthalakes.on.ca]
Sent: Wednesday, June 27, 2018 3:34 PM
To: Susanne Murchison
Subject: Attached Image

20-July-17

DTZ Barnicke web site no longer exists nor does the number on the sale sign. The Barnicke web page sends you to Point Alliance, com 1416 943 0001 located at 20 Adelaide St E Suite 500 Toronto on MSC 2TC. 40

No contact information for the same other than ggg650@hotmail.com. sent a copy of the Order via email.

Nicholas Dawkins

From: Nicholas Dawkins
Sent: Thursday, July 20, 2017 8:54 AM
To: 'ggg650@hotmail.com'
Subject: 2 River St, Coboconk
Attachments: River St 2 (giles) OTRUB17-0008.docx

Hello Mr. Gerald Gordon Giles

Attached is an Order to Remedy an Unsafe Building for the above noted address. We don't have any other contact information for you as the above noted address is your mailing address. Please be aware that if this matter is not dealt with the City of Kawartha Lakes will be forced to take action. Please respond.

Thank you for your cooperation.

Nicholas Dawkins

Building inspector
Provincial Offences Officer
180 Kent st west
Lindsay, On
K9V 2Y6
(705) 324-9411
Ext 1493

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this e-mail. If you have received this e-mail in error, please notify the sender immediately by telephone, fax, or e-mail and shred this confidential e-mail, including any attachments, without making a copy. Access to this e-mail by anyone else is unauthorized. Thank you.



Please consider the environment before printing this e-mail message

pictures taken by Nick Dawkins 12-April-17



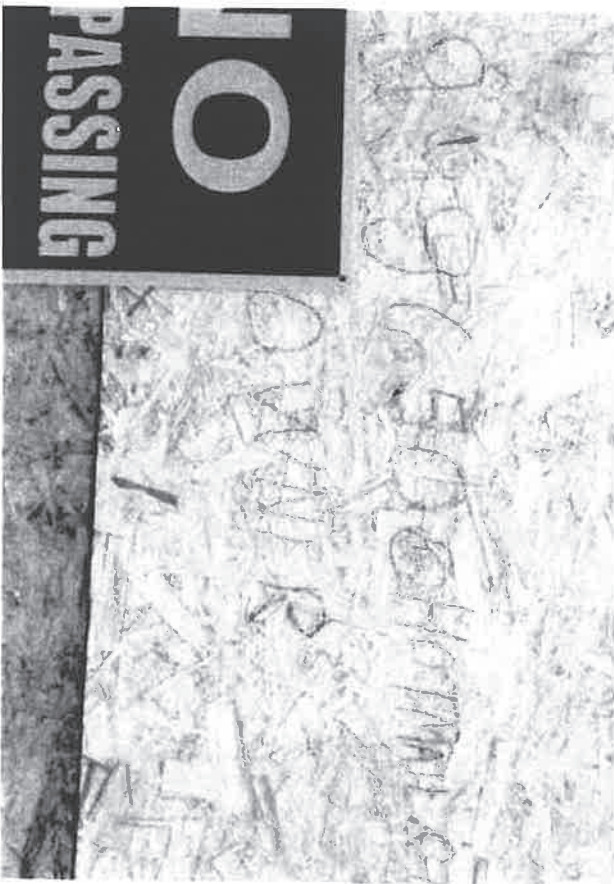
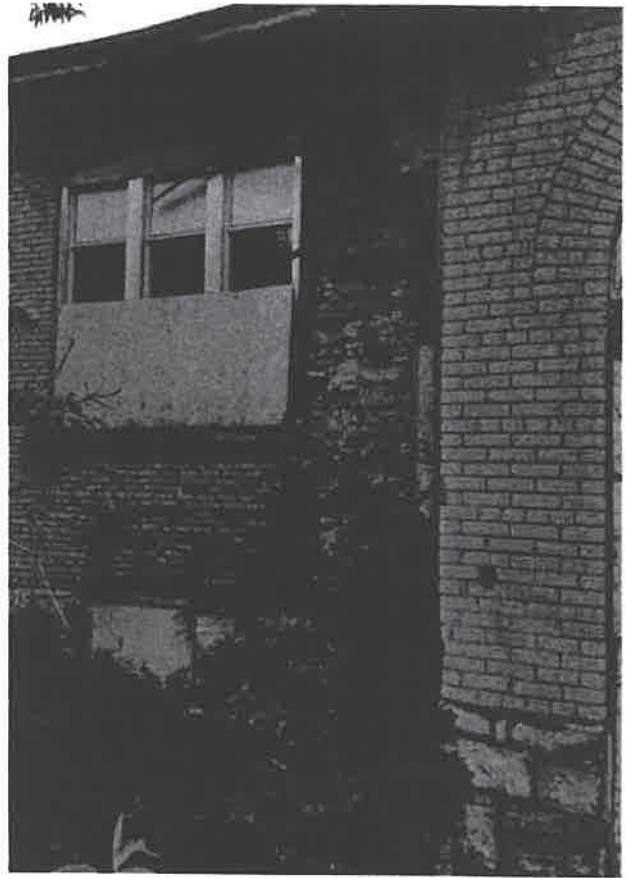


Pictures taken by Nicholas Dawkins on 13-July-2017



number out of service.





City of Kawartha Lakes
180 Kent St. W., Lindsay, Ontario, K9V 2Y6 705-324-9411
BCIN # 18155

Order to Remedy an Unsafe Building

Pursuant to Subsection 15.9(4) of the *Building Code Act, 1992*

Order Number: OTRU-0008
Address to which Order applies:

2 River St
Coboconk On
K0M 1K0
Range GR Pt Lot 15 Plan 46 Lots 1&2

Date Order issued: July 13 2017
Application/Permit Number: EN2017-0008

Order issued to:

1. Giles, Gerald Gordon
2 River St
Coboconk On
K0M 1K0

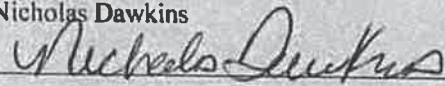
The inspection on or about 13-july-2017 at the above-referenced address found the building to be unsafe. You are hereby ordered to render the building safe by correcting the unsafe conditions itemized below immediately, by the dates listed below,

Item	Reference	Description and location of unsafe condition	Required action and compliance date
1	15.9(2)(a)(b) Building Code Act, 1992	Substantial failure of the structural brick on the North west, north east and the south west walls as well as the failing roof system is in a condition that would be hazardous to the health and safety of persons in the normal use of the building, persons outside of the building or persons whose access to the building has not been reasonably prevented.	Shall provide an engineer's review for the repair and/or bracing of the damage walls and roof OR remove the building and all debris from the property by July 31 2017 and Shall apply for a permit to construct or demolish by July 21 2017 Shall maintain perimeter fence to prohibit entry until the property is brought to a safe condition.

Order issued by:

Name **Nicholas Dawkins**

BCIN **43270**

Signature 

Telephone no. **(705) 324-9411 ext 1493**


Contact name (optional) _____

Contact tel. number (optional) _____

Note:

- It is illegal to obstruct the visibility of a posted Order. It is also illegal to remove a posted Order unless authorized by an inspector or Registered Code Agency. [*Building Code Act, 1992 s. 20*]
- An Order may be appealed to the Superior Court of Justice. [*Building Code Act, 1992 s. 25*]. It may also be appealed to the Building Code Commission concerning the sufficiency of compliance with the technical requirements of the Building Code. [*Building Code Act, 1992 s. 24*]
- Failure to comply with this Order could result in a in Order prohibiting the use or Occupancy of the building. [*Building Code Act, 1992 s. 15.9(6)*]
- Failure to comply with this Order is an offence which could result in a fine. [*Building Code Act, 1992 s.36*]
- No construction affected by this Order is to be covered until inspected and approved. [*Building Code Act, 1992 s.13*]





Legend

- ☐ Upper Municipalities
- ☐ Lower Tier Municipalities
- Contours
- Property ROLL#
- KRCA Regulated Areas
- LSRCA Regulated Areas
- ORCA Regulated Areas
- Oak Ridges Moraine

Notes

Enter notes here ..

site visit 12-April-17 took pictures. UNO

879 9405

Quick Search

Roll Number


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Primary/Subordinate Roll(s): 0000 0001 0002 9801

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Last updated on April 11, 2017

Assessment Activity in Progress

Building Permit	-	RFR	-	Appeals	-
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General Property Details

Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 48 LOT 1 & 2
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST
Ward	02	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	21780.0 Square Feet
Access	Y - Year Round Road Access	Driveway	Unspecified/Not Applicable	SRA	-
Location Comments		Previous roll #	1634000011075000000		

Taxation

Unit Class	-	School Codes	High	-	Pub Ptn	214500	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public		Fr Pub	58				
Other	-		Fr Sep	64				
		Roll Total	214500					
		Current Year Phase-In Value	214500					
		Destination Value	308000					

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[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M1K0

Quick Search

Roll Number


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[Licence Agreement](#)
[Feedback](#)

Roll Details Enquiry

[General Property Details](#) | [Image Details](#) | [Map Viewer](#) | [Roll Details Enquiry](#) | [Soil Details](#) | [Structure Details](#)
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Primary/Subordinate Roll(s): 0000 0001 0002 9801

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Assessment History Details

[General Property Details](#) | [Taxation Details](#) | [Owner/Occupier Details](#) | [Mailing Address](#)

2016 Roll Return for 2017

Roll Number	1651340011075000000	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2		
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	-	Property Location	2 RIVER ST
Ward	2	Poll	-	Suffix	0
Frontage	108.9 Feet	Depth	199.98 Feet	Area	0.5 Acres
Previous Roll#	Data Not Available			SRA	-
Location Comments					

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Taxation

Unit Class	-	School Codes	High	-	Pub Ptn	0	FP Ptn	0
Realty Tax Class	-		Public	15	Sep Ptn	0	FS Ptn	0
Realty Tax Qualifier	-		Sep	41	Prot Sep Ptn	0	No Sup Ptn	0
Unit Support	P - English-Public	Fr Pub	58					
Other	-	Fr Sep	54					
		Roll Total	214500					

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Owner / Occupier

Name (Last/First/Middle)	Occupancy Status	Religion	French Elector	School Support	Designated Rate Payer
GILES GERALD GORDON	O - Owner Or Joint Owner	-	N/A	P - English-Public	N/A

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Mailing Address

 2 RIVER ST
 COBOCONK ON
 K0M 1K0

Quick Search

Roll Number



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Structure Details

General Property Details Image Details Map Viewer Roll Details Enquiry Soil Details Structure Details

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Primary/Subordinate Roll(s): 0000 0001 0002 9801

Print Version
Current Page

Last updated on April 11, 2017

General Property Details					
Roll Number	1651340011075000000	Created	2000-10-13	Legal Description	RANGE GR PT LOT 15 PLAN 46 LOT 1 & 2
Property Type	100 - Vacant Residential Land Not On Water	First Owner Name	GILES GERALD GORDON	Property Location	2 RIVER ST
Location Comments					

Structure Details										
Structure Description	Year Built	Stories	Total Area	Basement Area Total	Basement Area Finished	Basement Type	# Bedrooms	# Full Baths	# Half Baths	A/C
0 -	0	0.0	0	0	0	Unknown	0	0	0	-

Top

ML2018-1090 Property Standards - Property Standards**Occurrence Information**

Date Created: June 28, 2018 9:34
Assigned To: jtoste
Date of Complaint: June 27, 2018 5:33
Status: CLOSED
Resolution Date: July 8, 2018 16:32

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Susanne Murchison	705-887-2389	705-324-9411	1200		
	D. Anderson	705-454-3936				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? No
Animal comments:

Description

Complainant requesting enforcement due to multiple property standards issues described as "Roof caving in, shingles blowing off in wind to other properties, brick walls crumbling and falling, grass not cut - safety issue if building collapses" .

ML2018-1090 Property Standards - Property Standards

Solution

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate Occurrence - Please refer to ML2018-1092

ML2018-1091 Property Standards - Property Standards

Occurrence Information

Date Created: June 28, 2018 9:48
Date of Complaint: June 27, 2018 9:42
Resolution Date: July 8, 2018 16:35

Assigned To: jtoste
Status: CLOSED

Contact Information

<i>Role</i>	<i>Name</i>	<i>Home Phone</i>	<i>Work Phone</i>	<i>Ext.</i>	<i>Mobile</i>	<i>Comments</i>
Complainant	Bea Hancock	705-558-4100				

Location Information

Address: 2 River St, Coboconk
Community: Coboconk
Township: BEXLEY
Ward: 2

Safety Questions

Have police been to the property in the past? Unsure
Police attending comments:

How many people live at the property? 0
People at residence comments:

Are they violent? No
Violence comments:

Is there a concern about drugs or weapons? No
Drugs/weapons comments:

Do they have dogs or animals of concern? Yes
Animal comments: Raccoons and other vermin

Description

Complainant requesting enforcement for abandoned old public school. Property is described as "condemned with bricks falling off, old shingles scattered about the street and on other properties; wooden trim from under the roof is falling down and swinging in the wind; side and front of the building is caving in and condition is unfavorable for me selling my house.

Solution

ML2018-1091 Property Standards - Property Standards

Occurrence Notes

<i>Note Date</i>	<i>Note Type</i>	<i>NOTES</i>
July 08, 2018	DUPLICATE	Duplicate Occurrence - Please refer to ML2018-1092



**Property Standards
ORDER**

**FOR EXPERT EXAMINATION
Issued pursuant to section 15.8(1) of
The Building Code Act, S.O. 1992,
Chapter 23, as amended**

July 11, 2018

To:
Gerald G. Giles
2 River St.,
Coboconk, ON
K0M 1K0

Re: 2 River St., Coboconk, ON
Legal Description: Range GR PT LOT
15 PLAN 46 LOT 1&2
Roll Number: 1651 340 011 075 00

Dear Mr. Giles

The above described property, which is owned by you or in which you have an interest has been inspected by a Property Standards Officer on Wednesday July 11, 2018.

In the opinion of the Property Standards Officer, there is doubt as to the structural condition and adequacy of the building and the systems within or attached to the building or parts thereof.

It is ORDERED that the building or structure and the systems within or attached to the building or parts thereof as specified in **Schedule 'A'** be examined by a professional engineer, licensed to practice in Ontario, at the Owner's expense and a written report submitted. The written report shall include drawings, details of the findings of the examination, proposed method of repair, and a schedule as to when the repairs will be completed. This report shall be signed and sealed by the engineer and submitted to the Property Standards Officer for approval by AUGUST 3, 2018.

All work specified by the professional engineer or such other person as may be approved by the Officer shall be completed in the manner and within the time as specified in the report and approved by the Officer.

On completion of all of the work, a report (signed and sealed by the professional engineer, and certifying that all of the work has been completed satisfactorily), shall be submitted to the Property Standards Officer.

Your anticipated cooperation is appreciated.

Yours truly,


Jennifer Toste
Municipal Law Enforcement Officer

YOU ARE ADVISED THAT, if you are not satisfied with the terms or conditions of this Order, you may make an appeal to the Property Standards Committee by sending a Notice of Appeal by registered mail to The Secretary of the Property Standards Committee, C/O The Property Standards Department, The Corporation of the City of Kawartha Lakes, 180 Kent Street West Lindsay, Ontario, K9V 2Y6 within 14 days of service of the Order upon you, stating your grounds for appeal. A non-refundable cheque in the amount of Ninety-one dollars and ninety-three cents (\$91.93) must accompany all appeals.

In the event that no appeal is taken, within the above prescribed period, the Order shall be deemed to be confirmed and shall be final and binding upon you, requiring you to comply with its Terms within the time and in the manner specified in the Order.

Where it has been determined that necessary repairs or demolition has not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the City of Kawartha Lakes may cause the property to be repaired or demolished and the costs of such action may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collectors roll and be collected in the same manner and with the same priorities as municipal real property taxes.

SCHEDULE 'A'

July 11, 2018

To: Mr. Gerald Giles

2 River St.,
Coboconk, ON
K0M 1K0

Re: Occurrence ML2018-1092

Address: 2 River St., Coboconk

Legal RANGE GR PT LOT 15

Description: PLAN 46 LOT 1&2

Roll Number: 1651 340 011 075 00

Municipality. **Error! Reference source not found.**

ITEM	LOCATION	DEFECT
1.	Entire Building	Bricks deteriorating, roof collapsing, Exterior Walls showing signs of damage.

FOR YOUR INFORMATION

In order that a report is considered as acceptable it must satisfy the following:

- a. The report must be an original copy addressed to the owner of the subject property.
- b. The report must detail the current condition of the property, or element of the property under examination.
- c. The report must detail recommended method of repair and materials.
- d. The report must contain a schedule of work, with an estimated date of completion, &
- e. The report must be signed and stamped by the engineer.

FOR YOUR INFORMATION:

All repairs and maintenance of property required by the standards prescribed by the By-Law shall be carried out in a manner accepted as good workmanship in the trades concerned and with materials suitable and sufficient for the purpose. All new construction or repairs shall conform to the Ontario Building Code, the Ontario Fire Code, and the *Fire Prevention and Protection Act*, where applicable.

No person shall use or occupy, or permit the use or occupancy of, any Building that does not conform to the standards of this By-law.

All repairs and maintenance of property required by the standards prescribed by this By-law shall be carried out by the Owner or occupant, as applicable, in a manner acceptable in the trades concerned and with materials suitable and sufficient for the purpose.

Where a permit is required to undertake any repair required to conform to the standards as prescribed in this Order, it is the responsibility of the Owner to obtain any such permit.

OFFENCES AND PROSECUTION: Every person who contravenes or fails to comply with any of the provisions of this By-law has committed an offence and may be prosecuted as provided for by Section 61 of the *Provincial Offences Act*, for each day on which the offence occurs. Persons convicted of offences pursuant to this By-law are subject to the fines and/or other penalties as provided in Section 36 of the *Building Code Act, 1992*. For ease of reference, Schedule "C" is a copy of Section 36 of the *Building Code Act, 1992*. It is important to note, however, that amendments to the

Building Code Act, 1992, if any, apply to this By-law, which is subject to that statute. The *Building Code Act, 1992* should always be resorted to for final analysis.

CAUTION: Failure to remedy such deficiencies within the time prescribed may result in:

- (A) A fine not exceeding fifty thousand dollars (\$50,000.00), exclusive of costs for each offence if found guilty of a contravention of the By-Law by a Justice of the Peace of the Ontario Court of Justice; and
- (B) The Corporation of the City of Kawartha Lakes carrying out the repairs or other work at the expense of the Owner. All expenses incurred by the Corporation of the City of Kawartha Lakes in doing said works, including but not limited to materials, labour, equipment, administration and legal expenses, shall be paid by the owner of the lands and premises and shall be charged against the property and the amount shall be deemed to be municipal real property taxes and may be added by the clerk of the municipality to the collector's roll and collected in the same manner and with the same priorities as municipal real property taxes.

Note: Section 20 of The Building Code Act, 1992, states that no person shall obstruct the visibility of an order and no person shall remove a copy of any order posted under this Act unless authorized to do so by an inspector or officer.

RECEIVED JUL 19 2018

HELLO

MY NAME IS GERALD GILES AND I OWN A ONE ACRE SITE IN THE CENTRE OF COBOCONK WITH 3 STREET FRONTAGES TWO BLOCKS FROM

DOWNTOWN, ONE BLOCK FROM THE MEDICAL CENTRE AND OVER LOOKING THE GULL RIVER WHICH FLOWS INTO BALSUM LAKE.

I HAVE OWNED AND PAID TAXES ON THE PROPERTY FOR 18 YEARS.

THE TOWN IS IN GREAT NEED OF A RETIREMENT RESIDENCE.

I HAVE THE PERFECT SITE AND CONCEPT DRAWINGS FOR A NEW 30 UNIT RETIREMENT RESIDENCE.

THE TOWN OF COBOCONK HAS A DOWN TOWN REVITALIZATION PROGRAM IN PLACE IN WHICH MY PROPERTY IS WITHIN THE BOUNDARY

WHICH YOU WILL SEE ON PAGE 4 OF THE STRATEGIC ACTION PLAN.

THERE IS NOW A COMMUNITY IMPROVEMENT PLAN THAT WOULD GIVE DOWNTOWNS A BOOST IN KAWARTHA LAKES.

THIS PLAN IS FOR BUILDING REPAIR, HERITAGE CONSERVATION, BROWNFIELD REDEVELOPMENT, ENERGY EFFICIENCY TO AFFORDABLE

HOUSING AND A ACCESSIBILITY AND POSSIBLY SENIORS RESIDENCE.

THE PROGRAM WILL ALLOW PROPERTY OWNERS TO ACCESS GRANTS AND LOANS FORM THE CITY COUNCIL IF TO REDEVELOP THERE PROPERTIES.

I FEEL MY PROPERTY IS A PERFECT FOR THIS PROGRAM.

HOW EVER THE PRE-SCREENING MEETING FOR THE APPLICATION IS NOT UNTIL THIS FALL.

AS I HAVE CONCEPT DRAWINGS FOR A NEW 30 UNIT BUILDING I DID NOT WANT TO SPENT MONEY ON THE EXISTING BUILDING.

I HAVE RECEIVED A WORK ORDER TO MAKE REPAIRS TO THE OLD BUILDING WHICH MAY BE DEMOLISHED.

I AM ASKING FOR A 6 MONTH TIME EXTENTION TO FIND OUT IF I WOULD QUALIFY FOR ANY GRANTS OR LOANS TO DEVELOP MY PROPERTY?

THANK YOU
GERALD GILES



MLEO Division
180 Kent St, W.
Lindsay, ON K9V 2Y6
Tel: (705) 324-9411 Ext. 1212
1-888-822-2225
Fax: (705) 324-8619
e-mail: bmitchell@kawarthalakes.ca
website: www.kawarthalakes.ca

COPY

July 24, 2018

Gerald G. Giles
2 River St.,
Coboconk, ON
K0M 1K0

Dear Mr. Giles:

**RE: PROPERTY STANDARDS NOTICE OF APPEAL
2 River St, Coboconk, ON City of Kawartha Lakes
Legal Description: Range GR PT LOT 15 PLAN 46 LOT 1&2
Roll Number: 1651 340 011 075 00**

This will acknowledge receipt of your Notice of Appeal to a Property Standards Order dated July 11, 2018 and issued regarding the property located at **2 River Street Coboconk, ON.**


You are hereby notified that your hearing with the Property Standards Committee is scheduled to be heard at **180 Kent Street West, Lindsay, ON in the Economic Development Board Room, First Floor on Tuesday September 25, 2018 at 9:30 a.m.** to make a decision on your appeal.

You are further advised that for the purpose of this hearing you may be represented by legal counsel. If you are not present or represented at the hearing, the Committee will proceed in your absence and you will not be entitled to any further notice of this hearing.

You are further advised that under the terms of the Building Code Act Section 15.3 Subsection 3 the Committee, in addition to exercising all the powers and functions of a Property Standards Officer, may confirm, rescind, modify or extend the time for complying with the order under appeal.

Should you have any questions regarding this matter please contact the undersigned.

Thank you.



Bobbie Mitchell

Property Standards Committee Secretary

c.c. Property Standards Committee Members
Municipal Law Enforcement Officer



**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT



To	Destinataire
Name	Nom
Address	Adresse
City / Prov. / Postal Code	Ville / Prov. / Code postal

FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
www.canadapost.ca	www.postescanada.ca
or/ou	
1 888 550-6333	

Declared Value	Valeur déclarée	\$
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CPC Tracking Number Numéro de repérage de la BCP

Bobbie Mitchell

To: ggg650@hotmail.com
Subject: Property Standards Appeal Notice
Attachments: Hearing Notice.pdf

Mr. Giles:

Please find the Hearing Notice attached for your Property Standards appeal. The Notice will also be sent out today by registered mail.

Sincerely,

Bobbie Mitchell
Administrative Assistant
Municipal Law Enforcement Office, City of Kawartha Lakes
705-324-9411 ext. 1212
www.kawarthalakes.ca





**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers



201-250 Water Street,
Whitby, Ontario
Canada
L1N 0G5

Tele: 905-666-5252
Toronto: 905-427-4495
Fax: 905-666-5256
Email: bba@bba-archeng.com
www.bba-archeng.com

September 10, 2018

City of Kawartha Lakes
180 Kent Street West
Lindsay, Ontario K9V 2Y6

Attention: Ms. Jenn Toste, Municipal Law Enforcement Officer

Re: **Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214**

Dear Ms. Toste:

Barry Bryan Associates (BBA) Architects, Engineers, and Project Managers was retained by the City of Kawartha Lakes to complete a review of the structural framing for the two (2) storey unoccupied building, which is located at 2 River Street in Coboconk, Ontario.

The purpose of the review was to visually assess the condition of the structural elements where accessible within existing building. The building was not inspected for hazardous materials and access to the interior of the space was not completed due to the poor condition observed from the exterior of the building during the site tour.

We conducted a site visit of the existing building elevations on August 26, 2018. There were no drawings available of the existing building at the time of our review. Further, our report is based on visual observations made on site on the date noted. We did not undertake any destructive or intrusive testing.

BUILDING DESCRIPTION:

We understand from information provided by the City of Kawartha Lakes that the original building was used as a former school house. However, the building at the time of the visit was un-occupied and most window and door openings had been hoarded with plywood. It appeared that the local utilities had been disconnected from the building.

The existing building is a two (2) storey structure. We were unable to verify if there is a basement or partial basement at the time of the visit. The south west corner of the building consists of a single storey structure which appears to have been added after the original construction of the building. The overall building has a ground floor footprint of approximately 400 square metres. We are not aware of the dates for the original construction of the building or any renovation work.

The basic building structure appears to consist of wood sheathing placed on wood roof trusses in a hip roof orientation. The single storey portion of the building located in the south west corner consists of a mono-sloped roof structure, which appears constructed using wood framing.

The wood trusses and rafters are supported on exterior masonry brick bearing walls and likely interior load-bearing partition walls. We did not enter the building and therefore could not confirm the 2nd floor and possible ground floor construction over a potential basement area.

The perimeter load bearing brick masonry walls are supported on rough cut limestone foundation walls.

OBSERVATIONS AND STRUCTURAL CHARACTERISTICS:

The general observations for the structural components which were visually reviewed at the time of our site visit are itemized below:

Roof Structure

The hip roof consists of wood sheathing which is supported on wood trusses and/or rafters (Photos 001 and 002). We could not verify the spans of the trusses and rafters, however noted that the exterior brick masonry walls are load bearing and support the trusses.

There was evidence of severe deterioration and localized complete failures of the roof structure especially along the north and north / east end of the roof. There was approximately a 24" deep valley observed across the north roof slope. The valley appears to have been caused by the localized failure of the load bearing brick masonry wall below (Photo 003, 004). Additionally, a valley approximately 12" deep had formed along both the east and west roof slope also due to the localized failure of the roof structure above excessively deteriorated sections of brick masonry walls (Photo 005, 006). The roof deck and wood soffit and fascia boards in these areas had fully delaminated from the supporting roof structure and were open to the exterior elements (Photo 007, 008, 009).

The roof consists of asphalt shingles which in many locations had lifted or were stripped from the roof allowing moisture infiltration into the roof envelope (Photo 010, 011). There were three (3) brick masonry chimney's observed during the site visit which projected approximately 8'-0" above the roof line. We were unable to verify the framing supporting the chimneys.

The roof structure was in poor condition with localized areas of complete structural failure at the time of the site visit.

Second Floor Structure

We were unable to confirm the framing for the 2nd floor structure at the time of the visit.

Ground Floor Structure

We were unable to confirm the framing for the ground floor structure at the time of the visit.

Basement

We were unable to confirm the extents of the basement and the framing for the basement walls and/or slab structure at the time of our visit.

Exterior Bearing Walls

The exterior walls of the building were constructed with load bearing brick masonry units. The brick masonry walls are supported on the top of the exterior limestone foundation walls and extend to the underside of the wood trusses and rafters (Photo 012). There are window and door penetrations located around the perimeter of the building. The openings have been framed with arched soldier coursed headers approximately two (2) brick units deep and precast concrete sills (Photo 013, 014).

The brick masonry units consist of beige bricks which are stacked approximately three (3) wythes thick where visually accessible. The brick wall had fully failed around the north west corner of the building where the roof framing had deflected and created valleys referenced above (Photo 015, 016, 017).

There were localized pockets along the exterior wall where the entire outside wythe of brick had no mortar between the joints and the wall had locally failed or excessively deflected. The remaining bricks in these areas were loose along the exterior facade and had started falling to the ground in many locations (Photo 018, 019, 020, 021, and 022). These pockets of deteriorated brick appeared common at areas where the walls are likely subject to prolonged moisture due to adjacent valleys in the roof profiles and concentrated lateral loading from applied wind pressures on window lintels or sills.

Where the brick was in poor condition, the interior of the building was fully exposed to the exterior elements and likely accessible to local wildlife. There was an accumulation of rubble on the ground indicating that the walls are actively deteriorating (Photos 023, 024, 025).

There was excessive overgrown vegetation around the exterior of the building (Photo 026, 027).

Interior Load Bearing Walls

We were unable to confirm and review the interior load-bearing walls at time of our visit.



RECOMMENDATIONS:

We reviewed the structural components of the building for evidence of deterioration or damage to the structural framing. The structure at the time of our visit was in poor condition with evidence of advanced deterioration and localized complete failure of the structural framing.

It is our opinion that the existing structure is compromised and localized collapse of the roof and walls can be expected under an applied load due to conventional snow loading or heavy wind loads at any time. The localized failure of the roof structure and poor condition of the supporting exterior load bearing brick masonry walls is evidence that the structure is currently unstable and access inside the building must be restricted. Additionally, the perimeter security fence must remain installed to prevent pedestrian access inside the possible collapse zone extending 15'-0" from the building elevation to the building.

Immediate temporary shoring and extensive structural remedial repair work is required to restore the building superstructure to allow for the space to be safely occupied. We have provided a summary of the minimum recommended remedial work as follows:

1. Complete a temporary shoring and develop a detailed stabilization plan. This may involve further close up investigation of the failed structure from an overhead articulating lift to better understand the condition of the failed structure.
2. After temporary shoring has been installed, complete a review of the interior load-bearing elements (load-bearing walls, 2nd floor structure, ground floor, and basement).
3. Complete additional shoring as necessary to accommodate further identified areas of structure distress inside the building.
4. Repair the perimeter load bearing brick masonry walls. This work will involve extensive reconstruction of the original three (3) wythe brick masonry walls. We estimate that 30% of the existing walls will need to be reconstructed.
5. Repair the failed roof structure. This will involve locally removal of the roof deck and potential installation of new rafters or trusses. Extensive reinforcing of all existing wood framing to remain can be expected due to the amount of moisture infiltration through the roof envelope due to the current condition of the asphalt shingles.
6. Install a new roof system.
7. Replace broken windows and doors to make the structure weather tight.
8. Cut back all overgrown vegetation to allow the exterior brick masonry walls to dry out and not be under a fully shaded condition.
9. Reinstate minimal heat inside the space to prevent temperatures below freezing inside the building which will promote frost action.
10. Assess restoration of the interior finishes, which can be anticipated to be in poor condition.

The remedial stabilization work must be completed immediately to prevent the possibility of full or localized collapse of the building. Further exposure to winter weather will promote freezing of any accumulated moisture inside the building, leading to differential movement of the building structure. Due to the poor condition of the existing structure, any differential movement in combination with applied loading from snow or wind will likely cause localized or complete collapse of the building structure.

Alternatively, the building can be demolished to the foundation level and new construction from the foundation walls up can be considered for preservation of the buildings original size and community attributes.

CONCLUSION

The current structural condition of the building is structurally unstable. Pedestrian access inside the building must be immediately restricted due to the unsafe condition of the structure. A temporary shoring procedure and remedial repair work must be completed immediately to prevent the partial or full collapse of the building. Alternatively, demolition of the building can be considered.

The building structure in its current state has evidence of localized structural failures and partial or full collapse can be expected with applied loading if temporary shoring and remedial restoration is not completed immediately. The security fence around the building must remain in place to restrict pedestrian access onto the site without authorized personnel.



Our review was limited to what was visible from the exterior of the building since access was not permitted due to the unstable condition of the structure.

We trust the above information meets your requirements. Should you require any further information, please do not hesitate to contact our office.

Respectfully submitted,

Barry Bryan Associates
Architects, Engineers, Project Managers

Doug McLaughlin, P. Eng.

David Bovill, P.E., P. Eng

DM/nb

Enclosure: Photos 001 - 027

Draft



Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos

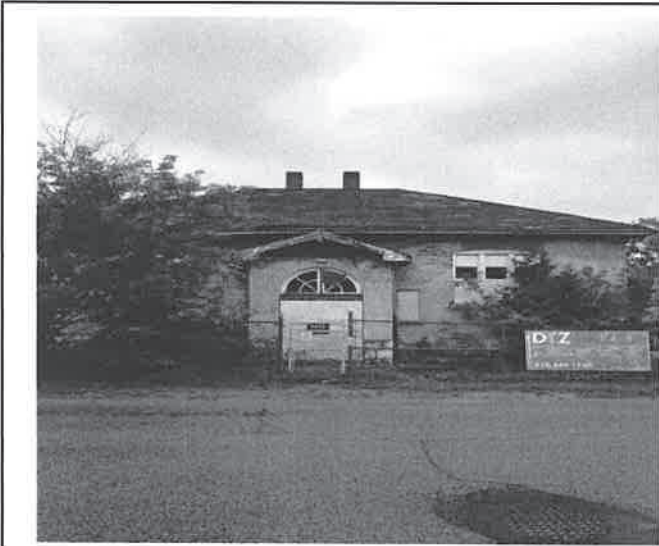


Photo 001



Photo 002



Photo 003



Photo 004



Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 005



Photo 006



Photo 007



Photo 008



Photo 009

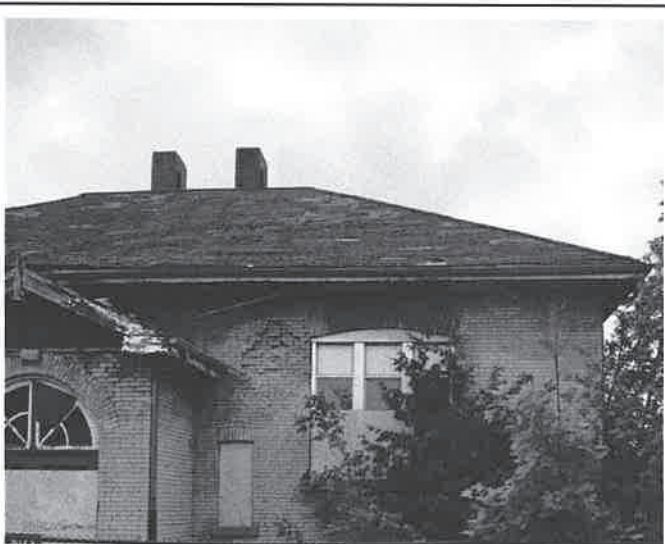


Photo 010



Photo 011



Photo 012

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Cobocok, Ontario
Project No. 18214
Report Photos



Photo 013

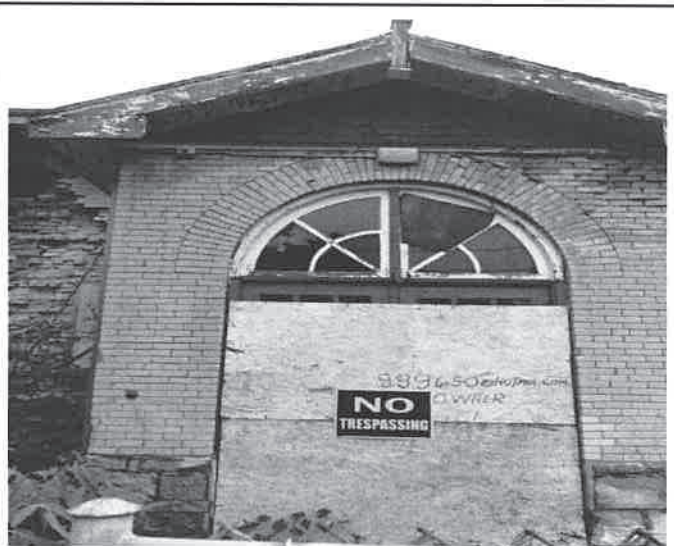


Photo 014



Photo 015



Photo 016

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 017



Photo 018



Photo 019



Photo 020

Structural Condition Review of the Existing Two Storey Building Located at 2 River Street, Coboconk, Ontario
Project No. 18214
Report Photos



Photo 021



Photo 022



Photo 023



Photo 024



Photo 025

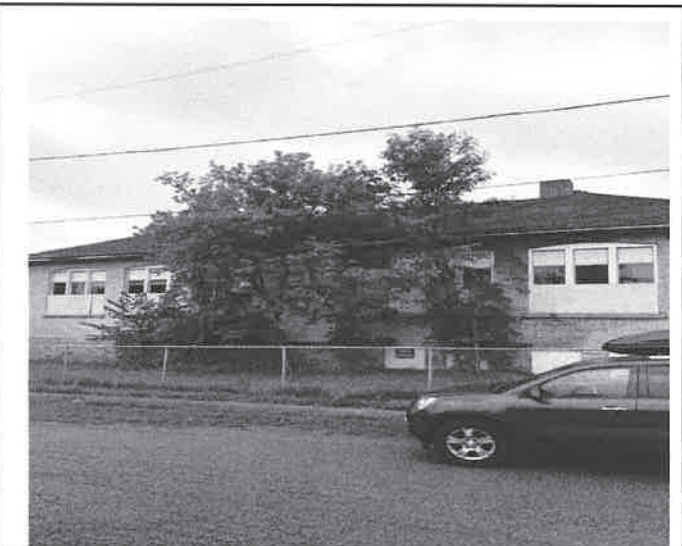


Photo 026

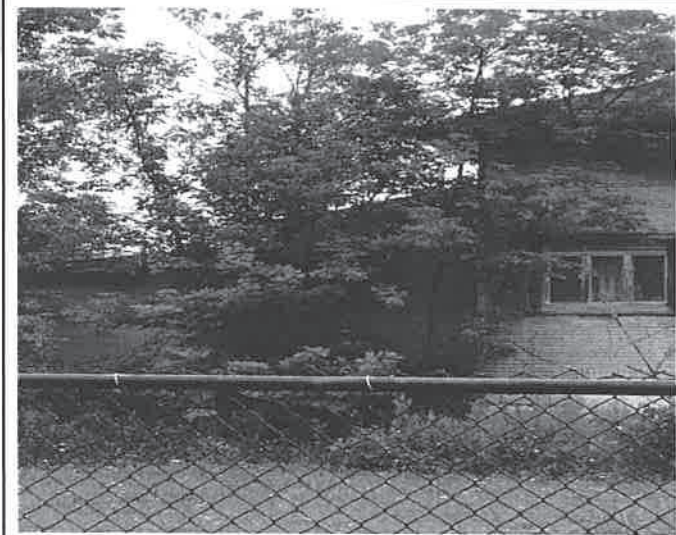


Photo 027



*The Corporation of The City Of
Kawartha Lakes*

COPY

September 25, 2018

Gerald G. Giles
2 River Street
Coboconk, ON
K0M 1K0

NOTICE OF DECISION

RE: 2 River Street, Coboconk ON, City of Kawartha Lakes
Legal Description: Range GR PT Lot 15 Plan 46 Lot 1 & 2
Roll Number: 1651 340 011 075 00

Dear Mr. Giles:

Please find the following Decision with regard to the Order dated July 11, 2018 against the property known as 2 River Street, Coboconk, ON

Moved by Councillor Macklem
Seconded by Councillor Stauble

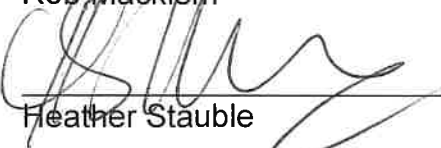
THAT the two Property Standards Orders be confirmed and an extension is granted until the 30th of November 2018 to achieve compliance by way of demolition. Failing to do so will result in the City of Kawartha enforcing the Orders as confirmed.

CARRIED

Members Concurring In the Decision


Pat Dunn


Rob Macklem


Heather Stauble

Members Dissenting In the Decision

Pat Dunn

Rob Macklem

Heather Stauble

The municipality in which the property is situate or any owner or occupant or person affected by a decision under Section 15.3-(3.1) may appeal to the Superior Court of Justice by notifying the clerk of the municipality in writing and by applying to the court within 14 days after a copy of the decision is sent.

You should be aware that failure to comply with the order as extended by this Committee may result in charges against you for Failure to Comply with an Order issued pursuant to the Building Code Act.

Yours truly,

Bobbie Mitchell
Property Standards Committee Secretary

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PUR2019-043

Date: November 19, 2019

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: Ward 5 and Ward 6

Title: 2019-96-OQ Supply and Delivery of Sodium Hypochlorite

Author and Title: Kristy Wilson, Junior Buyer

Co-Author and Title: Robert MacPherson

Recommendation(s):

That Report PUR2019-043, Request for Quotation 2019-96-OQ Supply and Delivery of Sodium Hypochlorite, be received;

That Lavo be selected for the award of 2019-96-OQ Supply and Delivery of Sodium Hypochlorite for a five year term, at the quotation price of \$28,451.69 annually, plus HST; and

That subject to receipt of the requested documents, that the Mayor and City Clerk be authorized to sign the agreement.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The Lindsay Water Treatment Plant and Thornhill Reservoir utilize a number of chemicals as part of their treatment processes. Sodium Hypochlorite is a critical chemical used for effective disinfection at both the Lindsay Water Treatment Plant and the Thornhill Reservoir. Sodium Hypochlorite is delivered in bulk to both locations as a liquid.

Request for Quotation (RFQ) 2019-96-OQ Supply and Delivery of Sodium Hypochlorite was released and advertised in accordance with the Purchasing Policy.

The RFQ closed on Thursday October 17, 2019 and was opened in public by Andy Letham, Major and Kristy Wilson, Junior Buyer.

Quotations were received from the following:

Company Name	Total Amount read out at opening
Lavo	\$28,451.69
UBA Inc	\$32,595.74

In accordance with the purchasing policy, the results of a competitive procurement process are considered to be irregular when fewer than three submissions are received. The award of an irregular bid shall be approved in accordance with the Table of Authority, in this case, Council approval is required as the spend is over \$100,000.00.

Lavo is the lowest compliant quotation; references were checked and found to be favorable.

Rationale:

Staff recommends that Lavo be selected for the award of 2019-96-OQ Supply and Delivery of Sodium Hypochlorite for a five year term, at the quotation price of \$28,451.69 annually, plus HST.

Other Alternatives Considered:

No other alternative is being considered as the competitive procurement process was followed and the lowest compliant bid is being recommended.

Financial/Operation Impacts:

Funding for the supply and delivery of the sodium hypochlorite is through the Water and Wastewater operating budget. Adequate funding has been accounted

for in the 2020 budget and staff will ensure that there is sufficient funding for in subsequent years.

Pricing for the supply and delivery of each chemical is for a five year term, expiring December 31, 2024, with prices being held firm for the first year of the contract. Any requested price change for the remaining terms of the agreement shall be no more than the most current, posted CPI rate.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

This report directly addresses "Goal 3 - A Healthy Environment; Objective 3.1: A healthier environment; Action 3.1.6: Protect & enhance water quality' of the Strategic Plan. Sodium Hypochlorite is utilized during an important step in the treatment process to ensure a superior water quality and to protect the overall community health.

The report also addresses the City's values of Excellence and Results which ties into Enabler 3 "Municipal Service Excellence" as the supply and delivery of liquid sodium hypochlorite will allow the City staff to continue to deliver affordable and efficient water services to the residents of Lindsay.

Consultations:

Supervisor, Water and Wastewater Operations

Department Head E-Mail: brobinson@kawarthalakes.ca

Department Head: Bryan Robinson

Department File: 2019-96-OQ

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PUR2019-047

Date: November 19, 2019

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: various

Title: 2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization

Author and Title: Linda Lee, Buyer

Co-Author and Title: Ryan Smith, Supervisor, Parks & Open Spaces

Recommendation(s):

That Report PUR2019-047, **2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization**, be received;

That Ratcliff Excavating & Grading be selected for the award of Quotation 2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization for the total price of \$457,155.40, plus H.S.T.;

That project number 950190408 – Rotary Trail, Shoreline Restoration & Sheet Piling be closed and \$150,000 be returned to the Capital Reserves;

That \$235,184 be added to multi-year project 950153301- Shoreline Restoration & Sheet Piling from the Capital Reserves;

That subject to receipt of the required documents, the Mayor and Clerk be authorized to execute the agreement to award the contract;

That the Financial Services Division be authorized to issue a purchase order.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

Approximately 260 meters of shoreline along the Scugog River between King Street and Logie Street, in the Town of Lindsay, requires restoration to prevent further erosion of the banks adjacent to the Rotary Trail. Restoration works will include armour stone retaining walls for stabilization, riprap and planting. Permits for the work along the Scugog River are in place and have been received from Fisheries and Oceans Canada, Parks Canada-Trent Severn Waterways and Kawartha Conservation.

Request for Quotation 2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization was released and advertised in accordance with the Purchasing Policy.

The quotation closed on Thursday October 17, 2019 and was opened in a public meeting by Mayor Andy Letham and Kristy Wilson, Junior Buyer.

Quotations were received from the following:

Company	Amount Read at Public Opening
Ratcliff Excavating & Grading	\$577,803.40 – corrected to \$544,803.40
J.Hoover Ltd.	\$645,000.00 corrected to \$655,000.00
M&S Architectural Concrete Ltd	\$955,855.00
Hard-Co Construction Ltd	\$1,042,366.82

All the submitted quotations were found to be over the approved budget. Since the quotation document allowed for the removal of items to remain within the approved budget, the Department worked with Purchasing to remove items from all quotations in a fair and transparent manner.

The following table shows the new pricing after the changes to the scope.

Company	Corrected Amount with changes to Scope
Ratcliff Excavating & Grading	\$457,155.40
J.Hoover Ltd.	\$580,000.00
M&S Architectural Concrete Ltd	\$753,455.00
Hard-Co Construction Ltd	\$865,772.13

Ratcliff Excavating & Grading was found to be the lowest compliant submission. The vendor is known to the City.

Rationale:

Staff recommends that Ratcliff Excavating & Grading be awarded 2019-86-CQ Rotary Trail and Shoreline Restoration and Stabilization for the total price of \$457,155.40, plus H.S.T.

Other Alternatives Considered:

No other alternative is being considered as the competitive procurement process was followed and the lowest compliant bid is being recommended.

Financial/Operation Impacts:

Funds for the Rotary Trail and Shoreline Restoration and Stabilization were approved in the 2019 Capital Budget as indicated in the table below.

Capital Project Number	Project Budget	Other Committed Funds	Capital Project balance	Purchase Amount (excl. HST)	Contingency 10%	HST Payable	Total Amount	Project Balance
950190108	\$150,000	\$0	\$150,000	\$0	**\$0	\$0	\$0	\$150,000
950153301	\$600,000	\$369,982	\$230,018	\$457,156	**\$0	\$8,046	\$465,202	<\$235,184>
Total	\$750,000	\$369,982	\$380,018	\$457,156	**\$0	\$8,046	\$465,202	<\$85,184>

**\$40,000 contingency was incorporated in the quote and is included in the purchase amount.

Other committed funds include work already completed in the project.

Any remaining surplus or deficit will be dealt with through the capital close report presented to Council by the Treasury Department in accordance with the Capital Close Policy.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The Rotary Trail contributes to the City of Kawartha Lakes Strategic Plan and is linked to the vision; the trail provides users with access to enjoy the natural beauty that the Scugog River has to offer. Passive recreation opportunities are key to providing exceptional quality of life. The stabilization of the Rotary Trail shoreline also protects our water quality by managing runoff and preventing erosion.

Consultations:

Supervisor, Parks and Open Spaces
Junior Accountant

Department Head E-Mail: cshanks@kawarthlakes.ca

Department Head: Craig Shanks

Department File: 2019-86-CQ

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PUR2019-048

Date: November 19, 2019

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: All Wards

Title: 2019-92-OP Annual Monitoring Reports at Specified Landfills

Author and Title: Linda Lee, Buyer

Kerri Snoddy, Regulatory Compliance Officer

Recommendation(s):

That Report PUR2019-048, **2019-92-OP Annual Monitoring Reports at Specified Landfill Sites**, be received;

That Azimuth Environmental Consulting Inc. be selected as the highest scoring proponent, for the award of Request for Proposal 2019-92-OP Annual Monitoring Reports at Specified Landfill Sites for the initial term of two (2) reporting terms for the 2019 and 2020 calendar years;

That Council authorize the option to renew the contract for one (1) additional reporting term upon mutual agreement and successful completion of the initial term; and

That subject to receipt of the required documents, the Mayor and Clerk be authorized to sign the agreement.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The scope of the work requested in the Request for Proposal (RFP) 2019-92-OP Annual Monitoring Reports at Specified Landfill Sites involves preparing the Annual Monitoring Reports for the 2019 and 2020 monitoring years for the operating Eldon landfill, Fenelon landfill, and Lindsay Ops landfill, as well as the closed Lindsay St. North landfill. The reports will be similar in scope and content to those produced previously and completed in accordance with the requirements listed in the Environmental Compliance Approvals for each site. Hard copies of each report will be submitted to the City as well as an electronic PDF copy. Copies of each report will also be sent on the City's behalf to the Ministry of the Environment Conservation and Parks Peterborough District and Kingston Regional offices each year as required.

The Request for Proposal (RFP) 2019-92-OP Annual Monitoring Reports at Specified Landfill Sites was released and advertised in accordance with the Purchasing Policy.

The RFP closed on Thursday October 10, 2019 and was opened in a public meeting with Councilor Pat Dunn and Linda Lee, Buyer. Proposals were received from the following:

Company Name
Azimuth Environmental Consulting, Inc.
Arcadis Canada Inc.
Cambium Inc.
Concentric Geoscience Inc.
Golder Associates Ltd.
Peto MacCallum Ltd.
RWDI Air Inc.

An evaluation committee carefully evaluated and scored each Proposal by consensus, based on the criteria described within the request for Proposal.

The proposal was a two envelop system, with the financial envelope only being opened if the submission met the minimum threshold for the written portion.

Azimuth Environmental Consulting Inc. was found to be the highest scoring proponent.

References were checked and found to be favorable.

Rationale:

Proposals were evaluated based on a two (2) envelope system to ensure that the firms submitting were properly screened to meet the required criteria in the proposal. Key points of the evaluation criteria were experience and qualifications, technical support, and approach and methodology. Scoring was set at 120 points for the written portion of the submissions with a minimum threshold of 90 points; and 80 points for the financial consideration. Proposals were ranked accordingly.

Staff recommends that Azimuth Environmental Consulting Inc. be selected for the award of Request for Proposal 2019-92-OP Annual Monitoring Reports at Specified Landfill Sites as the highest scoring proponent.

The initial term of the contract is for two (2) reporting terms for the 2019 and 2020 calendar years, with an option in favour of the city to extend the contract for an additional one (1) reporting term upon mutual agreement and successful completion of the initial term. An annual increase will be applied to the unit price based on the annual percentage change in the consumer Price Index, Ontario – All –Items, up to a maximum of three percent (3%).

Other Alternatives Considered:

No other alternative is being considered as the competitive procurement process was followed and the highest scoring proponent is being recommended.

Financial/Operation Impacts:

The Water and Wastewater Department will ensure that costs for these services are incorporated in all future Water and Wastewater Operating Budgets for each year of the contract and any optional renewals. The Department will also monitor the project to ensure that the spend remains within budget for each contract year.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

This project relates to Goal 3 by ensuring the specified landfills are operating effectively.

- Goal 3 – A Healthy Environment- To further support this specific goal, the project work will involve evaluating all of the environmental sampling work at the specific landfill sites in relation to nearby groundwater and surface water resources. This analysis will ensure that the landfill sites with their associated leachate controls (including collection systems or attenuation

zones) are operating properly and in accordance with their Environmental Compliance Approvals (ECA's). This will work therefore supports a healthy environment in the City and particularly around the landfill sites.

Consultations:

Manager of Environmental Services

Department Head E-Mail: brobinson@kawarthalakes.ca

Department Head: Bryan Robinson, Director of Public Works

Department File: 2019-92-OP

Ann Rooth

From: [REDACTED]
Sent: Thursday, October 31, 2019 12:54 PM
To: Agenda Items
Cc: Ron Ashmore
Subject: Petition - Resurfacing of Wispi Shore Road
Attachments: petition wispi shore.pdf

Hello,

The attached petition has been drafted to have the City of Kawartha Lakes take action and resurface the entire length of Wispi Shore Road, City of Kawartha Lakes .

To date, 18 residents of the street have signed the petition and we are able to get more signatures but were asked to submit the petition for your upcoming council meeting.

I confirm that I am responsible for the contents of this petition and its submission to the municipality. I can be reached at any time for further input or clarification at the contact information provided below.

We would ask that our Ward 6 counselor, Ron Ashmore, be kept informed of the status of our request so that he can keep us updated.

Kindest regards,

Marianne Husar

[REDACTED]
[REDACTED] Email
705-799-2773 HOME
[REDACTED]

Petition

To: the Council of the City of Kawartha Lakes, 26 Francis Street, Lindsay, ON K9V 5R8.

I/We the undersigned, petition the Council of the City of Kawartha Lakes as follows:

Resurfacing of Wispi Shore Road

#	Name	Contact Information	Signature
	William Dougherty	(905) 442-3391	
	DAVID HANN	(705) 799-2929	David Hann
	Jim DeFlorio	705-799-0357	Jim DeFlorio
	Shane Lyons	289-716-2448	Shane Lyons
	Alice Lyons	289 264 4341	Alice Lyons
	DAVID BROOKS	905 550-2393	David Brooks
	KAREN FROMM	705 341 6291	Karen Fromm
	Lauren Sturge	705 875 6092	Lauren Sturge
	Sheldon Sturge	705 340 9335	Sheldon Sturge
	Tim Harrison	705 750 1533	Tim Harrison
	Denise Jones	705-887-8881	Denise Jones
	LYNNE ALEXOPOULOS	905-620-0447	Lynne Alexopoulos
	Derek Alexopoulos	905-620-0447	Derek Alexopoulos
	Steve Husar	705-799-2773	Steve Husar
	mo		

Petition

To: the Council of the City of Kawartha Lakes, 26 Francis Street, Lindsay, ON
K9V 5R8.

I/We the undersigned, petition the Council of the City of Kawartha Lakes as
follows:

Resurfacing of Wispi Shore Road

#	Name	Contact Information	Signature
	Marianne Husar	705-799-2773	MHusar
	Nathaniel Husar	705-340-8069	Nathaniel Husar
	RICHARD EXOS	647 888 6236	RE
	Connie Eaton	613 334 2673	CEaton

DEBENTURE BY-LAW – SERIAL– SEMI ANNUAL – STRAIGHT TO DEBENTURE

Single Tier

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW NUMBER 2019-146

A BY-LAW OF THE CORPORATION OF THE CITY OF KAWARTHA LAKES TO AUTHORIZE THE BORROWING UPON SERIAL DEBENTURES IN THE PRINCIPAL AMOUNT OF \$11,007,932.60 TOWARDS THE COST OF ELLICE STREET SPS, LINDSAY VERULAM TOWER RELINING MIXER, ELGIN ST WATER SANITARY D C PHASE 1, PEEL ST MAINS, DEVELOPMENT 68 LINDSAY ST N, WATER PROJECTS DC FUNDED, SEWER PROJECTS DC FUNDED, PARKS PROJECTS DC FUNDED, AND CULTURAL PROJECTS DC FUNDED

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “**Act**”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of The City of Kawartha Lakes (the “**Municipality**”) has passed the By-law(s) enumerated in column (1) of Schedule “A” attached hereto and forming part of this By-law to authorize the capital work(s) described in column (2) of Schedule “A” (the “**Capital Work(s)**”), to authorize the long-term borrowing from Ontario Infrastructure and Lands Corporation (“**OILC**”) in respect of the Capital Work(s) and to confirm, ratify and approve the execution by the Treasurer of the application to OILC for financing the Capital Works (the “**Application**”) and the submission by such authorized official of the Application; and to execute and deliver to OILC the rate offer letter agreement in respect of such long-term borrowing for the Capital Works;

AND WHEREAS before authorizing the Capital Work(s) and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any) the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), by the Local Planning Appeal Tribunal pursuant to such regulation was not required;

AND WHEREAS the Municipality has submitted the Application to OILC and the Application has been approved;

AND WHEREAS to provide long-term financing for the Capital Work(s) it is now deemed to be expedient to borrow money by the issue of serial debentures in the aggregate principal amount of \$11,007,932.60 dated December 02, 2019 and maturing on December 02, 2039, and payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive on the terms hereinafter set forth;

NOW THEREFORE THE COUNCIL OF The Corporation of The City of Kawartha Lakes ENACTS AS FOLLOWS:

1. For the Capital Work(s), the borrowing upon the credit of the Municipality at large of the aggregate principal amount of \$11,007,932.60 and the issue of serial debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of serial debentures to be issued for such amounts of money as may be required for the Capital Work(s) in definitive form, not exceeding in total the said aggregate principal amount of \$11,007,932.60 (the "**Debentures**"). The Debentures shall bear the Municipality's municipal seal and the signatures of Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the aggregate principal amount of \$11,007,932.60, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule "B" hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness of the Municipality to OILC under the Debentures and to pay such amounts to OILC from the Consolidated Revenue Fund.

5. The Debentures shall all be dated December 02, 2019, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 2.81% per annum and mature during a period of 20 year(s) years from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by December 02, 2039 and be payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**").
6. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"**Prime Rate**" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of the Debentures: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "**Prime Rate**" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. In each year in which a payment of semi-annual instalments of combined equal principal and diminishing interest amounts becomes due in respect of the Capital Work(s) including the last 'non-equal' instalment of principal, there shall be raised as part of the Municipality's general levy the amounts of principal and interest payable

by the Municipality in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.

9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. When a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection

- therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
 15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
 16. Reasonable fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
 17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
 18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.

19. The money received by the Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s) and to no other purpose except as permitted by the Act.
20. Subject to the Municipality's statement of investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 19th day of November, 2019

By-law read a third time and finally passed this 19th day of November, 2019

Andy Letham
Mayor

Cathie Ritchie
Clerk

The Corporation of The City of Kawartha Lakes

Schedule "A" to By-law Number 2019-146

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
	Ellice Street SPS	\$210,730.76			
	Lindsay Verulam Tower Relining Mixer	\$125,990.59	\$0.00		
			\$0.00		
	Elgin St Water Sanitary D C Phase 1	\$163,697.10	\$0.00		
	Peel St Mains	\$630,993.53	\$0.00		
	Development 68 Lindsay St N	\$1,994,946.59	\$0.00		
2019-133				11,007,932.60	20 year(s)
	Water Projects DC Funded	\$591,783.94	\$0.00		
		\$5,766,444.10	\$0.00		
	Sewer Projects DC Funded		\$0.00		
		\$1,023,345.99			
	Parks Projects DC Funded		\$0.00		
	Cultural Projects DC Funded	\$500,000.00			

The Corporation of The City of Kawartha Lakes

Schedule “B” to By-law Number 2019-146

No. 2019-146

\$11,007,932.60

C A N A D A

Province of Ontario

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

FULLY REGISTERED 2.81% SERIAL DEBENTURE

The Corporation of The City of Kawartha Lakes (the “**Municipality**”), for value received, hereby promises to pay
to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“**OILC**”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (December 02, 2039), the principal amount of

ELEVEN MILLION SEVEN THOUSAND NINE HUNDRED THIRTY TWO DOLLARS AND SIXTY CENTS

----- (\$11,007,932.60) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the “**Amortization Schedule**”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (December 02, 2019), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 2.81% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “**OILC Act, 2011**”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2019-146 of the Municipality duly passed on the 19th day of November, 2019 (the “**By-law**”), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: December 02, 2019

(Seal) _____

Andy Letham, Mayor

Carolyn Daynes, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____	by: _____
Authorized Signing Officer	Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$11,007,932.60 dated December 02, 2019 and maturing on December 02, 2039 in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Local Planning Appeal Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

December 02, 2019

Staples and Swain Professional Corporation

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including

the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the Payment Dates commencing on June 02, 2020 and ending on December 02, 2039, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance,

theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer letter agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, at OILC's discretion, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the full repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered

holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

Schedule "C" to By-law Number 2019-146

[OILC Repayment Schedule to be Inserted]

Loan Amortization Schedule

Name.....: Kawartha Lakes, The Corporation of The City of

Principal: 11,007,932.60

Rate.....: 2.81%

Term.....: 20 Years

Matures...: 12/02/2039

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
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1	06/02/2020	430,283.50	275,198.32	155,085.18	10,732,734.28
2	12/02/2020	426,406.37	275,198.32	151,208.05	10,457,535.96
3	06/02/2021	421,724.16	275,198.32	146,525.84	10,182,337.64
4	12/02/2021	418,652.11	275,198.32	143,453.79	9,907,139.32
5	06/02/2022	414,012.27	275,198.32	138,813.95	9,631,941.00
6	12/02/2022	410,897.85	275,198.32	135,699.53	9,356,742.68
7	06/02/2023	406,300.38	275,198.32	131,102.06	9,081,544.36
8	12/02/2023	403,143.60	275,198.32	127,945.28	8,806,346.04
9	06/02/2024	399,266.47	275,198.32	124,068.15	8,531,147.72
10	12/02/2024	395,389.34	275,198.32	120,191.02	8,255,949.40
11	06/02/2025	390,876.61	275,198.32	115,678.29	7,980,751.08
12	12/02/2025	387,635.08	275,198.32	112,436.76	7,705,552.76
13	06/02/2026	383,164.73	275,198.32	107,966.41	7,430,354.44
14	12/02/2026	379,880.82	275,198.32	104,682.50	7,155,156.12
15	06/02/2027	375,452.84	275,198.32	100,254.52	6,879,957.80

16	12/02/2027	372,126.56	275,198.32	96,928.24	6,604,759.48
17	06/02/2028	368,249.43	275,198.32	93,051.11	6,329,561.16
18	12/02/2028	364,372.30	275,198.32	89,173.98	6,054,362.84
19	06/02/2029	360,029.07	275,198.32	84,830.75	5,779,164.52
20	12/02/2029	356,618.04	275,198.32	81,419.72	5,503,966.20
21	06/02/2030	352,317.18	275,198.32	77,118.86	5,228,767.88
22	12/02/2030	348,863.78	275,198.32	73,665.46	4,953,569.56
23	06/02/2031	344,605.29	275,198.32	69,406.97	4,678,371.24
24	12/02/2031	341,109.52	275,198.32	65,911.20	4,403,172.92
25	06/02/2032	337,232.39	275,198.32	62,034.07	4,127,974.60
26	12/02/2032	333,355.26	275,198.32	58,156.94	3,852,776.28
27	06/02/2033	329,181.52	275,198.32	53,983.20	3,577,577.96
28	12/02/2033	325,601.00	275,198.32	50,402.68	3,302,379.64
29	06/02/2034	321,469.63	275,198.32	46,271.31	3,027,181.32
30	12/02/2034	317,846.74	275,198.32	42,648.42	2,751,983.00
31	06/02/2035	313,757.75	275,198.32	38,559.43	2,476,784.68
32	12/02/2035	310,092.48	275,198.32	34,894.16	2,201,586.36
33	06/02/2036	306,215.35	275,198.32	31,017.03	1,926,388.04
34	12/02/2036	302,338.22	275,198.32	27,139.90	1,651,189.72
35	06/02/2037	298,333.98	275,198.32	23,135.66	1,375,991.40
36	12/02/2037	294,583.97	275,198.32	19,385.65	1,100,793.08
37	06/02/2038	290,622.09	275,198.32	15,423.77	825,594.76
38	12/02/2038	286,829.71	275,198.32	11,631.39	550,396.44
39	06/02/2039	282,910.20	275,198.32	7,711.88	275,198.12
40	12/02/2039	279,075.25	275,198.12	3,877.13	0.00

14,180,822.84	11,007,932.60	3,172,890.24
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C A N A D A
Province of Ontario
THE CORPORATION OF THE CITY OF KAWARTHA LAKES

FULLY REGISTERED 2.81% SERIAL DEBENTURE

The Corporation of The City of Kawartha Lakes (the “**Municipality**”), for value received, hereby
promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“**OILC**”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (December 02, 2039), the principal amount of

ELEVEN MILLION SEVEN THOUSAND NINE HUNDRED THIRTY TWO DOLLARS AND SIXTY
CENTS

----- (\$11,007,932.60) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the “**Amortization Schedule**”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (December 02, 2019), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 2.81% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “**OILC Act, 2011**”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at the The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2019-146 of the Municipality duly passed on the 19th day of November, 2019 (the “**By-law**”), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: December 02, 2019

(Seal) _____

Andy Letham, Mayor

Carolyn Daynes, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$11,007,932.60 dated December 02, 2019 and maturing on December 02, 2039 in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2039, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Local Planning Appeal Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

December 02, 2019

Staples and Swain Professional Corporation

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including

the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the Payment Dates commencing on June 02, 2020 and ending on December 02, 2039, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance,

theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer letter agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, at OILC's discretion, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the full repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered

holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

[OILC Repayment Schedule to be Inserted]

Loan Amortization Schedule

Name.....: Kawartha Lakes, The Corporation of The City of

Principal: 11,007,932.60

Rate.....: 2.81%

Term.....: 20 Years

Matures...: 12/02/2039

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
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1	06/02/2020	430,283.50	275,198.32	155,085.18	10,732,734.28
2	12/02/2020	426,406.37	275,198.32	151,208.05	10,457,535.96
3	06/02/2021	421,724.16	275,198.32	146,525.84	10,182,337.64
4	12/02/2021	418,652.11	275,198.32	143,453.79	9,907,139.32
5	06/02/2022	414,012.27	275,198.32	138,813.95	9,631,941.00
6	12/02/2022	410,897.85	275,198.32	135,699.53	9,356,742.68
7	06/02/2023	406,300.38	275,198.32	131,102.06	9,081,544.36
8	12/02/2023	403,143.60	275,198.32	127,945.28	8,806,346.04
9	06/02/2024	399,266.47	275,198.32	124,068.15	8,531,147.72
10	12/02/2024	395,389.34	275,198.32	120,191.02	8,255,949.40
11	06/02/2025	390,876.61	275,198.32	115,678.29	7,980,751.08
12	12/02/2025	387,635.08	275,198.32	112,436.76	7,705,552.76
13	06/02/2026	383,164.73	275,198.32	107,966.41	7,430,354.44
14	12/02/2026	379,880.82	275,198.32	104,682.50	7,155,156.12
15	06/02/2027	375,452.84	275,198.32	100,254.52	6,879,957.80
16	12/02/2027	372,126.56	275,198.32	96,928.24	6,604,759.48
17	06/02/2028	368,249.43	275,198.32	93,051.11	6,329,561.16
18	12/02/2028	364,372.30	275,198.32	89,173.98	6,054,362.84

19	06/02/2029	360,029.07	275,198.32	84,830.75	5,779,164.52
20	12/02/2029	356,618.04	275,198.32	81,419.72	5,503,966.20
21	06/02/2030	352,317.18	275,198.32	77,118.86	5,228,767.88
22	12/02/2030	348,863.78	275,198.32	73,665.46	4,953,569.56
23	06/02/2031	344,605.29	275,198.32	69,406.97	4,678,371.24
24	12/02/2031	341,109.52	275,198.32	65,911.20	4,403,172.92
25	06/02/2032	337,232.39	275,198.32	62,034.07	4,127,974.60
26	12/02/2032	333,355.26	275,198.32	58,156.94	3,852,776.28
27	06/02/2033	329,181.52	275,198.32	53,983.20	3,577,577.96
28	12/02/2033	325,601.00	275,198.32	50,402.68	3,302,379.64
29	06/02/2034	321,469.63	275,198.32	46,271.31	3,027,181.32
30	12/02/2034	317,846.74	275,198.32	42,648.42	2,751,983.00
31	06/02/2035	313,757.75	275,198.32	38,559.43	2,476,784.68
32	12/02/2035	310,092.48	275,198.32	34,894.16	2,201,586.36
33	06/02/2036	306,215.35	275,198.32	31,017.03	1,926,388.04
34	12/02/2036	302,338.22	275,198.32	27,139.90	1,651,189.72
35	06/02/2037	298,333.98	275,198.32	23,135.66	1,375,991.40
36	12/02/2037	294,583.97	275,198.32	19,385.65	1,100,793.08
37	06/02/2038	290,622.09	275,198.32	15,423.77	825,594.76
38	12/02/2038	286,829.71	275,198.32	11,631.39	550,396.44
39	06/02/2039	282,910.20	275,198.32	7,711.88	275,198.12
40	12/02/2039	279,075.25	275,198.12	3,877.13	0.00

14,180,822.84 11,007,932.60 3,172,890.24

CERTIFICATE OF THE CLERK

To: Staples and Swain Professional Corporation

And To: OILC

IN THE MATTER OF an issue of a 20 year, 2.81% serial debenture of The Corporation of The City of Kawartha Lakes (the “**Municipality**”) in the principal amount of \$11,007,932.60 for the capital work(s) of the Municipality in Currency, authorized by Debenture By-law Number 2019-146 (the “**Debenture By-law**”);

AND IN THE MATTER OF authorizing by-law(s) of the Municipality enumerated in Schedule “A” to the Debenture By-law.

I, Cathie Ritchie, Clerk of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Debenture By-law was finally passed and enacted by the Council of the Municipality on the November 19, 2019 in full compliance with the *Municipal Act, 2001*, as amended (the “**Act**”) at a duly called meeting at which a quorum was present. Forthwith after the passage of the Debenture By-law, the same was signed by the Mayor and the Clerk and sealed with the municipal seal of the Municipality.
2. The authorizing by-law(s) referred to in Schedule “A” to the Debenture By-law (the “**Authorizing By-law(s)**”) have been enacted and passed by the Council of the Municipality in full compliance with the Act at meeting(s) at which a quorum was present. Forthwith after the passage of the Authorizing By-law(s) the same were signed by the Mayor and by the Clerk and sealed with the municipal seal of the Municipality.
3. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the “**Capital Work(s)**”), before the Council of the Municipality exercised any of its powers in respect of the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Council of the Municipality had its Treasurer complete the required calculation set out in the relevant debt and financial obligation limits regulation (the “**Regulation**”). Accordingly, based on the Treasurer’s calculation and determination under the Regulation, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Local Planning Appeal Tribunal pursuant to the Regulation.
4. No application has been made or action brought to quash, set aside or declare invalid the Debenture By-law or the Authorizing By-law(s) nor have the same been in any way repealed, altered or amended, except insofar as some of the Authorizing By-law(s) may have been amended by any of the Authorizing By-law(s), and the Debenture By-law and the Authorizing By-law(s) are now in full force and effect.

5. All of the recitals contained in the Debenture By-law and the Authorizing By-law(s) are true in substance and fact.

6. To the extent that the public notice provisions of the Act are applicable, the Authorizing By-law(s) and the Debenture By-law have been enacted and passed by the Council of the Municipality in full compliance with the applicable public notice provisions of the Act.

7. None of the debentures authorized to be issued by the Authorizing By-law(s) have been previously issued.

8. All of the sewer and water works which constitute part of the Capital Works and which require the approval of the Ministry of the Environment, Conservation and Parks will be or have been completely and properly approved by the Ministry of the Environment, Conservation and Parks, as the case may be.

9. The Municipality is not subject to any restructuring order under Part V of the Act or other statutory authority, accordingly, no approval of the Authorizing By-law(s) and of the Debenture By-law and/or of the issue of the OILC Debentures is required by any transition board or commission appointed in respect of the restructuring of the Municipality.

10. The Authorizing By-law(s) and the Debenture By-law and the transactions contemplated thereby do not conflict with, or result in a breach or violation of any statutory provisions which apply to the Municipality or any agreement to which the Municipality is a party or under which the Municipality or any of its property is or may be bound, or, to the best of my knowledge, violate any order, award, judgment, determination, writ, injunction or decree applicable to the Municipality of any regulatory, administrative or other government or public body or authority, arbitrator or court.

DATED at the The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

[AFFIX SEAL]

Cathie Ritchie, Clerk

CERTIFICATE OF THE TREASURER

To: Staples and Swain Professional Corporation

And To: OILC

IN THE MATTER OF an issue of a 20 year, 2.81% serial debenture of The Corporation of The City of Kawartha Lakes (the "**Municipality**") in the aggregate principal amount of \$11,007,932.60, for Capital Work(s) of the Municipality authorized by Debenture By-law Number 2019-146 (the "**Debenture By-law**");

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Carolyn Daynes, Treasurer of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Municipality has received from the Ministry of Municipal Affairs and Housing its annual debt and financial obligation limit for the relevant years.
2. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the "**Capital Work(s)**"), before the Council of the Municipality authorized **the** Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Treasurer calculated the updated relevant debt and financial obligation limit in accordance with the applicable debt and financial obligation limits regulation (the "**Regulation**"). The Treasurer thereafter determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to reach or to exceed the relevant updated debt and financial obligation limit as at the date of the Council's approval. Based on the Treasurer's determination, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Local Planning Appeal Tribunal pursuant to the Regulation.
3. As at the date hereof the Municipality has not reached or exceeded its updated annual debt and financial obligation limit for 2018¹.
4. In updating the relevant debt and financial obligation limit(s), the estimated annual amounts payable described in the Regulation were determined based on current interest rates and amortization periods which do not, in any case, exceed the lifetime of any of the purposes of the Municipality described in such section, all in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the relevant Public Sector Accounting Board.

¹ Year of the most recent limit (ARL) received from MMA

5. The term within which the debentures to be issued for the Municipality in respect of the Capital Work(s) pursuant to the Debenture By-law are made payable does not exceed the lifetime of such Capital Work(s).
6. The aggregate principal amount now being financed through the issue of debentures pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the net cost of each such Capital Work.
7. The money received by the Municipality from the sale of the debentures issued pursuant to the Debenture By-law, including any premium, and any earnings derived from the investment of that money after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s), and to no other purpose except as permitted by the *Municipal Act, 2001*.
8. On or before 2nd day of December, 2019, I as Treasurer, signed the fully registered serial debenture numbered 2019-146 in the aggregate principal amount of \$11,007,932.60 dated December 02, 2019, registered in the name of Ontario Infrastructure and Lands Corporation and authorized by the Debenture By-law (the "**OILC Debenture**").
9. On or before December 02, 2019, the OILC Debenture was signed by Andy Letham, Mayor of the Municipality at the date of the execution and issue of the OILC Debenture, the OILC Debenture was sealed with the seal of the Municipality, the OILC Debenture is in all respects in accordance with the Debenture By-law and in issuing the OILC Debenture the Municipality is not exceeding its borrowing powers.
10. The said Andy Letham, is the duly elected Mayor of the Municipality and that I am the duly appointed Treasurer of the Municipality and that we were severally authorized under the Debenture By-law to execute the OILC Debenture in the manner aforesaid and that the OILC Debenture is entitled to full faith and credence.
11. No litigation or proceedings of any nature are now pending or threatened, attacking or in any way attempting to restrain or enjoin the issue and delivery of the OILC Debenture or in any manner questioning the proceedings and the authority under which the same is issued, or affecting the validity thereof, or contesting the title or official capacity of the said Mayor or myself as Treasurer of the Municipality, and no authority or proceedings for the issuance of the OILC Debenture or any part of it has been repealed, revoked or rescinded in whole or in part.
12. The representations and warranties of the Municipality set out in the rate offer letter agreement (as described in the Debenture By-law) were true and correct as of the date of the request to purchase the debentures in respect of the Capital Work(s) pursuant to the Debenture By-law and are true and correct as of the date hereof and the Municipality is not in material default of any of its obligations under such rate offer letter agreement.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

Carolyn Daynes
Treasurer

I, Cathie Ritchie, Clerk of the Municipality do hereby certify that the signature of Carolyn Daynes, Treasurer of the Municipality described above, is true and genuine.

[AFFIX SEAL]

Cathie Ritchie
Clerk

DEBENTURE BY-LAW – SERIAL– SEMI ANNUAL – STRAIGHT TO DEBENTURE

Single Tier

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

BY-LAW NUMBER 2019-147

**A BY-LAW OF THE CORPORATION OF THE CITY OF KAWARTHA LAKES TO
AUTHORIZE THE BORROWING UPON SERIAL DEBENTURES IN THE PRINCIPAL
AMOUNT OF \$4,492,964.44 TOWARDS THE COST OF ST PAUL ST REGENERATION,
BOND ST REGENERATION, AND WHISPERING PINES PHASE 2**

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “**Act**”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of The City of Kawartha Lakes (the “**Municipality**”) has passed the By-law(s) enumerated in column (1) of Schedule “A” attached hereto and forming part of this By-law to authorize the capital work(s) described in column (2) of Schedule “A” (the “**Capital Work(s)**”), to authorize the long-term borrowing from Ontario Infrastructure and Lands Corporation (“**OILC**”) in respect of the Capital Work(s) and to confirm, ratify and approve the execution by the Treasurer of the application to OILC for financing the Capital Works (the “**Application**”) and the submission by such authorized official of the Application; and to execute and deliver to OILC the rate offer letter agreement in respect of such long-term borrowing for the Capital Works;

AND WHEREAS before authorizing the Capital Work(s) and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any) the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), by the Local Planning Appeal Tribunal pursuant to such regulation was not required;

AND WHEREAS the Municipality has submitted the Application to OILC and the Application has been approved;

AND WHEREAS to provide long-term financing for the Capital Work(s) it is now deemed to be expedient to borrow money by the issue of serial debentures in the aggregate principal amount of \$4,492,964.44 dated December 02, 2019 and maturing on December 02, 2049, and payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive on the terms hereinafter set forth;

NOW THEREFORE THE COUNCIL OF The Corporation of The City of Kawartha Lakes ENACTS AS FOLLOWS:

1. For the Capital Work(s), the borrowing upon the credit of the Municipality at large of the aggregate principal amount of \$4,492,964.44 and the issue of serial debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of serial debentures to be issued for such amounts of money as may be required for the Capital Work(s) in definitive form, not exceeding in total the said aggregate principal amount of \$4,492,964.44 (the “**Debentures**”). The Debentures shall bear the Municipality’s municipal seal and the signatures of Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the aggregate principal amount of \$4,492,964.44, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule “B” hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness of the Municipality to OILC under the Debentures and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The Debentures shall all be dated December 02, 2019, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 2.91% per annum and mature during a period of 30 year(s) years from the date thereof payable semi-annually in arrears as

described in this section. The Debentures shall be paid in full by December 02, 2049 and be payable in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**").

6. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"**Prime Rate**" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of the Debentures: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "**Prime Rate**" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. In each year in which a payment of semi-annual instalments of combined equal principal and diminishing interest amounts becomes due in respect of the Capital Work(s) including the last 'non-equal' instalment of principal, there shall be raised as part of the Municipality's general levy the amounts of principal and interest payable by the Municipality in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.

9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. When a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its

discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
16. Reasonable fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.
19. The money received by the Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and

applied to the Capital Work(s) and to no other purpose except as permitted by the Act.

20. Subject to the Municipality's statement of investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 19th day of November, 2019

By-law read a third time and finally passed this 19th day of November, 2019

Andy Letham
Mayor

Cathie Ritchie
Clerk

The Corporation of The City of Kawartha Lakes

Schedule “A” to By-law Number 2019-147

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
	St Paul St Regeneration	\$1,338,952.25	\$0.00		
2019-133	Bond St Regeneration	\$1,468,750.70	\$0.00	4,492,964.44	30 year(s)
	Whispering Pines Phase 2	\$1,685,261.49	\$0.00		

The Corporation of The City of Kawartha Lakes

Schedule “B” to By-law Number 2019-147

No. 2019-147

\$4,492,964.44

C A N A D A

Province of Ontario

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

FULLY REGISTERED 2.91% SERIAL DEBENTURE

The Corporation of The City of Kawartha Lakes (the “**Municipality**”), for value received, hereby promises to pay
to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“**OILC**”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “**Conditions**”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (December 02, 2049), the principal amount of

FOUR MILLION FOUR HUNDRED NINETY TWO THOUSAND NINE HUNDRED SIXTY FOUR DOLLARS AND
FORTY FOUR CENTS

----- (\$4,492,964.44) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the “**Amortization Schedule**”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (December 02, 2019), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 2.91% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “**OILC Act, 2011**”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2019-147 of the Municipality duly passed on the 19th day of November, 2019 (the “**By-law**”), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: December 02, 2019

(Seal) _____

Andy Letham, Mayor

Carolyn Daynes, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$4,492,964.44 dated December 02, 2019 and maturing on December 02, 2049 in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Local Planning Appeal Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

December 02, 2019

Staples and Swain Professional Corporation

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including

the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the Payment Dates commencing on June 02, 2020 and ending on December 02, 2049, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance,

theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer letter agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, at OILC's discretion, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the full repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered

holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

THE CORPORATION OF THE CITY OF KAWARTHA LAKES

Schedule "C" to By-law Number 2019-147

[OILC Repayment Schedule to be Inserted]

Loan Amortization Schedule

Name.....: Kawartha Lakes, The Corporation of The City of

Principal: 4,492,964.44

Rate.....: 2.91%

Term.....: 30 Years

Matures...: 12/02/2049

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
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1	06/02/2020	140,434.48	74,882.74	65,551.74	4,418,081.70
2	12/02/2020	139,341.95	74,882.74	64,459.21	4,343,198.96
3	06/02/2021	137,903.15	74,882.74	63,020.41	4,268,316.22
4	12/02/2021	137,156.89	74,882.74	62,274.15	4,193,433.48
5	06/02/2022	135,730.03	74,882.74	60,847.29	4,118,550.74
6	12/02/2022	134,971.83	74,882.74	60,089.09	4,043,668.00
7	06/02/2023	133,556.92	74,882.74	58,674.18	3,968,785.26
8	12/02/2023	132,786.77	74,882.74	57,904.03	3,893,902.52
9	06/02/2024	131,694.24	74,882.74	56,811.50	3,819,019.78
10	12/02/2024	130,601.72	74,882.74	55,718.98	3,744,137.04
11	06/02/2025	129,210.68	74,882.74	54,327.94	3,669,254.30
12	12/02/2025	128,416.66	74,882.74	53,533.92	3,594,371.56
13	06/02/2026	127,037.56	74,882.74	52,154.82	3,519,488.82

14	12/02/2026	126,231.60	74,882.74	51,348.86	3,444,606.08
15	06/02/2027	124,864.45	74,882.74	49,981.71	3,369,723.34
16	12/02/2027	124,046.54	74,882.74	49,163.80	3,294,840.60
17	06/02/2028	122,954.01	74,882.74	48,071.27	3,219,957.86
18	12/02/2028	121,861.48	74,882.74	46,978.74	3,145,075.12
19	06/02/2029	120,518.21	74,882.74	45,635.47	3,070,192.38
20	12/02/2029	119,676.43	74,882.74	44,793.69	2,995,309.64
21	06/02/2030	118,345.09	74,882.74	43,462.35	2,920,426.90
22	12/02/2030	117,491.37	74,882.74	42,608.63	2,845,544.16
23	06/02/2031	116,171.98	74,882.74	41,289.24	2,770,661.42
24	12/02/2031	115,306.31	74,882.74	40,423.57	2,695,778.68
25	06/02/2032	114,213.78	74,882.74	39,331.04	2,620,895.94
26	12/02/2032	113,121.25	74,882.74	38,238.51	2,546,013.20
27	06/02/2033	111,825.74	74,882.74	36,943.00	2,471,130.46
28	12/02/2033	110,936.19	74,882.74	36,053.45	2,396,247.72
29	06/02/2034	109,652.62	74,882.74	34,769.88	2,321,364.98
30	12/02/2034	108,751.14	74,882.74	33,868.40	2,246,482.24
31	06/02/2035	107,479.51	74,882.74	32,596.77	2,171,599.50
32	12/02/2035	106,566.08	74,882.74	31,683.34	2,096,716.76
33	06/02/2036	105,473.55	74,882.74	30,590.81	2,021,834.02
34	12/02/2036	104,381.02	74,882.74	29,498.28	1,946,951.28
35	06/02/2037	103,133.27	74,882.74	28,250.53	1,872,068.54
36	12/02/2037	102,195.96	74,882.74	27,313.22	1,797,185.80
37	06/02/2038	100,960.15	74,882.74	26,077.41	1,722,303.06
38	12/02/2038	100,010.91	74,882.74	25,128.17	1,647,420.32
39	06/02/2039	98,787.03	74,882.74	23,904.29	1,572,537.58
40	12/02/2039	97,825.85	74,882.74	22,943.11	1,497,654.84

41	06/02/2040	96,733.32	74,882.74	21,850.58	1,422,772.10
42	12/02/2040	95,640.79	74,882.74	20,758.05	1,347,889.36
43	06/02/2041	94,440.80	74,882.74	19,558.06	1,273,006.62
44	12/02/2041	93,455.73	74,882.74	18,572.99	1,198,123.88
45	06/02/2042	92,267.68	74,882.74	17,384.94	1,123,241.14
46	12/02/2042	91,270.67	74,882.74	16,387.93	1,048,358.40
47	06/02/2043	90,094.56	74,882.74	15,211.82	973,475.66
48	12/02/2043	89,085.62	74,882.74	14,202.88	898,592.92
49	06/02/2044	87,993.09	74,882.74	13,110.35	823,710.18
50	12/02/2044	86,900.56	74,882.74	12,017.82	748,827.44
51	06/02/2045	85,748.33	74,882.74	10,865.59	673,944.70
52	12/02/2045	84,715.50	74,882.74	9,832.76	599,061.96
53	06/02/2046	83,575.21	74,882.74	8,692.47	524,179.22
54	12/02/2046	82,530.44	74,882.74	7,647.70	449,296.48
55	06/02/2047	81,402.09	74,882.74	6,519.35	374,413.74
56	12/02/2047	80,345.39	74,882.74	5,462.65	299,531.00
57	06/02/2048	79,252.86	74,882.74	4,370.12	224,648.26
58	12/02/2048	78,160.33	74,882.74	3,277.59	149,765.52
59	06/02/2049	77,055.86	74,882.74	2,173.12	74,882.78
60	12/02/2049	75,975.31	74,882.78	1,092.53	0.00

6,488,268.54 4,492,964.44 1,995,304.10

C A N A D A
Province of Ontario
THE CORPORATION OF THE CITY OF KAWARTHA LAKES

FULLY REGISTERED 2.91% SERIAL DEBENTURE

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to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("**OILC**")

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FOUR MILLION FOUR HUNDRED NINETY TWO THOUSAND NINE HUNDRED SIXTY FOUR DOLLARS AND
FORTY FOUR CENTS

----- (\$4,492,964.44) -----

by semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Serial Debenture Schedule (the "**Amortization Schedule**") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (December 02, 2019), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 2.91% per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the "**OILC Act, 2011**") hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of any unpaid indebtedness under this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

IN TESTIMONY WHEREOF and under the authority of By-law Number 2019-147 of the Municipality duly passed on the 19th day of November, 2019 (the "**By-law**"), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: December 02, 2019

(Seal) _____

Andy Letham, Mayor

Carolyn Daynes, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the aggregate principal amount of \$4,492,964.44 dated December 02, 2019 and maturing on December 02, 2049 in semi-annual instalments of combined equal principal and diminishing interest amounts on the second day of June and on the second day of December in each of the years 2020 to 2049, both inclusive, save and except for the last instalment of principal which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "**Debenture**") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Local Planning Appeal Tribunal over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

December 02, 2019

Staples and Swain Professional Corporation

[no signature required]

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “**Debentures**” and individually a “**Debenture**”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including

the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

7. The Municipality shall make all payments in respect of semi-annual instalments of combined equal principal and diminishing interest amounts on the Debentures on the Payment Dates commencing on June 02, 2020 and ending on December 02, 2049, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Amortization Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day, other than Saturday or Sunday, on which banking institutions in Toronto, Ontario, Canada and the Municipality are not authorized or obligated by law or executive order to be closed (a "**Business Day**"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance,

theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the rate offer letter agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, at OILC's discretion, the Municipality shall pay to OILC the Make-Whole Amount on account of the losses that OILC will incur as a result of the full repayment or early termination.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered

holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the **"Prime Rate"** shall be the arithmetic mean of the rates quoted by those Reference Banks.
- (b) **"Make-Whole Amount"** means the amount determined by OILC as of the date of prepayment of the Debenture, by which (i) the present value of the remaining future scheduled payments of principal and interest under the Debenture to be repaid from the prepayment date until maturity of the Debenture discounted at the Ontario Yield exceeds (ii) the principal amount under the Debenture being repaid provided that the Make-Whole Amount shall never be less than zero.
- (c) **"Ontario Yield"** means the yield to maturity on the date of prepayment of the Debenture, assuming semi-annual compounding, which a non-prepayable Debenture made by the Province of Ontario would have if advanced on the date of prepayment of the Debenture, assuming the same principal amount as the Debenture and with a maturity date which is the same as the remaining term to maturity of the Debenture to be repaid minus 100 basis points.

[OILC Repayment Schedule to be Inserted]

Loan Amortization Schedule

Name.....: Kawartha Lakes, The Corporation of The City of

Principal: 4,492,964.44

Rate.....: 2.91%

Term.....: 30 Years

Matures...: 12/02/2049

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
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1	06/02/2020	140,434.48	74,882.74	65,551.74	4,418,081.70
2	12/02/2020	139,341.95	74,882.74	64,459.21	4,343,198.96
3	06/02/2021	137,903.15	74,882.74	63,020.41	4,268,316.22
4	12/02/2021	137,156.89	74,882.74	62,274.15	4,193,433.48
5	06/02/2022	135,730.03	74,882.74	60,847.29	4,118,550.74
6	12/02/2022	134,971.83	74,882.74	60,089.09	4,043,668.00
7	06/02/2023	133,556.92	74,882.74	58,674.18	3,968,785.26
8	12/02/2023	132,786.77	74,882.74	57,904.03	3,893,902.52
9	06/02/2024	131,694.24	74,882.74	56,811.50	3,819,019.78
10	12/02/2024	130,601.72	74,882.74	55,718.98	3,744,137.04
11	06/02/2025	129,210.68	74,882.74	54,327.94	3,669,254.30
12	12/02/2025	128,416.66	74,882.74	53,533.92	3,594,371.56
13	06/02/2026	127,037.56	74,882.74	52,154.82	3,519,488.82
14	12/02/2026	126,231.60	74,882.74	51,348.86	3,444,606.08
15	06/02/2027	124,864.45	74,882.74	49,981.71	3,369,723.34
16	12/02/2027	124,046.54	74,882.74	49,163.80	3,294,840.60
17	06/02/2028	122,954.01	74,882.74	48,071.27	3,219,957.86

18	12/02/2028	121,861.48	74,882.74	46,978.74	3,145,075.12
19	06/02/2029	120,518.21	74,882.74	45,635.47	3,070,192.38
20	12/02/2029	119,676.43	74,882.74	44,793.69	2,995,309.64
21	06/02/2030	118,345.09	74,882.74	43,462.35	2,920,426.90
22	12/02/2030	117,491.37	74,882.74	42,608.63	2,845,544.16
23	06/02/2031	116,171.98	74,882.74	41,289.24	2,770,661.42
24	12/02/2031	115,306.31	74,882.74	40,423.57	2,695,778.68
25	06/02/2032	114,213.78	74,882.74	39,331.04	2,620,895.94
26	12/02/2032	113,121.25	74,882.74	38,238.51	2,546,013.20
27	06/02/2033	111,825.74	74,882.74	36,943.00	2,471,130.46
28	12/02/2033	110,936.19	74,882.74	36,053.45	2,396,247.72
29	06/02/2034	109,652.62	74,882.74	34,769.88	2,321,364.98
30	12/02/2034	108,751.14	74,882.74	33,868.40	2,246,482.24
31	06/02/2035	107,479.51	74,882.74	32,596.77	2,171,599.50
32	12/02/2035	106,566.08	74,882.74	31,683.34	2,096,716.76
33	06/02/2036	105,473.55	74,882.74	30,590.81	2,021,834.02
34	12/02/2036	104,381.02	74,882.74	29,498.28	1,946,951.28
35	06/02/2037	103,133.27	74,882.74	28,250.53	1,872,068.54
36	12/02/2037	102,195.96	74,882.74	27,313.22	1,797,185.80
37	06/02/2038	100,960.15	74,882.74	26,077.41	1,722,303.06
38	12/02/2038	100,010.91	74,882.74	25,128.17	1,647,420.32
39	06/02/2039	98,787.03	74,882.74	23,904.29	1,572,537.58
40	12/02/2039	97,825.85	74,882.74	22,943.11	1,497,654.84
41	06/02/2040	96,733.32	74,882.74	21,850.58	1,422,772.10
42	12/02/2040	95,640.79	74,882.74	20,758.05	1,347,889.36
43	06/02/2041	94,440.80	74,882.74	19,558.06	1,273,006.62
44	12/02/2041	93,455.73	74,882.74	18,572.99	1,198,123.88

45	06/02/2042	92,267.68	74,882.74	17,384.94	1,123,241.14
46	12/02/2042	91,270.67	74,882.74	16,387.93	1,048,358.40
47	06/02/2043	90,094.56	74,882.74	15,211.82	973,475.66
48	12/02/2043	89,085.62	74,882.74	14,202.88	898,592.92
49	06/02/2044	87,993.09	74,882.74	13,110.35	823,710.18
50	12/02/2044	86,900.56	74,882.74	12,017.82	748,827.44
51	06/02/2045	85,748.33	74,882.74	10,865.59	673,944.70
52	12/02/2045	84,715.50	74,882.74	9,832.76	599,061.96
53	06/02/2046	83,575.21	74,882.74	8,692.47	524,179.22
54	12/02/2046	82,530.44	74,882.74	7,647.70	449,296.48
55	06/02/2047	81,402.09	74,882.74	6,519.35	374,413.74
56	12/02/2047	80,345.39	74,882.74	5,462.65	299,531.00
57	06/02/2048	79,252.86	74,882.74	4,370.12	224,648.26
58	12/02/2048	78,160.33	74,882.74	3,277.59	149,765.52
59	06/02/2049	77,055.86	74,882.74	2,173.12	74,882.78
60	12/02/2049	75,975.31	74,882.78	1,092.53	0.00

6,488,268.54	4,492,964.44	1,995,304.10
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CERTIFICATE OF THE CLERK

To: Staples and Swain Professional Corporation

And To: OILC

IN THE MATTER OF an issue of a 30 year, 2.91% serial debenture of The Corporation of The City of Kawartha Lakes (the “**Municipality**”) in the principal amount of \$4,492,964.44 for the capital work(s) of the Municipality in Currency, authorized by Debenture By-law Number 2019-147 (the “**Debenture By-law**”);

AND IN THE MATTER OF authorizing by-law(s) of the Municipality enumerated in Schedule “A” to the Debenture By-law.

I, Cathie Ritchie, Clerk of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Debenture By-law was finally passed and enacted by the Council of the Municipality on the November 19, 2019 in full compliance with the *Municipal Act, 2001*, as amended (the “**Act**”) at a duly called meeting at which a quorum was present. Forthwith after the passage of the Debenture By-law, the same was signed by the Mayor and the Clerk and sealed with the municipal seal of the Municipality.
2. The authorizing by-law(s) referred to in Schedule “A” to the Debenture By-law (the “**Authorizing By-law(s)**”) have been enacted and passed by the Council of the Municipality in full compliance with the Act at meeting(s) at which a quorum was present. Forthwith after the passage of the Authorizing By-law(s) the same were signed by the Mayor and by the Clerk and sealed with the municipal seal of the Municipality.
3. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the “**Capital Work(s)**”), before the Council of the Municipality exercised any of its powers in respect of the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Council of the Municipality had its Treasurer complete the required calculation set out in the relevant debt and financial obligation limits regulation (the “**Regulation**”). Accordingly, based on the Treasurer’s calculation and determination under the Regulation, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Local Planning Appeal Tribunal pursuant to the Regulation.
4. No application has been made or action brought to quash, set aside or declare invalid the Debenture By-law or the Authorizing By-law(s) nor have the same been in any way repealed, altered or amended, except insofar as some of the Authorizing By-law(s) may have been amended by any of the Authorizing By-law(s), and the Debenture By-law and the Authorizing By-law(s) are now in full force and effect.

5. All of the recitals contained in the Debenture By-law and the Authorizing By-law(s) are true in substance and fact.
6. To the extent that the public notice provisions of the Act are applicable, the Authorizing By-law(s) and the Debenture By-law have been enacted and passed by the Council of the Municipality in full compliance with the applicable public notice provisions of the Act.
7. None of the debentures authorized to be issued by the Authorizing By-law(s) have been previously issued.
8. All of the sewer and water works which constitute part of the Capital Works and which require the approval of the Ministry of the Environment, Conservation and Parks will be or have been completely and properly approved by the Ministry of the Environment, Conservation and Parks, as the case may be.
9. The Municipality is not subject to any restructuring order under Part V of the Act or other statutory authority, accordingly, no approval of the Authorizing By-law(s) and of the Debenture By-law and/or of the issue of the OILC Debentures is required by any transition board or commission appointed in respect of the restructuring of the Municipality.
10. The Authorizing By-law(s) and the Debenture By-law and the transactions contemplated thereby do not conflict with, or result in a breach or violation of any statutory provisions which apply to the Municipality or any agreement to which the Municipality is a party or under which the Municipality or any of its property is or may be bound, or, to the best of my knowledge, violate any order, award, judgment, determination, writ, injunction or decree applicable to the Municipality of any regulatory, administrative or other government or public body or authority, arbitrator or court.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

[AFFIX SEAL]

Cathie Ritchie, Clerk

CERTIFICATE OF THE TREASURER

To: Staples and Swain Professional Corporation

And To: OILC

IN THE MATTER OF an issue of a 30 year, 2.91% serial debenture of The Corporation of The City of Kawartha Lakes (the “**Municipality**”) in the aggregate principal amount of \$4,492,964.44, for Capital Work(s) of the Municipality authorized by Debenture By-law Number 2019-147 (the “**Debenture By-law**”);

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule “A” to the Debenture By-law.

I, Carolyn Daynes, Treasurer of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Municipality has received from the Ministry of Municipal Affairs and Housing its annual debt and financial obligation limit for the relevant years.
2. With respect to the undertaking of the capital work(s) described in the Debenture By-law (the “**Capital Work(s)**”), before the Council of the Municipality authorized **the** Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof (if any), the Treasurer calculated the updated relevant debt and financial obligation limit in accordance with the applicable debt and financial obligation limits regulation (the “**Regulation**”). The Treasurer thereafter determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), would not cause the Municipality to reach or to exceed the relevant updated debt and financial obligation limit as at the date of the Council’s approval. Based on the Treasurer’s determination, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority (if any), without the approval of the Local Planning Appeal Tribunal pursuant to the Regulation.
3. As at the date hereof the Municipality has not reached or exceeded its updated annual debt and financial obligation limit for 2018¹.
4. In updating the relevant debt and financial obligation limit(s), the estimated annual amounts payable described in the Regulation were determined based on current interest rates and amortization periods which do not, in any case, exceed the lifetime of any of the purposes of the Municipality described in such section, all in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the relevant Public Sector Accounting Board.

¹ Year of the most recent limit (ARL) received from MMA

5. The term within which the debentures to be issued for the Municipality in respect of the Capital Work(s) pursuant to the Debenture By-law are made payable does not exceed the lifetime of such Capital Work(s).
6. The aggregate principal amount now being financed through the issue of debentures pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the net cost of each such Capital Work.
7. The money received by the Municipality from the sale of the debentures issued pursuant to the Debenture By-law, including any premium, and any earnings derived from the investment of that money after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s), and to no other purpose except as permitted by the *Municipal Act, 2001*.
8. On or before 2nd day of December, 2019, I as Treasurer, signed the fully registered serial debenture numbered 2019-147 in the aggregate principal amount of \$4,492,964.44 dated December 02, 2019, registered in the name of Ontario Infrastructure and Lands Corporation and authorized by the Debenture By-law (the "**OILC Debenture**").
9. On or before December 02, 2019, the OILC Debenture was signed by Andy Letham, Mayor of the Municipality at the date of the execution and issue of the OILC Debenture, the OILC Debenture was sealed with the seal of the Municipality, the OILC Debenture is in all respects in accordance with the Debenture By-law and in issuing the OILC Debenture the Municipality is not exceeding its borrowing powers.
10. The said Andy Letham, is the duly elected Mayor of the Municipality and that I am the duly appointed Treasurer of the Municipality and that we were severally authorized under the Debenture By-law to execute the OILC Debenture in the manner aforesaid and that the OILC Debenture is entitled to full faith and credence.
11. No litigation or proceedings of any nature are now pending or threatened, attacking or in any way attempting to restrain or enjoin the issue and delivery of the OILC Debenture or in any manner questioning the proceedings and the authority under which the same is issued, or affecting the validity thereof, or contesting the title or official capacity of the said Mayor or myself as Treasurer of the Municipality, and no authority or proceedings for the issuance of the OILC Debenture or any part of it has been repealed, revoked or rescinded in whole or in part.
12. The representations and warranties of the Municipality set out in the rate offer letter agreement (as described in the Debenture By-law) were true and correct as of the date of the request to purchase the debentures in respect of the Capital Work(s) pursuant to the Debenture By-law and are true and correct as of the date hereof and the Municipality is not in material default of any of its obligations under such rate offer letter agreement.

DATED at The Corporation of The City of Kawartha Lakes as at the 2nd day of December, 2019.

Carolyn Daynes
Treasurer

I, Cathie Ritchie, Clerk of the Municipality do hereby certify that the signature of Carolyn Daynes, Treasurer of the Municipality described above, is true and genuine.

[AFFIX SEAL]

Cathie Ritchie
Clerk

The Corporation of the City of Kawartha Lakes

By-Law 2019-____

A By-law to Appoint a Municipal Law Enforcement Officer for Limited By-law Enforcement Purposes

Recitals

1. Private property owners find it convenient to have certain municipal by-laws enforced by members of their own staff. The City receives requests, from time to time, for the appointment of citizens as municipal law enforcement officers for limited purposes.
2. The City has received such a request from the owner of the Lindsay Square Mall.
3. Section 15 of the Police Services Act, R.S.O. 1990, c.P.15 authorizes municipal councils to appoint municipal law enforcement officers, who are peace officers for the purpose of enforcing their by-laws.
4. The Manager of Municipal Law Enforcement recommends that the person put forward be appointed for limited enforcement purposes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-____.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“Council” or “City Council” means the municipal council for the City;

“Manager of Municipal Law Enforcement” means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 Severability: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Appointments

- 2.01 **Appointment:** Michael Fenton is appointed as a Municipal Law Enforcement Officer for the limited purpose of enforcement of the applicable Kawartha Lakes parking by-laws and regulations at the property known as “Lindsay Square Mall”, located at 401 Kent Street West in Lindsay.
- 2.02 **Provincial Offences Officer:** Michael Fenton is appointed as a Provincial Offences Officer for the limited purpose of enforcement of the applicable Kawartha Lakes parking by-laws and regulations at the property known as “Lindsay Square Mall”, located at 401 Kent Street West in Lindsay, in accordance with the provisions of the Provincial Offences Act, R.S.O. 1990, c.P. 33.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The Manager of Municipal Law Enforcement is responsible for the administration of this by-law.
- 302 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes

By-Law 2019-____

A By-law to Appoint a Municipal Law Enforcement Officer for Limited By-law Enforcement Purposes

Recitals

1. Private property owners find it convenient to have certain municipal by-laws enforced by members of their own staff. The City receives requests, from time to time, for the appointment of citizens as municipal law enforcement officers for limited purposes.
2. The City has received such a request from the owner of the Lindsay Square Mall.
3. Section 15 of the Police Services Act, R.S.O. 1990, c.P.15 authorizes municipal councils to appoint municipal law enforcement officers, who are peace officers for the purpose of enforcing their by-laws.
4. The Manager of Municipal Law Enforcement recommends that the person put forward be appointed for limited enforcement purposes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-____.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“Council” or “City Council” means the municipal council for the City;

“Manager of Municipal Law Enforcement” means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 Severability: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Appointments

- 2.01 **Appointment:** Tanner Ferris is appointed as a Municipal Law Enforcement Officer for the limited purpose of enforcement of the applicable Kawartha Lakes parking by-laws and regulations at the property known as “Lindsay Square Mall”, located at 401 Kent Street West in Lindsay.
- 2.02 **Provincial Offences Officer:** Tanner Ferris is appointed as a Provincial Offences Officer for the limited purpose of enforcement of the applicable Kawartha Lakes parking by-laws and regulations at the property known as “Lindsay Square Mall”, located at 401 Kent Street West in Lindsay, in accordance with the provisions of the Provincial Offences Act, R.S.O. 1990, c.P. 33.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The Manager of Municipal Law Enforcement is responsible for the administration of this by-law.
- 302 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes

By-Law 2019-

A By-law to Establish a Parcel of Land in the City of Kawartha Lakes as Public Highway

Recitals

1. Section 31 of the *Municipal Act, 2001* authorizes Council to establish a public highway by by-law.
2. Pursuant to City of Kawartha Lakes By-law 2016-059, authority has been given to the Director of Engineering and Corporate Assets to present highway dedication by-laws directly to Council without separately reporting on the history of the individual parcel of land.
3. The Director of Engineering and Corporate Assets has reviewed the parcel of land acquired for road purposes, as referenced in Schedule A to this by-law, and approves it for assumption as public highway.
4. The parcel of land as set out in Schedule A was transferred to The Corporation of the City of Kawartha Lakes for road purposes.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019- .

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the *Municipal Act, 2001*;

“Council” or “City Council” means the municipal council for the City;

“Director of Engineering and Corporate Assets” means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council.

1.02 Interpretation Rules:

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

- 1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.
- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Highway Assumption

- 2.01 **Assumption:** The parcel of land acquired for road purposes, more particularly described in Schedule A attached hereto, is hereby established and assumed as public highway.

Section 3.00: Administration and Effective Date

- 3.01 **Effective Date:** This By-law shall come into force on the date it is finally passed by Council and has been deposited on title in the Registry Office Division of Victoria (No. 57).

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule A
to City of Kawartha Lakes By-law 2019-
Passed this 19th Day of November, 2019

Geographic Township	Property PIN	Legal Description	Transfer Instrument No.	To be Assumed as Part of:
Manvers	Part of PIN: 63261-0137 (LT)	Part of Lot 16, Concession 2, in the Geographic Township of Manvers, City of Kawartha Lakes, designated as Part 1 on Plan 57R-10769	KL156200	St. Mary's Road

The Corporation of the City of Kawartha Lakes

By-law 2019-

A By-Law to Authorize the Sale Of Municipally Owned Property Legally Described Block D, Plan 386, in the Geographic Township of Somerville, City of Kawartha Lakes Designated as Parts 2 and 3 on Plan 57R-10763 Being Part of PIN: 63119-0232 (LT)

Recitals

1. The Subject Land was declared to be surplus to municipal needs by City Council on the 19th day of March, 2019 by the adoption of Report RS2019-016 by CW2019-070.
2. A map of the Subject Land can be found at Schedule "A".
3. Notice of the intention of City Council to pass this by-law was given by notice duly published in the Kawartha Lakes This Week newspaper in the City of Kawartha Lakes on the 14th, 21st and 28th days of February, 2019, in accordance with the provisions of the *Municipal Act* and By-law 2010-118, as amended.
4. The proposed by-law came before Council for consideration at its regular meeting on the 19th day of November, 2019 at 1:00 p.m. and at that time no person objected to the proposed by-law nor claimed that his land would be prejudicially affected.
5. The sale of this land was approved by the City Council on the 19th day of March, 2019 by the adoption of Report RS2019-016 by CW2019-070.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019- .

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

"City", "City of Kawartha Lakes" or "Kawartha Lakes" means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the *Municipal Act*, 2001;

"Council" or "City Council" means the municipal council for the City;

"Mayor" means the Chief Executive Officer of the City.

1.02 **Interpretation Rules:**

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Sale of Surplus Property

2.01 Sale: Block D, Plan 386, in the Geographic Township of Somerville, City of Kawartha Lakes Designated as Parts 2 and 3 on Plan 57R-10763 Being Part of PIN: 63119-0232 (LT) is hereby authorized to be sold to Kenneth and Cheryl Cowling for Seven Hundred and Forty-Seven Dollars (\$747.00), plus HST, if applicable, inclusive of all additional costs associated with this transaction.

Section 3.00: Effective Date

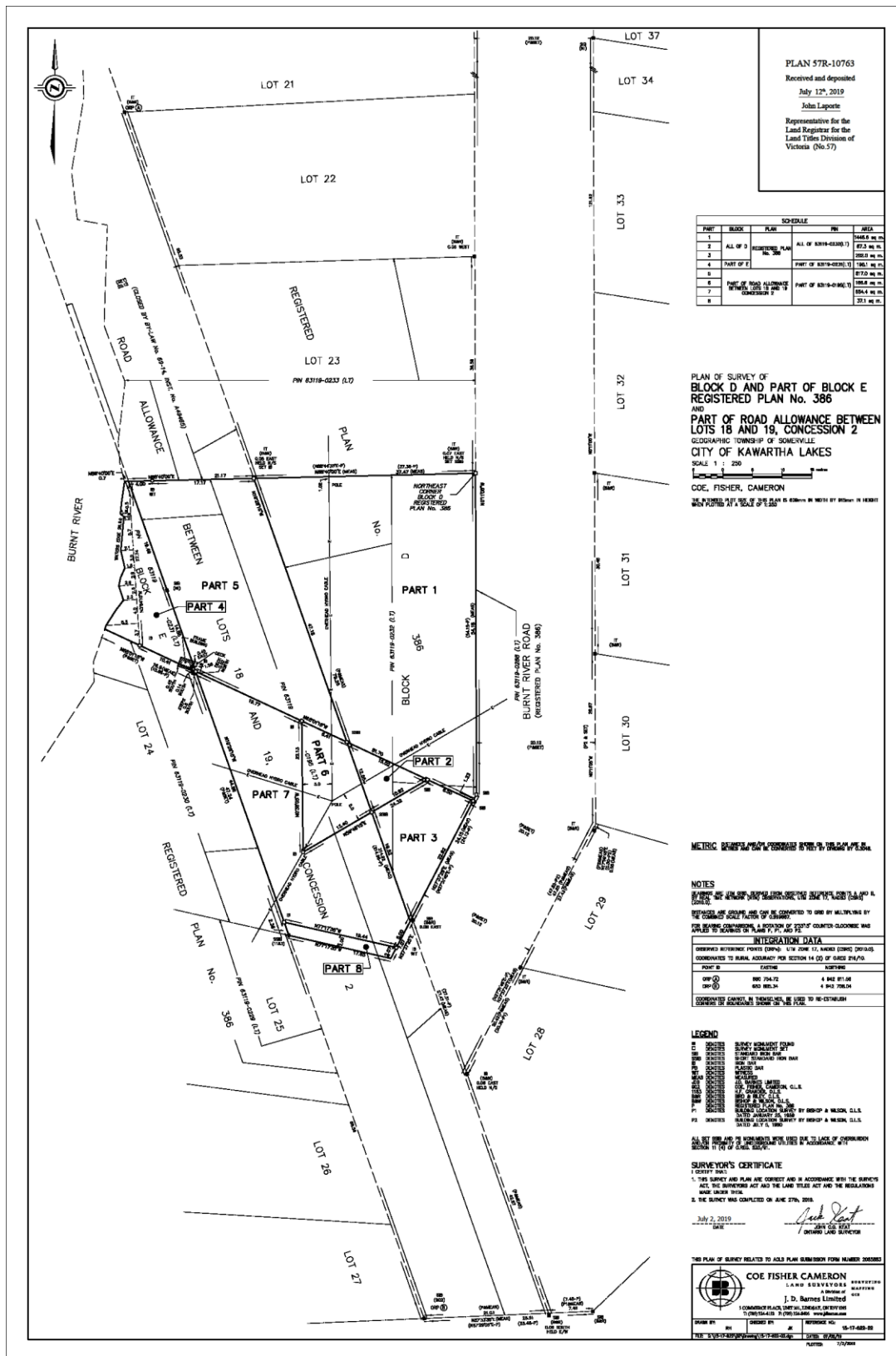
3.01 **Effective Date:** This By-law shall come into force and take effect when it has been finally passed by Council.

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule A



The Corporation of the City of Kawartha Lakes

By-Law 2019-

A By-law to Stop Up and Close Part of the Road Allowance Legally Described as Part of the Road Allowance between Lot 18 and Lot 19, Concession 2, in the Geographic Township of Somerville, City of Kawartha Lakes as Parts 6, 7 and 8 on Plan 57R-10763 Being Part of PIN:63119-0195 (LT)

Recitals

1. Pursuant to the Municipal Act, 2001, Council is empowered to stop up, close and to sell any part of a highway under its jurisdiction;
2. The land described in Schedule "A" attached forms part of the road allowance legally described as Part of Road Allowance Between Lots 18 and 19, Concession 2, in the Geographic Township of Somerville, City of Kawartha Lakes and has been declared to be surplus to municipal needs.
3. It is desirable to stop up and close that part of the road allowance described in Schedule "A" attached to this by-law and to authorize the sale of the land to the abutting owners.
4. Notice of the intention of City Council to pass this by-law was given by ad notice duly published in the *Kawartha Lakes This Week* newspaper on the 14th, 21st, and 28th days of February, 2019, in accordance with the provisions of the Municipal Act, 2001 and City of Kawartha Lakes By-Law 2018-020, as amended.
5. The proposed by-law came before Council for consideration at its regular meeting on the 19th day of November, 2019 at 1:00 p.m. and at that time no person objected to the proposed by-law nor claimed that his land would be prejudicially affected.
6. This matter was approved by City Council on the 19th day of March, 2019 by the adoption of Report RS2019-016 by CW2019-070.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019- .

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

"Council" or "City Council" means the municipal council for the City;

1.02 Interpretation Rules:

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words "include" and "including" are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 Severability: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Road Closure and Sale

2.01 Closure and Sale: That part of the road allowance described in Schedule "A" attached has been declared to be surplus to municipal needs and is hereby stopped up, closed and authorized to be sold to the abutting landowners for nominal consideration, plus HST, if applicable, plus the cost of the reference plan, advertising, registrations, City staff time expense, legal fees and disbursement and any other costs incurred by the City in connection to this transaction.

Section 3.00: Effective Date

3.01 Effective Date: This By-law shall come into force on the date it is finally passed by Council and has been deposited on title in the Registry Office for the Registry Division of Victoria (No. 57).

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

**Schedule "A" To City Of Kawartha Lakes
By-Law Number 2019-
Passed This 19th Day Of November, 2019**

**Description Of Land To Be Stopped Up, Closed
And Conveyed To The Abutting Owners**

Part of the Road Allowance between Lot 18 and Lot 19, Concession 2, in the Geographic Township of Somerville, City of Kawartha Lakes as Parts 6, 7 and 8 on Plan 57R-10763 Being Part of PIN:63119-0195 (LT)

The Corporation of the City of Kawartha Lakes

By-Law 2019 -

A By-Law To Amend The Town of Lindsay Zoning By-Law No. 2000-75 To Rezone Land Within The City Of Kawartha Lakes

File D06-2019-027, Report PLAN2019-061, respecting Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, identified as 257 Kent Street West - 2680749 Ontario Inc.

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the category and provisions relating to a specific parcel of land for the Mixed Residential Commercial Special Exception Sixteen (MRC-S16) Zone to permit a home improvement showroom;
4. A public meeting to solicit public input has been held.
5. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, now City of Kawartha Lakes.
- 1.02 **Schedule Amendment:** Schedule A to By-law No. 2000-75 of the Town of Lindsay is further amended to change the zone category from the Mixed Residential Commercial (MRC) Zone to Mixed Residential Commercial Special Exception Sixteen (MRC-S16) Zone as shown on Schedule A attached to this By-law.
- 1.03 **Textual Amendment:** By-law No. 2000-75 of the Township of Lindsay is further amended to add the following to Section 12.3:
 - “16. Notwithstanding Subsection 12.1, on lands zoned MRC-S16 the following requirements shall apply:
 - a. the permitted commercial use shall also include: a Home Improvement Showroom,
 - b. For the purposes of MRC-S16 Zone, the following definitions shall apply:

- i. Showroom means the use of any building or structure, or part thereof, for the display of samples, patterns, goods, products or wares and wherein orders are taken for merchandise stored in an off-site warehouse,
- ii. Home Improvement Showroom means a building or structure, or part thereof devoted to the display of retail commercial merchandise typically found in an home Improvement store wherein orders are taken for merchandise stored in an off-site warehouse, but does not include any use or activity otherwise defined or classified herein.”

Section 2:00 General Terms

- 2.01 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ** day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

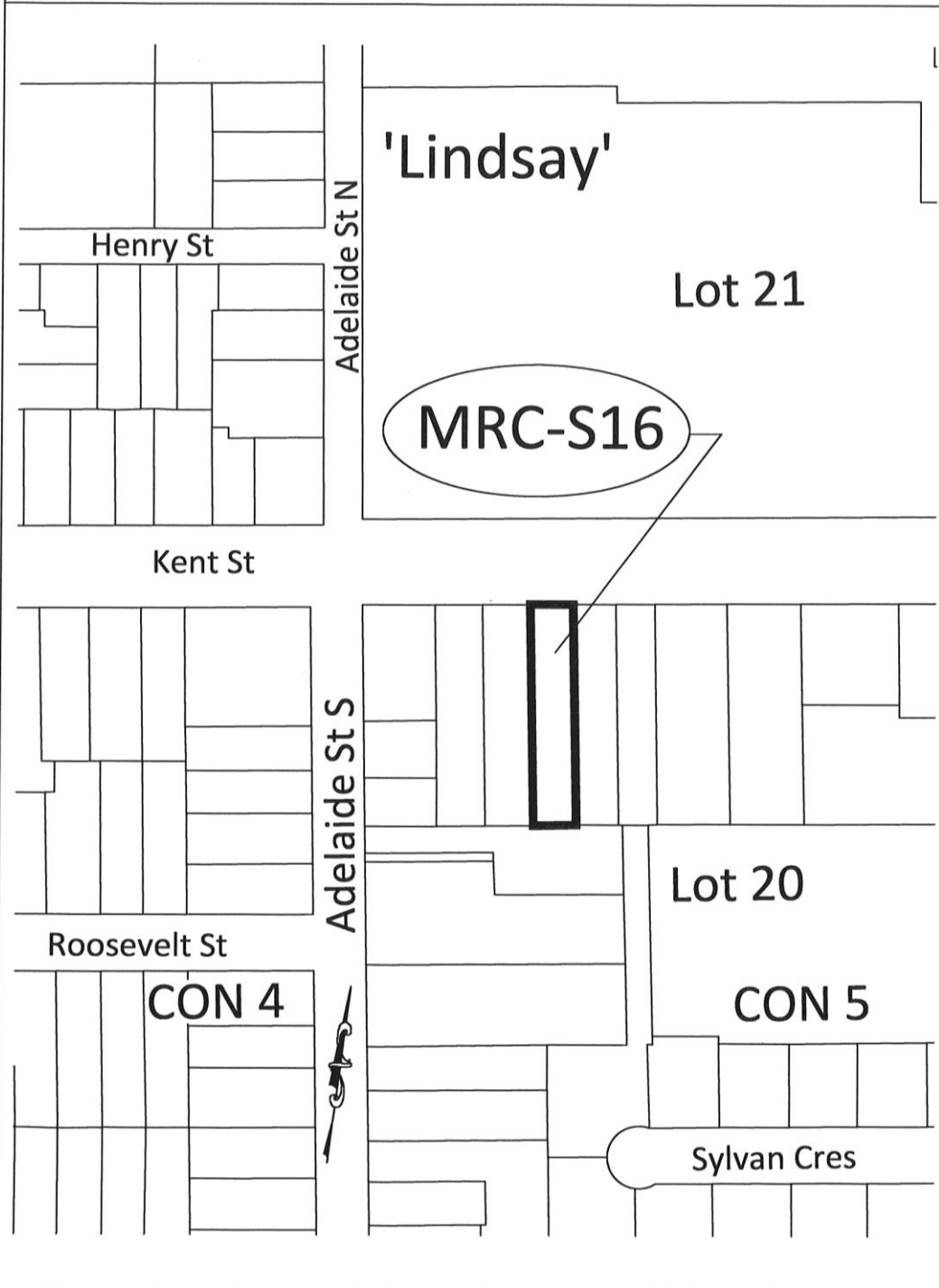
KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2019.

MAYOR _____

CITY CLERK _____



The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Delegate Authority for the Alteration of Heritage Property in the City of Kawartha Lakes

Recitals

1. Subsections 33(15) and 33(16) of the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended, provides that a Council of a municipality may pass a by-law delegate the power to consent to alterations to property designated under Part IV of the Act to an employee or official of the municipality after having consulted with its municipal heritage committee.
2. Subsections 42(16) and 42(17) of the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended, provides that a Council of a municipality may pass a by-law to delegate the power to grant permits for the alteration of a property designated under Part V of the Act to an employee or official of the municipality after having consulted with its municipal heritage committee.
3. Council has deemed it advisable to delegate certain powers to an appointed officer of the City of Kawartha Lakes by position occupied.
4. The delegation is required to be adopted by by-law.
5. Council has consulted with its Municipal Heritage Committee.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“alter” means to change in any manner and includes to restore, renovate, repair, erect, and disturb; and “alteration” and “altering” have corresponding meanings;

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City;

“designated property” means any property that is designated individually under Part IV of the Ontario Heritage Act or under Part V of the Act as part of a heritage conservation district or is subject to a notice of intention to designate as per subsection 30(2) of the Act and includes buildings, structures, landscape features, and subject lands;

“Director of Development Services” means the person who holds that position and his or her designate(s) or, in the event of organizational changes, another person designated by Council;

“heritage conservation district” means a heritage conservation district designated under Part V of the Ontario Heritage Act;

“heritage conservation district plan” means a plan adopted by Council to provide direction on the preservation of heritage character and defining elements of a heritage conservation district;

“information” means any information requested by the Director of Development Services, or designate, with regard to an application to alter a designated property including, but not limited to plans, reports, historical documentation and photographs;

“Municipal Heritage Committee” means the Kawartha Lakes Municipal Heritage Committee which makes recommendations to Council and is established under Section 28 of the Ontario Heritage Act;

“Ontario Heritage Act” or “the Act” means the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended or any successor thereof;

“owner(s)” means the owner of a property and includes a corporation or partnership, the heirs, executors, administrators, and other legal representatives of a person to whom the context can apply according to the law including a designated agent making application for approval for the alteration of a property.

1.02 **Interpretation Rules:**

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.

1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Delegated Authority

2.01 Delegation of Authority: Council grants the Director of Development Services, or designate, the power to:

- (a) request additional information from an owner as may be required to complete an application for alterations to a designated property under the by-law and the power to determine when said application is complete;
- (b) consent to the alteration of properties designated under Part IV of the Act, in consultation with the Municipal Heritage Committee, through the granting of heritage permits;
- (c) grant heritage permits for the alteration of property situated in a heritage conservation district designated under Part V of the Act;
- (d) extend the timeline in which alterations proposed in a previously approved heritage permit can be undertaken if the owner is not able to complete the work in the specified timeframe.

2.02 Classes of Alterations: The delegated authority in Section 2.01 (b) and (c) is limited to the following alterations to properties designated either individually under Part IV of the Act or situated in a heritage conservation district designated under Part V of the Act and which do not have a significant negative impact on the heritage attributes of the property or district:

- (a) Alterations to or replacement of exterior building elements including, but not limited to, windows, doors, roof finishes, skylights, cladding, cornices, decorative architectural features, porches, verandahs, and storefronts;
- (b) Additions to residential buildings;
- (c) Construction of accessory buildings;
- (d) Construction or modification of agricultural buildings;
- (e) New or increased parking areas;
- (f) Installation or removal of, or alterations to, hard landscaping features including, but not limited to, walkways, driveways, patios, gazebos, fences, gates, ponds, and walls;
- (g) Alterations to landscape features identified in a heritage conservation district plan or designating by-law;
- (h) Removal or replacement of, or alteration to, non-heritage features;
- (i) Installation or removal of, or alteration to, exterior lighting;

- (j) Installation of solar panels;
- (k) Installation of above ground and in-ground swimming pools;
- (l) Installation of septic systems;
- (m) Installation of utilities and associated fixtures;
- (n) Installation of or alterations to signage;
- (o) Installation of or alterations to accessibility features;
- (p) Erection of temporary structures;
- (q) Any alterations identified in a heritage conservation district plan as being delegated to staff;
- (r) Alterations proposed as part of a municipal financial incentive program;
- (s) Alterations necessary to comply with the Ontario Fire Code;
- (t) Minor revisions to previously approved heritage permits;
- (u) Temporary measures reasonably necessary to deal with an emergency which puts the security or integrity of a building at risk of damage or when the condition of a building or property is a risk to public safety.

2.03 Part IV Interior Designated Features: In addition to the alterations identified in Section 2.02 (a) to (u) inclusive, the delegated authority of Section 2.01 extends to designated interior features in applicable properties as designated under Part IV of the Act including:

- a) Alteration to or replacement of interior elements including, but not limited to, windows, doors, ceilings, decorative architectural features, stairs, lighting and interior finishes as identified in the designating by-law;
- b) Removal or replacement of non-heritage features which impact identified heritage attributes;
- c) Installation, alteration or removal of signage and/or interpretive material which impacts identified heritage attributes.

2.04 Financial Incentive Programs: The Director of Development Services, or designate, may request the submission of a heritage permit application for any application made with regard to a designated property under a financial incentive program offered by the City and is authorized to review and request additional information as necessary to ensure that projects funded through City programs are consistent with City heritage policy.

2.05 Reference to Council: Notwithstanding Section 2.01 of this by-law, the Director of Development Services, or designate, may refer any application to the

Municipal Heritage Committee and/or Council as appropriate. In such cases, the Director, or designate, will prepare a report for Council and Council will retain all powers under the Act.

2.06 Exercise of Authority: In exercising the delegated authority in Section 2.01 of this by-law, the Director of Development Services, or designate, in consultation with the Municipal Heritage Committee as appropriate, may:

- (a) Grant a heritage permit for an application to alter a designated property;
or
- (b) Grant a heritage permit for an application to alter a designated property with conditions.

2.07 Council Retains Authority: Notwithstanding any provision of this by-law to the contrary, Council may, after notifying the Director of Development Services and the Municipal Heritage Committee, exercise any authority that is delegated to either party.

Section 3.00: Administration and Effective Date

3.01 Administration of the By-law: The Director of Development Services is responsible for the administration of this by-law.

3.02 Effective Date: This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 19th day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Amend Bylaw Mariposa 1971-1526 and to Provide for the Levying of Costs Resulting from Maintenance of the Ferguson Drain

Recitals

1. The Council of the City of Kawartha Lakes deems it expedient to amend by-law Mariposa 1971-1526 which provided for a now outdated assessment schedule of the Ferguson Drain.
2. The total maintenance work shall now be assessed against the lands and roads in the watershed of the Ferguson Drainage works prorated with the updated.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“City Treasurer” means the office and function of the Treasurer as set out in the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

(b) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

1.04 Severability: If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-

law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Authorization to Levy Maintenance Costs on Ferguson Drain

- 2.01 Bylaw No. Mariposa 1971-1526 is hereby amended to conform to the attached Schedule "A" which forms part of this By-law.
- 2.02 Where an allowance or compensation has been determined for an owner pursuant to the provisions of the Drainage Act, and where the amount so determined is less than the total amount owing from the owner, the City shall deduct from the total amount so determined, and the owner shall be responsible for paying the balance in the manner prescribed in this by-law.

Section 3.00: Effective Date

- 3.01 This By-law shall come into force on the date it is finally passed and may be cited as the Ferguson Municipal Drain Levying By-law 2019-XXX.

By-law read a first, second and third time, and finally passed, this 19 day of November 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk



Ferguson Drain
Assessment.pdf

**Calculation of Assessments for Future Maintenance
Ferguson Drain
City of Kawartha Lakes (Former Township of Mariposa)
Schedule A**

Original: 1968

Assessment Schedule Re-Proportion: March 26, 2014

PROPERTY DESCRIPTION				Area		Assessment		
Con.	Lot and Part	Roll No.	Owner	Approx. Acres Affected	Approx. Hectares Affected	Benefit Assessment	Outlet Assessment	Total
Open Portion								
4	S1/2 Lot 4	2006600	Mrs. P. Lake	71.0	28.7	1,248	171	1,419
4	S1/2 Lot 3	2006400	L. Morrison	85.0	34.4	1,605	408	2,013
4	S Lot 2	2006200	S. Morrison	23.0	9.3		105	105
3	N1/2 Lot 3	2000700	A Stableford	91.3	36.9	1,917	855	2,772
***	N1/2 Lot 4	2000700		22.7	9.2		213	213
3	S1/2 Lot 3	2000800	W. Mortimer	5.0	2.0		66	66
3	N1/2 Lot 2	2000400	A . Ferguson	81.1	32.8	714	893	1,607
3	S1/2 Lot 2	2000610	A . Ferguson	12.9	5.2		142	142
3	S1/2 Lot 2	2000200	J. Denby	2.0	0.8		27	27
Total Assessments on Lands:						5,484	2,880	8,364
---	Con 3/4 Road (Little Brittan Road)	---	City of Kawartha Lakes	6.6	2.7	1,731	210	1,941
Total Assessments on Roads:						1,731	210	1,941
Subtotal:						7,215	3,090	10,305

*** Area to Be Severed in 2014

The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Levy the Cost of Maintenance Works Undertaken on the Ferguson Municipal Drain in the City of Kawartha Lakes

Recitals

1. Section 74 of the Drainage Act, R.S.O. 1990, c.D.17, as amended and under By-law 2019-XXX, the City of Kawartha Lakes is responsible for maintenance of the Ferguson Drainage Works at the expense of all assessed upstream lands and roads.
2. The maintenance work undertaken was to clean out the municipal drain.
3. The total cost shall be assessed against the lands and roads in the watershed to the Ferguson Drainage Works prorated with the last revised schedule of assessment for maintenance for said Municipal Drain.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“City Treasurer” means the office and function of the Treasurer as set out in the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

(b) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Maintenance Billing Details

- 2.01 **Total Levy:** The total amount to be levied is \$25,848.69 and it shall be prorated and invoiced as outlined in Schedule "A".
- 2.02 **Grant:** The amount assessed to lands used for agriculture shall be reduced by the one third grant available in accordance with Section 85(a)(ii) and 87(i)(a) of the Drainage Act, R.S.O.1990, c.D.17.
- 2.03 **Due Date and Minimum Billing:** Assessments to lands as outlined in Schedule "A" are due on January 31st, 2019 except for any net assessments that are \$50.00 or less.
- 2.04 **Addition to Tax Roll:** Any amount of assessments as noted in Section 2.03 that are outstanding as of February 1st, 2019 will be added to the tax roll together with interest at 1.25% per month.
- 2.05 **Assessments Less than \$50.00:** Net assessments \$50.00 or less shall be paid from general funds of the City of Kawartha Lakes.
- 2.06 **Assessment on Roads:** Net assessments against roads shall be due when billed.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The City Treasurer is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force on the date it is finally passed and may be cited as the Ferguson Drainage Works Maintenance By-law 2019-XXX.

By-law read a first, second and third time, and finally passed, this 19 day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk



Ferguson Drain
Assessment.pdf

**Calculation of Assessments for Future Maintenance
Ferguson Drain
City of Kawartha Lakes (Former Township of Mariposa)
Schedule A**

Original: 1968

Assessment Schedule Re-Proportion: March 26, 2014

PROPERTY DESCRIPTION				Area		Assessment		
Con.	Lot and Part	Roll No.	Owner	Approx. Acres Affected	Approx. Hectares Affected	Benefit Assessment	Outlet Assessment	Total
Open Portion								
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4	S Lot 2	2006200	S. Morrison	23.0	9.3		105	105
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Total Assessments on Lands:						5,484	2,880	8,364
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Total Assessments on Roads:						1,731	210	1,941
Subtotal:						7,215	3,090	10,305

*** Area to Be Severed in 2014

The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Levy the Cost of Maintenance Works Undertaken on the Robertson Municipal Drain in the City of Kawartha Lakes

Recitals

1. Section 74 of the Drainage Act, R.S.O. 1990, c.D.17, as amended and under Township of Verulam By-law Number 15-74, the City of Kawartha Lakes is responsible for maintenance of the Robertson Drainage Works at the expense of all assessed upstream lands and roads.
2. The maintenance work undertaken was to clean out the municipal drain.
3. The total cost shall be assessed against the lands and roads in the watershed to the Robertson Drainage Works prorated with the last revised schedule of assessment for maintenance for said Municipal Drain.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“City Treasurer” means the office and function of the Treasurer as set out in the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

(b) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Maintenance Billing Details

- 2.01 **Total Levy:** The total amount to be levied is \$9,986.73 and it shall be prorated and invoiced as outlined in Schedule "A".
- 2.02 **Grant:** The amount assessed to lands used for agriculture shall be reduced by the one third grant available in accordance with Section 85(a)(ii) and 87(i)(a) of the Drainage Act, R.S.O.1990, c.D.17.
- 2.03 **Due Date and Minimum Billing:** Assessments to lands as outlined in Schedule "A" are due on January 31st, 2019 except for any net assessments that are \$50.00 or less.
- 2.04 **Addition to Tax Roll:** Any amount of assessments as noted in Section 2.03 that are outstanding as of February 1st, 2019 will be added to the tax roll together with interest at 1.25% per month.
- 2.05 **Assessments Less than \$50.00:** Net assessments \$50.00 or less shall be paid from general funds of the City of Kawartha Lakes.
- 2.06 **Assessment on Roads:** Net assessments against roads shall be due when billed.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The City Treasurer is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force on the date it is finally passed and may be cited as the Robertson Drainage Works Maintenance By-law 2019-XXX.

By-law read a first, second and third time, and finally passed, this 19 day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk



Robertson Drain
Schedule.pdf

SCHEDULE OF ASSESSMENT
ROBERTSON MUNICIPAL DRAIN
TOWNSHIP OF VERULAM
PROJECT NO. 73-G-2351

CON.	LOT	NAME	ACRES	OUTLET ASSESSMENT	BENEFIT ASSESSMENT	TOTAL ASSESSMENT	AMOUNT PAYABLE AFTER GRANTS	LESS ALLOWANCES	COST APPORTIONED TO OWNERS
6	3 & 4	D. Robertson	132	\$7,065.00	\$5,757.00	\$12,822.00	\$8,548.00	\$181.00	\$8,367.00
6	4 & 5	D. Quibell	52	1,961.00	1,634.00	3,595.00	2,397.00	33.00	2,364.00
5&6	2	B. Embury	26	297.00	903.00	1,200.00	800.00	NIL	800.00
5	2 & 3	M. Johnston	43	1,799.00	2,999.00	4,798.00	3,199.00	52.00	3,147.00
* 5 & 6	3 & 4	Township Road	<u>4</u>	<u>323.00</u>	<u>428.00</u>	<u>751.00</u>	<u>751.00</u>	<u>NIL</u>	<u>751.00</u>
		Sub-Total	257	\$11,445.00	\$11,721.00	\$23,166.00		\$266.00	
		Special Township Road				<u>789.00</u>			
		TOTAL	257	\$11,445.00	\$11,721.00	\$23,946.00			

* Lands used for purposes other than Agricultural.

The profile shows the work in detail, the tile sizes, the locations of the catchbasins, the grades the drain is to follow, cross-sections of the open ditches and the approximate depth of the tile invert from the surface of the ground.

Centre Line

The centre line and grade will be staked in the field by the Engineer at the time of construction.

Disposal of Materials

The disposal of materials will be in accordance with General Specifications concerning this item.

Clearing

It will be necessary to clear a 50' right-of-way from Station - 13+00 to Station - 17+00 on Lot 3, Concession 5 and from Station 50+00 to Station 53+00 on Lot 4, Concession 6.

This clearing is required to allow for the open ditch along with sufficient room to allow the equipment to dig.

Tile Drains

Tile drains are to be laid in strict accordance with the General Specifications for Tile Drains, all tile is to be No. 1 grade field tile meeting A.S.T.M. Specifications for clay field tile.

Allowances

The following allowances are made under the provisions of Section 8 of the Drainage Act 1972.

Crop & Land Damage

Lot 3, Con. 5	M. Johnston	\$52.00
Lot 3&4, Con. 6	D. Robertson	181.00
Lot 4, Con. 6	D. Quibell	33.00

Distribution of Costs

The estimated costs for this construction are apportioned to the properties responsible for benefit and outlet as determined by their areas, locations and run-off and as shown on the "Schedule of Assessment" which forms part of this report.

In our opinion no liability for injury exists and for this reason no injuring liability column will appear in the "Schedule of Assessment".

Future Maintenance

Future maintenance of the drainage works shall be the responsibility of the Township of Verulam and the cost of such maintenance shall be apportioned to the property owners in the same relative proportions as shown on the attached "Schedule of Assessments" using the "Outlet" assessment of all properties, except that on which the repair is required which will be assessed its share using both "Outlet and Benefit" assessments.

The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Levy the Cost of Maintenance Works Undertaken on the Lownsborough Municipal Drain in the City of Kawartha Lakes

Recitals

1. Section 74 of the Drainage Act, R.S.O. 1990, c.D.17, as amended and under the Township of Mariposa By-law No. 72-1 and By-law No. 75-9, the City of Kawartha Lakes is responsible for maintenance of the Lownsborough Drainage Works at the expense of all assessed upstream lands and roads.
2. The maintenance work undertaken was to clean out the municipal drain.
3. The total cost shall be assessed against the lands and roads in the watershed to the Lownsborough Drainage Works prorated with the last revised schedule of assessment for maintenance for said Municipal Drain.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

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“Council” or “City Council” means the municipal council for the City.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

(b) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Maintenance Billing Details

- 2.01 **Total Levy:** The total amount to be levied is \$32,519.49 and it shall be prorated and invoiced as outlined in Schedule "A".
- 2.02 **Grant:** The amount assessed to lands used for agriculture shall be reduced by the one third grant available in accordance with Section 85(a)(ii) and 87(i)(a) of the Drainage Act, R.S.O.1990, c.D.17.
- 2.03 **Due Date and Minimum Billing:** Assessments to lands as outlined in Schedule "A" are due on January 31st, 2019 except for any net assessments that are \$50.00 or less.
- 2.04 **Addition to Tax Roll:** Any amount of assessments as noted in Section 2.03 that are outstanding as of February 1st, 2019 will be added to the tax roll together with interest at 1.25% per month.
- 2.05 **Assessments Less than \$50.00:** Net assessments \$50.00 or less shall be paid from general funds of the City of Kawartha Lakes.
- 2.06 **Assessment on Roads:** Net assessments against roads shall be due when billed.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The City Treasurer is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force on the date it is finally passed and may be cited as the Lownsbrough Drainage Works Maintenance By-law 2019-XXX.

By-law read a first, second and third time, and finally passed, this 19 day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk



Lownsbrough
Schedule.pdf

MAINTENANCE ASSESSMENT SCHEDULES

LOWNSBROUGH MUNICIPAL DRAIN

Roll No.	Owner	Con.	Lot or Part	Approx. Ha. Affected	Land Class	ASSESSMENTS		
						Benefit \$	Outlet Liability \$	Total \$
30-111-00	A. Gray	7	W. Pt. 10	9.3	A		20.90	20.90
30-112-00	G. & T. Thomas		W. Pt. 10	8.5	A		13.40	13.40
30-113-00	S. & L. Cranen		E. Pt. 10	29.0	A		56.60	56.60
30-113-05	J. & K. Hubers		S. Pt. 11	0.8	NA		2.50	2.50
30-113-20	N. & A. Symes		E. Pt. 10	0.3	NA		2.50	2.50
30-114-00	W. Brown		N. Pt. 11	20.0	A	425.00	34.50	459.50
30-114-01	Ontario Hydro		N. Pt. 11	0.2	NA		2.50	2.50
30-114-02	M. & D. Doran		N. Pt. 11	20.2	A	250.00	47.50	297.50
30-116-01	A. & J. Ashton		N. Pt. 12	19.5	A		45.90	45.90
30-117-00	C. & A. Nugent		S. Pt. 11-12	17.5	A	100.00	17.10	117.10
30-117-01	E. & D. Geissberger		Pts. 11-12	28.0	A	75.00	47.50	122.50
30-117-02	K. & C. Dickson		W. Pt. 11	0.7	NA	50.00	2.50	52.50
30-118-00	R. & E. West		N. Pt. 13	6.5	A		15.30	15.30
30-118-01	C. Oloughlin		N. Pt. 13	0.3	A		2.50	2.50
30-174-00	R. Barry Est. et al	8	N. Pt. 9	4.0	A		11.40	11.40
30-175-00	F. Lake		N. Pt. 9	4.5	A		12.80	12.80
30-176-00	H. & H. Vanderzwet		S. Pt. 9	15.5	A		44.20	44.20
30-177-00	DWWW Inv. Ltd.		N. Pt. 10	39.2	A		154.30	154.30
30-177-01	M. Bent		N. Pt. 10	1.0	NA		2.90	2.90
30-178-00	H. Vanderzwet		S½ 10	40.5	A		115.50	115.50
30-179-00	R. & S. Foerter		N. Pt. 11	32.1	A		91.90	91.90
30-179-01	K. & C. Anderson		N. Pt. 11	8.3	A		23.70	23.70
30-180-00	L. Dawes		S. Pt. 11	40.1	A	150.00	109.60	259.60
30-180-10	R. Keeler et al		S. Pt. 11	0.4	NA		2.50	2.50
30-181-00	A. Szkabarnicki et al		N. Pt. 12	8.6	A		25.30	25.30
30-181-01	F. Colucci et al		N. Pt. 12	8.6	A		25.30	25.30
30-182-00	B. Riddle et al		N. Pt. 12	17.2	A		50.60	50.60
30-184-00	S. & M. Orlob		S. Pt. 12	39.0	A	425.00	114.50	539.50
30-184-01	D. West et al		S. Pt. 12	0.5	NA		2.50	2.50
30-184-02	T. & D. West		S. Pt. 12	0.5	NA		2.50	2.50
30-184-03	R. & H. Lively		S. Pt. 12	0.5	NA		2.50	2.50
30-185-00	T. & E. Czegel		N. Pts. 12-13	46.6	A	500.00	172.00	672.00
30-186-00	Oakview Farms Ltd.		S. Pts. 13-15	67.0	A	725.00	237.70	962.70
30-188-00	W. Warnock		N. Pts. 14-15	57.8	A	350.00	253.00	603.00

MAINTENANCE ASSESSMENT SCHEDULES (CONT'D)**LOWNSBROUGH MUNICIPAL DRAIN (CONT'D)**

Roll No.	Owner	Con.	Lot or Part	Approx. Ha. Affected	Land Class	ASSESSMENTS		
						Benefit \$	Outlet Liability \$	Total \$
30-276-00	J. & J. DeGroot	9	S. Pt. 9	4.5	A		29.20	29.20
30-278-00	S. Bailey et al		S. Pt. 10	14.5	A		94.00	94.00
30-279-00	U. Abe		S. Pt. 10	16.3	A		105.70	105.70
30-280-00	S. & B. Manintveld		S. Pt. 10	1.6	NA		9.70	9.70
30-280-05	C. Kuettner		S. Pt. 10	1.8	NA		11.70	11.70
30-281-01	H. Luck		N. Pt. 11	6.2	A		40.20	40.20
30-281-20	R. & K. Kelly		N. Pt. 11	1.7	A		11.00	11.00
30-282-00	R. & S. Anderson		S. Pt. 11	38.2	A		196.40	196.40
30-282-01	P. & E. Ryall		S. Pt. 11	0.4	NA		2.50	2.50
30-282-05	R. Anderson		S. Pt. 11	0.1	NA		2.50	2.50
30-283-00	R. & K. Kelly		N. Pt. 12	35.1	A		227.60	227.60
30-283-01	R. & S. Anderson		S. Pt. 12	20.2	A		92.10	92.10
30-284-00	I. Tremeer		S. Pt. 12	20.2	A		62.00	62.00
30-285-00	K. Taylor		N. Pt. 13	38.7	A	350.00	243.30	593.30
30-285-01	J. & B. Kelly		N. Pt. 13	0.4	NA		2.50	2.50
30-286-00	H. Waterfall		S. Pt. 13	39.8	A	1,100.00	190.70	1,290.70
30-286-01	H. Waterfall		S. Pt. 13	0.4	NA		2.50	2.50
30-287-00	W. & M. Lownsbrough		N. Pts. 14-15	40.0	A	350.00	251.50	601.50
30-288-00	K. & C. West		S½ 14	40.0	A	200.00	214.20	414.20
30-291-00	W. & D. West		S. Pt. 15	0.5	NA		2.50	2.50
30-294-00	D. Hamer		Pt. 15	44.0	A		239.40	239.40
30-294-02	M. & R. Lancaster		E. Pt. 15	0.1	NA		2.50	2.50
30-296-00	S. Higgins		N. Pt. 16	2.0	A		10.10	10.10
30-296-01	W. & R. Finley		S. Pt. 16	1.5	NA		7.60	7.60
30-356-00	R. & B. Hockley	10	S½ 13	8.0	A	100.00	55.70	155.70
30-358-00	D. Lownsbrough		S. Pt. 14	19.0	A	225.00	134.30	359.30
30-358-01	E. Lownsbrough		S. Pt. 14	0.7	NA		4.90	4.90
31-013-03	W. Warnock	8	N. Pt. 15	3.5	A		16.80	16.80
31-035-00	G. & C. Mantifel		N. Pt. 15	0.1	NA		2.50	2.50
31-036-00	K. Hicks		N. Pt. 15	0.1	NA		2.50	2.50
31-037-00	D. & W. West		N. Pt. 15	0.4	NA		2.50	2.50
31-037-01	D. & W. West		N. Pt. 15	0.4	NA		2.50	2.50

MAINTENANCE ASSESSMENT SCHEDULES (CONT'D)**LOWNSBROUGH MUNICIPAL DRAIN (CONT'D)**

Roll No.	Owner	Con.	Lot or Part	Approx. Ha. Affected	Land Class	<u>ASSESSMENTS</u>		
						Benefit \$	Outlet Liability \$	Total \$
31-069-00	J. Trent	9	S. Pt. 16	0.1	A		2.50	2.50
Total Lands						5,375.00	4,041.50	9,416.50
Cresswell Road, Township of Mariposa							2.50	2.50
Management Board Secretariat						25.00	10.40	35.40
Farmstead Road, Township of Mariposa						100.00	60.40	160.40
Highway No. 7, M.T.O.						150.00	370.00	520.00
Skyline Road, Township of Mariposa						150.00	79.80	229.80
White Rock Road, Township of Mariposa						100.00	94.90	194.90
Victoria County Road No. 6							40.50	40.50
Total Roads						525.00	658.50	1,183.50
TOTAL, LOWNSBROUGH MUNICIPAL DRAIN						5,900.00	4,700.00	<u>\$10,600.00</u>

The Corporation of the City of Kawartha Lakes

By-Law 2019-XXX

A By-law to Levy the Cost of Maintenance Works Undertaken on the Ops #1 Municipal Drain in the City of Kawartha Lakes

Recitals

1. Section 74 of the Drainage Act, R.S.O. 1990, c.D.17, as amended and under the By-law 2018-242 the City of Kawartha Lakes is responsible for maintenance of the Ops #1 Drainage Works at the expense of all assessed upstream lands and roads.
2. The maintenance work undertaken was to clean out the municipal drain.
3. The total cost shall be assessed against the lands and roads in the watershed to the Ops #1 Drainage Works prorated with the last revised schedule of assessment for maintenance for said Municipal Drain.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: In this by-law,

“City”, “City of Kawartha Lakes” or “Kawartha Lakes” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

"City Clerk" means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“City Treasurer” means the office and function of the Treasurer as set out in the Municipal Act, 2001;

“Council” or “City Council” means the municipal council for the City.

1.02 Interpretation Rules:

(a) The words “include” and “including” are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

(b) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.

1.03 Statutes: References to laws in this by-law are meant to refer to the statutes, as amended from time to time that are applicable within the Province of Ontario.

- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Maintenance Billing Details

- 2.01 **Total Levy:** The total amount to be levied is \$28,015.75 and it shall be prorated and invoiced as outlined in Schedule "A".
- 2.02 **Grant:** The amount assessed to lands used for agriculture shall be reduced by the one third grant available in accordance with Section 85(a)(ii) and 87(i)(a) of the Drainage Act, R.S.O.1990, c.D.17.
- 2.03 **Due Date and Minimum Billing:** Assessments to lands as outlined in Schedule "A" are due on January 31st, 2019 except for any net assessments that are \$50.00 or less.
- 2.04 **Addition to Tax Roll:** Any amount of assessments as noted in Section 2.03 that are outstanding as of February 1st, 2019 will be added to the tax roll together with interest at 1.25% per month.
- 2.05 **Assessments Less than \$50.00:** Net assessments \$50.00 or less shall be paid from general funds of the City of Kawartha Lakes.
- 2.06 **Assessment on Roads:** Net assessments against roads shall be due when billed.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The City Treasurer is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force on the date it is finally passed and may be cited as the Ops #1 Drainage Works Maintenance By-law 2019-XXX.

By-law read a first, second and third time, and finally passed, this 19 day of November, 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk



Ops #1 Schedule.pdf

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 1)

For maintaining the section of the OPS #1 (Main Drain) between the Outlet to Jennings Creek to the East limit of Highway 35 (Station 0+503).

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
2	Pt. E 1/2 Lot 18	K. BUCKLEY	11.33	16510060011310000000	82.07	-	82.07	11.3
	SE 1/4 Lot 19	D. BUCKLEY	16.18	16510060011320000000	117.20	48.21	165.42	16.2
	NE Pt. Lot 19 & SE Pt. Lot 20	K. BUCKLEY	17.81	16510060011350000000	129.16	46.03	175.20	17.8
	N 1/2 Lot 20	M. CURTIN	1.21	16510060011380000000	7.75	-	7.75	1.2
	S 1/2 Lot 21	M. CURTIN	4.00	16510060020630000000	2.74	-	2.74	4.0
	NE 1/4 Lot 21	W. MCNEVAN	14.57	16510060020640500000	10.95	-	10.95	14.6
	NW 1/4 Lot 22	G. GRAHAM	17.80	16510060020660000000	10.19	-	10.19	17.8
	Pt. SW 1/4 Lot 22	W. MACLEISH	5.89	16510060020660700000	3.37	-	3.37	5.9
	S 1/2 Lot 23	H. ZHANG	34.33	16510060020690000000	24.90	-	24.90	34.3
	N 1/2 Lot 23	J. GARLAND	33.06	16510060020700000000	24.85	-	24.85	33.1
	Lot 24 & Pt. SE 1/4 Lot 25	G. GRAHAM	64.11	16510060020730000000	47.79	-	47.79	64.1
	SW 1/4 Lot 25	HURRICANE FARMS LTD.	1.86	16510060020740000000	1.40	-	1.40	1.9
	SE 1/4 Lot 25	J. GRAHAM	17.73	16510060020750000000	13.56	-	13.56	17.7
	N 1/2 Lot 25	J. HERMAN	7.06	16510060020770000000	5.30	-	5.30	7.1
3	S 1/2 Lot 18	S. PEIRCE	5.04	16510060011600000000	19.51	-	19.51	5.0
	NW 1/4 Lot 18	P. BONIS	8.09	16510060011610000000	44.56	-	44.56	8.1
	NE 1/4 Lot 18	B. NORTHEY	21.08	16510060011620000000	123.80	-	123.80	21.1
	W 1/2 Lot 19	P. BONIS	38.12	16510060011630000000	209.86	-	209.86	38.1
	Pt. W 1/2 Lot 19	BONIS CAPITAL INC.	3.64	16510060011630100000	20.06	-	20.06	3.6
	E 1/2 Lot 19	B. NORTHEY	39.88	16510060011640000000	234.21	-	234.21	39.9
	W 1/2 Lot 20	M. CURTIN	41.68	16510060011660000000	265.92	-	265.92	41.7
	SW Pt. E 1/2 Lot 20	B. NORTHEY	19.85	16510060011650000000	116.58	-	116.58	19.9
	Pt. NE 1/2 E 1/2 Lot 20	MATCORP DEVELOPMENTS INC.	4.83	16510060011670000000	23.92	-	23.92	4.8
	Pt. W 1/2 Lot 21	VANDERCLAY DEVELOPMENT COMPANY LTD.	9.34	16510060020910100000	17.24	-	17.24	9.3
	NE Pt. Lot 21	T. MARTIN	26.41	16510060020910000000	48.75	-	48.75	26.4
	E 1/2 Lot 22	L. JONES	40.30	16510060020930000000	43.25	-	43.25	40.3
	SE Pt. Lot 23	B. MCLEAN	20.75	16510060020940000000	17.60	-	17.60	20.8
	NW Pt. Lot 23	S. BALLIK	20.65	16510060020960000000	17.52	-	17.52	20.7
4	W 1/2 Lot 25	K. CHASE	29.00	16510060021010100000	17.80	-	17.80	29.0
	Pt. Lot 24 & E 1/2 Lot 25	VANDERCLAY DEVELOPMENT COMPANY LTD.	47.84	16510060020990000000	33.02	-	33.02	47.8
	S 1/2 Lot 26	A. MOYNES	35.61	16510060021050000000	22.57	-	22.57	35.6
	N 1/2 Lot 26	R. MOYNES	21.87	16510060021060000000	13.23	-	13.23	21.9
	Lot 23, Pt. Lot 24	MILLFORD DEVELOPMENT LTD.	64.92	16510100038840000000	53.98	435.50	489.48	64.9
	Pt. Lot 24	CIC DEVELOPMENTS INC.	3.64	16510100038770100000	4.98	-	4.98	3.6
	N Pt. Lot 24 & Lot 25	IBRANS DEVELOPMENTS LTD.	99.76	16510060021190000000	136.52	117.27	253.79	99.8
	S 1/2 & NE 1/4 Lot 26	I. CORLEY	25.09	16510060021300000000	15.32	-	15.32	25.1
	NW 1/4 Lot 26	W. MOYNES	14.57	16510060021320000000	9.23	-	9.23	14.6
					1,990.65	647.01	2,637.66	
	Total Outlet				1,990.65			
	Total Benefit					647.01		
	Total - Agricultural					2,637.66		

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 1)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Non-Agricultural Lands								
2	Pt. SE 1/4 Lot 19	S. DURIE	0.41	16510060011320100000	5.94	-	5.94	0.8
	Pt. S 1/2 Lot 21	K. HAMILTON	0.22	16510060020630100000	0.16	-	0.16	0.4
3	Pt. S 1/2 Lot 21	K. TIRMIZI	0.45	16510060020630200000	0.62	-	0.62	0.9
	NW 1/4 Lot 21	L. HANNAH	0.81	16510060020640000000	0.60	-	0.60	1.6
	Pt. E 1/4 Lot 22	P. ELIADIS	0.74	16510060020680000000	1.11	-	1.11	1.5
	Pt. E 1/4 Lot 22	J. DANILKO	0.81	16510060020680100000	0.60	-	0.60	0.8
	E 1/4 Lot 22	A. ELIADIS	18.75	16510060020680500000	14.09	-	14.09	18.8
	W 1/2 E 1/2 Lot 22	D. LOCKARD	21.24	16510060020670000000	15.92	-	15.92	21.2
	Pt. SW 1/4 Lot 22	B. ALLEN	0.65	16510060020660000000	0.74	-	0.74	1.3
	Pt. SW 1/4 Lot 22	AUTO TRIM DESIGN & SIGNS OF LINDSAY	0.60	16510060020660900000	0.69	-	0.69	1.2
	Pt. SW 1/4 Lot 22	1827561 ONTARIO INC.	0.25	16510060020661000000	0.29	-	0.29	0.5
	Pt. SW 1/4 Lot 22	GERMAG CONSTRUCTION LTD.	0.67	16510060020661100000	0.77	-	0.77	1.3
	Pt. SW 1/4 Lot 22	GERMAG CONSTRUCTION LTD.	0.67	16510060020661200000	0.77	-	0.77	1.3
	Pt. SW 1/4 Lot 22	1641446 ONTARIO INC.	0.65	16510060020661300000	0.74	-	0.74	1.3
	Pt. SW 1/4 Lot 22	1641446 ONTARIO INC.	0.67	16510060020661400000	0.77	-	0.77	1.3
	Pt. S 1/2 Lot 23	J. BOUDREAU	1.28	16510060020690500000	1.86	-	1.86	2.6
	Pt. Lot 24	G. SLOAN	0.29	16510060020730500000	0.43	-	0.43	0.6
	Pt. Lot 24	P. BECK	0.41	16510060020730100000	0.61	-	0.61	0.8
	Pt. Lot 24	P. SCOTT	0.59	16510060020750100000	0.88	-	0.88	1.2
	Pt. SE 1/4 Lot 25	N. BELLERBY	0.42	16510060020750200000	0.64	-	0.64	0.8
3	Pt. E 1/2 Lot 19	1067475 ONTARIO INC.	1.23	16510060011640100000	12.33	-	12.33	2.5
	Pt. NE 1/2 E 1/2 Lot 20	HOEK VAN HOLLAND	4.32	16510060011670100000	23.23	-	23.23	4.3
	Pt. NE 1/2 E 1/2 Lot 20	CASHWAY BUILDING CENTRES	3.33	16510060011680000000	10.84	-	10.84	6.7
	Pt. NE 1/2 E 1/2 Lot 20	UPI INC.	1.20	16510060011681000000	3.91	-	3.91	2.4
	Pt. NE 1/2 E 1/2 Lot 20	2000455 ONTARIO LTD.	0.80	16510060011681500000	2.60	-	2.60	1.6
	Pt. NE 1/2 E 1/2 Lot 20	1213863 ONTARIO LTD.	1.84	16510060011682000000	5.99	-	5.99	3.7
	S 1/2 Cntr. Pt. Lot 21	K. OKCHUN	11.94	16510060020880000000	25.92	-	25.92	11.9
	Pt. S 1/2 Lot 21	2203709 ONTARIO INC.	3.85	16510060020870000000	21.16	-	21.16	7.7
	Pt. S 1/2 Lot 21	BLAIN ANDREW STEWART BLAIN	0.75	16510060020860500000	3.60	-	3.60	1.5
	Pt. S 1/2 Lot 21	S. MOONEY	0.68	16510060020860400000	3.27	-	3.27	1.4
	Pt. S 1/2 Lot 21	C. GAYLOR	0.68	16510060020860300000	3.27	-	3.27	1.4
	Pt. S 1/2 Lot 21	B. GRAVES	1.04	16510060020860000000	5.00	-	5.00	2.1
	Pt. S 1/2 Lot 21	D. ENGLISH	0.21	16510060020850000000	1.01	-	1.01	0.4
	Pt. S 1/2 Lot 21	P. DICKSON	0.25	16510060020840100000	1.20	-	1.20	0.5
	Pt. S 1/2 Lot 21	P. DAVIDSON	0.44	16510060020840000000	2.11	-	2.11	0.9
	Pt. S 1/2 Lot 21	R. AKERS	2.67	16510060020841000000	12.83	-	12.83	5.3
	Pt. S 1/2 Lot 21	V. WARCOP	1.87	16510060020860100000	8.99	-	8.99	3.7
	Pt. S 1/2 Lot 21	H. WARCOP	1.38	16510060020860200000	6.63	-	6.63	2.8
	Pt. N 1/2 Lot 21	G. AKERS	0.78	16510060020900000000	0.60	-	0.60	1.6
	Pt. N 1/2 Lot 21	R. AKERS	0.43	16510060020900300000	0.33	-	0.33	0.9
	Pt. N 1/2 Lot 21	R. AKERS	0.40	16510060020900200000	0.31	-	0.31	0.8
	Pt. N 1/2 Lot 21	AKERS AUTO GLASS	0.57	16510060020900100000	0.44	-	0.44	1.1
	W 1/2 Lot 22	THE SIR SANDFORD FLEMING	39.61	16510060020935000000	42.51	-	42.51	39.6
	Pt. SE Pt. Lot 23	2358493 ONTARIO INC.	3.15	16510060020941000000	5.34	-	5.34	6.3
	SW Pt. Lot 23	H. ELMY	15.90	16510060020940100000	13.49	-	13.49	15.9
	W Pt. Lot 24	L. FIDDLER	28.24	16510060020970000000	15.48	-	15.48	28.2
	Pt. W Pt. Lot 24	A. TUMMONDS	0.40	16510060020962000000	0.44	-	0.44	0.8
	Pt. W Pt. Lot 24	C. WALKER	1.67	16510060020970100000	1.83	-	1.83	3.3

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 1)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
3	Pt. W Pt. Lot 24	C. WALKER	1.70	16510060020970200000	1.86	-	1.86	3.4
	Pt. W 1/2 Lot 25	J. CORNEIL	0.40	16510060020980200000	0.33	-	0.33	0.8
	Pt. W 1/2 Lot 25	G. RIVERS	1.96	16510060020980300000	1.62	-	1.62	3.9
	Pt. W 1/2 Lot 25	D. CLANCY	0.40	16510060021015000000	0.49	-	0.49	0.8
	Pt. S 1/2 Lot 26	G. HALSEY	1.23	16510060021040000000	0.77	-	0.77	2.5
	Pt. N 1/2 Lot 26	M. JACK	1.20	16510060021060100000	1.45	-	1.45	2.4
	Lot 22	MASON HOMES LTD.	39.26	16510100039500000000	210.49	-	210.49	78.5
	Pt. Lot 23	F. ORSI	1.34	16510100039520000000	2.23	-	2.23	2.7
	Pt. Lot 23	L. ORSI	0.37	16510100039530000000	0.62	-	0.62	0.7
	Pt. Lot 23	A. ORSI	0.37	16510100039540000000	0.62	-	0.62	0.7
4	Pt. Lot 23	F. ORSI	0.37	16510100039550000000	0.62	-	0.62	0.7
	Pt. Lot 23	L. ORSI	0.37	16510100039560000000	0.32	-	0.32	0.7
	Pt. Lot 23	A. ORSI	0.20	16510100039570000000	0.20	2.98	3.17	0.4
	Pt. Lot 23, 24	F. ORSI	0.20	16510100039580000000	0.22	3.42	3.65	0.4
	Pt. Lot 24	L. ORSI	0.20	16510100039590000000	0.22	-	0.22	0.4
	Pt. Lot 24	A. ORSI	0.20	16510100039600000000	0.22	-	0.22	0.4
	Pt. Lot 24	F. ORSI	0.20	16510100039610000000	0.22	-	0.22	0.4
	Pt. Lot 24	L. ORSI	0.36	16510100039620000000	0.40	-	0.40	0.7
	Pt. Lot 24	MIJAR LIMITED	0.43	16510100039630000000	0.41	-	0.41	0.9
	Pt. Lot 24	CIC DEVELOPMENTS INC.	1.01	16510600021150100000	1.38	4.28	5.66	1.0
	Pt. Lot 25	2317840 ONTARIO INC.	0.81	16510060021180100000	0.52	-	0.52	1.6
	Pt. NW 1/4 Lot 26	2103820 ONTARIO LTD.	0.37	16510060021330000000	0.24	-	0.24	0.7
	Pt. NW 1/4 Lot 26	R. ALBRIGHT	0.23	16510060021330100000	0.13	-	0.13	0.5
	Pt. NW 1/4 Lot 26	A. BLOCHINSKY	0.28	16510060021340000000	0.18	-	0.18	0.6
	Pt. NW 1/4 Lot 26	R. GAUDETTE	0.19	16510060021350000000	0.12	-	0.12	0.4
	Pt. NW 1/4 Lot 26	M. KERR	0.19	16510060021360000000	0.12	-	0.12	0.4
					508.89	14.10	522.99	
					508.89			
					14.10			
					522.99			
Blocks 4	Pt. Lot 18,19,20,21	Block 1	58.91		1,734.35	-	1,734.35	58.9
	Pt. Lot 20, 21	Block 2	5.24		114.27	-	114.27	5.2
					1,848.62	-	1,848.62	
					1,848.62			
					-			
					1,848.62			

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 1)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Public Lands								
	CNR	CANADIAN NATIONAL RAILWAY	4.75		31.40		31.40	4.8
	Highway 35	TRANSPORTATION MINISTRY	26.96		539.79	62.53	602.32	107.8
	Highway 7	TRANSPORTATION MINISTRY	11.72		234.67		234.67	46.9
	Thunder Bridge Road	CITY OF KAWARTHA LAKES	4.57		23.00		23.00	18.3
	Colborne St W	CITY OF KAWARTHA LAKES	5.41		27.23		27.23	21.6
	Green Forest Drive	CITY OF KAWARTHA LAKES	0.44		2.21		2.21	1.8
	Monarch RD	CITY OF KAWARTHA LAKES	7.85		39.51		39.51	31.4
	Dew Drop Inn RD	CITY OF KAWARTHA LAKES	3.68		18.52		18.52	14.7
	Kent St W	CITY OF KAWARTHA LAKES	2.52		12.68		12.68	10.1
	Greenfield Road	CITY OF KAWARTHA LAKES	1.42		7.15		7.15	5.7
	Mary Street West	CITY OF KAWARTHA LAKES	0.74		87.15		87.15	3.0
	Dormer Road	CITY OF KAWARTHA LAKES	0.63		74.19		74.19	2.5
	Easkins Crescent	CITY OF KAWARTHA LAKES	0.81		95.39		95.39	3.2
	McLaughlin Road	CITY OF KAWARTHA LAKES	2.46		289.70		289.70	9.8
	Wallace Drive	CITY OF KAWARTHA LAKES	0.47		55.35		55.35	1.9
	Murdoch Court	CITY OF KAWARTHA LAKES	0.35		41.22		41.22	1.4
	Denfield Road	CITY OF KAWARTHA LAKES	0.44		51.82		51.82	1.8
	Selena Street	CITY OF KAWARTHA LAKES	0.47		55.35		55.35	1.9
	Mose Road	CITY OF KAWARTHA LAKES	0.59		69.48		69.48	2.4
	Commerce Road	CITY OF KAWARTHA LAKES	1.64		193.14		193.14	6.6
	Commerce Place	CITY OF KAWARTHA LAKES	0.26		30.62		30.62	1.0
	Trushwood Trail	CITY OF KAWARTHA LAKES	0.65		76.55		76.55	2.6
	Purpledusk Drive	CITY OF KAWARTHA LAKES	0.11		12.95		12.95	0.4
	Flynn Avenue	CITY OF KAWARTHA LAKES	0.09		10.60		10.60	0.4
2	Pt. NE 1/4 Lot 21	TRANSPORTATION MINISTRY	0.96	165100600206401000000	1.84		1.84	1.0
3	E Pt. Lot 21	TRANSPORTATION MINISTRY	13.19	165100600209200000000	25.32		25.32	13.2
	Pt. Lot 23, 24, 25	CITY OF KAWARTHA LAKES	69.53	165100600209500000000	50.60		50.60	104.3
4	N 1/2 Lot 21	CITY OF KAWARTHA LAKES	11.33	165101000123100000000	60.76		60.76	11.3
					2,218.20	62.53	2,280.73	
Total Outlet					2,218.20			
Total Benefit					62.53			
Total - Public Lands					2,280.73			
Total Agricultural Lands					2,637.66			
Total-Block					1,848.62			
Total - Non-Agricultural					522.99			
Total Assessment					7,290.00			

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 2)

For maintaining the section of the OPS #1 (Main Drain) between the West limit of Highway 35 (Station 0+503) and the North Limit of Dew Drop Road (Station 3+200).
Road Crossings to be maintained by Road Authority.

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
2	Pt. E 1/2 Lot 18	K. BUCKLEY	11.33	16510060011310000000	136.05	-	136.05	11.3
	SE 1/4 Lot 19	D. BUCKLEY	16.18	16510060011320000000	194.29	-	194.29	16.2
3	NE Pt. Lot 19 & SE Pt. Lot 20	K. BUCKLEY	17.81	16510060011350000000	214.11	-	214.11	17.8
	N 1/2 Lot 20	M. CURTIN	1.21	16510060011380000000	12.84	-	12.84	1.2
	S 1/2 Lot 21	M. CURTIN	4.00	16510060020630000000	4.54	-	4.54	4.0
	NE 1/4 Lot 21	W. MCNEVAN	14.57	16510060020640500000	18.16	-	18.16	14.6
	NW 1/4 Lot 22	G. GRAHAM	17.80	16510060020660000000	16.89	-	16.89	17.8
	Pt. SW 1/4 Lot 22	W. MACLEISH	5.89	16510060020660700000	5.59	-	5.59	5.9
	S 1/2 Lot 23	H. ZHANG	34.33	16510060020690000000	41.28	-	41.28	34.3
	N 1/2 Lot 23	J. GARLAND	33.06	16510060020700000000	41.19	-	41.19	33.1
	Lot 24 & Pt. SE 1/4 Lot 25	G. GRAHAM	64.11	16510060020730000000	79.22	-	79.22	64.1
	SW 1/4 Lot 25	HURRICANE FARMS LTD.	1.86	16510060020740000000	2.31	-	2.31	1.9
	SE 1/4 Lot 25	J.. GRAHAM	17.73	16510060020750000000	22.48	-	22.48	17.7
	N 1/2 Lot 25	J. HERMAN	7.06	16510060020770000000	8.79	-	8.79	7.1
	S 1/2 Lot 18	S. PEIRCE	5.04	16510060011600000000	32.33	-	32.33	5.0
	NW 1/4 Lot 18	P. BONIS	8.09	16510060011610000000	73.87	-	73.87	8.1
3	NE 1/4 Lot 18	B. NORTHEY	21.08	16510060011620000000	205.23	-	205.23	21.1
	W 1/2 Lot 19	P. BONIS	38.12	16510060011630000000	347.89	-	347.89	38.1
	Pt. W 1/2 Lot 19	BONIS CAPITAL INC.	3.64	16510060011630100000	33.25	-	33.25	3.6
	E 1/2 Lot 19	B. NORTHEY	39.88	16510060011640000000	388.26	-	388.26	39.9
	W 1/2 Lot 20	M. CURTIN	41.68	16510060011660000000	440.82	-	440.82	41.7
	SW Pt. E 1/2 Lot 20	B. NORTHEY	19.85	16510060011650000000	193.25	-	193.25	19.9
	Pt. NE 1/2 E 1/2 Lot 20	MATCORP DEVELOPMENTS INC.	4.83	16510060011670000000	39.65	-	39.65	4.8
	Pt. W 1/2 Lot 21	VANDERCLAY DEVELOPMENT COMPANY LTD.	9.34	16510060020910100000	28.58	-	28.58	9.3
	NE Pt. Lot 21	T. MARTIN	26.41	16510060020910000000	80.82	365.08	445.90	26.4
	E 1/2 Lot 22	L. JONES	40.30	16510060020930000000	71.70	426.94	498.64	40.3
	SE Pt. Lot 23	B. MCLEAN	20.75	16510060020940000000	29.18	193.89	223.07	20.8
	NW Pt. Lot 23	S. BALLIK	20.65	16510060020960000000	29.04	-	29.04	20.7
					2,791.59	985.91	3,777.50	
Total Outlet					2,791.59			
Total Benefit					985.91			
Total - Agricultural					3,777.50			

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 2)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Non-Agricultural Lands								
2	Pt. SE 1/4 Lot 19	S. DURIE	0.41	16510060011320100000	9.85	-	9.85	0.8
	Pt. S 1/2 Lot 21	K. HAMILTON	0.22	16510060020630100000	0.26	-	0.26	0.4
	Pt. S 1/2 Lot 21	K. TIRMIZI	0.45	16510060020630200000	1.02	-	1.02	0.9
	NW 1/4 Lot 21	L. HANNAH	0.81	16510060020640000000	1.00	-	1.00	1.6
	Pt. E 1/4 Lot 22	P. ELIADIS	0.74	16510060020680000000	1.84	-	1.84	1.5
	Pt. E 1/4 Lot 22	J. DANILKO	0.81	16510060020680100000	1.00	-	1.00	0.8
	E 1/4 Lot 22	A. ELIADIS	18.75	16510060020680500000	23.35	-	23.35	18.8
	W 1/2 E 1/2 Lot 22	D. LOCKARD	21.24	16510060020670000000	26.39	-	26.39	21.2
	Pt. SW 1/4 Lot 22	B. ALLEN	0.65	16510060020660800000	1.23	-	1.23	1.3
	Pt. SW 1/4 Lot 22	AUTO TRIM DESIGN & SIGNS OF LINDSAY	0.60	16510060020660900000	1.14	-	1.14	1.2
	Pt. SW 1/4 Lot 22	1827561 ONTARIO INC.	0.25	16510060020661000000	0.47	-	0.47	0.5
	Pt. SW 1/4 Lot 22	GERMAG CONSTRUCTION LTD.	0.67	16510060020661100000	1.27	-	1.27	1.3
	Pt. SW 1/4 Lot 22	GERMAG CONSTRUCTION LTD.	0.67	16510060020661200000	1.27	-	1.27	1.3
	Pt. SW 1/4 Lot 22	1641446 ONTARIO INC.	0.65	16510060020661300000	1.23	-	1.23	1.3
	Pt. SW 1/4 Lot 22	1641446 ONTARIO INC.	0.67	16510060020661400000	1.27	-	1.27	1.3
	Pt. S 1/2 Lot 23	J. BOUDREAU	1.28	16510060020690500000	3.08	-	3.08	2.6
	Pt. Lot 24	G. SLOAN	0.29	16510060020730500000	0.72	-	0.72	0.6
	Pt. Lot 24	P. BECK	0.41	16510060020730100000	1.01	-	1.01	0.8
	Pt. Lot 24	P. SCOTT	0.59	16510060020750100000	1.46	-	1.46	1.2
	Pt. SE 1/4 Lot 25	N. BELLERBY	0.42	16510060020750200000	1.07	-	1.07	0.8
3	Pt. E 1/2 Lot 19	1067475 ONTARIO INC.	1.23	16510060011640100000	20.44	-	20.44	2.5
	Pt. NE 1/2 E 1/2 Lot 20	HOEK VAN HOLLAND	4.32	16510060011670100000	38.51	-	38.51	4.3
	Pt. NE 1/2 E 1/2 Lot 20	CASHWAY BUILDING CENTRES	3.33	16510060011680000000	17.97	-	17.97	6.7
	Pt. NE 1/2 E 1/2 Lot 20	UPI INC.	1.20	16510060011681000000	6.48	-	6.48	2.4
	Pt. NE 1/2 E 1/2 Lot 20	2000455 ONTARIO LTD.	0.80	16510060011681500000	4.32	-	4.32	1.6
	Pt. NE 1/2 E 1/2 Lot 20	1213863 ONTARIO LTD.	1.84	16510060011682000000	9.93	-	9.93	3.7
	S 1/2 Cntr. Pt. Lot 21	K. OKCHUN	11.94	16510060020880000000	42.96	199.91	242.87	11.9
	Pt. S 1/2 Lot 21	2203709 ONTARIO INC.	3.85	16510060020870000000	17.53	9.68	27.21	7.7
	Pt. S 1/2 Lot 21	BLAIN ANDREW STEWART BLAIN	0.75	16510060020860500000	5.97	-	5.97	1.5
	Pt. S 1/2 Lot 21	S. MOONEY	0.68	16510060020860400000	5.42	-	5.42	1.4
	Pt. S 1/2 Lot 21	C. GAYLOR	0.68	16510060020860300000	5.42	-	5.42	1.4
	Pt. S 1/2 Lot 21	B. GRAVES	1.04	16510060020860000000	8.28	-	8.28	2.1
	Pt. S 1/2 Lot 21	D. ENGLISH	0.21	16510060020850000000	1.67	-	1.67	0.4
	Pt. S 1/2 Lot 21	P. DICKSON	0.25	16510060020840100000	1.99	-	1.99	0.5
	Pt. S 1/2 Lot 21	P. DAVISON	0.44	16510060020840000000	3.50	-	3.50	0.9
	Pt. S 1/2 Lot 21	R. AKERS	2.67	16510060020841000000	21.27	-	21.27	5.3
	Pt. S 1/2 Lot 21	V. WARCOP	1.87	16510060020860100000	14.90	-	14.90	3.7
	Pt. S 1/2 Lot 21	H. WARCOP	1.38	16510060020860200000	10.99	-	10.99	2.8
	Pt. N 1/2 Lot 21	G. AKERS	0.78	16510060020900000000	0.99	-	0.99	1.6

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 2)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.	
3	Pt. N 1/2 Lot 21	R. AKERS	0.43	16510060020900300000	0.55	-	0.55	0.9	
	Pt. N 1/2 Lot 21	R. AKERS	0.40	16510060020900200000	0.51	-	0.51	0.8	
	Pt. N 1/2 Lot 21	AKERS AUTO GLASS	0.57	16510060020900100000	0.73	-	0.73	1.1	
	W 1/2 Lot 22	THE SIR SANDFORD FLEMING	39.61	16510060020935000000	70.47	-	70.47	39.6	
	Pt. SE Pt. Lot 23	2358493 ONTARIO INC.	3.15	16510060020941000000	8.86	96.94	105.80	6.3	
	SW Pt. Lot 23	H. ELMY	15.90	16510060020940100000	22.36	-	22.36	15.9	
	W Pt. Lot 24	L. FIDDLER	28.24	16510060020970000000	25.66	-	25.66	28.2	
	Pt. W Pt. Lot 24	A. TUMMONDS	0.40	16510060020962000000	0.73	-	0.73	0.8	
	Pt. W Pt. Lot 24	C. WALKER	1.67	16510060020970100000	3.04	-	3.04	3.3	
	Pt. W Pt. Lot 24	C. WALKER	1.70	16510060020970200000	3.09	-	3.09	3.4	
	Pt. W 1/2 Lot 25	J. CORNEIL	0.40	16510060020980200000	0.55	-	0.55	0.8	
	Pt. W 1/2 Lot 25	G. RIVERS	1.96	16510060020980300000	2.68	-	2.68	3.9	
4	Lot 22	MASON HOMES LTD.	39.26	16510100039500000000	348.94	377.63	726.56	78.5	
					806.64	684.16	1,490.80		
Blocks				Total Outlet	806.64				
				Total Benefit	684.16				
				Total - Non-Agricultural	1,490.80				
	4	Pt. Lot 18,19,20,21	Block 1	58.91	-	2,875.07	-	2,875.07	58.9
		Pt. Lot 20, 21	Block 2	5.24	-	189.43	-	189.43	5.2
						3,064.50	-	3,064.50	
				Total Outlet	3,064.50				
				Total Benefit	-				
				Total - Block	3,064.50				

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 2)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Public Lands								
	CNR	CANADIAN NATIONAL RAILWAY	4.75		52.05	20.51	72.57	4.8
	Highway 35	TRANSPORTATION MINISTRY	26.96		894.82	15.17	909.99	107.8
	Highway 7	TRANSPORTATION MINISTRY	11.72		389.01	126.42	515.43	46.9
	Colborne St W	CITY OF KAWARTHA LAKES	5.41		45.14	22.28	67.42	21.6
	Green Forest Drive	CITY OF KAWARTHA LAKES	0.44		3.67	-	3.67	1.8
	Monarch RD	CITY OF KAWARTHA LAKES	7.85		65.50	-	65.50	31.4
	Dew Drop Inn RD	CITY OF KAWARTHA LAKES	3.68		30.71	7.57	38.28	14.7
	Kent St W	CITY OF KAWARTHA LAKES	2.52		21.03	-	21.03	10.1
	Greenfield Road	CITY OF KAWARTHA LAKES	1.42		11.85	-	11.85	5.7
	Mary Street West	CITY OF KAWARTHA LAKES	0.74		144.47	-	144.47	3.0
	Dormer Road	CITY OF KAWARTHA LAKES	0.63		122.99	-	122.99	2.5
	Easkins Crescent	CITY OF KAWARTHA LAKES	0.81		158.13	-	158.13	3.2
	McLaughlin Road	CITY OF KAWARTHA LAKES	2.46		480.25	-	480.25	9.8
	Wallace Drive	CITY OF KAWARTHA LAKES	0.47		91.76	-	91.76	1.9
	Murdoch Court	CITY OF KAWARTHA LAKES	0.35		68.33	-	68.33	1.4
	Denfield Road	CITY OF KAWARTHA LAKES	0.44		85.90	-	85.90	1.8
	Selena Street	CITY OF KAWARTHA LAKES	0.47		91.76	-	91.76	1.9
	Mose Road	CITY OF KAWARTHA LAKES	0.59		115.18	-	115.18	2.4
	Commerce Road	CITY OF KAWARTHA LAKES	1.64		320.17	-	320.17	6.6
	Commerce Place	CITY OF KAWARTHA LAKES	0.26		50.76	-	50.76	1.0
	Trushwood Trail	CITY OF KAWARTHA LAKES	0.65		126.89	-	126.89	2.6
	Purpledusk Drive	CITY OF KAWARTHA LAKES	0.11		21.47	-	21.47	0.4
	Flynn Avenue	CITY OF KAWARTHA LAKES	0.09		17.57	-	17.57	0.4
2	Pt. NE 1/4 Lot 21	TRANSPORTATION MINISTRY	0.96	16510060020640100000	3.06	-	3.06	1.0
3	E Pt. Lot 21	TRANSPORTATION MINISTRY	13.19	16510060020920000000	41.97	199.91	241.88	13.2
	Pt. Lot 23, 24, 25	CITY OF KAWARTHA LAKES	69.53	16510060020950000000	83.88	932.49	1,016.37	104.3
4	N 1/2 Lot 21	CITY OF KAWARTHA LAKES	11.33	16510100012310000000	100.72	188.81	289.54	11.3
					3,639.02	1,513.17	5,152.19	
					Total Outlet		3,639.02	
					Total Benefit		1,513.17	
					Total - Public Lands		5,152.19	
					Total Agricultural Lands		3,777.50	
					Total-Block		3,064.50	
					Total - Non-Agricultural		1,490.80	
					Total Assessment		13,485.00	

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 3)

For maintaining the section of the OPS #1 (Main Drain) between the North Limit of Dew Drop Road (Station 3+200) and Station 3+655.
Road Crossings to be maintained by Road Authority.

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
2	Pt. E 1/2 Lot 18	K. BUCKLEY	11.33	16510060011310000000	36.74	-	36.74	11.3
	SE 1/4 Lot 19	D. BUCKLEY	16.18	16510060011320000000	52.48	-	52.48	16.2
	NE Pt. Lot 19 & SE Pt. Lot 20	K. BUCKLEY	17.81	16510060011350000000	57.83	-	57.83	17.8
	N 1/2 Lot 20	M. CURTIN	1.21	16510060011380000000	3.47	-	3.47	1.2
	S 1/2 Lot 21	M. CURTIN	4.00	16510060020630000000	1.23	-	1.23	4.0
3	NE 1/4 Lot 21	W. MCNEVAN	14.57	16510060020640500000	4.90	-	4.90	14.6
	S 1/2 Lot 18	S. PEIRCE	5.04	16510060011600000000	8.73	-	8.73	5.0
	NW 1/4 Lot 18	P. BONIS	8.09	16510060011610000000	19.95	-	19.95	8.1
	NE 1/4 Lot 18	B. NORTHEY	21.08	16510060011620000000	55.43	-	55.43	21.1
	W 1/2 Lot 19	P. BONIS	38.12	16510060011630000000	93.96	-	93.96	38.1
	Pt. W 1/2 Lot 19	BONIS CAPITAL INC.	3.64	16510060011630100000	8.98	-	8.98	3.6
	E 1/2 Lot 19	B. NORTHEY	39.88	16510060011640000000	104.87	-	104.87	39.9
	W 1/2 Lot 20	M. CURTIN	41.68	16510060011660000000	119.06	82.77	201.83	41.7
	SW Pt. E 1/2 Lot 20	B. NORTHEY	19.85	16510060011650000000	52.20	90.09	142.29	19.9
					619.82	172.86	792.68	
Total Outlet					619.82			
Total Benefit					172.86			
Total - Agricultural					792.68			

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 3)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Non-Agricultural Lands								
2	Pt. SE 1/4 Lot 19	S. DURIE	0.41	16510060011320100000	2.66	-	2.66	0.8
	Pt. S 1/2 Lot 21	K. HAMILTON	0.22	16510060020630100000	0.07	-	0.07	0.4
	Pt. S 1/2 Lot 21	K. TIRMIZI	0.45	16510060020630200000	0.28	-	0.28	0.9
	NW 1/4 Lot 21	L. HANNAH	0.81	16510060020640000000	0.27	-	0.27	1.6
3	Pt. E 1/2 Lot 19	1067475 ONTARIO INC.	1.23	16510060011640100000	5.52	-	5.52	2.5
	Pt. NE 1/2 E 1/2 Lot 20	HOEK VAN HOLLAND	4.32	16510060011670100000	10.40	-	10.40	4.3
	Pt. S 1/2 Lot 21	2203709 ONTARIO INC.	3.85	16510060020870000000	4.74	2.61	7.35	7.7
	Pt. S 1/2 Lot 21	BLAIN ANDREW STEWART BLAIN	0.75	16510060020860500000	1.61	-	1.61	1.5
	Pt. S 1/2 Lot 21	S. MOONEY	0.68	16510060020860400000	1.46	-	1.46	1.4
	Pt. S 1/2 Lot 21	C. GAYLOR	0.68	16510060020860300000	1.46	-	1.46	1.4
	Pt. S 1/2 Lot 21	B. GRAVES	1.04	16510060020860000000	2.24	-	2.24	2.1
	Pt. S 1/2 Lot 21	D. ENGLISH	0.21	16510060020850000000	0.45	-	0.45	0.4
	Pt. S 1/2 Lot 21	P. DICKSON	0.25	16510060020840100000	0.54	-	0.54	0.5
	Pt. S 1/2 Lot 21	P. DAVISON	0.44	16510060020840000000	0.95	-	0.95	0.9
	Pt. S 1/2 Lot 21	R. AKERS	2.67	16510060020841000000	5.74	-	5.74	5.3
	Pt. S 1/2 Lot 21	V. WARCOP	1.87	16510060020860100000	4.02	-	4.02	3.7
	Pt. S 1/2 Lot 21	H. WARCOP	1.38	16510060020860200000	2.97	-	2.97	2.8
	Pt. N 1/2 Lot 21	G. AKERS	0.78	16510060020900000000	0.27	-	0.27	1.6
	Pt. N 1/2 Lot 21	R. AKERS	0.43	16510060020900300000	0.15	-	0.15	0.9
	Pt. N 1/2 Lot 21	R. AKERS	0.40	16510060020900200000	0.14	-	0.14	0.8
	Pt. N 1/2 Lot 21	AKERS AUTO GLASS	0.57	16510060020900100000	0.20	-	0.20	1.1
					46.13	2.61	48.74	
					Total Outlet		46.13	
					Total Benefit		2.61	
					Total - Non-Agricultural		48.74	
			58.91			776.53	776.53	58.9
						776.53	776.53	
						776.53	776.53	
						776.53	776.53	
						776.53	776.53	

Blocks

4 Pt. Lot 18,19,20,21

Block 1

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 3)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Public Lands								
CNR		CANADIAN NATIONAL RAILWAY	4.75		-	-	-	4.8
Highway 35		TRANSPORTATION MINISTRY	26.96		-	-	-	107.8
Highway 7		TRANSPORTATION MINISTRY	11.72		105.07	17.07	122.14	46.9
Dew Drop Inn RD		CITY OF KAWARTHA LAKES	3.68		8.29	2.05	10.34	14.7
Kent St W		CITY OF KAWARTHA LAKES	2.52		5.68	-	5.68	10.1
Greenfield Road		CITY OF KAWARTHA LAKES	1.42		1.60	-	1.60	5.7
Mary Street West		CITY OF KAWARTHA LAKES	0.74		39.02	-	39.02	3.0
Dormer Road		CITY OF KAWARTHA LAKES	0.63		33.22	-	33.22	2.5
Easkins Crescent		CITY OF KAWARTHA LAKES	0.81		42.71	-	42.71	3.2
McLaughlin Road		CITY OF KAWARTHA LAKES	2.46		129.71	-	129.71	9.8
Wallace Drive		CITY OF KAWARTHA LAKES	0.47		24.78	-	24.78	1.9
Murdoch Court		CITY OF KAWARTHA LAKES	0.35		18.45	-	18.45	1.4
Denfield Road		CITY OF KAWARTHA LAKES	0.44		23.20	-	23.20	1.8
Selena Street		CITY OF KAWARTHA LAKES	0.47		24.78	-	24.78	1.9
Mose Road		CITY OF KAWARTHA LAKES	0.59		31.11	-	31.11	2.4
Commerce Road		CITY OF KAWARTHA LAKES	1.64		86.47	-	86.47	6.6
Commerce Place		CITY OF KAWARTHA LAKES	0.26		13.71	-	13.71	1.0
Trushwood Trail		CITY OF KAWARTHA LAKES	0.65		34.27	-	34.27	2.6
Purpledusk Drive		CITY OF KAWARTHA LAKES	0.11		5.80	-	5.80	0.4
Flynn Avenue		CITY OF KAWARTHA LAKES	0.09		4.75	-	4.75	0.4
					637.93	19.12	657.05	
Total Outlet								
Total Benefit								
Total - Public Lands								
Total Agricultural Lands								
Total-Block								
Total - Non-Agricultural								
Total Assessment								

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 4)

For maintaining the section of the OPS #1 (Main Drain) between Station 3+665 and the West limit of Greenfield Road.

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
2	Pt. E 1/2 Lot 18	K. BUCKLEY	11.33	1651006000113100000000	42.11	-	42.11	11.3
	SE 1/4 Lot 19	D. BUCKLEY	16.18	1651006000113200000000	60.13	24.74	84.87	16.2
	NE Pt. Lot 19 & SE Pt. Lot 20	K. BUCKLEY	17.81	1651006000113500000000	66.27	23.62	89.89	17.8
3	S 1/2 Lot 18	S. PEIRCE	5.04	1651006000116000000000	10.01	-	10.01	5.0
	NW 1/4 Lot 18	P. BONIS	8.09	1651006000116100000000	22.86	-	22.86	8.1
	NE 1/4 Lot 18	B. NORTHEY	21.08	1651006000116200000000	63.52	-	63.52	21.1
	W 1/2 Lot 19	P. BONIS	38.12	1651006000116300000000	107.67	133.32	240.99	38.1
	Pt. W 1/2 Lot 19	BONIS CAPITAL INC.	3.64	1651006000116301000000	10.29	-	10.29	3.6
	E 1/2 Lot 19	B. NORTHEY	39.88	1651006000116400000000	120.17	-	120.17	39.9
	W 1/2 Lot 20	M. CURTIN	41.68	1651006000116600000000	136.44	31.62	168.05	41.7
	SW Pt. E 1/2 Lot 20	B. NORTHEY	19.85	1651006000116500000000	59.81	103.24	163.05	19.9
					699.29	316.53	1,015.82	
					Total Outlet		699.29	
					Total Benefit		316.53	
					Total - Agricultural		1,015.82	
Non-Agricultural Lands								
2	Pt. SE 1/4 Lot 19	S. DURIE	0.41	1651006000113201000000	3.05	-	3.05	0.8
3	Pt. E 1/2 Lot 19	1067475 ONTARIO INC.	1.23	1651006000116401000000	6.33	-	6.33	2.5
	Pt. NE 1/2 E 1/2 Lot 20	HOEK VAN HOLLAND	4.32	1651006000116701000000	11.92	-	11.92	4.3
					21.29	-	21.29	
					Total Outlet		21.29	
					Total Benefit		-	
					Total - Non-Agricultural		21.29	
Blocks								
4	Pt. Lot 18,19,20,21	Block 1	58.91		889.86	251.78	1,141.64	58.9
					889.86	251.78	1,141.64	
					Total Outlet		889.86	
					Total Benefit		251.78	
					Total - Block		1,141.64	

SCHEDULE OF MAINTENANCE - OPS #1 MAIN DRAIN (SECTION 4)

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Public Lands								
	Highway 7	TRANSPORTATION MINISTRY	11.72		120.40	19.56	139.97	46.9
	Greenfield Road	CITY OF KAWARTHA LAKES	1.42		3.67	0.91	4.57	5.7
	Mary Street West	CITY OF KAWARTHA LAKES	0.74		44.71	-	44.71	3.0
	Dormer Road	CITY OF KAWARTHA LAKES	0.63		38.07	-	38.07	2.5
	Easkins Crescent	CITY OF KAWARTHA LAKES	0.81		48.94	-	48.94	3.2
	McLaughlin Road	CITY OF KAWARTHA LAKES	2.46		148.64	-	148.64	9.8
	Wallace Drive	CITY OF KAWARTHA LAKES	0.47		28.40	-	28.40	1.9
	Murdoch Court	CITY OF KAWARTHA LAKES	0.35		21.15	-	21.15	1.4
	Denfield Road	CITY OF KAWARTHA LAKES	0.44		26.59	-	26.59	1.8
	Selena Street	CITY OF KAWARTHA LAKES	0.47		28.40	-	28.40	1.9
	Mose Road	CITY OF KAWARTHA LAKES	0.59		35.65	-	35.65	2.4
	Commerce Road	CITY OF KAWARTHA LAKES	1.64		99.09	-	99.09	6.6
	Commerce Place	CITY OF KAWARTHA LAKES	0.26		15.71	-	15.71	1.0
	Trushwood Trail	CITY OF KAWARTHA LAKES	0.65		39.28	-	39.28	2.6
	Purpledusk Drive	CITY OF KAWARTHA LAKES	0.11		6.65	-	6.65	0.4
	Flynn Avenue	CITY OF KAWARTHA LAKES	0.09		5.44	-	5.44	0.4
					<u>710.78</u>	<u>20.47</u>	<u>731.25</u>	
		Total Outlet			710.78			
		Total Benefit			<u>20.47</u>			
		Total - Public Lands			<u>731.25</u>			
		Total Agricultural Lands			1,015.82			
		Total-Block			1,141.64			
		Total - Non-Agricultural			<u>21.29</u>			
		Total Assessment			<u>2,910.00</u>			

SCHEDULE OF MAINTENANCE - OPS #1 DRAIN (CURTAIN BRANCH DRAIN)

For maintaining the Section of the Curtin Branch Drain between Station 0+000 and 0+945 (Monarch Road).

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
2	Pt. E 1/2 Lot 18	K. BUCKLEY	11.33	16510060011310000000	400.71	-	400.71	11.3
	SE 1/4 Lot 19	D. BUCKLEY	16.18	16510060011320000000	572.26	235.41	807.67	16.2
	NE Pt. Lot 19 & SE Pt. Lot 20	K. BUCKLEY	17.81	16510060011350000000	630.65	224.77	855.42	17.8
3	NW 1/4 Lot 18	P. BONIS	8.09	16510060011610000000	217.56	-	217.56	8.1
	W 1/2 Lot 19	P. BONIS	38.12	16510060011630000000	1,024.66	1,268.72	2,293.39	38.1
	Pt. W 1/2 Lot 19	BONIS CAPITAL INC.	3.64	16510060011630100000	97.92	-	97.92	3.6
	W 1/2 Lot 20	M. CURTIN	41.68	16510060011660000000	1,298.39	1,203.46	2,501.85	41.7
					4,242.17	2,932.36	7,174.53	
					Total Outlet		4,242.17	
					Total Benefit		2,932.36	
					Total - Agricultural		7,174.53	
Non-Agricultural Lands								
2	Pt. SE 1/4 Lot 19	S. DURIE	0.41	16510060011320100000	29.00	-	29.00	0.8
					29.00	-	29.00	
					Total Outlet		29.00	
					Total Benefit		-	
					Total - Non-Agricultural		29.00	
Public Lands								
Monarch RD		CITY OF KAWARTHA LAKES	7.85		57.88	28.59	86.47	31.4
					57.88	28.59	86.47	
					Total Outlet		57.88	
					Total Benefit		28.59	
					Total - Public Lands		86.47	
					Total Agricultural Lands		7,174.53	
					Total-Block		-	
					Total - Non-Agricultural		29.00	
					Total Assessment		7,290.00	

SCHEDULE OF MAINTENANCE - OPS #1 DRAIN (NORTHEY BRANCH DRAIN)

For maintaining the Section of the Northey Branch Drain between Station 0+000 and 0+283.

Conc.	Lot or Part	Owner	Affected Hect.	Roll No.	Outlet Assessment	Benefit Assessment	Total Assessment	Eq. Hect.
Agricultural Lands								
3	S 1/2 Lot 18	S. PEIRCE	5.04	16510060011600000000	55.60	-	55.60	5.0
	NE 1/4 Lot 18	B. NORTHEY	21.08	16510060011620000000	352.90	-	352.90	21.1
	E 1/2 Lot 19	B. NORTHEY	39.88	16510060011640000000	684.56	286.78	971.35	39.9
					1,093.07	286.78	1,379.85	
				Total Outlet	1,093.07			
				Total Benefit	286.78			
				Total - Agricultural	1,379.85			
Non-Agricultural Lands								
3	Pt. E 1/2 Lot 19	1067475 ONTARIO INC.	1.23	16510060011640100000	35.15	-	35.15	2.5
					35.15	-	35.15	
				Total Outlet	35.15			
				Total Benefit	-			
				Total - Non-Agricultural	35.15			
				Total Agricultural Lands	1,379.85			
				Total - Non-Agricultural	35.15			
				Total Assessment	1,415.00			

LOT 27

CONCESSION 2

CONCESSION 3

CONCESSION 4

LOT 26

LOT 25

LOT 24

LOT 23

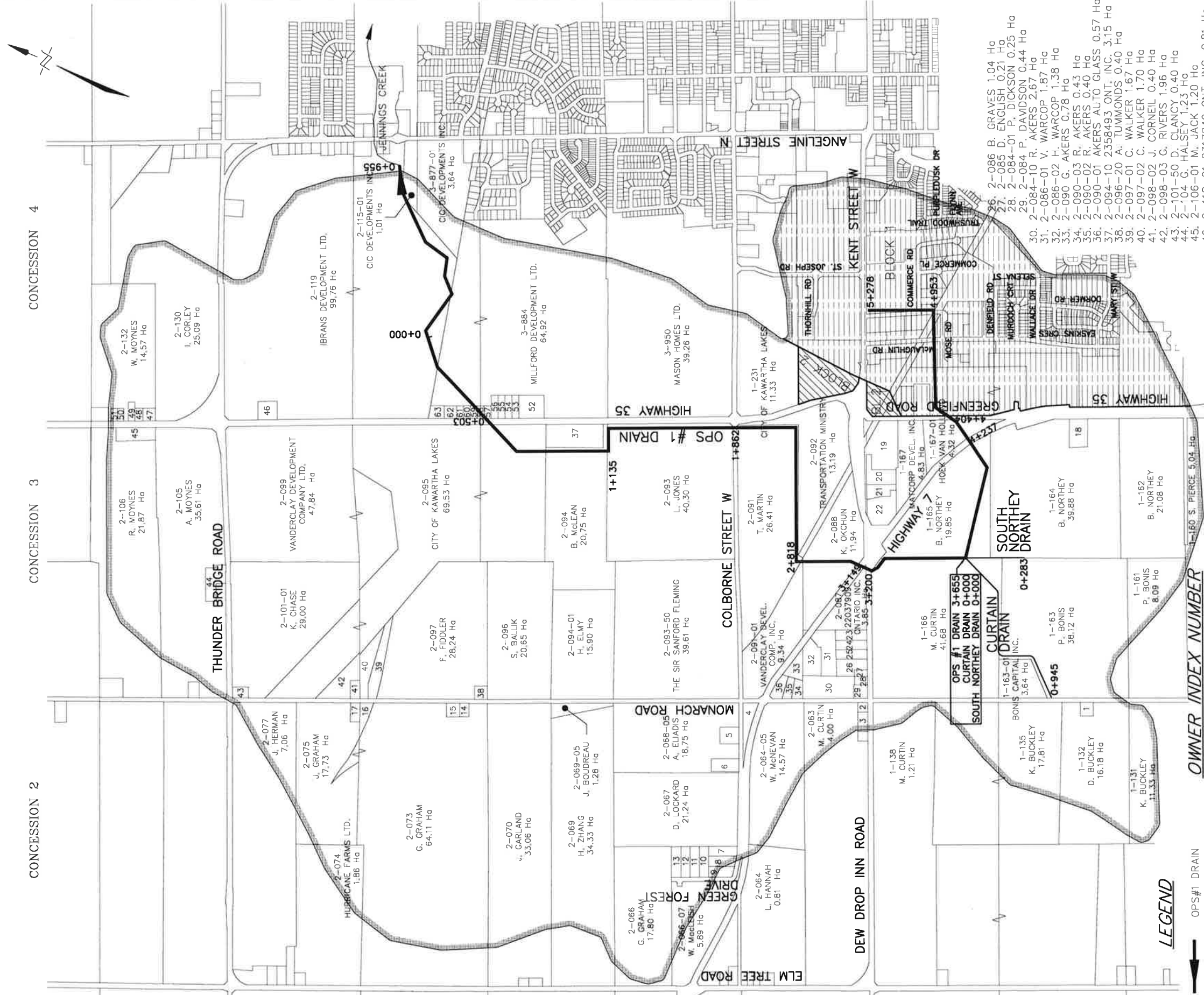
LOT 22

LOT 21

LOT 20

LOT 19

LOT 18



LEGEND

OPS#1 DRAIN

MUNICIPAL DRAIN

DRAINAGE AREA

OWNER INDEX NUMBER

OWNER INDEX NUMBER

- 1-132-01 S. DURE 0.41 Ha
- 2-063-01 K. HAMILTON 0.22 Ha
- 2-063-02 K. TIRMIZI 0.45 Ha
- 2-064-01 TRANSPORT. MINISTRY 0.96 Ha
- 2-068 P. ELIADIS 0.74 Ha
- 2-068-01 J. DANILKO 0.81 Ha
- 2-066-08 B. ALLEN 0.65 Ha

- 8-2-066-09 AUTO TRIM DESIGN 0.60 Ha
- 2-066-10 1827561 ONTARIO INC. 0.25 Ha
- 2-066-11 GERWAG CONSTRUCTION 0.67 Ha
- 2-066-12 GERWAG CONSTRUCTION 0.67 Ha
- 2-066-13 1641446 ONTARIO INC. 0.65 Ha
- 2-066-14 1641446 ONTARIO INC. 0.67 Ha
- 2-073-05 G. SLOAN 0.29 Ha
- 2-073-01 P. BECK 0.41 Ha
- 2-075-01 P. SCOTT 0.59 Ha
- 2-075-02 N. BELLERBY 0.42 Ha
- 1-164-01 1067475 ONTARIO INC. 1.23 Ha
- 1-168 CASHWAY BUILDING CENTRES 3.33 Ha
- 1-168-10 UPI INC. 1.20 Ha
- 1-168-15 200455 ONTARIO INC. 0.80 Ha
- 2-068-05 A. & S. BLAIN 0.75 Ha
- 2-086-04 S. MOONEY 0.68 Ha
- 2-086-03 C. GAYLOR 0.68 Ha

- 2-086 B. GRAVES 1.04 Ha
- 2-085 D. ENGLISH 0.21 Ha
- 2-084-01 P. DICKSON 0.25 Ha
- 2-084 P. DAVIDSON 0.44 Ha
- 2-084-10 R. AKERS 2.67 Ha
- 2-086-01 V. WARCOP 1.87 Ha
- 2-086-02 H. WARCOP 1.38 Ha
- 2-090 G. AKERS 0.78 Ha
- 2-090-03 R. AKERS 0.43 Ha
- 2-090-02 R. AKERS 0.40 Ha
- 2-090-01 AKERS AUTO GLASS 0.57 Ha
- 2-094-10 2358493 ONT. INC. 3.15 Ha
- 2-096-20 A. TUMMONDS 0.40 Ha
- 2-097-01 C. WALKER 1.67 Ha
- 2-097-02 C. WALKER 1.70 Ha
- 2-098-02 J. CORNELL 0.40 Ha
- 2-098-03 G. RIVERS 1.96 Ha
- 2-101-50 D. CLANCY 0.40 Ha
- 2-104 G. HALSETT 1.23 Ha
- 2-106-01 M. JACK 1.20 Ha
- 2-118-01 2317840 ONT. INC. 0.81 Ha
- 2-133 2103820 ONT. INC. 0.37 Ha
- 2-133-01 R. ALBRIGHT 0.23 Ha
- 2-134 A. BLOCHINSKY 0.28 Ha
- 2-135 R. GAUDETTE 0.19 Ha
- 2-136 M. KERR 0.19 Ha
- 3-952 F. ORSI 1.34 Ha
- 3-953 L. ORSI 0.37 Ha
- 3-954 A. ORSI 0.37 Ha
- 3-955 F. ORSI 0.37 Ha
- 3-956 L. ORSI 0.37 Ha
- 3-957 A. ORSI 0.20 Ha
- 3-958 F. ORSI 0.20 Ha
- 3-959 L. ORSI 0.20 Ha
- 3-960 A. ORSI 0.20 Ha
- 3-961 F. ORSI 0.20 Ha
- 3-962 L. ORSI 0.36 Ha
- 3-963 MIJAR LIMITED 0.43 Ha

CITY OF KAWARTHA LAKES

OPS #1 DRAIN PLAN



4218 Oil Heritage Road
Pettolia Ontario, N0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME:
OPS #1 Drain Plan

PROJECT No.
2016-686

APPROVED	M. GERRITS
CHECKED	M. GERRITS
DRAWN	J. WARNER

NO.	REVISIONS	DATE	BY
1	FINAL REPORT	MAR. 3, 2017	JW

SCALE: 1:20,000

0 200 400 600m

1 OF 1

Last Updated: March 3, 2017

The Corporation of the City of Kawartha Lakes

By-law 2019-XXX

A By-Law to Confirm the Proceedings of a Regular Meeting of Council, Tuesday, November 19, 2019

Recitals

1. The Municipal Act, 2001, S.O. 2001 c. 25 as amended, provides that the powers of a municipal corporation are exercised by its Council.
2. The Municipal Act, also provides that the Council's powers must be exercised by by-law.
3. For these reasons, the proceedings of the Council of The Corporation of the City of Kawartha Lakes at this meeting should be confirmed and adopted by by-law.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1.00: Confirmation

- 1.01 The actions of the Council at the following meeting:

Tuesday, November 19, 2019, Open Session, Regular Council Meeting

and each motion, resolution and other action passed or taken by the Council at that meeting is, except where prior approval of the Ontario Municipal Board is required, adopted, ratified and confirmed as if all such proceedings had been expressly embodied in this By-law.

- 1.02 The Mayor and the proper officials of the City are authorized and directed to do all things necessary to give effect to the actions of the Council referred to in Section 1.01 of this By-law. In addition, the Clerk is authorized and directed to affix the corporate seal to any documents which require it.

Section 2.00: General

- 2.01 This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this 19th day of November 2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk