



Council Agenda Including Addeds

The 19th Meeting of City Council

October 27, 2020, 4:00 PM

Virtual Meeting - during the COVID-19 Emergency

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Pages

1. Disclosures of Pecuniary Interest

2. Recognitions

3. Review of Confidential Matters to be Considered in Public

4. Council, In Closed Session

4.1. Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/16/CSC)

4.2. Land Acquisition

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose. (6.2/16/CSC)

5. Confirmation and Signing of the Minutes of the Previous Meeting(s)

5.1. 18th Meeting held on October 13, 2020

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6. Communications and Petitions

6.1. Demolition Request for Heritage Listed Property - 954 Gainsborough Road

(Refer to the Planning and Environment Committee Stage for Consideration with Item 14 (3.3) of the 16th Report of the Planning and Environment Committee)

2.	A. Thompson	22
6.2.	Meadowlily Environmentally Significant Area - Conservation Master Plan (Z-9245)	
	(Refer to the Planning and Environment Committee Stage for Consideration with item 15 (3.4) of the 16th Report of the Planning and Environment Committee)	
1.	H. Froussios, Zelinka Priamo Ltd.	23
2.	<i>(ADDED) H. Froussios and G. Balango, Zelinka Priamo Ltd.</i>	25
6.3.	Application - 348 Sunningdale Road East (Z-9011)	
	(Refer to the Planning and Environment Committee Stage for Consideration with Item 16 (3.5) of the 16th Report of the Planning and Environment Committee)	
1.	A. Thompson	31
6.4.	<i>(ADDED) A. M. Valastro - 197, 183 and 179 Ann Street</i>	34
	(Refer to the Planning and Environment Committee Stage for Consideration with item 17 (4.1) of the 16th Report of the Planning and Environment Committee)	
6.5.	<i>(ADDED) London Hydro Restructuring Amendment</i>	
	(Refer to the Strategic Priorities and Policy Committee Stage for Consideration with item 10 (4.1) of the 17th Report of the Strategic Priorities and Policy Committee)	
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3.	(2.2) City of London's Credit Rating	
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5.	(4.1) Application - Issuance of Proclamation - Fung Loy Kok Institute of Taoism 50th Anniversary	
6.	(4.2) Application - Issuance of Proclamation - Day of Awareness for Survivors of Financial Abuse and Economic Injustice	
7.	(5.1) Federation of Canadian Municipalities (FCM) Update	
8.2.	12th Report of the Civic Works Committee	42

1. Disclosures of Pecuniary Interest
2. (2.1) Award of Consulting Engineering Services for Detailed Design of the Springbank Reservoir 1 and 3 - Roof Membrane Replacement and Reservoir Repairs RFP 20-44
3. (2.2) Amendments to the Traffic and Parking By-law (Relates to Bill No. 320)
4. (2.3) Appointment of Consulting Engineers - Infrastructure Renewal Program
5. (2.4) Richmond North Recreational Crossing and Pathway Extension Project Detailed Design and Tendering - Appointment of Consulting Engineer
6. (2.5) Single Source Procurement - Rental Car Contract
7. (2.6) Joint Occupancy and Use Agreement - Elgin-Middlesex Pumping Station (Relates to Bill No. 312)
8. (2.7) Vauxhall Wastewater Treatment Plant Upgrades - Engineering Design Consultant Award
9. (4.1) Mud Creek Stormwater Management Project
10. (5.1) Deferred Matters List

8.3. 16th Report of the Planning and Environment Committee Meeting

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1. Disclosures of Pecuniary Interest
2. (2.1) Changes to the Residential Development Charges Grant Program for Downtown and Old East Village (Relates to Bill No.'s 315 and 316)
3. (2.2) Draft Core Area Community Improvement Plan (O-9257)
4. (2.3) Bill 108, The More Homes, More Choice Act and 2019 Bill 197, The COVID-19 Economic Recovery Act, 2020, Information Report
5. (2.4) Application - 3635 Southbridge Avenue - Removal of Holding Provision (H-9236) (Relates to Bill No. 325)
6. (2.5) Application - 3575 Southbridge Avenue - Removal of Holding Provision (H-9236) (Relates to Bill No. 326)
7. (2.6) Application - 1605 Twilite Boulevard - Removal of Holding Provisions (h, h-54, h-71 and h-100) (H-9201) (Relates to Bill No. 327)
8. (2.7) Application - 3620 Southbridge Avenue - Removal of Holding Provision (H-9229) (Relates to Bill No. 328)
9. (2.8) Application - 3740 Southbridge Avenue - Removal of Holding Provision (H-9230) (Relates to Bill No. 329)
10. (2.9) Application - 1300 Fanshawe Park Road East - Stoney Creek South Subdivision - Special Provisions 39T-04512-2

11. (2.10) Application - 965 Upperpoint Avenue (H-9233) (Relates to Bill No. 330)
12. (3.1) Application - 1761 Wonderland Road North
13. (3.2) Application - 355 Marconi Boulevard - Draft Plan of Subdivision and Zoning By-law Amendments 39T-20501 (Z-9210) (Relates to Bill No. 331)
14. (3.3) Demolition Request for Heritage Listed Property - 954 Gainsborough Road
15. (3.4) Meadowlily Environmentally Significant Area - Conservation Master Plan (Z-9245) (Relates to Bill No.'s 314, 317 and 332)
16. (3.5) Application - 348 Sunningdale Road East (Z-9011) (Relates to Bill No. 333)
17. (4.1) 7th Report the London Advisory Committee on Heritage

8.4. 17th Report of the Strategic Priorities and Policy Committee

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1. Disclosures of Pecuniary Interest
2. (2.2) Strategic Plan: 2019 Performance Report
3. (2.6) Community Diversity and Inclusion Strategy Leadership Table Recommendations: Progress and Next Steps
4. (2.1) 2021 Development Charges Update Covering Report and Proposed By-law (Relates to Bill No. 318)
5. (2.3) Annual Recognition Awards
6. (2.4) Amendment - Terms of Reference Committee of Management for the Dearness Home (Relates to Bill No. 310)
7. (2.5) Rapid Transit Implementation Working Group
8. (3.1) Amendments to Consolidated Fees and Charges By-law (Relates to Bill No. 313)
9. (3.2) 2021-2023 Water and Wastewater Rates (Relates to Bill No.'s 323 & 324)
10. (4.1) London Hydro Proposed Corporate Restructuring
11. (4.2) Appointment of Deputy Mayor (Relates to Bill No. 311)
12. (4.3) Committee Appointments
13. (4.4) Master Accommodation Plan

9. Added Reports

- 9.1. 16th Report of Council In Closed Session

10. Deferred Matters

11. Enquiries

12.	Emergent Motions	
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13.	By-laws	
	By-laws to be read a first, second and third time:	
13.1.	Bill No. 309 By-law No. A.-_____-_____ A by-law to confirm the proceedings of the Council Meeting held on the 27th day of October, 2020. (City Clerk)	111
13.2.	Bill No. 310 By-law No. A.-6582(____)-_____ A by-law to amend By-law A.-6582-255 being “A by-law to establish a Committee of Management for the Dearness Home in accordance with section 132 of the Long-Term Care Homes Act, 2007” by removing the requirement for a minimum of one meeting a year to be held at the Dearness Home due to health and safety concerns. (2.4/17/SPPC)	112
13.3.	Bill No. 311 By-law No. A.-_____-_____ A by-law to appoint a Deputy Mayor for the City of London and to repeal By-law No. A.-7794-2 being “A by-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London”. (4.2b/17/SPPC)	113
13.4.	Bill No. 312 By-law No. A.-_____-_____ A by-law to approve a Joint Occupancy and Use Agreement between the Corporation of the City of London, the Elgin Area Primary Water Supply System, the Aylmer Area Secondary Water Supply System, and the St. Thomas Secondary Water Supply System with respect to the Elgin-Middlesex Pumping Station. (2.6a/12/CWC)	114
13.5.	Bill No. 313 By-law No. A-_____ A by-law to provide for Various Fees and Charges and to repeal By-law A-55 being “A by-law to provide for Various Fees and Charges”. (3.1/17/SPPC)	140
13.6.	Bill No. 314 By-law No. C.P.-1284(____)-_____ A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area. (3.4a/16/PEC)	238
13.7.	Bill No. 315 By-law No. C.P.-1467(____)-_____ A by-law to amend C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”. (2.1a/16/PEC)	243
13.8.	Bill No. 316 By-law No. C.P.-1468(____)-_____ A by-law to amend C.P.-1468-176, as amended, being “A by-law to establish financial incentives for the Old East Village Community Improvement Project Area”. (2.1b/16/PEC)	281
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	relating to the Meadowlily Environmentally Significant Area. (3.4b/16/PEC)	
13.10.	Bill No. 318 By-law No. C.P.- _____ - _____ A by-law respecting the payment of Development Charges. (2.1b/17/SPPC)	315
13.11.	Bill No. 319 By-law No. L.S.P.- _____ - _____ A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Fanshawe Park Road / Richmond Street Intersection Improvements Project (2.3d/16/CSC)	331
13.12.	Bill No. 320 By-law No. PS-113-20 _____ A by-law to amend By-law PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.2/12/CWC)	336
13.13.	Bill No. 321 By-law No. S.- _____ - _____ A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway (as widening to Stoneybrook Crescent, south of Fanshawe Park Road East). (Chief Surveyor - pursuant to SPA20-024 and in accordance with Zoning By-law Z-1)	341
13.14.	Bill No. 322 By-law No. S.- _____ - _____ A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as Veterans Memorial Parkway (namely Veterans Memorial Parkway, between Huron Street and Clarke Road) (Chief Surveyor)	343
13.15.	Bill No. 323 By-law No. W-8-20 _____ A by-law to amend By-law W-8 being "A by-law to provide for the Regulation of Water Supply in the City of London", as amended, by providing for an increase in the rates and charges. (3.2b/17/SPPC)	345
13.16.	Bill No. 324 By-law No. WM-28-20 _____ A by-law to amend By-law WM-28 being "A by-law for regulation of wastewater and stormwater drainage systems in the City of London", as amended, by providing for an increase in the rates and charges. (3.2a/17/SPPC)	350
13.17.	Bill No. 325 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3635 Southbridge Avenue; legally described as Block 127 Plan 33M-785 (2.4/16/PEC)	353
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13.19.	Bill No. 327 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from	357

	the zoning for lands located at 1605 Twilite Boulevard. (2.6/16/PEC)	
13.20.	Bill No. 328 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3620 Southbridge Avenue; legally described as Block 124 Plan 33M-785. (2.7/16/PEC)	359
13.21.	Bill No. 329 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3740 Southbridge Avenue; legally described as Block 130 Plan 33M-785. (2.8/16/PEC)	361
13.22.	Bill No. 330 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for portions of the lands located at 965 Upperpoint Avenue. (2.10/16/PEC)	363
13.23.	Bill No. 331 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to rezone lands located at 355 Marconi Boulevard. (3.2/16/PEC)	365
13.24.	Bill No. 332 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to rezone the Meadowlily Environmentally Significant Area. (3.4d/16/PEC)	367
13.25.	Bill No. 333 By-law No. Z.-1-20 _____ A by-law to amend By-law No. Z.-1 to rezone an area of land located at 348 Sunningdale Road East. (3.5/16/PEC)	369

14. Adjournment



Council Minutes

The 18th Meeting of City Council
October 13, 2020, 4:00 PM

Present: Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, S. Hillier

Also Present: M. Ribera, M. Schulthess, S. Spring, B. Westlake-Power
Remote Attendance: L. Livingstone, A. Barbon, B. Card, C. Cooper, K. Dickins, O. Katolyk, G. Kotsifas, J.P. McGonigle, C. Saunders, K. Scherr, C. Smith, B. Somers, S. Stafford
The meeting is called to order at 4:03 PM, with all Members in attendance; it being noted that the following members attending the meeting remotely: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga and S. Hillier

1. Disclosures of Pecuniary Interest

None.

2. Recognitions

His Worship the Mayor recognizes, in absentia, the recipient of the 2020 Tim Hickman Health and Safety Scholarship.

3. Review of Confidential Matters to be Considered in Public

None.

Motion made by: S. Lewis

Seconded by: P. Van Meerbergen

That pursuant to section 6.5 of the Council Procedure By-law, the following changes in order BE APPROVED:

a) Stage 4 – Council, In Closed Session be considered after Stage 13 - By-laws, with the exception of Bill No. 299, being a by-law to confirm the proceedings of the Council Meeting held on the 13th Day of October, 2020, which will be considered, prior to Stage 14 – Adjournment; and

b) Stage 9 – Added Reports – Item 9.1 - 14th Report of Council, In Closed Session be considered after Stage 4 – Council, In Closed Session.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

5. Confirmation and Signing of the Minutes of the Previous Meeting(s)

Motion made by: S. Hillier

Seconded by: A. Hopkins

That the Minutes of the 17th Meeting held on September 29, 2020, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: P. Van Meerbergen
Seconded by: M. Cassidy

That the following communications BE RECEIVED and BE REFERRED as noted on the Agenda:

- a) 6.1 101 Meadowlily Road South
 - 1. H. Pindur;
 - 2. D. Koscinski;
- b) 6.2 RFP 20-54 Municipal Parking Enforcement Services
 - 1. S. Simpson;
 - 2. J. McGill;
 - 3. S. Hughes; and
 - 4. T. Brosius

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 15th Report of the Planning and Environment Committee

Motion made by: M. Cassidy

That the 15th Report of the Planning and Environment Committee, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Peloza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: M. Cassidy

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Draft Environmental Management Guidelines Update

Motion made by: M. Cassidy

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Environmental Management Guidelines Update:

- a) the draft Environmental Management Guidelines (2020) appended to the staff report dated October 5, 2020 BE CIRCULATED for public review and comment; and,
- b) the members of external resource groups including Environmental and Ecological Planning Advisory Committee, First Nations communities, local Conservation Authorities (Upper Thames River, Lower Thames Valley and Kettle Creek Conservation Authorities), the London Home Builders Association, the London Development Institute, Nature London, and the Urban League BE THANKED for their work and comments during Pre-consultation and Phase 1 which helped guide the preparation of this initial draft.

Motion Passed

3. (2.2) Building Division Monthly Report for August 2020

Motion made by: M. Cassidy

That the Building Division Monthly Report for the month of August, 2020 BE RECEIVED for information. (2020-A23)

Motion Passed

4. (3.1) 101 Meadowlily Road South 39CD-20502 (OZ-9192)

Motion made by: M. Cassidy

That consideration of the application by 2690015 Ontario Inc., relating to the property located at 101 Meadowlily Road South, BE REFERRED back to the Civic Administration to continue to work with the applicant and to report back at a future public participation meeting of the Planning and Environment Committee:

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated September 27, 2020 from G. Smith, Friends of Meadowlily Woods Community Association;
- a communication dated September 22, 2020 from B. McCauley, Planner, Zelinka Priamo Ltd.;
- communications dated September 24 and October 1, 2020 from M. Muir, Project Planner, Dillon Consulting;
- a communication from A. Stolarski, by email;
- a communication dated September 28, 2020 from B. Lindsay by e-mail; and,
- a communication from D. Russo, by e-mail;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters.

Motion Passed

8.2 11th Report of the Community and Protective Services Committee

Motion made by: S. Lewis

That the 11th Report of the Community and Protective Services Committee BE APPROVED, excluding Item 8 (clause 2.1).

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Housing Quarterly Report

Motion made by: S. Lewis

That, on the recommendation of the Acting Managing Director, Housing, Social Services and Dearness Home, the following actions be taken with respect to the Housing Quarterly Report:

- a) the staff report dated October 6, 2020 BE RECEIVED; and,
- b) the above-noted report BE CIRCULATED to stakeholders, agencies, and community groups including, but not limited to: Middlesex County, London Housing Advisory Committee, and the London Homeless Coalition. (2020-S11)

Motion Passed

3. (2.3) Proposed Watt Coin Collection Donation to the Museum of the Bank of Canada

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Parks and Recreation, the following actions be taken with respect to the proposed Watt Coin Collection donation to the Museum of the Bank of Canada:

- a) the staff report dated October 6, 2020 BE RECEIVED; and,
- b) the Civic Administration BE AUTHORIZED to take the necessary action to transfer the ownership of the Watt Coin Collection from the City of London to the Museum of the Bank of Canada. (2020-M12)

Motion Passed

4. (2.5) Deferred Matters (Item 13): Parade Permits (Relates to Bill No. 303)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director of Parks and Recreation, the proposed by-law, as appended to the staff report dated October 6, 2020, BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2020 to amend the Council Policy entitled “Special Event Policies and Procedures Manual” in part 4.13 to address the restriction of parade permits between November 1 and November 11 annually. (2020-P11)

Motion Passed

5. (2.6) The Museum London Operating Endowment Fund Trust (Relates to Bill No. 300)

Motion made by: S. Lewis

That, on the recommendation of the City Clerk, the proposed by-law, as appended to the staff report dated October 6, 2020, BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2020, to:

- a) authorize and approve the Acknowledgement, as appended to the above-noted by-law, between The Corporation of the City of London (the “City”), Museum London (the “Museum”) and Museum London Foundation (the “Foundation”) to terminate the Declaration and Agreement of Trust dated the 9th day of April, 2019; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Acknowledgement. (2020-M12)

Motion Passed

6. (2.7) Homeless Prevention COVID-19 Response - Single Source Procurements

Motion made by: S. Lewis

That, on the recommendation of the Acting Managing Director of Housing, Social Services and Dearness Home, with the concurrence of the Director, Financial Services, the following action be taken with respect to Single Source Procurements related to the Homeless Prevention COVID-19 Response:

- a) single source procurements BE APPROVED with existing agreements with various hotels and motels within the City of London at a total estimated cost of \$1,181,396 (excluding HST) for a period between November 1, 2020 to March 31, 2021, in accordance with section 14.4d) of the Procurement of Goods and Services Policy;
- b) a single source procurement with Impact London BE APPROVED for isolation space staffing support with a total estimated cost of \$275,000 for a period between November 1, 2020 to March 31, 2021, in accordance with section 14.4e) of the Procurement of Goods and Services Policy; and,
- c) the Civic Administration BE DIRECTED to take all necessary steps to allocate funding to extend the Homeless Prevention COVID-19 Response by continuing to fund the operation of the Isolation Space, and social distancing space, and continuing staffing support by Impact London at the Isolation Space until March 31, 2021. (2020-S11)

Motion Passed

7. (2.8) Municipal Implementation of Authorized Cannabis Retail Stores

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the staff report dated October 6, 2020, with respect to the Municipal Implementation of Authorized Cannabis Retail Stores, BE RECEIVED. (2020-P11)

Motion Passed

9. (2.4) Response to Visual Artist K. O'Neill Concerning Arts and Culture Policies and Funding

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Parks and Recreation, the staff report dated October 6, 2020, written in response to the delegation letter of request from Visual Artist K. O'Neill, BE RECEIVED. (2020-R08)

Motion Passed

10. (3.1) Administrative Monetary Penalties - Application to Municipal By-laws (Relates to Bill No.'s 301, 302, 304 and 305)

Motion made by: S. Lewis

That, on the recommendation of the Managing Director, Development and Compliance and Chief Building Official, the revised, ~~attached~~ proposed by-law amendments, BE INTRODUCED at the Municipal Council meeting to be held on October 13, 2020 for the purpose of applying the Administrative Monetary Penalties System By-law to municipal by-laws;

it being noted that no individuals spoke at the public participation meeting associated with this matter. (2020-P01)

Motion Passed

11. (4.1) Stop Illicit Cannabis Grow Operations

Motion made by: S. Lewis

That the communication dated September 18, 2020, from D. France, with respect to stopping illicit cannabis grow operations, BE RECEIVED. (2020-P11)

Motion Passed

12. (5.1) Deferred Matters List

Motion made by: S. Lewis

That the Deferred Matters List for the Community and Protective Services Committee, as at September 21, 2020, BE RECEIVED.

Motion Passed

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

Motion made by: M. Cassidy

Seconded by: M. van Holst

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce the following emergent motion related to a request for support from Councillor Shawn Lewis for the submission of an application for appointment to a Committee of the Federation of Canadian Municipalities; it being noted that applications must be submitted by October 18, 2020.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: M. van Holst

Seconded by: S. Hillier

WHEREAS the Federation of the Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Committees are comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS appointments to renewed FCM's committees will be constituted this year;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Shawn Lewis to stand for appointment to FCM's Committees for the 2020/2021 term; and,

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Shawn Lewis attending in person or virtual committee meetings, the FCM Annual Conference and Annual General Meeting and the Trade Show, during the term.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Squire

Seconded by: A. Kayabaga

That pursuant to section 20.2 of the Council Procedure By-law leave BE GIVEN to introduce the following emergent motion related to a request for support from Councillor Arielle Kayabaga for the submission of an application for appointment to a Committee of the Federation of Canadian Municipalities; it being noted that applications must be submitted by October 18, 2020.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Squire
Seconded by: S. Lewis

WHEREAS the Federation of the Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Committees are comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

WHEREAS appointments to renewed FCM's committees will be constituted this year;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Arielle Kayabaga to stand for appointment to FCM's Committees for the 2020/2021 term; and,

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Arielle Kayabaga attending in person or virtual committee meetings, the FCM Annual Conference and Annual General Meeting and the Trade Show, during the term.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

13. By-laws

Motion made by: S. Hillier
Seconded by: S. Lehman

That Introduction and First Reading of Bill No.'s 300 to 308, inclusive, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: P. Van Meerbergen
Seconded by: S. Turner

That Second Reading of Bill No.'s 300 to 308, inclusive, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: A. Hopkins

Seconded by: M. Cassidy

That Third Reading and Enactment of Bill No.'s 300 to 308, inclusive, BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4. Council, In Closed Session

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Council rise and go into Council, In Closed Session, for the purpose of considering a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to RFP 20-54 Municipal Parking Enforcement Services. (6.1/11/CPSC)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

The Council convenes, In Closed Session, at 4:36 PM, with Mayor E. Holder in the Chair and all Members participating.

At 5:24 PM, Councillor J. Helmer leaves the meeting.

At 5:29 PM, the Council resumes in public session, with Mayor E. Holder in the Chair and all Members participating.

At 5:29 PM, Councillor J. Helmer enters the meeting.

9. Added Reports

9.1 15th Report of Council in Closed Session

Motion made by: S. Lehman

Seconded by: S. Lewis

That the Council in Closed Session met, in camera, for the purpose of considering a matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to RFP 20-54 Municipal Parking Enforcement Services.(6.1/11/CPSC)

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

8. Reports

8.2 11th Report of the Community and Protective Services Committee

8. (2.1) RFP 20-54 Municipal Parking Enforcement Services

At 6:03 PM, His Worship, the Mayor places Councillor J. Morgan in the Chair and takes a seat at the Council Board.

At 6:05 PM, His Worship, the Mayor resumes the Chair and Councillor J. Morgan takes a seat at the Council Board.

Motion made by: S. Lewis
Seconded by: P. Squire

That the following actions be taken with respect to the Request for Proposal RFP 20-54 – Municipal Parking Enforcement Services:

- a) the Request for Proposal RFP-20-54 related to the provision of municipal parking enforcement services, BE CANCELLED;
- b) the Civic Administration BE DIRECTED to give notice to the proponents, in accordance with the provisions set out in the Request for Proposal RFP 20-54 - Municipal Parking Enforcement Services, that The Corporation of the City of London is cancelling the subject Request for Proposal, and to extend the Municipal Council's appreciation for their submissions; and
- c) the Civic Administration BE DIRECTED to implement the provision of internal parking enforcement services, within the current budget allocation which includes potential synergies with other municipal enforcement services provided by the Corporation.

Yeas: (10): S. Lewis, M. Salih, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (5): Mayor E. Holder, M. van Holst, J. Helmer, A. Hopkins, and S. Turner

Motion Passed (10 to 5)

Additional Motions:

The motion below is ruled out of order by the Chair under section 9.8 of the Council Procedure By-law with the advice of the City Clerk.

Motion made by: M. van Holst
Seconded by: S. Turner

That the matter of the award of the RFP 20-54, BE REFERRED to a future meeting of the Municipal Council, in order for the Civic Administration to bring forward a report, including financial details, related to the option to bring parking enforcement in-house.

13. By-laws - Continued

Motion made by: S. Lewis
Seconded by: P. Van Meerbergen

That Introduction and First Reading of Bill No. 299 BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: S. Lehman

Seconded by: S. Hillier

That Second Reading of Bill No. 299 BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Motion made by: S. Lehman

Seconded by: S. Lewis

That Third Reading and Enactment of Bill No. 299 BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

The following are By-laws of The Corporation of the City of London:

Bill	By-law
Bill No. 299	By-law No. A.-8024-212 - A by-law to confirm the proceedings of the Council Meeting held on the 13th day of October, 2020. (City Clerk)
Bill No. 300	By-law No. A.-8025-213 - A by-law to authorize the Mayor and Clerk to execute the Acknowledgment between The Corporation of the City of London (the "City"), Museum London (the "Museum") and Museum London Foundation (the "Foundation") to terminate the Declaration and Agreement of Trust dated the 9th day of April, 2019 (the "Agreement"). (2.6/11/CPSC)
Bill No. 301	By-law No. A-54-20002 - A by-law to amend By-law No. A-54, being "A by-law to implement an Administrative Monetary Penalty System in London". (3.1/11/CPSC)
Bill No. 302	By-law No. CP-19-20003 - A by-law to amend By-law No. CP-19 referred to as Residential Rental Units Licensing By-law. (3.1/11/CPSC)
Bill No. 303	By-law No. CPOL.-142(b)-214 - A by-law to amend By-law No. CPOL.-142-394, as amended, as it relates to the Council Policy entitled "Special Events Policies and Procedures Manual" to restrict the issuance of parade permits between November 1 and November 11 annually. (2.5/11/CPSC)
Bill No. 304	By-law No. L.-131(c)-215 - A by-law to amend By-law No. L.131-16, being "A by-law to provide for the Licensing and Regulation of Various Businesses." (3.1/11/CPSC)
Bill No. 305	By-law No. PW-9-20004 - A by-law to amend By-law No. PW-9 referred to as the Yard and Lot Maintenance By-law titled "A By-law to provide for the filling up, draining, cleaning and clearing of land, and clearing of refuse from land." (3.1/11/CPSC)
Bill No. 306	By-law No. S.-6074-216 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Dundas Street, west of English Street) (Chief Surveyor - pursuant to Site Plan SPA20-002 and in accordance with Zoning By-law Z-1)

Bill No. 307	By-law No. S.-6075-217 - A by-law to assume certain works and services in the City of London. (Talbot Village Subdivision Phase 4, Plan 33M-684) (City Engineer)
Bill No. 308	By-law No. W.-5668-218 - A by-law to authorize the Windermere Road -Western Road to Richmond Street Improvements (Project No. TS1359) (2.5/11/CWC)

14. Adjournment

Motion made by: S. Lewis

Seconded by: P. Van Meerbergen

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourns at 6:11 PM.

Ed Holder, Mayor

Catharine Saunders, City Clerk

From: Mary Dowds
Sent: Sunday, October 18, 2020 4:41 PM
To: PEC <pec@london.ca>
Cc: Morgan, Josh <joshmorgan@london.ca>
Subject: [EXTERNAL] Request for demolition - 954 Gainsborough Road

Dear Committee Secretary -

I am writing to express my objection to an application for demolition of buildings at 954 Gainsborough Road.

I am a resident of a property near 954 Gainsborough Road. 954 Gainsborough Road, located near the intersection of Hyde Park Road and Gainsborough Road, contributes in a valuable way to the disappearing cultural heritage of the area. The house at 954 Gainsborough Road is constructed in an architectural style known as Ontario Farmhouse. It is one of a limited number of such heritage buildings in the Hyde Park area and it is vital that these structures be preserved. Currently, farmland in and around the Hyde Park area is being converted into generic subdivisions, strip malls and, sadly, oversized residential towers.

The Ontario Ministry of Heritage website states: "Planning for the future of a strong, vibrant community requires knowledge of the past and an understanding of what we value in the present. Existing buildings, structures and landscapes often define a community's unique identity and give it a character and a sense of place." Buildings such as those at 954 Gainsborough Road, indeed, give our Hyde Park community a unique and irreplaceable identity; without them, our neighbourhood would be bereft of character and our heritage and history lost forever.

I urge your Committee to deny this request for demolition and see that this and other remaining heritage structures in the Hyde Park/Northwest London area are preserved. Once lost, buildings such as this, along with our heritage, will be gone forever. Please exercise wise stewardship and preserve these heritage structures, along with our community's unique character and history.

Sincerely,
Mary Dowds

PLEASE ADD THIS TO COUNCIL

Dear City of London Council,

I was in attendance at the planning committee meeting on Monday the 19th and happened to hear about the application for 954 Gainsborough Road. I did not have anything prepared to say at the time, so did not voice my opinion, but I would like to do that now.

I do not support the demolition of the heritage property at 954 Gainsborough Road. I believe that much of Hyde Park's charm is that it still feels a bit rural. With the loss of this farmhouse, that feeling will be one step closer to not existing.

I also believe that combining new and old development creates a very interesting streetscape. The proposed townhouse development at 2096 Wonderland Road North incorporates the heritage farmhouse into its plan, as do other developments at 1576 Richmond Street, 1570 Richmond Street, 153 Windermere, and 1548 Richmond Street. Many high rise developments downtown also propose to incorporate heritage facades or structures, like Camden Terrace at the Centro high rise and a similar apartment tower on Queen Street with the heritage buildings Blyth Academy is located in.

Although this is a separate application, I also do not support the demolition of the heritage property at 1656 Hyde Park Road. Please also add this input to this separate application and to this and any upcoming council meetings related to 1656 Hyde Park. This heritage house could be easily integrated into a new plaza at 1656 Hyde Park. I really do not think the developer has any excuse to be allowed to tear it down, as it would be so easy to leave it as is at the edge of the development.

Thank You

Arthur

M E M O

Date: October 16th, 2020

To: Craig Smith – Senior Planner
City Planning
City of London
206 Dundas St.
London ON N6A 1G7

From: Harry Froussios & George Balango
Zelinka Priamo Ltd.

RE: Public Participation Meeting October 19, 2020
OZ-9245 Request for Deferral of Boundary Adjustment at 179 Meadowlily Road South and 129 Meadowlily Road South

Shanti Development, Damas Development Inc. and CHAM Ltd. have retained Zelinka Priamo Ltd. to submit applications for Official Plan Amendments and Zoning By-law Amendments at 179 Meadowlily Road South and 129 Meadowlily Road South, and have previously submitted comments on behalf of our clients regarding the above-noted matter. Pre-consultations for both properties have already been conducted, and the required submission materials are currently being prepared. An Environmental Impact Study (EIS) has been prepared in support of the application at 179 Meadowlily Road and an EIS is in process for 129 Meadowlily Road. The EIS for both properties will provide required information regarding potential boundary adjustment and amendments at 179 Meadowlily Road South and 129 Meadowlily Road South.

Adjustment of the ESA boundary at 179 Meadowlily Road South and 129 Meadowlily Road South as proposed in the OPA/ZBA is premature and not justified at this time, considering the active work that is being undertaken in support of future development on these lands. The planning application process, including the preparation of EIS's in accordance with pre-consultation requirements, is underway for both properties, as noted above, and is consistent with the process described in Section 4.5 of the Staff Planning Report. As such we request deferral of the proposed adjustment of the ESA boundary and subsequent proposed OPA/ZBA as it relates to these two properties until such time as the site specific EIS process has been completed. Alternatively, we reserve the right to appeal the OPA/ZBA.

On behalf of our clients, we thank you for the opportunity to provide the above comments and are able to discuss this matter further at your convenience.

Yours very truly

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Senior Associate



George Balango, BES, MCIP, RPP
Senior Planner

Cc: Shanti Development
Damas Development Inc.
CHAM Ltd.
MTE Consultants
Steve Hillier – Ward 14 Councillor
PEC Members

M E M O

Date: October 23, 2020

To: Mayor Holder & Members of Council
City of London
206 Dundas St.
London ON N6A 1G7

From: Harry Froussios & George Balango
Zelinka Priamo Ltd.

RE: Council Meeting October 27, 2020
OZ-9245 Request for Deferral of Boundary Adjustment re: 179 Meadowlily Road South and 129 Meadowlily Road South

Further to our memo of October 16, 2020 to Mr. Craig Smith that is attached to the October 27, 2020 Council Agenda (Item 6.2), we would like to provide the following information subsequent to the PEC Meeting held on October 19, 2020.

As you may be aware, our request to defer consideration of the proposed adjustment of the ESA boundary and subsequent proposed OPA/ZBA as it relates to these two properties pending the completion of the site specific EIS processes currently underway for both properties was not accepted by PEC. However, we remain of the opinion that adjustment of the ESA boundary at 179 Meadowlily Road South and 129 Meadowlily Road South as proposed in the OPA/ZBA is premature and not justified at this time.

We have attached correspondence from MTE Consultants, dated October 22, 2020, which provides additional information in response to the PEC decision to support the Staff Recommendation relating to the Official Plan and Zoning By-law Amendments relating to the extension of the Meadowlily ESA boundary.

Based on the additional information provided, we are of the opinion that there is insufficient justification provided in support of the proposed amendments as they relate to our clients lands in order to satisfy the policies of the 2020 Provincial Policy Statement (including Section 2.1); the 1989 Official Plan (including Section 15.4); and the London Plan (including Policies 1367-1371).

Alternatively, we believe that a more appropriate approach would be to redesignate and rezone the affected areas of our clients lands as Environmental Review, as discussed in the MTE correspondence, and as per the attached illustration immediately following this correspondence. This approach would allow for more detailed review of the subject lands to be completed through the EIS process, which is consistent with the policies of the 1989 Official Plan (Section 15.4.1.2), and the London Plan (Policy 1369); and any necessary adjustments to the boundary be completed

as part of our clients OPA and ZBA applications. Furthermore, we believe that this approach will allow for a more collaborative and co-operative approach between our clients and the City, rather than pursuing alternative options (i.e. appeal to LPAT), which would only add lengthy delays to the process and result in an inefficient use of the City's and our clients time and resources.

On behalf of our clients, we thank you for the opportunity to provide the above comments and look forward to your consideration of the above.

Yours very truly

ZELINKA PRIAMO LTD.

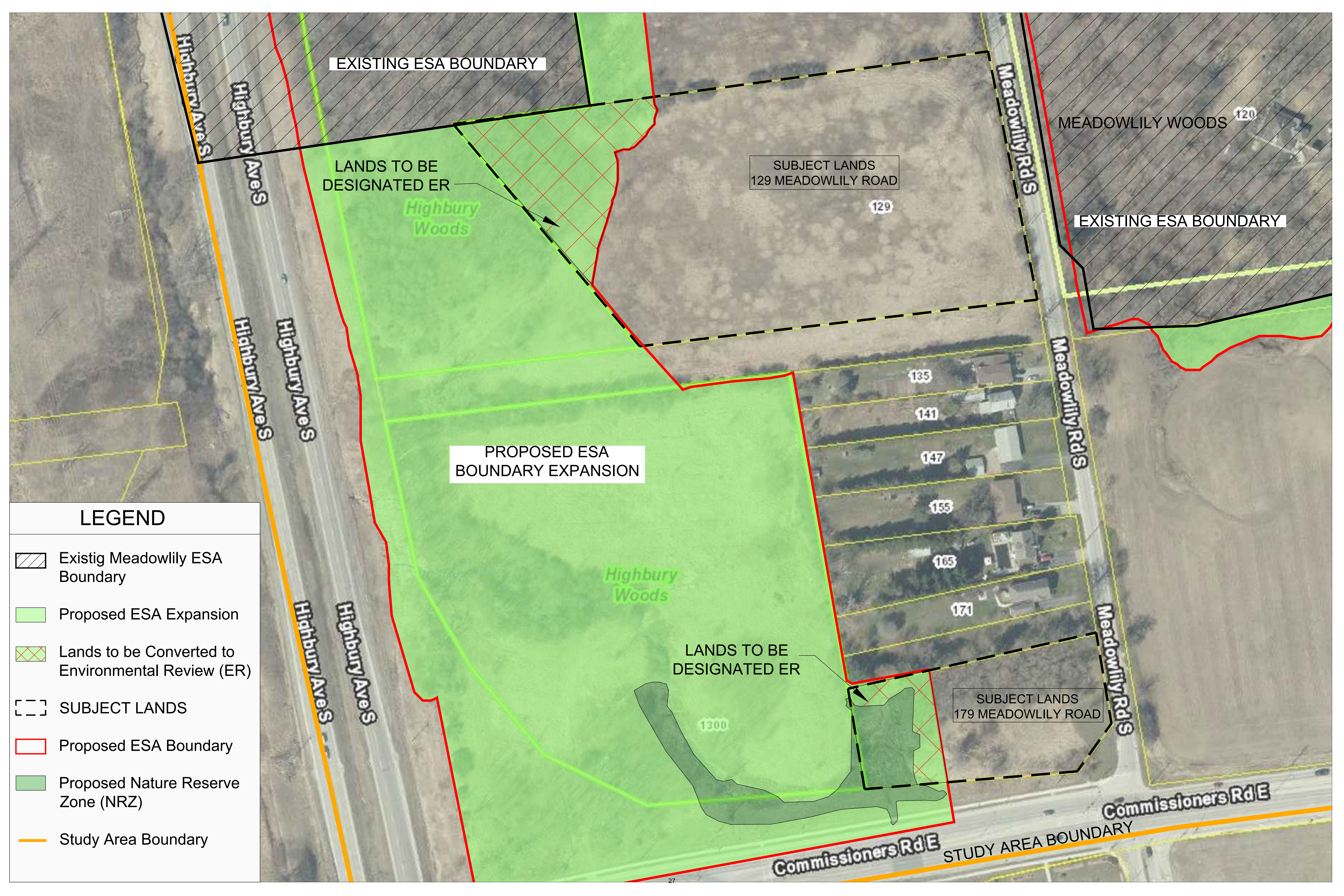


Harry Froussios, BA, MCIP, RPP
Senior Associate



George Balango, BES, MCIP, RPP
Senior Planner

Cc: Shanti Development
Damas Development Inc.
CHAM Ltd.
MTE Consultants
Craig Smith – Senior Planner, City of London



EXISTING ESA BOUNDARY

LANDS TO BE DESIGNATED ER

SUBJECT LANDS
129 MEADOWLILY ROAD

MEADOWLILY WOODS 120

EXISTING ESA BOUNDARY

PROPOSED ESA
BOUNDARY EXPANSION

Highbury Woods

LANDS TO BE DESIGNATED ER

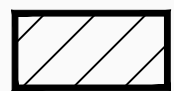
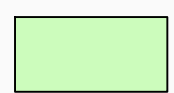
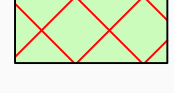




SUBJECT LANDS
179 MEADOWLILY ROAD

1300

Commissioners Rd E

STUDY AREA BOUNDARY

LEGEND

-  Existing Meadowlily ESA Boundary
-  Proposed ESA Expansion
-  Lands to be Converted to Environmental Review (ER)
-  SUBJECT LANDS
-  Proposed ESA Boundary
-  Proposed Nature Reserve Zone (NRZ)
-  Study Area Boundary



MTE Consultants
123 St. George St., London, ON N6A 3A1

October 22 2020
MTE File No.: 47966-100

Harry Froussios,
Zelinka Priamo,
318 Wellington Rd,
London, ON N6C 4P4

Dear Harry:

Re: 129 Meadowlilly Road and City Proposed ESA boundary

Further to our letter of August 28 2020, I provide some additional comments based on the recent Planning and Environment Committee Review and comments associated with the landowner submission package.

The City of London ESA policy is designed to protect the Environmentally Significant Areas of the City of London. There are supplemental guidelines that are used to formalize the boundary of the ESA. These guidelines are designed to assess whether or not any additional vegetation next to the ESA should also be included. The guideline document clearly indicates not all vegetation warrants inclusion in the ESA designation. In practice, however, much more vegetation has been added to ESA boundaries than is likely warranted, and this has ultimately lead to a second document from the City, outlining how trails are to be planned in ESA's (*Guidelines for Management Zones and Trails in Environmentally Significant Areas*, 2016). The trail guideline document acknowledges there are sensitive and less sensitive features within ESA boundaries. A more precise designation of the ESA in the first place would have facilitated recreational trail design, rather than create the need for a second guideline document.

The Meadowlilly Woods ESA Conservation Master Plan (NRSI, 2019) following the trail guideline above, provides a figure (Map 12 –attached) which identifies the sensitive areas of the master plan as Nature Reserve Zones (dark green). There are the sensitive and natural features of the core ESA. Notwithstanding some localized disagreement with the boundary of these NRZ areas, the remaining areas noted are not the core ESA but added for additional habitat function (NEZ) .The boundary has also been expanded beyond NRZ and existing vegetation of the NEZ; presumably buffers. The purpose of each of these added areas to the NEZ, need to be considered when planning passive recreation use or development. Therefore, it is our opinion that lands beyond the Core ESA (NRZ) should be left as Environmental Review on private lands and Open Space on public lands to maintain clarity, as uses within and adjacent to these added areas are considered. Not matter where the ESA boundary line sits, passive trail plans and development will need to conduct further study and review to assess the use and finalize the boundary. So there is no policy basis for constraining public or private lands that are not part of the Core ESA and there is a policy basis to review the boundary at a later stage. Staff have agreed that the best place to finalize boundaries is at an EIS level. By placing the ESA boundary

in a conservative manner as proposed by the City, creates unnecessary impediments to passive recreational or development lands.

On a more site specific note, there are features that have been added as Natural Environment Zone on the 129 Meadowlilly privately owned lands, that are dominated by non-native invasive plants (Black Locust). Clearly this area of non-native habitat should not be part of an ESA boundary; a boundary intended to protect natural heritage. It is also not habitat for Eastern Wood-Pewee as the forest is thick and the canopy does not meet their habitat needs. We disagree with the E. Wood-Pewee map [Map 10], in this regard.

In additional, a wetland at 179 Meadowlilly Road is indeed receiving surface flows from Commissioners Road ROW as well as through a culvert flow under Commissioners from the commercial plaza to the south. Seepage identified through the CMP process is further to the west from 179 Meadowlilly [Map 10].

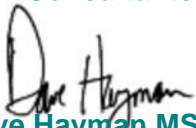
As noted in the prior letter, we have suggested there is opportunity for the City to cooperatively work with the landowner of 129 Meadowlilly Road to resolve the adjacent lands issues noted above, including addressing a non-native plant community that has been included in the City proposed ESA boundary. At 179 Meadowlilly, there is a small wetland feature (less than 0.5 ha) that would not be considered when using the Ontario Wetland Evaluation System (OWES). It is fed primarily by surface flows and can be preserved through water balance and stormwater design in an EIS. Both properties are best to address these boundary discussions and refinements through a development application process. A much better and cooperative process between the City and landowners, compared to a dispute over land use designation revisions and zoning changes proposed by the City on private lands.

Finally, the ESA boundary has a bearing on the development applications of 129 and 179 Meadowlilly as the EIS for each site must deal with protection of the ESA. Yet, the ESA already includes added zones of cultural vegetation and buffers beyond. There is no clarity from City staff on how development applications next to these disputed ESA boundary areas and beyond into the development lands, will be treated through the application process.

The simplest means to resolve all of these issues is to modify the proposed land use designations to ER on the private lands, as suggested earlier in this letter.

Yours truly,

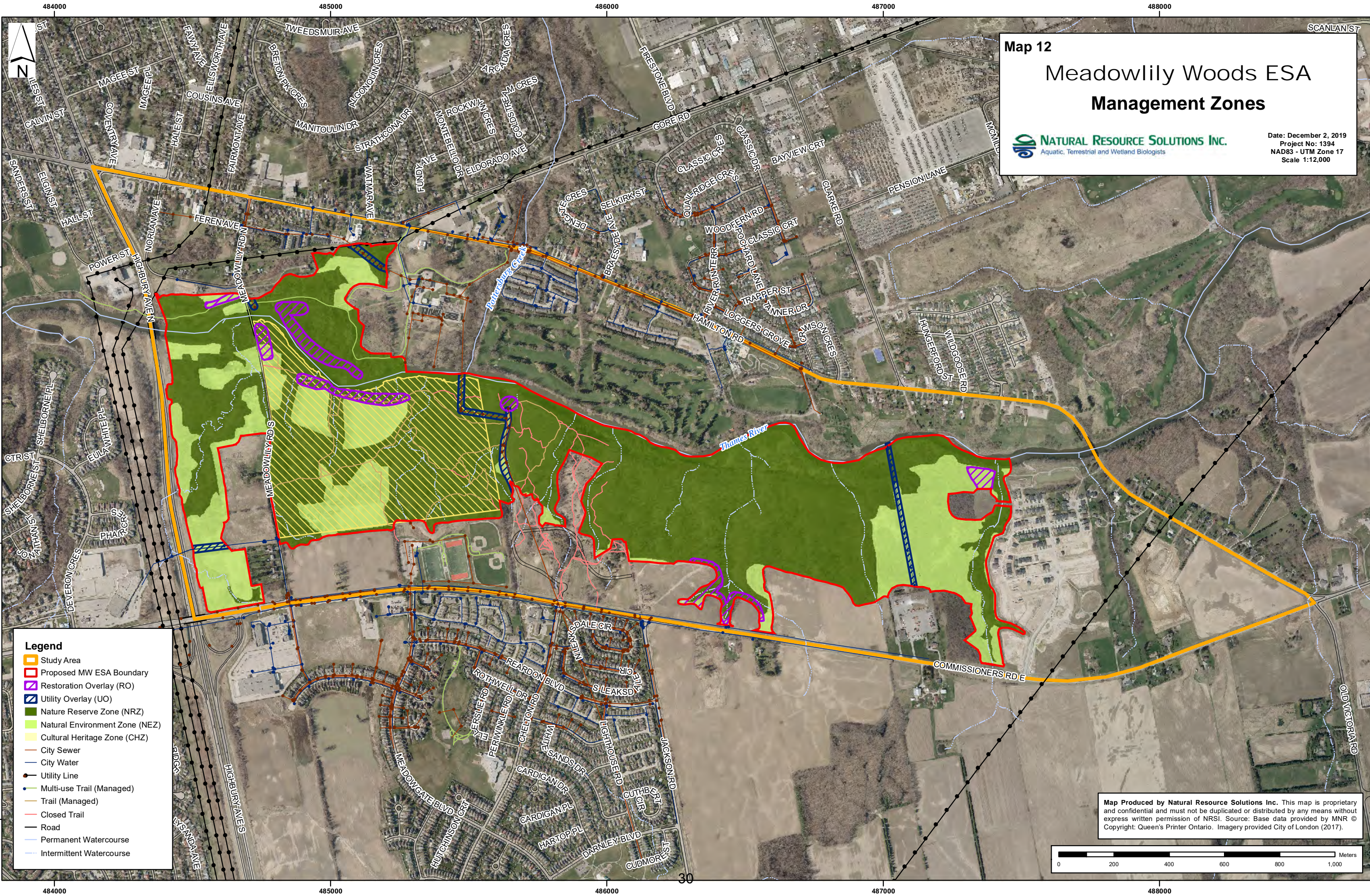
MTE Consultants Inc.



Dave Hayman MSc.
Manager, Natural Environments
519-204-6510 Ext 2241
Windsor Field Office 519-966-1645
dhayman@mte85.com

DGH:

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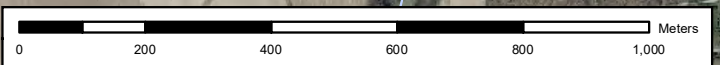


Map 12
Meadowlily Woods ESA
Management Zones

NATURAL RESOURCE SOLUTIONS INC.
 Aquatic, Terrestrial and Wetland Biologists

Date: December 2, 2019
 Project No: 1394
 NAD83 - UTM Zone 17
 Scale 1:12,000

- Legend**
- Study Area
 - Proposed MW ESA Boundary
 - Restoration Overlay (RO)
 - Utility Overlay (UO)
 - Nature Reserve Zone (NRZ)
 - Natural Environment Zone (NEZ)
 - Cultural Heritage Zone (CHZ)
 - City Sewer
 - City Water
 - Utility Line
 - Multi-use Trail (Managed)
 - Trail (Managed)
 - Closed Trail
 - Road
 - Permanent Watercourse
 - Intermittent Watercourse



Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Source: Base data provided by MNR © Copyright: Queen's Printer Ontario. Imagery provided City of London (2017).

PLEASE INCLUDE IN COUNCIL

In these photos, the mature maple trees that I am requesting to be saved can be seen. They can be saved through amendments to this application for townhomes at 348 Sunningdale Road and by expanding Sunningdale to the South in this area, where there is nothing but a large expanse of grass.







Re: Heritage Designation of 197, 183 and 179 Ann St.

Dear Members of Council,

I am hoping that you will review the designation request of 197, 183 and 179 Ann St carefully and independently of any development pressure.

Designating heritage properties does not require public or owner approval because designation is depended on merit. I have attached O.Reg. 9/06 which describes the criteria for designation under the Ontario Heritage Act for your review if needed.

The City of London through the London Plan officially recognizes that as a community we value our heritage and history and is fundamental to our shared identity. The London Plan states this very clearly on page 138:

“WHAT ARE WE TRYING TO ACHIEVE? 554_

In all of the planning and development we do, and the initiatives we take as a municipality we will:

- 1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.**
- 2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.**
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.”**

Heritage and development should be complimentary but it takes municipal leadership to communicate that heritage retention and repurpose are important and that the principles set out in the London Plan are serious. There is professional consensus that these properties have the merit to fulfil all the heritage criteria required for designation and deserve recognition.

The push to combine heritage designation for these properties at the same time as a review of the proposed development for the same site raises genuine concerns of a repeat of the Camden Terrace review, where designation was overwhelmed by a development proposal. That process was broadly viewed as disingenuous because it became a ‘tug-of-war’ rather than a consideration on merit.

In closing, it is anticipated that very few individuals will attend a public participation meeting on November 30th because it is predicted that cases of the infectious virus Covid-19 will increase through the months of November and December. Individuals often wait several hours to be heard at these meetings and this could increase their risk of exposure. It is anticipated that comments will be submitted in writing and not in person.

Sincerely,

AnnaMaria Valastro
133 John Street, Unit 1
London, Ontario N6A 1N7

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

London Hydro Restructuring Amendment

October 25, 2020

Dear Colleagues,

Concerning the affiliate, there was an important item of urgency not mentioned in the report or our discussion.

London Hydro (LHI) has been working for two years on a unique collaborative green initiative for Sifton's West 5 development. LHI will have to abandon the project if they do not have an affiliate to sign the agreement by the Feb 2021 deadline since the OEB does not allow utilities to enter these types of metering arrangements. I am very concerned that LHI will lose this significant opportunity (and one other) because of delays associated with the report.

There are about 63 utilities in Ontario, and the large majority of them have the exact same structure that LHI is proposing. Examples of such Holdco structure can be found at Oakville, Ottawa, Vaughan, Oshawa, Brantford, Burlington, Chatham Kent, Ingersoll, Sarnia, Thunder Bay, Niagara Peninsula, and Grimsby to name a few. The small number of legal firms that specialize in electricity distribution will have been asked many times to prepare similar comparisons, and our administration could draw on their expertise to meet the LHI deadlines, if necessary.

Having provided this concern and suggestion, I hope you will support the following **amendment to part b)** of the committee recommendation so that our utility does not lose opportunities due to delay:

b) the Civic Administration BE DIRECTED to investigate the option of creating an unregulated company and bring forward a report that would compare this option with the options outlined in the above-noted report **in a timeframe that allows for the chosen affiliate structure to be in place by the first week of February.**

Moved by: Michael van Holst

Corporate Services Committee

Report

16th Meeting of the Corporate Services Committee
October 19, 2020

PRESENT: Councillors A. Kayabaga (Chair), M. van Holst, J. Helmer , J. Morgan, Mayor E. Holder

ABSENT: A. Hopkins

ALSO PRESENT: J.W. Taylor, B. Westlake-Power

Remote Attendance: Councillor S. Hillier; L. Livingstone, A.L. Barbon, B. Card, I. Collins, M. Daley, K. Murray, R. Sanderson, C. Saunders, K. Scherr, M. Schulthess

The meeting is called to order at 12:04 PM, with Councillor A. Kayabaga in the Chair, it being noted that the following Members were in remote attendance: Councillors M. van Holst, J. Helmer and J. Morgan.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: J. Helmer

Seconded by: J. Morgan

That consent items 2.1 to 2.3 BE APPROVED.

Yeas: (4): A. Kayabaga, M. van Holst, J. Helmer, and J. Morgan

Absent: (2): A. Hopkins, and E. Holder

Motion Passed (4 to 0)

2.1 RFP 20-37 Cognos Modernization Irregular Result

Moved by: J. Helmer

Seconded by: J. Morgan

That, on the recommendation of the Director, Information Technology Services, City Manager's Office, and with the concurrence of the Director, Financial Services, Finance & Corporate Services, the following actions be taken with respect to the Cognos Modernization:

a) the proposal submitted by Newcomp Analytics, 175 Commerce Valley Drive West, Suite 230, Thornhill, ON L3T 7P6, for the Cognos Modernization for a total cost of \$553,116.97 (excluding taxes) BE ACCEPTED in accordance with section 8.10 of the Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated October 19, 2020 as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this purchase, and;

d) the approval hereby given BE CONDITIONAL upon the Corporation entering into a formal contract, agreement or having a purchase order relating to the subject matter of this approval.

Motion Passed

2.2 City of London's Credit Rating

Moved by: J. Helmer

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the City of London's Credit Rating Report, providing a summary of Moody's Investors Service Credit Opinion of the City of London, BE RECEIVED for information.

Motion Passed

2.3 Expropriation of Land - Fanshawe Park Road and Richmond Street Intersection Improvements Project

Moved by: J. Helmer

Seconded by: J. Morgan

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, with the concurrence of the Director, Roads and Transportation, on the advice of the Manager of Realty Services, approval BE GIVEN to the expropriation of land as may be required for the Fanshawe Park Road and Richmond Street Intersection Improvements Project and that the following actions be taken in connection therewith:

a) application be made by The Corporation of the City of London as Expropriating Authority to the Council of The Corporation of the City of London as approving authority for the approval to expropriate the land required for Fanshawe Park Road / Richmond Street Intersection Improvements Project;

b) The Corporation of the City of London serve and publish notice of the above application in accordance with the terms of the *Expropriations Act*;

c) The Corporation of the City of London forward to the Chief Inquiry Officer any requests for a hearing that may be received and report such to the Council of The Corporation of the City of London for its information; and

d) the by-law as appended to the staff report dated October 19, 2020 as Schedule "B" BE INTRODUCED at the Council meeting on October 27, 2020 to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Fanshawe Park Road / Richmond Street Intersection Improvements Project.

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

Moved by: M. van Holst
Seconded by: J. Helmer

That items 4.1 and 4.2 BE APPROVED.

Yeas: (5): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, and E. Holder

Absent: (1): A. Hopkins

Motion Passed (5 to 0)

4.1 Application - Issuance of Proclamation - Fung Loy Kok Institute of Taoism 50th Anniversary

Moved by: M. van Holst
Seconded by: J. Helmer

That based on the application dated September 24, 2020, from Fung Loy Kok Institute of Taoism, the day of November 7, 2020 BE PROCLAIMED as Fung Loy Kok Institute of Taoism 50th Anniversary.

Motion Passed

4.2 Application - Issuance of Proclamation - Day of Awareness for Survivors of Financial Abuse and Economic Injustice

Moved by: M. van Holst
Seconded by: J. Helmer

That based on the application dated September 30, 2020, from the Canadian Centre for Women's Empowerment, the day of November 26, 2020 BE PROCLAIMED as Day of Awareness for Survivors of Financial Abuse and Economic Injustice.

Motion Passed

5. Deferred Matters/Additional Business

5.1 Federation of Canadian Municipalities (FCM) - Update

That it BE NOTED that Councillor J. Morgan provided a verbal update to the Corporate Services Committee with respect to the FCM Board of Directors/Committee opportunities.

6. Confidential (Enclosed for Members only.)

Moved by: E. Holder
Seconded by: J. Helmer

That the Corporate Services Committee convene, In Closed Session, for the purpose of considering:

6.1. Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value

and a position, plan, procedure, criteria or instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

6.2. Land Acquisition

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose.

Yeas: (5): A. Kayabaga, M. van Holst, J. Helmer, J. Morgan, and E. Holder

Absent: (1): A. Hopkins

Motion Passed (5 to 0)

The Corporate Services Committee convenes, In Closed Session, from 12:25 PM to 12:37 PM.

7. **Adjournment**

The meeting adjourned at 12:39 PM.

Civic Works Committee

Report

The 12th Meeting of the Civic Works Committee
October 20, 2020

PRESENT: Councillors S. Lehman (Chair), S. Lewis, M. Cassidy, P. Van Meerbergen, E. Peloza, Mayor E. Holder

ALSO PRESENT: J. Bunn, J. Taylor and B. Westlake-Power

Remote Attendance: Councillor J. Helmer; S. Chambers, A. Macpherson, D. MacRae, S. Mathers, C. Saunders, K. Scherr, M. Schulthess, G. Smith, S. Stafford and J. Stanford

The meeting was called to order at 12:00 PM; it being noted that the following Members were in remote attendance: Councillors M. Cassidy and P. Van Meerbergen

1. Disclosures of Pecuniary Interest

Mayor E. Holder discloses a pecuniary interest in clause 5.1, having to do with Item 4 of the Deferred Matters List, related to the properties at 745 and 747 Waterloo Street, by indicating that his daughter owns a business located at 745 Waterloo Street.

2. Consent

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That Items 2.1 to 2.7 BE APPROVED.

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Peloza, and E. Holder

Motion Passed (6 to 0)

2.1 Award of Consulting Engineering Services for Detailed Design of the Springbank Reservoir 1 and 3 - Roof Membrane Replacement and Reservoir Repairs RFP 20-44

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the award of consulting engineering services for RFP 20-44 Detailed Design of the Springbank Reservoir 1 and 3, Roof Membrane Replacement and Reservoir Repairs (EW3583):

a) the proposal submitted by R.V. Anderson Associates Limited, 557 Southdale Road East, Suite 200, London Ontario N6E 1A2, in the amount of \$294,901.00, including \$67,718 contingency (excluding HST) BE AWARDED in accordance with Section 15.2 (e) of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated October 20, 2020;

- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to effect these recommendations. (2020-V07)

Motion Passed

2.2 Amendments to the Traffic and Parking By-law

Moved by: S. Lewis
Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the proposed by-law, as appended to the staff report dated October 20, 2020, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend By-law PS-113, entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London". (2020-T02)

Motion Passed

2.3 Appointment of Consulting Engineers - Infrastructure Renewal Program

Moved by: S. Lewis
Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the appointment of consulting engineers for the Infrastructure Renewal Program:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified 2022 and future Infrastructure Renewal Program at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(e) of the City of London's Procurement of Goods and Services Policy:
 - i) R.V. Anderson Associates Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of the 2022 Infrastructure Renewal Program Assignment I, Labatt Trunk Sewer Siphon Replacement, in the total amount of \$208,813.00, including contingency, (excluding HST);
 - ii) Development Engineering (London) Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of future Infrastructure Renewal Program Assignment J, Rhine Avenue from Wistow Street to Flanders Row, Flanders Row from Paardeberg Crescent to Rhine Avenue and Paardeberg Crescent from Rhine Avenue to Rhine Avenue, in the total amount of \$219,736.00, including contingency, (excluding HST);
 - iii) R.V. Anderson Associates Limited BE APPOINTED consulting engineers to complete the pre-design and detailed design of the future Infrastructure Renewal Program Assignment K, McKenzie Avenue from Wortley Road to Belgrave Avenue, Baker Street from Ridout Street to Belgrave Avenue, Windsor Avenue from Ridout Street to Belgrave Avenue and Belgrave Avenue from Baker Street to McKenzie Avenue, in the total amount of \$197,933.00, including contingency, (excluding HST);
 - iv) GM BluePlan Engineering Limited BE APPOINTED consulting engineers to complete the predesign and detailed design of the future

Infrastructure Renewal Program Assignment L, Whitehall Drive from Vancouver Street to Atkinson Boulevard in the total amount of \$149,688.00, including contingency, (excluding HST);

- b) the financing for the above-noted projects BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated October 20, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with each consultant for the respective project; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E01)

Motion Passed

2.4 Richmond North Recreational Crossing and Pathway Extension Project Detailed Design and Tendering - Appointment of Consulting Engineer

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, and with concurrence of the Managing Director, Parks and Recreation, the following actions be taken with respect to the appointment of a Consulting Engineer for the Richmond North Recreational Crossing and Pathway Extension Project:

- a) AECOM Canada Limited, BE APPOINTED Consulting Engineers for the detailed design and tendering for the said project at an upset amount of \$520,259.50 (excluding HST), in accordance with RFP20-27 and in accordance with Section 15.2 (e) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated October 20, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-R04)

Motion Passed

2.5 Single Source Procurement - Rental Car Contract

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions be taken with respect to a Single Source Procurement for a Rental Car Contract:

- a) the Civic Administration BE AUTHORIZED to extend the current single source agreement greater than \$50,000 for the procurement of compact rental cars as per Section 14.4(d) of the Procurement of Goods and Services Policy;
- b) the submission from Discount Car and Truck Rentals, 720 Arrow Road, North York, Ontario, M9M 2M1, BE ACCEPTED for the supply and delivery of compact rental cars for the remainder of 2020 with a total annual cost of \$84,000 (excluding HST) and an additional option year (2021), should it be required;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this purchase; and,
- d) the approval, hereby given, BE CONDITIONAL upon the Corporation entering into a formal contract or having a purchase order, or contract record relating to the subject matter of this approval. (2020-V01)

Motion Passed

2.6 Joint Occupancy and Use Agreement - Elgin-Middlesex Pumping Station

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Director, Water and Wastewater, the following actions be taken with respect to a Joint Occupancy and Use Agreement between Partner Municipalities and the Elgin Area Primary Water Supply System with respect to the Elgin-Middlesex Pumping Station:

- a) the proposed by-law, as appended to the staff report dated October 20, 2020, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020, to approve a Joint Occupancy and Use Agreement between The Corporation of the City of London, the Elgin Area Primary Water Supply System, the Aylmer Area Secondary Water Supply System and the St. Thomas Secondary Water Supply System, with respect to the Elgin-Middlesex Pumping Station; and,
- b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the above-noted Agreement;

it being noted that the Boards of Management for the Elgin Area Primary Water Supply System and both Secondary Water Supply Systems are concurrently undertaking similar actions in order to enter into this Joint Occupancy and Use Agreement. (2020-E03)

Motion Passed

2.7 Vauxhall Wastewater Treatment Plant Upgrades - Engineering Design Consultant Award

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That, on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions be taken with respect to the assignment of consulting services for the completion of detailed design for upgrades at the Vauxhall Wastewater Treatment Plant:

- a) AECOM Canada Ltd. BE APPOINTED as Consulting Engineers in the amount of \$282,221.50, including 15% contingency (excluding HST) in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for the project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated October 20, 2020;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2020-E03)

Motion Passed

3. Scheduled Items

None.

4. Items for Direction

4.1 Mud Creek Stormwater Management Project - C. Blake

Moved by: E. Pelozza

Seconded by: M. Cassidy

That the communication, dated September 24, 2020, from C. Blake, with respect to the Mud Creek Stormwater Management Project, BE RECEIVED. (2020-E01)

Yeas: (6): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, E. Pelozza, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: E. Pelozza

Seconded by: S. Lewis

That the Civic Works Committee Deferred Matters List, as at October 9, 2020, BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, M. Cassidy, P. Van Meerbergen, and E. Pelozza

Recuse: (1): E. Holder

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 12:12 PM.

Planning and Environment Committee

Report

The 16th Meeting of the Planning and Environment Committee
October 19, 2020

PRESENT: Councillor M. Cassidy (Chair), J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, Mayor E. Holder

ALSO PRESENT: H. Lysynski, M. Ribera, C. Saunders and J.W. Taylor

Remote Attendance: Councillors S. Hillier, S. Lewis, J. Morgan and M. van Holst; J. Adema, G. Bailey, G. Barrett, J. Bunn, S. Corman, K. Dawtrey, B. Debbert, L. Dent, M. Fabro, M. Feldberg, P. Kokkoros, G. Kotsifas, L. McDougall, L. Morris, L. Mottram, B. O'Hagan, A. Pascual, L. Pompili, A. Riley, M. Schulthess, C. Smith, B. Somers, M. Tomazincic, B. Westlake-Power and P. Yeoman

The meeting is called to order at 4:02 PM, with Councillor M. Cassidy in the Chair; it being noted that the following Members were in remote attendance: Mayor E. Holder; Councillors A. Hopkins, J. Helmer, A. Kayabaga and S. Turner

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: E. Holder

Seconded by: S. Turner

That Items 2.1 to 2.10 BE APPROVED.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

2.1 Changes to the Residential Development Charges Grant Program for Downtown and Old East Village

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to updating the guidelines for the Residential Development Charges Grant Program permitted through the Downtown and Old East Village Community Improvement Plans:

- a) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend By-law C.P.-1467-175, as amended, being a by-law to establish financial incentives for the Downtown Community Improvement Project Areas, to delete the existing Schedule 1 and replace with the new Schedule 1 (Downtown Community Improvement Plan – Financial Incentive Program Guidelines);

b) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend By-law C.P.-1468-176, as amended, being a by-law to establish financial incentives for the Old East Village Community Improvement Project Area, to delete the existing Schedule 1 and replace with the new Schedule 1 (Old East Village Community Improvement Plan – Financial Incentive Program Guidelines); and,

c) the Civic Administration BE DIRECTED to process the Residential Development Charges Grant of \$14,895 due to Youth Opportunities Unlimited for improvements made to 340 Richmond Street.

Motion Passed

2.2 Draft Core Area Community Improvement Plan (O-9257)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the Draft Core Area Community Improvement Plan:

a) the Civic Administration BE DIRECTED to proceed with public consultation on the Draft Core Area Community Improvement Plan appended to the staff report dated October 19, 2020; and,

b) the staff report dated October 19, 2020 entitled "Core Area Community Improvement Plan" BE RECEIVED for information.

Motion Passed

2.3 Bill 108, The More Homes, More Choice Act and 2019 Bill 197, The COVID-19 Economic Recovery Act, 2020, Information Report

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the staff report dated October 19, 2020 entitled "Bill 108, the *More Homes, More Choice Act, 2019* and Bill 197, the *COVID-19 Economic Recovery Act, 2020*, Information Report BE RECEIVED for information.

Motion Passed

2.4 Application - 3635 Southbridge Avenue - Removal of Holding Provision (H-9236)

Moved by: E. Holder

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3635 Southbridge Avenue, legally described as Block 127 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision (h•h-100•h-198•R5-4(22)/R6-5(50)) Zone TO a Residential R5 Special

Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone to remove the h, h-100 and h-198 holding provisions.

Motion Passed

- 2.5 Application - 3575 Southbridge Avenue - Removal of Holding Provision (H-9237)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision (h•h-100•h-198•R5-4(22)/R6-5(50)) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone to remove the h, h-100 and h-198 holding provisions.

Motion Passed

- 2.6 Application - 1605 Twilite Boulevard - Removal of Holding Provisions (h, h-54, h-71 and h-100) (H-9201)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Foxwood Building Company, relating to the property located at 1605 Twilite Boulevard, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/R6 (h•h-54•h-71•h-100•R5-6/R6-5) Zone TO Residential R5/R6 (R5-6/R6-5) Zone to remove the h, h-54, h-71 and h-100 holding provisions.

Motion Passed

- 2.7 Application - 3620 Southbridge Avenue - Removal of Holding Provision (H-9229)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3620 Southbridge Avenue, legally described as Block 124 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4 Special Provision (h•h-100•R4-6(8)) Zone TO a Residential R4 Special Provision (R4-6(8)) Zone to remove the “h and h-100” holding provisions.

Motion Passed

2.8 Application - 3740 Southbridge Avenue - Removal of Holding Provision (H-9230)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3740 Southbridge Avenue, legally described as Block 130 Plan 33M-785, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4 Special Provision (h*h-100*R4-6(8)) Zone TO a Residential R4 Special Provision (R4-6(8)) Zone to remove the h and h-100 holding provisions.

Motion Passed

2.9 Application - 1300 Fanshawe Park Road East - Stoney Creek South Subdivision - Special Provisions 39T-04512-2

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to entering into a Subdivision Agreement between The Corporation of the City of London and 700531 Ontario Limited, for the subdivision of land over Part of Lot 9, Concession 5, situated on the north side of Fanshawe Park Road East, east of Highbury Avenue North, municipally known as 1300 Fanshawe Park Road East:

a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and 700531 Ontario Limited, for the Stoney Creek Subdivision, Phase 2 (39T-04512-2) appended to the staff report dated October 19, 2020 as Appendix "A", BE APPROVED;

b) the Applicant BE ADVISED that Development Finance has summarized the claims and revenues appended to the staff report dated October 19, 2020 as Appendix "B"; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

Motion Passed

2.10 Application - 965 Upperpoint Avenue (H-9233)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion the property located at 965 Upperpoint Avenue, the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)) Zone TO a Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-

5(61)/R8-3(5)) Zone to remove the holding provisions for portions of these lands to be developed as Street Townhouse Dwellings.

Motion Passed

3. Scheduled Items

3.1 Application - 1761 Wonderland Road North (OZ-9178)

Moved by: J. Helmer
Seconded by: E. Holder

That, the application by 1830145 Ontario Limited, relating to the property located at 1761 Wonderland Road South, BE REFERRED back to the Civic Administration to work with the applicant to incorporate a mixed-use building including bonus zoning and affordable housing and to report back at a future Planning and Environment Committee meeting;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Turner
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.2 Application - 355 Marconi Boulevard - Draft Plan of Subdivision and Zoning By-law Amendments 39T-20501 (Z-9210)

Moved by: A. Hopkins
Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by JNF Group Inc., relating to the property located at 355 Marconi Boulevard:

- a) the proposed by-law appended to the staff report dated October 19, 2020 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject

lands FROM a Restricted Service Commercial RSC1/RSC3/RSC5 Zone TO a Holding Residential R1 (h•R1-1) Zone and a Holding Residential R1 Special Provision (h•R1-1()) Zone;

b) the Approval Authority BE ADVISED that no issues were raised at the public meeting with respect to the application for Draft Plan of Subdivision submitted by JNF Group Inc., relating to the lands located at 355 Marconi Boulevard; and,

c) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of subdivision as submitted by JNF Group Inc., prepared by Archibald, Gray & McKay Ltd. (AGM) (Plan No. 8-L-5546, dated July 24, 2020), as red line revised which shows thirty (30) single detached residential dwelling lots and one (1) new street, SUBJECT TO the conditions appended to the staff report dated October 19, 2020 as Appendix “B”;

it being pointed out that the Planning and Environment Committee reviewed and received a communication dated October 2, 2020 from F. Strothers, by email, with respect to these matters;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed draft plan of subdivision and zoning amendment is consistent with the Provincial Policy Statement (PPS), 2020, as it achieves objectives for efficient and resilient development and land use patterns. It represents a small infill development of single detached dwelling lots of modest size taking place within the City’s urban growth area, and within an established suburban neighbourhood. It also achieves objectives for promoting compact form, contributes to the neighbourhood mix of housing and densities that allows for the efficient use of land, infrastructure and public service facilities, supports the use of public transit, and avoids land use and development patterns which may cause environmental or public health and safety concerns;
- the proposed draft plan and zoning conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies;
- the proposed draft plan and zoning conforms to the policies of the (1989) Official Plan, including but not limited to the Multi-Family, Medium Density Residential designation; and,
- the recommended zoning is considered appropriate and compatible with the form and character of existing residential development in the surrounding neighbourhood.

Yeas: (5): M. Cassidy, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Nays: (1): J. Helmer

Motion Passed (5 to 1)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: S. Turner

Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

3.3 Demolition Request for Heritage Listed Property - 954 Gainsborough Road

Moved by: A. Hopkins

Seconded by: E. Holder

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the buildings on the heritage listed property located at 954 Gainsborough Road BE PERMITTED, and the following actions be taken:

a) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,

b) the property at 954 Gainsborough Road BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that the Planning and Environment Committee reviewed and received a communication from S. Bharij, by email, with respect to this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Turner

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Hopkins
Seconded by: E. Holder

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga,
and E. Holder

Motion Passed (6 to 0)

3.4 Meadowlily Environmentally Significant Area - Conservation Master Plan (Z-9245)

Moved by: E. Holder
Seconded by: S. Turner

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the Meadowlily Woods Environmentally Significant Area:

a) the proposed revised, attached by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend the Official Plan to:

- i) change the designation of the subject lands FROM Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, TO an Open Space designation and FROM Environmental Review and Open Space designations TO an Urban Reserve Community Growth designation to align with the limits of the Meadowlily Woods Environmentally Significant Area;
- ii) change Map Schedule B1 (Flood Plain and Environmental Features) TO apply an Environmentally Significant Area delineation to the lands identified as the Meadowlily Woods Environmentally Significant Area that are designated Open Space as amended above; and,
- iii) change Section 19.2.2 Guideline Documents TO add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents;

b) the proposed revised, attached by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend The London Plan by changing Policy 1719_10 FROM Meadowlily Woods Master Plan TO Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

c) the proposed revised, attached by-law (Appendix "C") BE INTRODUCED at a future meeting of Municipal Council after the London Plan maps are in force and effect following the Local Planning Appeals Tribunal Hearings;

- i) change the Place Types on Map 1 - Place Types - FROM Neighbourhoods TO Green Space, and FROM Green Space TO Neighbourhoods to align with the limits of the Meadowlily Woods Environmentally Significant Area; and,
- ii) change Map 5 - Natural Heritage - FROM Potential Environmentally Significant Area and Neighbourhood TO Environmentally Significant Area; and,

d) the proposed revised, attached by-law (Appendix "D") BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), to change the zoning of the subject

property FROM a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone TO an Open Space (OS5) Zone;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a communication dated October 13, 2020 and presentations from G. Smith, Friends of Meadowlily Woods Community Association; and,
- a communication from S. Levin, 59 Longbow Road;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the proposed amendment is consistent with the Provincial Policy Statement, 2014 as natural features and areas shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved;
- the proposed amendment conforms to the policies of the 1989 Official Plan; and,
- the proposed amendment conforms to the policies of The London Plan.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner
Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: J. Helmer
Seconded by: S. Turner

Motion to close the public participation meeting.

Yeas: (5): M. Cassidy, J. Helmer, S. Turner, A. Kayabaga, and E. Holder

Absent: (1): A. Hopkins

Motion Passed (5 to 0)

3.5 Application - 348 Sunningdale Road East (Z-9011)

Moved by: J. Helmer

Seconded by: S. Turner

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Westchester Homes Ltd., relating to the property located at 348 Sunningdale Road East:

a) the proposed by-law appended to the staff report dated October 19, 2020 BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Urban Reserve (UR1) Zone TO a Holding Residential R5 Special Provision (h-17*R5-3(_)) Zone and an Open Space Special Provision (OS5(_)) Zone;

it being noted that the following site plan matters were raised during the application review process:

- i) orientation of the southerly townhouse building to the Open Space area to the south and to Sunningdale Road East;
- ii) the provision of appropriately located and adequately protected outdoor amenity area to meet Ministry of the Environment, Conservation and Parks requirements;
- iii) extension of sidewalks to Sunningdale Road East along driveway; and,
- iv) ensure naturalization with feature restoration and compensation is required to be completed by the landowner in accordance with the mitigation measures in the recommendations and Table 2 of the Environmental Impact Assessment (MTE, March 30, 2020), and an approved Restoration and Monitoring Plan;

it being pointed out that the Planning and Environment Committee reviewed and received the a communication dated October 14, 2020 from P.A. and H. Reynolds, by email, with respect to this matter;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended Zoning By-law amendment is consistent with the Provincial Policy Statement (PPS), 2020 which encourages settlement areas to be the main focus of growth and development to provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the policies of the Neighbourhoods Place Type;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-family, Medium Density Residential designation which contemplates townhouse development up to a maximum density of 75 units per hectare; and,

- the subject lands represent an appropriate location for intensification in the form of townhouses, along a high-order street adjacent to existing development at an intensity that is appropriate for the site and surrounding neighbourhood.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Turner

Seconded by: E. Holder

Motion to open the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

Moved by: A. Hopkins

Seconded by: J. Helmer

Motion to close the public participation meeting.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

4. Items for Direction

4.1 (ADDED) 7th Report of the London Advisory Committee on Heritage

That, the following actions be taken with respect to the 7th Report of the London Advisory Committee on Heritage, from its meeting held on October 14, 2020:

a) clause 4.1 c) and d) of the 7th Report of the LACH BE REFERRED to the Civic Administration to report to the November 30, 2020 Planning and Environment Committee meeting relating to the properties located at 197 Ann Street and 183 Ann Street; it being noted that clause 4.1 c) and d) read as follows:

"c) the resource known as 197 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;

d) the resource known as 183 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest;

it being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;"

b) the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meetings held on September 23, September 30, October 5 and October 6, 2020:

i) the following properties BE ADDED to the Register of Cultural Heritage Resources based on the cultural heritage information presented in the North Talbot Cultural Heritage Inventory prepared by Timmins Martelle Heritage Consultants:

- 124 Albert Street
- 125 Albert Street
- 127 Albert Street
- 129 Albert Street
- 137 Albert Street
- 153-155 Albert Street
- 159 Albert Street
- 175-177 Albert Street
- 179-181 Albert Street
- 65 Ann Street
- 72 Ann Street
- 123 Ann Street
- 125 Ann Street
- 131-133 Ann Street
- 137 Ann Street
- 139 Ann Street
- 140 Ann Street
- 145 Ann Street
- 156 Ann Street
- 164 Ann Street
- 175 Ann Street
- 179 Ann Street
- 180 Ann Street
- 183 Ann Street
- 97 Barton Street
- 100 Central Avenue
- 122 Central Avenue
- 132 Central Avenue
- 133 Central Avenue
- 138 Central Avenue
- 140 Central Avenue
- 141 Central Avenue
- 144 Central Avenue
- 148 Central Avenue
- 150 Central Avenue
- 152 Central Avenue
- 154 Central Avenue
- 156 Central Avenue
- 177 Central Avenue
- 182 Central Avenue
- 183 Central Avenue
- 188 Central Avenue
- 190 Central Avenue
- 204 Central Avenue
- 64 Fullarton Street
- 66 Fullarton Street
- 156-158 Hyman Street
- 195 Hyman Street
- 197 Hyman Street
- 119 John Street
- 121 John Street
- 125 John Street
- 132 John Street
- 133 John Street
- 137 John Street
- 141 John Street
- 142 John Street

- 145 John Street
- 149 John Street
- 151 John Street
- 153 John Street
- 157 John Street
- 158 John Street
- 163 John Street
- 165 John Street
- 166 John Street
- 168 John Street
- 169 John Street
- 170 John Street
- 171 John Street
- 172 John Street
- 173 John Street
- 174 John Street
- 176 John Street
- 178 John Street
- 185 John Street
- 188 John Street
- 189 John Street
- 190-192 John Street
- 197 John Street
- 201 John Street
- 204-206 John Street
- 205 John Street
- 82-84 Kent Street
- 86-88 Kent Street
- 90 Kent Street
- 92 Kent Street
- 96 Kent Street
- 125 Mill Street
- 134 Mill Street
- 134 ½ Mill Street
- 136 ½ Mill Street
- 143 Mill Street
- 147 Mill Street
- 148 Mill Street
- 149 Mill Street
- 160 Mill Street
- 162-164 Mill Street
- 175 Mill Street
- 181 Mill Street
- 185-187 Mill Street
- 191-193 Mill Street
- 207 Mill Street
- 147 Piccadilly Street
- 176 Piccadilly Street
- 214 Piccadilly Street
- 571-575 Richmond Street
- 539 Richmond Street
- 579 Richmond Street
- 581-583 Richmond Street
- 595 Richmond Street
- 609 Richmond Street
- 633-635 Richmond Street
- 637 Richmond Street, 209 John Street
- 711 Richmond Street
- 569-571 Ridout Street North
- 583 Ridout Street North
- 1 St. George Street
- 3 St. George Street

- 4 St. George Street
- 5 St. George Street
- 6 St. George Street
- 7 St. George Street
- 8 St. George Street
- 9 St. George Street
- 10 St. George Street
- 11 St. George Street
- 14 St. George Street
- 49 St. George Street
- 51 St. George Street
- 52 St. George Street
- 53 St. George Street
- 60 St. George Street
- 61 St. George Street
- 62 St. George Street
- 64 St. George Street
- 66 St. George Street
- 75 St. George Street
- 77 St. George Street
- 84 St. George Street
- 86 St. George Street
- 100 St. George Street
- 123 St. George Street
- 130 St. George Street
- 132 St. George Street
- 135 St. George Street
- 547-551 Talbot Street
- 564 Talbot Street
- 569-571 Talbot Street
- 584 Talbot Street
- 590-592 Talbot Street
- 615 Talbot Street
- 620-622 Talbot Street
- 624 Talbot Street
- 625 Talbot Street
- 662 Talbot Street
- 664 Talbot Street
- 666 Talbot Street
- 668 Talbot Street
- 670 Talbot Street
- 694 Talbot Street
- 698 Talbot Street
- 700 Talbot Street
- 718 Talbot Street
- 724 Talbot Street;

it being noted that the Stewardship Sub-Committee does not recommend that the properties at 600 Talbot Street and 152 Albert Street be added to the Register of Cultural Heritage Resources;

- ii) the property located at 1928 Huron Street BE ADDED to the Register of Cultural Heritage Resources based on the attached statement explaining the cultural heritage value or interest of the property; and,
- iii) the balance of the above-noted Stewardship Sub-Committee Report, BE RECEIVED;

c) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the property located at 784 Hellmuth Avenue, within the Bishop Hellmuth

Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement of the windows, specified in this Heritage Alteration Permit, be replaced no later than December 22, 2020; and,
- the Heritage Alteration Permit be displayed in a location visible from the street while the work is underway;

d) on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the buildings on the heritage listed property located at 954 Gainsborough Road:

- i) the above-noted request to demolish BE PERMITTED;
- ii) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,
- iii) the property located at 954 Gainsborough Road BE REMOVED from the Register of Cultural Heritage Resources; and,

e) clauses 1.1, 3.1 and 3.2, BE RECEIVED for information;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to these matters:

- a communication dated October 15, 2020 from S. Allen, MHBC Planning, Urban Design & Landscape Architecture;
- a presentation by M. Tovey;
- a communication from A.M. Valastro;
- a communication from the North Talbot Neighbourhood Association;
- a communication dated October 15, 2020 from K. McKeating, President, Architectural Conservancy Ontario - London Region;
- a communication from P. Black, by e-mail;
- a communication dated October 15, 2020 from J. Grainger, 956 Colborne Street;
- a communication from E. Wiley, Library Assistant, The D.B. Weldon Library, Western University;
- a communication from D. Murphy, by e-mail;
- a communication from L. Tinsley, by e-mail;
- a communication from A. Peters, Forked River Brewing Company, by e-mail;
- a communication from S. Murdoch, by e-mail; and,
- a communication from M. Lee, by e-mail;

it being noted that the Planning and Environment Committee heard verbal delegations from M. Walley, Vice-Chair, London Advisory Committee on Heritage; A. Soufan, York Developments; M. Tovey and A.M. Valastro, with respect to these matters.

Yeas: (4): J. Helmer, S. Turner, A. Kayabaga, and E. Holder

Nays: (2): M. Cassidy, and A. Hopkins

Motion Passed (4 to 2)

Additional Votes:

Moved by: S. Turner

Seconded by: A. Hopkins

Motion to grant delegation status to S. Allen, MHBC Planning, Urban Design and Landscape Architecture; A.M. Valastro and M. Tovey, with respect to the 7th Report of the London Advisory Committee on Heritage, specifically relating to the properties located at 183 and 197 Ann Street.

Yeas: (6): M. Cassidy, J. Helmer, A. Hopkins, S. Turner, A. Kayabaga, and E. Holder

Motion Passed (6 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 8:30 PM.

PUBLIC PARTICIPATION MEETING COMMENTS

3.1 PUBLIC PARTICIPATION MEETING – Application – 1761 Wonderland Road North (OZ-9178)

- Councillor Cassidy: Thank you Ms. Riley and I will look to Committee before we go any further for a motion to open the public participation meeting. I noted that Mr. Scott Allen, representing York Developments, was planning to be in attendance. I wonder if he is here and if he would like to address the Committee. Go ahead sir and you have five minutes.
- Thank you Madam Chair. Good afternoon Members of Council. Again, my name is Scott Allen, with MHBC, we are acting on behalf of York Developments. With me today are several representatives of York Developments who would be glad to answer any questions Committee members may have. The Committee was provided with a letter prepared by York late last week in response to City staff's comments. I'd like to briefly touch on a few key elements of that letter. At the outset I wanted to emphasize that the decision to proceed with this application for mixed-use high rise development at this location was made with careful consideration. York Developments recognized the sites merits given the fact that it's surrounded by commercial and office development as well as commercial towers or communication towers, my apologies. It's also at the periphery of the node that Ms. Riley spoke of. Additionally, it has excellent accessibility to both arterial road networks and the LTC routes and bike lanes are available on Wonderland Road and Fanshawe Road. We also wanted to advise we recognize that the City is planning direction is to focus towers or high rise development primarily amongst the BRT route and York supports this overall direction but it's also important to consider that there should be opportunities for high rise developments and a housing choice at appropriate locations outside of the BRT route, system, I should say. York's experience at Alto, which is 545 Fanshawe where the two towers are being constructed immediately east of the site illustrates that not only can a development be successfully integrated into and around the node but also that there is an excellent market for high rise development outside of key areas of the City, the BRT system in particular. Additionally, as Ms. Riley had mentioned, the site is located just outside of the primary transit area. The property at 655 Wonderland is immediately adjacent, immediately just inside the, in the primary transit area. My apologies. It's hard to speak with this thing. So York Developments engaged Zedd Architecture to come up with a design that complements the development area and provides this slender tower to minimize views and most importantly to take that mass of residential development and put it into a form that is separated considerably from adjacent residential areas and provides an attractive landmark potential for that development area, for the node in particular. MHBC carried out a Planning Justification Report for the study. We evaluated the merits of the application and the design relative to the planning policies. Ms. Riley spoke to them. In our opinion site specific formation would be appropriate this location, that it meets the criteria set out in the 1989 Official Plan and London Plan for specific area policies. Recognizing the merits that I spoke of generally and others outlined in our report. Also we've proposed a bonusing program that recognizes additional height and density and provides designs or features I should say that are commensurate with our requested height including affordable housing. I also wanted to quickly respond to a couple other their matters of staff; one being that this proposal, we feel, would be valuable for the node, help its vitality by providing a large number of residential developments plus commercial opportunities to help the overall vitality of the node itself and again additional housing options would be provided in Northwest London as result of this and finally, with respect to the comment that there's been a transition from the original

permission from Ontario Municipal Board which was for commercial to this development, that's fully recognized. York Developments opinion is that there is not sufficient market demand for a commercial development as a standalone at that node. The node is well served now with commercial developments, probably the largest neighbourhood commercial node in terms of GFA in the City and their experience over the last 10 years has been that there's just not sufficient demand for viable development, purely commercial at that location, which is why they're looking to transition towards a mixed-use form and so finally, I just wanted to indicate that we wish that the Committee support our proposal to proceed with the OPA and ZBA applications as requested and that we provided alternative recommendations as part of the submission to Council that York's, from York's letter from last week. Thank you.

- Councillor Cassidy: Thank you very much. I wonder if there are any members of the public in any of the committee rooms who would like to address the committee on this item. I see one member coming forward. State your name, Sir, and you will have five minutes to address the Committee.
- My name is Richard Labelle: I own the commercial plaza immediately south of the area proposed by York Development. I'm 100% supportive of this development. I spoke with the tenants in my plaza who were also 100% supportive of this development. Thank you.
- Councillor Cassidy: Thank you Mr. Labelle. Any other members of the public who would like to speak. I'll ask one more time. Any of the committee rooms. I'm looking on the screen to see if there are members who would like to address this Committee and I am seeing none so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – 355 Marconi Boulevard – Draft Plan of Subdivision and Zoning By-law Amendments 39T-20501 (Z-9210)

- Councillor Cassidy: Wonderful. Thank you Mr. Mottram. Are there any technical questions about this? Seeing none. I'm wondering if the applicant is here and would the applicant like to address the Committee? If you just want to state your name. You have five minutes.
- Through you Madam Chair my name is Katelyn Crowley, with Zelinka Priamo Ltd, I am here on behalf of the applicant for 355 Marconi Boulevard. I would first like to thank Larry and his staff for their work on this file. We have read their staff report and are in agreement with the recommendation. The lands have, the lands are designated Medium Density Residential and have always been contemplated for residential; therefore, our application is consistent with these policies. The proposed rezoning and draft plan are intended to create thirty-three new lots as Larry stated. The portion of the property which is proposed for this development is currently underutilized and the proposal will provide more housing for this area of London. The objective of this proposal is to propose future single family houses which will maintain the character, intensity and form of the existing built-up neighbourhood and propose development similar to those in character on Julia Court to the south. If there are any questions regarding these applications, myself or my colleague, Matt Campbell, are here to answer any questions. Thank you.
- Councillor Cassidy: Thank you Ms. Crowley. Any technical questions for the applicant from Committee? Deputy Mayor Helmer.
- Deputy Mayor Helmer: Thank you. Through the Chair I see on the report that the initial request was for an R2-1 Zoning which would have a little bit of a broader range of uses. I wonder why it's R-1, is that not what the applicant is looking for, R-1, rather than R-2?
- Katelyn Crowley, Zelinka Priamo Ltd: Yes. That is correct. We are requesting R-1 just based on the different provisions of the R-1. We figured that the setbacks and lot frontages are more consistent with what we wanted or were intending for the site.
- Councillor Cassidy: Ok. Deputy Mayor?
- Deputy Mayor Helmer: There's something with the R-2 regulations that would make it impossible to do what you want to do?
- Katelyn Crowley, Zelinka Priamo Ltd: Not impossible, no. We just found that the proposed development was better reflective of the R-1.
- Deputy Mayor Helmer: Thank you.
- Councillor Cassidy: Thank you. Any other technical questions? No. So I will go to the committee rooms to see if there is anybody here who would like to speak to the Committee about this application. The application at 355 Marconi Boulevard. Any members of the public looking to speak to Committee about this? I'm checking my screens, I'm not seeing anybody come forward for 355 Marconi Boulevard so I will look for a motion to close the public participation meeting.

PUBLIC PARTICIPATION MEETING COMMENTS

3.3 PUBLIC PARTICIPATION MEETING – Demolition Request for Heritage Listed Property – 954 Gainsborough Road

- Councillor Cassidy: Thank you Ms. Dent. Are there any technical questions for the Heritage Planner? I see none. I wonder if the applicant is here and would the applicant like to address the Committee? You have five minutes, go ahead.
- Good evening members of the Committee. My name is Matt Campbell, I'm here with Zelinka Priamo Limited, on behalf of the applicant, Royal Premier Homes. This is kind of an interesting one. The heritage attribute that was originally identified in the report that we had done by Stantec was actually just a mortgage. It had nothing to do with the physical attributes of the site as Ms. Dent identified and really was just a financial instrument that was used as part of a broader program after World War II. So that was why this property was originally flagged as having heritage potential, both the City Heritage Planner and our own Heritage Planner have identified that it is not of a significant nature to warrant designation and I can say, just to respond to some of the comments that were received about a potential loss of green space, just one thing to add is that these lands are planned for development. There is going to be an extension of Coronation Drive that will actually occupy most of this property and we are currently in discussions with the City for development proposals of these lands now. I'm happy to answer any questions that the Committee may have and thank you very much.
- Councillor Cassidy: Thank you Mr. Campbell. Are there any technical questions from Committee? Seeing none I will look to see if there are members of the public who are here and would like to address the Committee. Any members of the public who are interested in the demolition request at 954 Gainsborough Road, wishing to address the Committee. I see somebody moving in one and two but I, nope, not for us. I'm not seeing any members of the public who are interested in addressing the Committee about this matter so I'll look for a motion to close the public participation meeting.

Bill No.
2020

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, to an Open Space designation and from Environmental Review and Open Space designations to an Urban Reserve Community Growth on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To apply an “Environmentally Significant Area” (ESA) delineation on Schedule “B-1”, (Flood Plain and Environmental Features) to the Official Plan for the City of London.
3. To add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

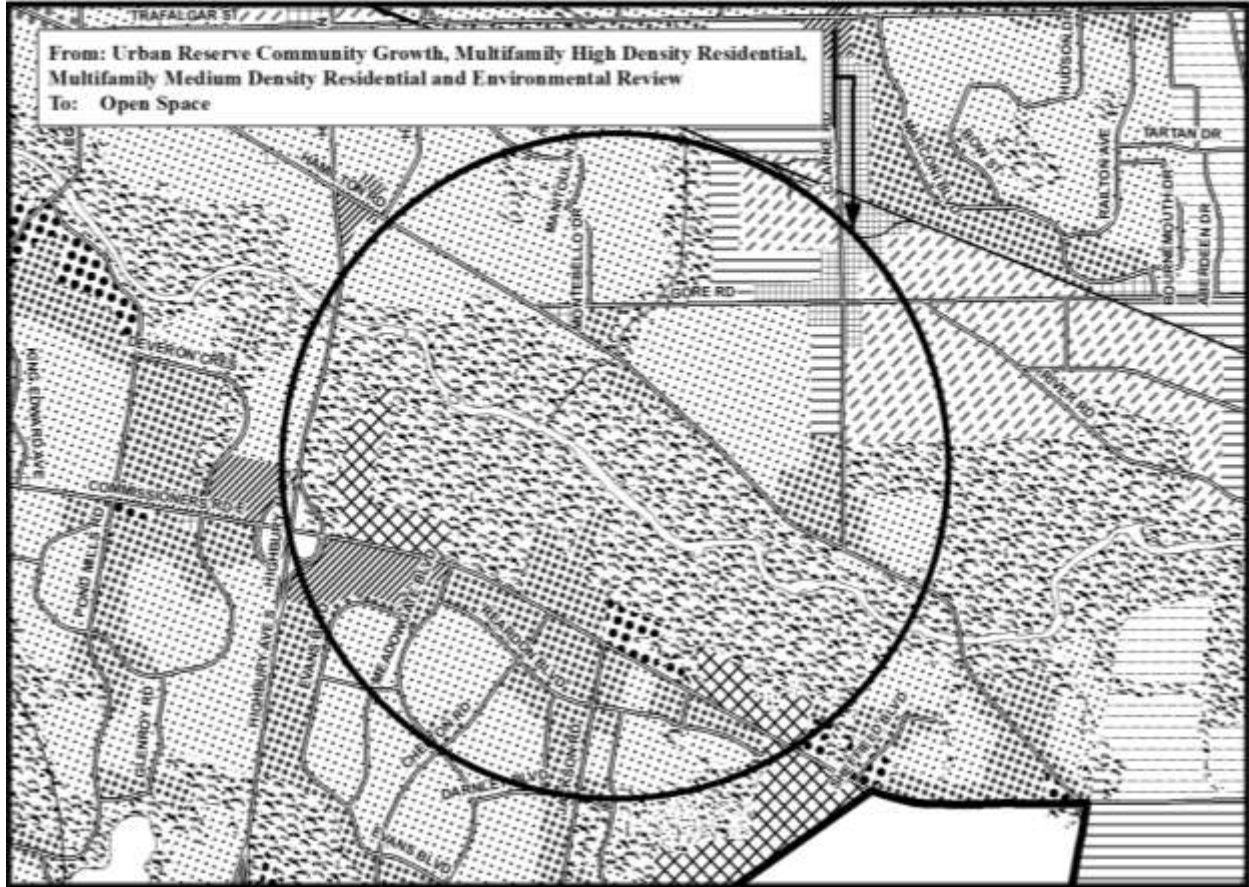
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands within the Meadowlily Environmentally Significant Area in the City of London, as indicated on “Schedule 1” attached hereto from an Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review designations, to an Open Space designation and from an Environmental Review and Open Space designations to an Urban Reserve Community Growth.
2. Schedule “B-1” Flood Plain and Environmental Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation to the lands identified as the Meadowlily Woods Environmentally that are designated Open Space as amended above as Environmentally Significant Area as indicated on “Schedule 2” attached hereto.
3. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following: Meadowlily Woods Environmentally Significant Area Conservation Master Plan



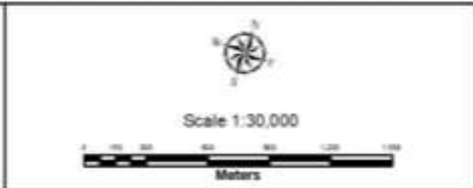
From: Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review
 To: Open Space

Legend

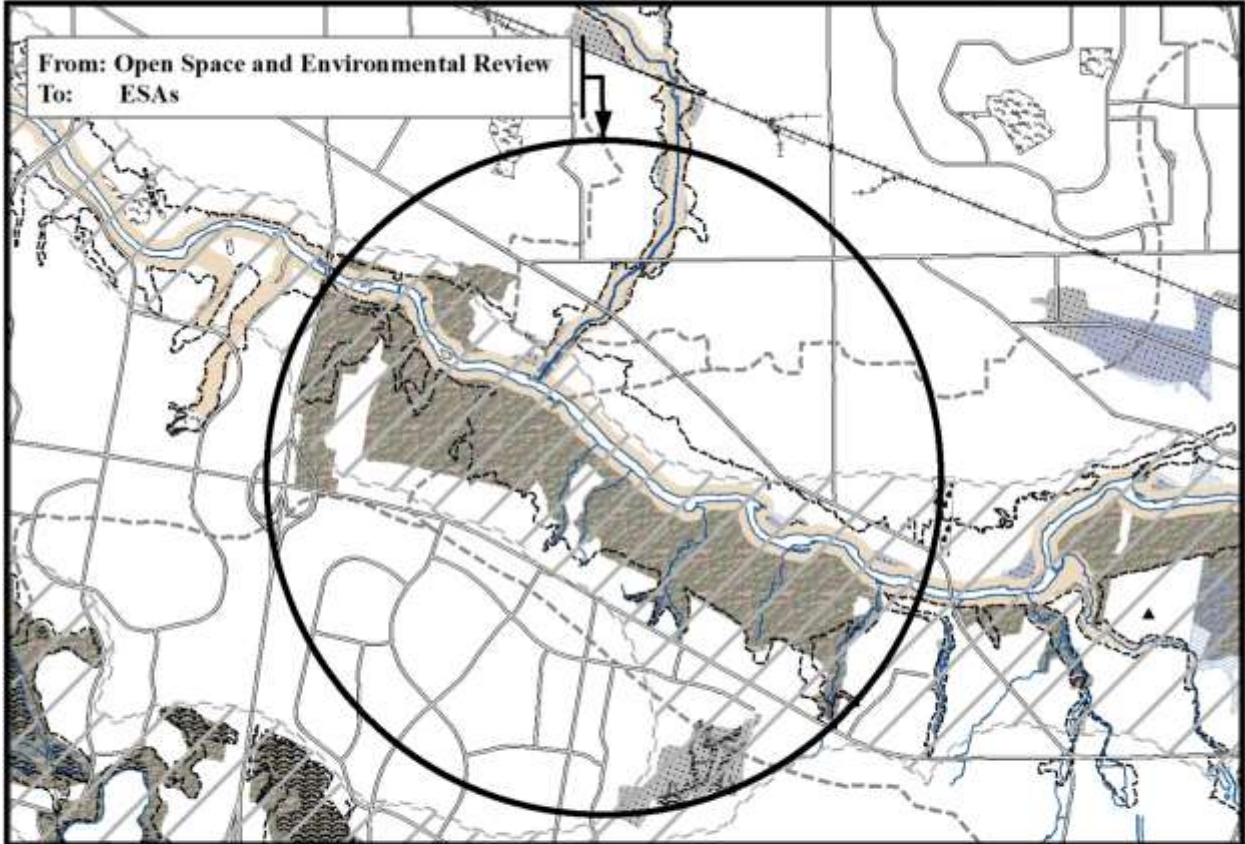
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245
 PLANNER: CS
 TECHNICIAN: JTS
 DATE: 2020/10/16



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

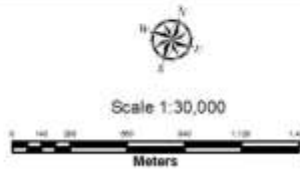
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE #####
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

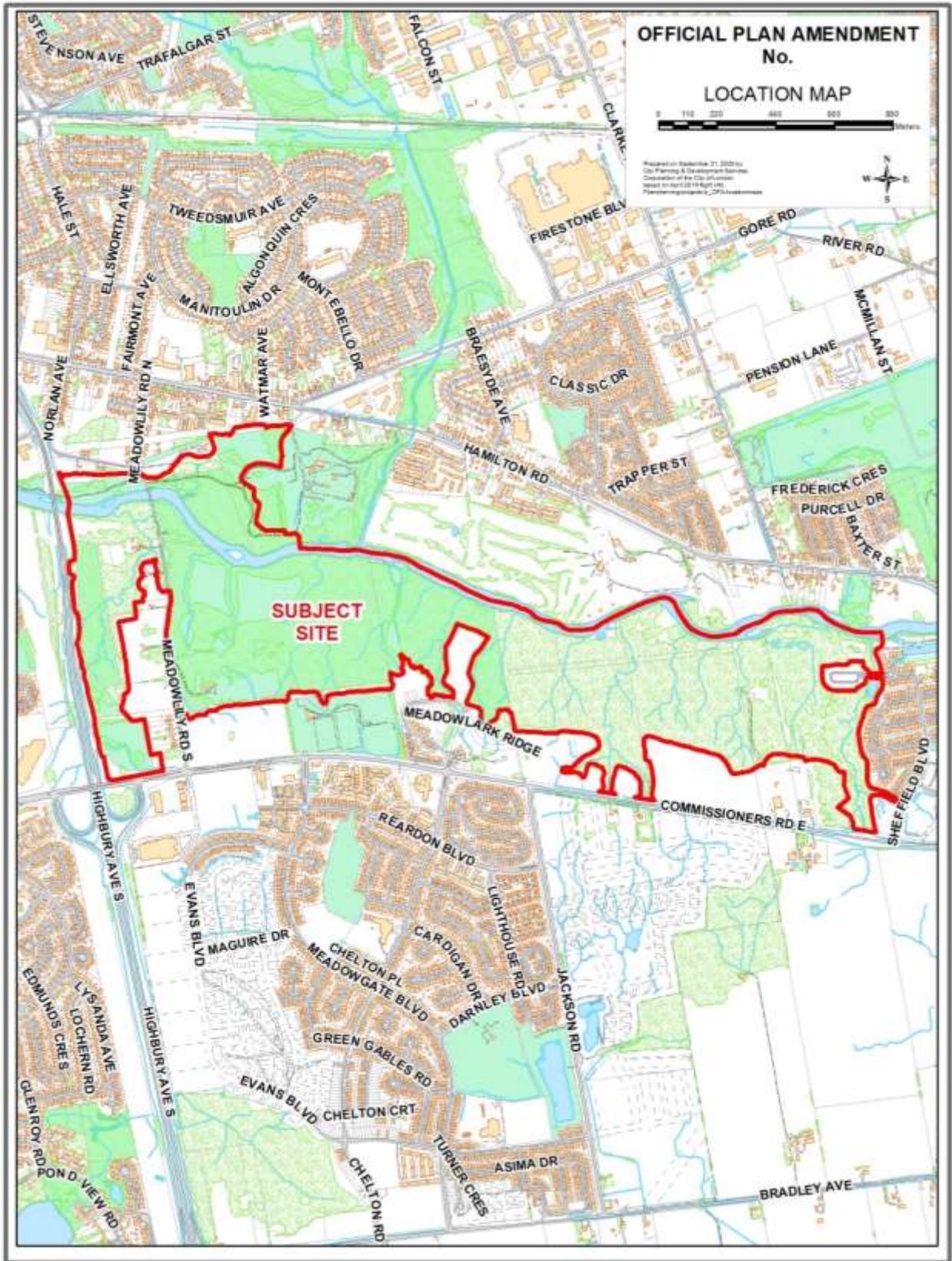


FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/10/16



Bill No.
2020

By-law No. C.P.-1512(____)-_____

A by-law to amend The London Plan for the
City of London, 2016 relating to the Meadowlily
Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. _____ to The London Plan for the City of London Planning
Area – 2016, as contained in the text attached hereto and forming part of this by-law, is
adopted.
2. This Amendment shall come into effect in accordance with subsection
17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change policy 1719_10 of The London Plan for the City of London to add Meadowlily Woods Environmentally Significant Area Conservation Master Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. To change Policy 1719_10. Natural Heritage System Guidelines is amended by adding the following:
 - i) Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

Appendix C

Bill No. (number to be inserted by Clerk's Office)
xxx

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to the Meadowlily Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on xxx.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – xxx
Second Reading – xxx
Third Reading – xxx

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Neighbourhood to Green Space and from Green Space to Neighbourhood to align with the limits of the Meadowlily Woods Environmentally Significant Area on Schedule “A”, Map 1 – Place Type, to The London Plan for the City of London.
2. To change the designation from Potential Environmentally Significant Area to Environmentally Significant Area on Map 5 - Natural Heritage.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

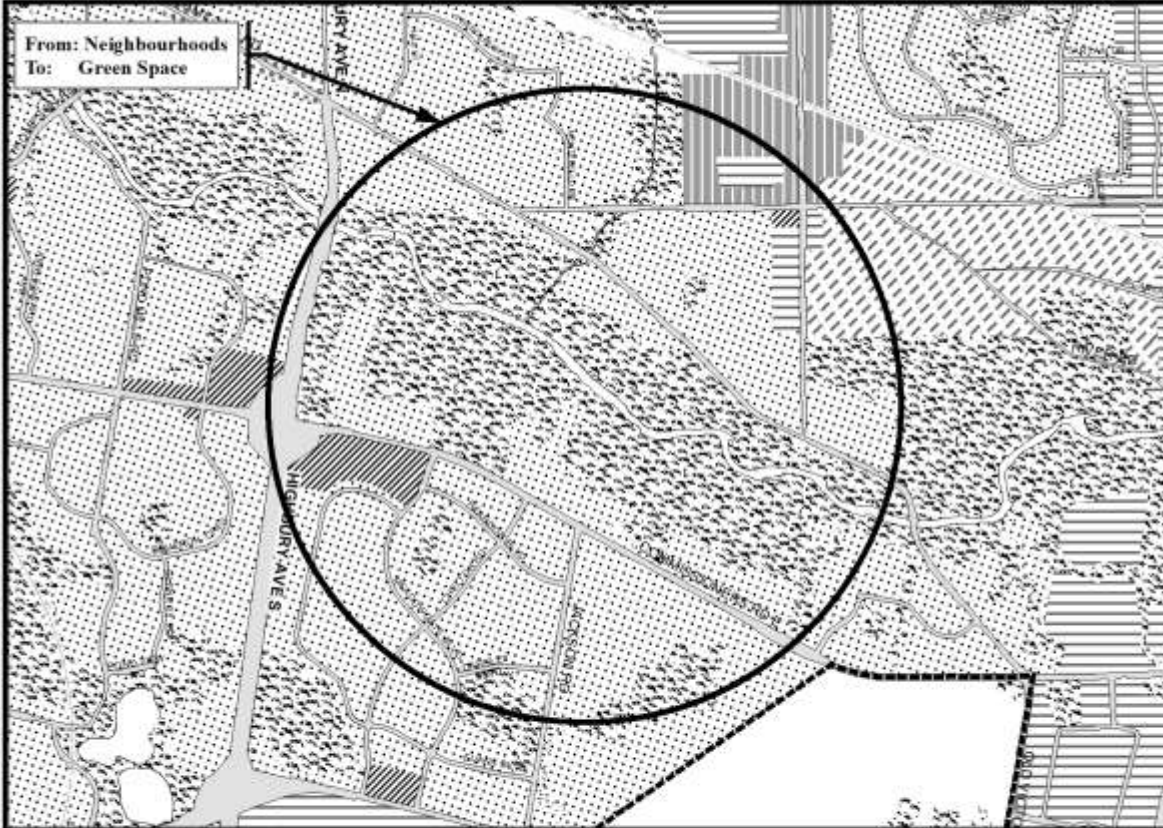
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. Map 1 - Place Types, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area in the City of London, as indicated on “Schedule 1” attached hereto from Neighbourhoods to Green Space and from Green Space to Neighbourhoods.
2. Map 5 - Natural Heritage, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area the City of London, as indicated on “Schedule “2” attached hereto to change the designation Potential Environmentally Significant Area and Neighbourhood to Environmentally Significant Area.

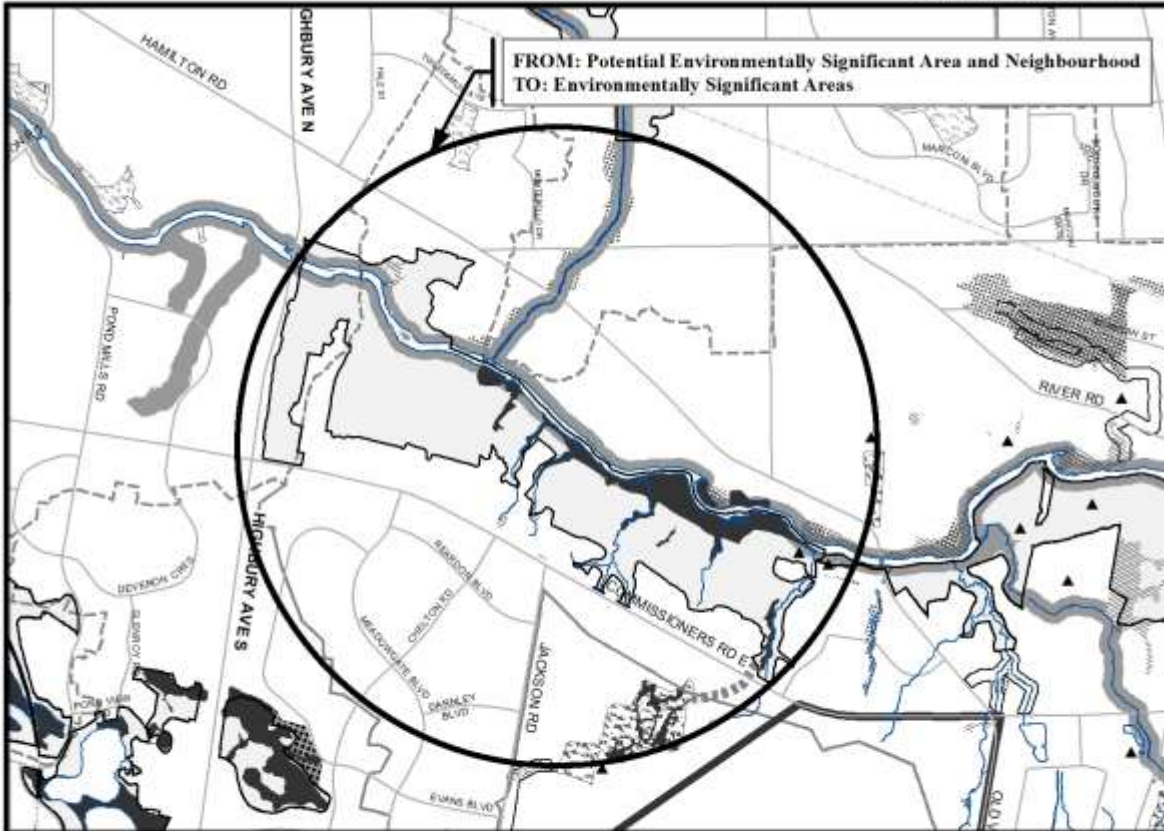


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations. At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

<p>SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 10/16/2020</p>
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NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands

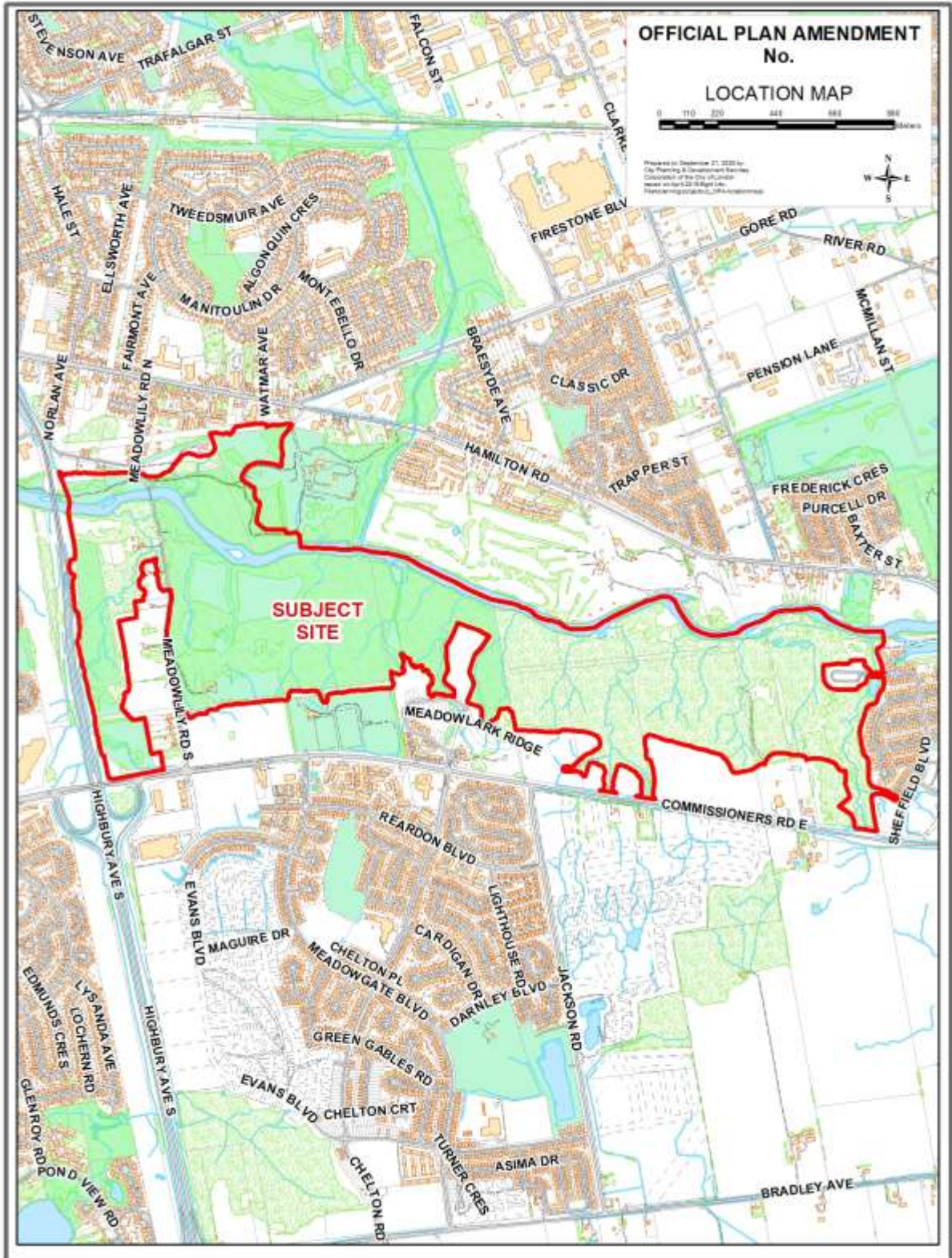
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

<p align="center">SCHEDULE # TO THE LONDON PLAN</p> <p align="center">AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning Services</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 2020/10/16</p>
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Bill No.
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone the Meadowlily Environmentally Significant Area.

WHEREAS the City of London has applied to rezone the Meadowlily Environmentally Significant Area, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located within the Meadowlily Environmentally Significant Area, as shown on the attached map, from a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone to an Open Space (OS5) Zone.
2. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Meadowlily Environmentally Significant Area – Conservation Master Plan

- Councillor Cassidy: I'll go to staff to give us an introduction on the Conservation Master Plan. I usually write their names down but I didn't have it down here.
- Craig Smith, Senior Planner: Hello Madam Chair. Craig Smith, Senior Planner, City of London.
- Councillor Cassidy: Thank you Mr. Smith. Go ahead.
- Craig Smith, Senior Planner: Yes first piece of business I'd like to talk to is we have submitted, staff submitted seven new revised maps that we wish to be introduced. They would replace the maps on page 350, 351 and 352 as well pages 357, 358, 359 and the final map would be 362, which is the zoning amendment map.
- Councillor Cassidy: Okay so everybody has that. We have some map, replacements of the maps and I think we did get an e-mail advising us that we would have these revisions. So if Mr. Smith you'd like to go ahead and give us a brief introduction for this. Thank you. Are there any technical questions for Mr. Smith? Okay. I'm going to go to the public then to see if there are any members of the public who are present and who would like to address the Committee. I see that Mr. Levin has his hand up in Committee Room 4. If you want to come to the microphone sir, you have 5 minutes.
- Sandy Levin: Thank you Madam Chair. Nice to be recognized despite the mask. I want to reinforce Mr. Smith's comments and congratulate staff for moving as quickly after Council adopted the Conservation Master Plan back in July. It's been a long process and I want to reinforce the point about the areas on the west side of Meadowlily Road South that are included in the ESA boundary. My submission on the last page has some extra comments on the Conservation Master Plan. I think it would've been simpler if the consultants had simply said that the area there is to be included in the ESA based on the Council's adopted Environmental Management Guidelines or boundary delineation. It clearly meets Guideline 7 which is that cultural savannahs and woodlands and oil fields must be included within the ESA boundary if they minimize negative edge effects impacts, strengthen internal linkages, connect a patch to a permanent natural water course, connect two or more patches. It fits the boundary guideline without all the other information that was included in that particular paragraph. And it's also as I mentioned in my statements, the proponents are going through an environmental impact study that will as Mr. Smith said, define where the boundary is, where the buffer are, where the setbacks. The process is you do the Conservation Master Plan at 30,000 feet and then you do the EIS. Thank you Madam Chair and the Committee for taking the time to hear the comments.
- Councillor Cassidy: Thank you Mr. Levin. Are there any other members of the public who would like to address the Committee? Okay, come sir to the microphone, say your name and you have 5 minutes.
- Harold Ford: Thank you to City Council and the Madam Chair. I love London and I love the green space in London and I love hiking. My concern is, I understand that the plan for 89 units that will have a pumping station that will pump sewage up Meadowlily Road. My concern is, is there a back-up pump and is there is some kind of a generator should electricity fail for one day or perhaps even a week. Would there be a provision to pump the sewage or would it then overflow into the culverts on either side of Meadowlily and in fact cause potential pollution to Meadowlily and Thames Talbot Trust as well as the Thames River. My other concern would be that that road is very narrow it has no sidewalks, it has no bike

lanes and I'm wondering if the City is planning on widening the road at some point in time to accommodate this further development and I guess my third comment would be that this is going to open the door to all further development on Meadowlily and I would be greatly opposed to the extent of this development of 89 units and any further large development on Meadowlily. Thank you.

- Councillor Cassidy: Thank you Sir. I just want to, Mr. Ford I just want to make sure you understand what we're, what we have before us here tonight is not a development application, that was our previous meeting. This is the Conservation Master Plan for the Environmentally Significant Area of Meadowlily Woods and as Mr. Smith pointed out, as part of what staff are recommending for this Environmentally Significant Area is actually to increase, from the 178 hectares have, or up to 178 hectares which represents a 50 hectare increase so what you are, what you are addressing was a development application that was referred back at the last meeting so it will come again to this Committee but it's just not being heard tonight. This is only about the Environmentally Significant Area and a Conservation Master Plan for that area. But there will be another public meeting about that development application and if you will make sure that the clerk knows your name then we'll make sure that the planner gives you all future communications for when the next meeting will be scheduled okay.
- Harold Ford: Thank you very much. I apologize for speaking out of turn.
- Councillor Cassidy: That's fine. No apology necessary. Thank you. So are there any other members of the public who would like to speak to the Committee about the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area? Sir I believe you have to keep your mask on under the regulations that are enforced right now. Thank you Sir. If you would like to state your name you'll have 5 minutes.
- Gary Struckett, 68 Meadowlily Road North: My question and kind of the follow up to the last gentleman's question is I'm looking at the map as I see it now and I'm looking at Meadowlily Road I see that big area along Meadowlily Road that has been excluded from this Environmentally Sensitive Area and I want to know why that was done because if we identify that as an Environmentally Sensitive Area that strip that goes down Meadowlily Road then the whole issue of the development wouldn't be a possibility as I see it. So if someone could explain to me why that that little strip is there when right from Highbury over to the far east would be one, make that one whole large area. Thank you.
- Councillor Cassidy: Thank you Mr. Struckett and we will get an answer to that question on why that area was excluded or why the boundaries were decided upon for this Environmentally Significant Area in the way that they were, that was the way the boundaries were set up. Before I go to staff though I will check to see if there are any other members of the public who would like to address the Committee about the Meadowlily Woods Environmentally Significant Area. Come to the microphone Ma'am just state your name and you'll have five minutes.
- Kelley McKeating, ACO London: I also have a question so I guess my timing is good. This has to do with the heritage designated house, park farm at 120 Meadowlily Road South and also the mill ruins on the north side of the river. I am, I don't quite understand why there wasn't any reference made to them in the Conservation Master Plan and I'm hoping to understand how a house in the middle of an ESA works like is are the people, the City of London of course owns that house and I believe that they rented out and it's lived in by a tenant. Are they going to be able to mow their lawn, are they going to be allowed to have a vegetable garden. How does that work? And I guess that's my only question.
- Councillor Cassidy: Thank you Ms. McKeating. Are there any other members of the public who would like to address the Committee about the Meadowlily matter?

- AnnaMaria Valastro: An expansion of 50 hectares actually isn't very big and there's a lot of science that talks about how these protected areas if they become an island they lose their ecological function and my guess is that if you actually had a big conversation with Londoners they probably would prefer their money spent on expropriating private lands to expand these sensitive areas to ensure their viability than expropriating people's homes to widen roads. So while any expansion is, is great it really needs to be based on ecological integrity and I'm not really sure if there's conversations at that scope even though there's a lot of science that that that talks about this in there really should be a science based master plan and not just by a consultants' report but there is a wealth of science on that talks about this. This is an issue that a lot of cities have to confront. So it needs to be a science based approach not just an arbitrary 50 hectare increase if that 50 hectare increase maintains ecological integrity of that space that's great but my guess is that it's still an island and if you're planning on developing nearby the pressures of development well beyond sewage there's lighting issues that would impact if things are lit up it impacts the integrity of how those spaces work so it's just I'm sorry it's just not enough. Thank you.
- Councillor Cassidy: Thank you Ms. Valastro. Are there any other members of the public who would like to address the Committee?
- Resident: I'm having a hard time isolating this master plan from the rezoning application because they're neighboring and everything is affected and interconnected so I'm, I'm going to take this five minutes to just like talk about a few points that I think needs to be under consideration. Mr. Levin acknowledged that the west side boundary should be included in the ESA so why not the area in between why stop at 50 acres. I agree with that sentiment. In addition there's been an increase in the intensity of heavy precipitation in addition to the global warming we're recognizing this problem locally in London it's a challenge presented when the city's sewage ends up in the Thames due to flooding. Global warming is here folks it's happening right here in our backyards already. This is not something in the future for future people to worry about this isn't this isn't planet earth this is saving people's lives because planet earth is going to live on whether people are here or not. So I'll try to stick to the ecological stuff because I have a lot of points I wanted to talk about but in respect for your time I just want to quote the IPCC special report states, changes in land conditions can affect temperatures and rainfall in regions as far as hundreds of kilometers away also changes in forest cover for example from afforestation, reforestation and deforestation directly affect regional surface temperatures through exchanges of water and energy. Now this is a report that provides critical and timely information for planners, policymakers and politicians that's all of you lovely people to make strategic decisions about how to tackle climate change. The science is out I mean the list goes on. The City declared a climate emergency on April 23rd and so now they have their website indicating ways that the citizens can get involved so we have to lead by example. The new proposed zoning designation is requesting to build on land which is currently part of the ecosystem existing on the same road as Meadowlily Woods Environmentally Significant Area. This wooded area has been establishing itself for many years it doesn't recognize that we poured asphalt in between those two wooded areas. If you put in parking lots, light, litter, delivery trucks, visitors, trail users, existing residents it will hurt the footbridge there, that heritage location. It's not even an automobile bridge it's only for pedestrians and also heritage designation I believe. I won't talk too much about the condo but how can we not. If there's 89 units okay a dual car household will have 178 vehicles okay the road will be necessary we will have to widen that road right next door to an environmentally significant area and in addition to that road. I'm trying not to talk too much but they're talking about a road in the development leading to what you guys are making a master plan on. It's highly under it is highly unsustainable to put this immense pressure on this charged area already supporting an abundance of human and native life. It'll be catastrophic to all the plant and animal life and the largest culprits of greenhouse gas emissions are homes and vehicles with the increase in both infrastructure and vehicle traffic, this once pristine land will have added constraints with air

quality thus contributing to the cause of greenhouse gases. It's unacceptable for a city that wants its reputation to be the forest city. It's just not a viable option. The hydrologic cycle of water through the atmosphere, the evaporation process is driven by water with photosynthesis the water travels above and below the surface. If there's a development in between two areas that deserve protection. Think about that. I know my five minutes is almost up I don't want to miss anything. They're advertising that there will be a buffer and will be creating trails which indicates they will be altering the landscape that already exist and much more.

- Councillor Cassidy: You have about 25 seconds.
- Resident: Natural habitats are going to flay, habitants, the few forested areas we have left have to stay protected for the climate crisis perhaps you guys can consider regulations on preventing homeowners from cutting mature trees down. Large building development is good anywhere in the city but the small pocket of rural life. It's the duty of our city to extend rigorous protection to our limited remote natural areas. Economics. Real wealth is health.
- Councillor Cassidy: You're beyond your 5 minutes now Ma'am.
- Resident: I'm sorry I have a lot more to share if you guys are interested. Please ring me up.
- Councillor Cassidy: If you have written comments, you can give them to the clerk and they will be submitted into the public record.
- Resident: I think communication sometimes is more effective.
- Councillor Cassidy: Thank you. Are there any other members of the public who would like to address the Committee? Go ahead.
- Harry Frossious, Zelinka Priamo Limited: I'm here tonight on behalf of Ashanti Development, Damas Development and CHAM Limited regarding the lands at 129 and 179 Meadowlily Road South. I also submitted a memo late Friday afternoon which hopefully the members have received in addition I'd sent it to Mr. Smith as well. Our clients' lands that are affected by the proposed ESA boundary revision are currently in the neighbourhoods place type in the London Plan. Both of these properties are subject to forthcoming applications for future development of the respective parcels consistent with the neighbourhoods place type and either have completed or are in the process of completing background reports including environmental impact studies as required through the pre-consultation process. Our request this evening is to defer consideration of just these lands as it relates to the proposed Official Plan and zoning amendment for the revised ESA boundary. Pending completion of the EIS processes for both of these properties. It should be noted that we're not requesting council to defer consideration on the bounds of the revisions to the ESA boundary, we have no issues with that proceeding. The process of allowing the EIS to inform the location of the ESA boundary is supported in section 4.5 of the staff report and we believe that that's the process should be followed as well and a similar process has been undertaken for the lands of 101 Meadowlily Road as you are aware. However we do not support any the amendment to the Official Plan and Zoning By-law that would alter the ESA boundary for these lands at this point time as it would prejudice our clients' ability to provide more detailed information through the formal application process. We're simply asking for the opportunity to confirm if the proposed ESA boundaries correct or whether adjustments need to be made through the, as a result of the EIS recommendations. Rather than have to come back at a later date to formally amend the Official Plan and the zoning boundary, which we also have to consider the fact that there is a 2-year moratorium on amendments once they have been approved. Alternatively our clients reserve the right to appeal the Official Plan and Zoning By-law amendments. We believe our request to defer consideration of these lands at this

point in time will result in a more cooperative and collaborative approach with the City rather than be on opposing ends through an appeal process which would be an inefficient use of time and resources. In response to some of Mr. Levin's comments that he submitted previously, we would like to point out that the groundwater seepage at 179 Meadowlily is actually on the City-owned lands and with respect to the Eastern Wood Peewee habitat within 129 Meadowlily, I am advised by our ecologist MTE that this is a common species within Southern Ontario with no real difficulties for its survival at this stage and as such we do wish to investigate the significance and sensitivity of this habitat further. I am advised by MTE that there is no risk to the species by not altering the ESA boundary at this point in time. So we look forward to your consideration of our request for deferral for these two properties as it relates to the Official Plan and zoning amendment and certainly we're able to answer any questions that you may have. Thank you.

- Councillor Cassidy: Thank you. Are there any other members of the public who would like to speak to this Committee? I'm looking in all, I have three committee rooms on my screen. Any members of the public interested in speaking to the Planning Committee about the Meadowlily Environmentally Significant Area Conservation Master Plan? Alright. I see none.
- Catharine Saunders reading Nancy Tausky's communication. (See attached communication.)
- Catharine Saunders reading Gary Smith's communication. (See attached communication.)

To Members of the Planning and Environmental Committee, City of London:

My regrettably last-minute note regarding the new Meadowlily Master Plan comes on my realizing that the Plan makes no reference to two major Cultural Heritage properties within the designated area: Park Farm and the Meadowlily Bridge, both designated under the Ontario Heritage Act. I think it important that both of these properties be noted within the plan, along with an acknowledgement of the special treatment within a predominantly natural area that each requires. This is especially essential in connection with the immediate surroundings of Park Farm, where references to both the historical domestic landscaping and to the farming aspect of the site should be conserved.

Thanks for your attention.

Nancy Tausky
Heritage Consultant



**Friends of Meadowlily Woods Community
Association
141 Meadowlily Road South
London, ON N6M 1C3
Email: [hopemailsmith@yahoo.ca](mailto:hopenailsmith@yahoo.ca)**

**“Our Mission: To Preserve and Protect
the Integrity of Meadowlily Woods.”**

City Clerk’s Office
Attn: Heather Lysinski
Planning and Environment Committee
London City Hall
300 Dufferin Street
London, Ontario

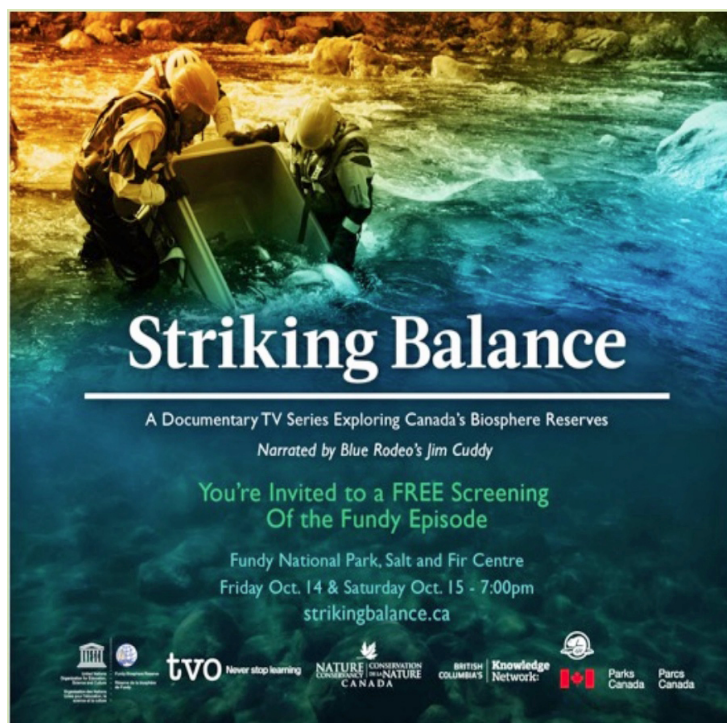
Presentation to Planning and Environment Committee, 19 October 2020

Chairperson and Members of the Planning and Environment Committee,

First of all we would like to thank once again Natural Resource Solutions for the thorough and in depth study of Meadowlily Woods Environmentally Significant Area and its significant features and natural treasures. It is a valued and important part of our community and neighbourhood. I’d also like to thank the people, organizations and agencies that have helped to protect and preserve this vital natural area: Nature London, the Architectural Conservancy of Ontario, its province-wide manifestation and the London Branch in particular as well as the Thames-Talbot Land Trust Meadowlily Nature Preserve and the hiking and running groups that help to protect and maintain our Environmentally Significant Area. Meadowlily Woods does represent almost all of the valued types of terrain and features listed as worth protecting and maintaining by the London Plan Natural Heritage section as well as the Environmental Guidelines for the existing Official Plan: valley lands, upland forests, significant wetlands, creeks and streams that service the Thames River and it is also identified multiple times as

being a groundwater recharge zone (see Paragraphs 1304-06, Page 350 of the existing London Plan, 2019 and Map 6 of the same plan). The protection and preservation of these sensitive and important characteristics of the natural heritage system is identified multiple times in both versions of the Official Plan and the London Plan. As a part of the Meadowlily community we support and uphold that such a degree of protection preservation are warranted. We would also like to thank members of the Environmental and Ecological Advisory Committee for the various studies and reviews they have given on our behalf over the years.

I would like to focus attention to a key idea I wish to present for the committee's consideration as I seek to give cause for such protection and conservation. I would draw your attention to a very in depth and powerful program on the TVO network called, "**Striking a Balance**" as a way of illustrating my view of how I feel the environment and heritage are key parts of the value of Meadowlily Woods and area and this is what is revealed so poignantly by the Striking a Balance series. At the outset it was says "a quest to find a balance between economic prosperity and environmental protection." (Introduction page)



This is what we'd like to see done here with regard to our environmentally significant area, its heritage resources and the neighbourhood around it: that development is possible here and that it needs to be kept in balance with the existing conditions of our area and the people and houses in it. We would welcome development that reflects and corresponds with a fair number of single dwelling units that would add to the spacious and open views and vistas of our road and green spaces. What we'd like to see is a balance struck between development, heritage features, environmental consideration and neighbourhood atmosphere. Meadowlily Woods and area is a part of the Thames River Watershed and what we do to our water and its wetlands, creeks and groundwater zones, we also do to ourselves and our children for years to come. In all of the episodes of this series a balance is struck between considerations of potential for development and respect for water, resources, community and history. We believe that Meadowlily as a whole deserves such respect and consideration. To overwhelm this space with high and medium density housing will destroy its most desirable components.



Wetland and standing water which is the source for Meadowlily Creek

The "Striking a Balance" series (TVO) is a good example of a variety of important environmental and heritage areas being valued and protected in their own right as we feel Meadowlily area and neighborhood deserves: forested areas both east and west of Meadowlily Road South, the water resources and wetland recharge features of the whole Meadowlily area, heritage features too (Park Farm, Meadowlily Heritage Designated Bridge and the Plewes/East End Mill ruins) and everything from the top of the bank along here near Commissioners Road to the Thames River should have the lowest form of impact possible in terms of any kind of future development and the highest form of protection. It would make more sense to have the lowest impact possible on these significant and sensitive features on the Southeast London landscape and the whole Thames Valley along here from Veteran's Parkway to the river bend in the west near St. Julian Park. Single detached dwellings and a R-1 designation is all that should be allowed here. An example would be the houses at the top of the hill near Commissioners Road and nothing more.

We would like to reiterate our request for consideration and protection in the area of important habitat for species at risk is the large patch of milkweed in the area of what has been known and identified as the Baseline Right-of-Way just to the south of 129 Meadowlily Road South (vacant lot) and just north of 135 Meadowlily Road South. This is an important environmental feature for our area and ought to be included as a part of the expanded Environmentally Significant Area. As far as we know it is city-owned property.

We value and have great regard for the stewardship and protection of our natural and heritage resources here at Meadowlily.

Sincerely,

Gary Smith, President, Friends of Meadowlily Woods

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – 348 Sunningdale Road East (Z-9011)

- Councillor Cassidy: Thank you Ms. Debbert. Is the applicant here and would the applicant care to speak to the Committee? If you want to state your name, you have five minutes.
- Good evening. My name is Ben McCauley, with Zelinka Priamo Limited. I just wanted to say that we have no additional comments at this time. We are in full support of the recommendation. Thank you.
- Councillor Cassidy: Thank you. Are there any technical questions for staff or for the applicant on this application? Seeing none I will check in to see if there are members of the public in the Committee Rooms who would like to address the Committee. I see someone in number four. Come to the microphone sir. I will go to number four first, the gentleman with the hat. Go ahead, state your name and you have five minutes to address the Committee.
- Good evening Madam Chair and Committee. My name is Rob Johnson. (See attached presentation.)
- Councillor Cassidy: Any other Members? Oh, I see you in Committee Room #5, state your name and you have five minutes.
- My name is Arthur Thompson. (See attached presentation.)
- Councillor Cassidy: Thank you Mr. Thompson. Are there any other members of the public who would like to address the Planning Committee? I just want to note to both Mr. Johnson and Mr. Thompson if you would like your remarks entered into the public record you could hand them in to the Clerk that's in your respective Committee Rooms and we will see that they are added for Council. I'll ask one more time if there are any members of the public who would like to address the Committee. Seeing none I will look for a motion to close the public participation meeting.

Subject: Zoning By-Law Amendment Z-9011, 348 Sunningdale Road East

As a long-time resident of Sunningdale Road, diagonally across from the subject land, I'd like to bring a different perspective to this forum. We are the third generation of the same family living here since 1947; my wife and I, having purchased the property at 307 in 1995. Only one family lived there before my grandparents, also for several generations, since the mid-1800's.

I remember the development of the original Uplands in the early 1960's and Old Man Powell's farm, for whom the Powell Drain Wetland was named, and in particular the shotgun he wielded if he ever found us on his property.

The family that purchased the subject property in 1963 were good neighbours.

The north side of the road had large deciduous trees removed when the Imperial Oil pipeline was laid down. The road was well over a meter lower than it is now, raised three times since. Maybe a dozen cars used the road daily.

As a teen, I worked collecting the straw and hay bales from the farm fields, the present Uplands North.

The nearest grocery store was either the Value-Mart (formerly Dominion) on Oxford by Richmond or Steinberg's on Adelaide at Huron, a FreshCo these days. With the city's progress over the decades, I rarely have to go south of Fanshawe for anything I need.

From a rural setting, we've been amalgamated with London, the road's been paved, and several neighbourhoods built.

Development has been an ongoing fact of life for us, some of it disappointing.

We witnessed night-time landscaping which eliminated the woodland, west of Adelaide at Sunningdale. The pond, west of us in Heron Haven Park, was drained when the City constructed the sidewalk through it. The smell of rotting fish lasted weeks. Herons no longer visit.

Mail delivery is a challenge for us, as is keeping our country mailbox in good repair with ongoing vandalism. What used to be quiet "Rural Route #5" now requires timing, outside of rush hour, to collect our mail on the other side of the road.

Litter and dumping along Sunningdale eventually outpaced our gathering efforts. Our cedar hedge has blue box matter blown into it whenever it's windy on collection day and unwanted fliers litter the super box area on Skyline Avenue.

We knew development was coming and have never opposed it. Some positives include the street lighting of Sunningdale by night and the traffic lights at Richmond and Adelaide. There is now a public transit stop within walking distance we've used. A sidewalk runs for a large portion on one side, much safer than when I was a child.

Regarding this proposed development, we have no problem with the newer architectural style. The building elevations look on par with the surrounding community. We don't see any issues with the proposed density or height of the development. London needs more housing of higher density to house its growing population, making maximum use of land designated for such, including infills. Large lots are becoming an unsustainable model. Many homeowners don't want to maintain lawns or gardens, have pools or shovel snow. Higher densities also mean delays to further amalgamations of outlying agricultural lands and natural environments. This is in line with the Provincial Policy Statement, the London Plan and the 1989 Official Plan.

In speaking with the developer, we understand him to be keeping up with building science, exceeding the industry's standards as he can afford to. Building at a higher cost allows the construction of more energy efficient homes which buyers are seeking.

We understand the stucco finish is actually 'HardiePanel®' which is a factory-primed fiber-cement vertical siding in a stucco finish, not the cement plaster version many are familiar with.

Conventional heating will be used, electric heating not being mainstream in general construction yet. Green heating and cooling is something our levels of government need to mandate to reduce greenhouse gas emissions from the use of fossil fuels with the global climate crisis upon us.

The pipeline easement will protect trees and vegetation while giving a visual buffer from the road. True, many trees will have to come down but several will be kept. Originally, the same family owned both 348 and 307 Sunningdale and planted most of the trees. Generations since have planted more. They are not original forest. By our calculations, and if the recommendations of the Tree Preservation Plan are followed, 56 trees with a diameter of 10cm and greater will be preserved. That's about 41%. It's a win of sorts.

The Provincially Significant Wetlands surrounding the subject land will be preserved, the UTRCA will see to that. Flora and fauna will have habitat.

Some of the energy of complaining about anticipated garbage issues could go into addressing the escaped garbage problem in the established community.

Sunningdale will be widened from the overburdened country road it is and, together with the traffic light planned at Bluebell, will accommodate burgeoning traffic. The temporary closure of Sunningdale at Canvas Way since Sept. 8th is a clear indicator that local use is a small fraction of our traffic.

We would like to point out that our neighbours participating in the Zoning By-Law Amendment process were only able to move into their present homes as a result of previous Zoning By-Law Amendments and the ensuing development. Opposing continued development will not stop the next generation from taking up residence in time.

As long as the development process continues while factoring in adequate infrastructure, keeping reasonable green space, maximizing on the available space, providing mixed densities and uses, traffic flow and the availability of public transport, we will consider the City to be managing new development responsibly. Considering the future of 348 Sunningdale, we are satisfied the City is doing this.

Dear City of London Planning Committee,

I am delighted to hear that the front portion of 348 Sunningdale Road East will be designated as an OS5 zone. This is something that should be done for ALL new planning applications where mature trees are present. One of my worries with this application is the loss of the mature maple trees that line the edge of Sunningdale road. I have been alerted that the road is due to be widened in 2025, which, along with this application, will result in the loss of these trees. Fortunately, I do believe that these trees could be saved if the road was widened to the south in this area, where there is nothing but a quite wide expanse of grass. I would strongly ask the council to consider this option, as mature trees always improve the aesthetics of a development and provide privacy to neighbouring houses.

I also wanted to comment on other future developments that are supposed to occur to the north of Sunningdale Road. I believe that it would be a good idea to designate a green space or open area along the North side of Sunningdale Road to provide a barrier to the houses located to the south side (in the Northcrest neighbourhood). These homes have large lots and were primarily built in the 1970s. Any new homes or townhouses built directly across the street would be in stark contrast with these.

Currently, the homes of Northcrest are surrounded by farmland and green space on all but one side. The neighbourhood has a long and interesting history, with at least 2 heritage properties and a laid-back feel. Construction of the Northcrest subdivision began in 1950. It was intended to be a semi-rural escape, just to the north of the City of London. As the city has grown, the old estates and farms have fallen to developers. In their place have risen suburbs, where the lots are small, the houses are big, and there is not a tree in sight. To the north of Sunningdale Road is still largely undeveloped, though, and City Council can protect this gem of a neighbourhood by ensuring that development to the north of Sunningdale road has open space along the road to ease the transition between the older and newer homes.

London's remaining forests in the north end of the city are rapidly disappearing. One example of this is the recent application by UWO to rezone the Gibbons Lodge property at 1836 Richmond to allow for development. Although they deny that any building will occur, I am sure that it will at some point in the future. Another example is the parcel of land at 34-35 Debbie Lane, also located in the Gibbons wetland. Despite an application by Sifton many years ago to build two houses on the property being denied, the land is still designated to allow for development. This should be changed immediately, so that this natural area can be protected.

I would like to Thank you all so much for listening to this rather lengthy input, and I wish you all good evening. Thank you.

Statement Explaining the Cultural Heritage Value or Interest of 1928 Huron Street (Tackabury House)

The property at 1928 Huron Street is recommended to be added to the Register of Cultural Heritage Resources as a heritage listed property because of its historical value in its associations with the Tackabury family, its contextual value in relation to other historic properties in the area as part of The Grove, and its design values as a representative Ontario farmhouse building.

The Tackabury family as an early pioneer family in London Township, settling on the south bank of the North Branch of the Thames River (Lot 1, Concession II, London Township, later purchasing more property in the area) in 1829. The Tackabury family was instrumental in the establishment of The Grove as a historic community, which grew to include a church, school, and cemetery (1425 Huron Street; also known as Webster's Cemetery). The Grove Church (demolished) at 1920 Huron Street was constructed on land donated by James Tackabury in 1862 and many members of the Tackabury family are buried at The Grove Cemetery.

The properties at 1928 Huron Street (James Tackabury House), 1424 Clarke Road (Nathaniel Tackabury House), and 1588 Clarke Road (John Tackabury House) are all believed to have been constructed in the 1860s for members of the Tackabury family. The properties together have contextual value in their relationship together in their physical and historical links together, as well as their role in supporting the historic character of the area (as relics). The properties are representative examples of 1860s farmhouses in the former London Township.

The date of the construction of the house at 1928 Huron St is estimated as 1862. This is the date when James Tackabury bought or inherited 50 acres of his father's land (S1/2 Lot 4, Conc 3) which included the section along the north side of Huron St. At this time he also gave a half acre of his land for The Grove Methodist Church which was built in brick in 1862 in the south-west corner of his land.

The style of his nearby farmhouse is remarkably similar to his father's house at 1588 Clarke Road to the north. Constructed of buff London brick, it is in the form of a simple one and a half storey small farmhouse. It is a vernacular symmetrical centre-hall plan with a small gable to the front of a cross-gable roof. There is evidence, in the extant segmented arch brick voussoir and indented line in the brick of the doorway, that the front door was larger than it is today and probably was topped with a transom. The windows are topped with bricks in a soldier course. The foundation is constructed of fieldstone.

Strategic Priorities and Policy Committee

Report

17th Meeting of the Strategic Priorities and Policy Committee
October 20, 2020

PRESENT: Mayor E. Holder (Chair), Councillors M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, S. Hillier

ALSO PRESENT: C. Saunders, M. Schulthess, J. Taylor, B. Westlake-Power

Remote attendance: L. Livingstone, A. Barbon, G. Barrett, B. Card, K. Dickins, K. Edwards, G. Kotsifas, D. MacRae, S. Mathers, J. Millson, K. Murray, J. Raycroft, K. Scherr, J. Senese, C. Smith, S. Stafford, R. Wilcox, P. Yeoman

The meeting was called to order at 4:07 PM; it being noted that the following Members were in remote attendance Councillors: M. van Holst, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, A. Kayabaga and S. Hillier

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

That Consent Items 2.2 and 2.6 BE APPROVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

2.2 Strategic Plan: 2019 Performance Report

That, on the recommendation of the City Manager, the staff report dated October 20, 2020 regarding the Strategic Plan including the 2019 Performance Report, BE RECEIVED for information.

Motion Passed

2.6 Community Diversity and Inclusion Strategy Leadership Table Recommendations: Progress and Next Steps

That, on the recommendation of the Managing Director, Neighbourhood, Children and Fire Services and with the concurrence of the City Manager, the staff report dated October 20, 2020 with respect to the Community Diversity and Inclusion Strategy Leadership Table Recommendations: Progress and Next Steps BE RECEIVED for information.

Motion Passed

2.1 2021 Development Charges Update Covering Report and Proposed By-law

Moved by: S. Hillier

Seconded by: E. Pelosa

That, on the recommendation of the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer, the following actions be taken with respect to the 2021 Development Charges Update:

- a) the 2021 Development Charges Background Study Update BE APPROVED;
- b) the proposed by-law, as appended to the staff report dated October 20, 2020, being a by-law respecting the payment of Development Charges BE INTRODUCED at the meeting of Municipal Council to be held on October 27, 2020; it being noted that the by-law will come into force and effect on January 1, 2021;
- c) the intention to meet the capital project needs of growth, as listed in the rate calculations contained in Appendices "B" through "K" of the 2021 DC Background Study Update BE CONFIRMED in accordance with the *Development Charges Act*, it being noted that further review will be undertaken through the annual Capital Budget process;
- d) in accordance with Section 5(1)5 of the *Development Charges Act*, it BE CONFIRMED that the Municipal Council has expressed its intention that excess capacity of the works identified in the 2021 Development Charges Background Study Update be paid for by Development Charges; and
- e) it BE CONFIRMED that the Municipal Council has determined that no further public meeting is required pursuant to Section 12 of the *Development Charges Act*.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

2.3 Annual Recognition Awards

Moved by: A. Hopkins

Seconded by: S. Turner

That, on the recommendation of the City Clerk, the following actions be taken with respect to the Annual Recognitions of the City of London:

- a) the staff report dated October 20, 2020 entitled "Annual Recognition Awards 2020", BE RECEIVED; and
- b) notwithstanding the Diversity, Race Relations and Inclusivity Award Policy and the Mayor's New Year's Honour List Policy, the nominations submitted in 2020 for these awards BE FORWARDED to the Strategic Priorities and Policy Committee for consideration; it being noted that due to the COVID-19 emergency in person presentations and receptions will not occur.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

2.4 Amendment - Terms of Reference Committee of Management for the Dearness Home

Moved by: S. Hillier

Seconded by: P. Van Meerbergen

That, on the recommendation of the City Clerk, the proposed by-law appended to the staff report dated October 20, 2020 as Appendix "A", being "A by-law to amend By-law No. A.-6582-255 being "A By-law to establish a Committee of Management for the Dearness Home in accordance with section 132 of the *Long-Term Care Homes Act, 2007*" by removing the requirement for a minimum of one meeting a year to be held at the Dearness Home due to health and safety concerns, BE INTRODUCED at the Municipal Council Meeting to be held on October 27, 2020.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

2.5 Rapid Transit Implementation Working Group

Moved by: P. Squire

Seconded by: E. Pelozza

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer and the City Clerk, the "Rapid Transit Implementation Working Group" (RTIWG) BE DISSOLVED as the mandate of the RTIWG has been completed; it being noted that the Terms of Reference of the RTIWG sets out that the Working Group shall dissolve upon completion of its mandate.

3. Scheduled Items

3.1 Amendments to Consolidated Fees and Charges By-law

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the City Clerk, with the concurrence of the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the proposed by-law, appended to the staff report dated October 20, 2020 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020 for the purpose of repealing By-law No. A-55, as amended, being "A by-law to provide for Various Fees and Charges" and replacing it with a new Fees and Charges By-law that adds and adjusts certain fees and charges for services or activities provided by the City of London;

it being noted that the following individual spoke at the public participation meeting associated with this matter;

M. Wallace, London Development Institute - indicating support for the staff report and suggesting the consideration of a different index in the calculation, for future years.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

Motion to open the public participation meeting.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: S. Lehman

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

3.2 2021-2023 Water and Wastewater Rates

Moved by: M. Cassidy

Seconded by: S. Lewis

That, on the recommendation of the Managing Director, Environmental and Engineering Services & City Engineer, and the Managing Director, Corporate Services & City Treasurer, Chief Financial Officer the following actions be taken with respect to the 2021-2023 Water and Wastewater rates and charges:

a) the proposed by-law, appended to the staff report dated October 20, 2020 as Appendix "A", "A by-law to amend By-law WM-28 being 'A by-law for regulation of wastewater and stormwater drainage systems in the City of London'", as amended by providing for an increase in the rates and charges, BE INTRODUCED at the Municipal Council meeting to be held October 27, 2020 to effect rates and charges increases of 2.5 percent effective January 1, 2020, an additional 2.7 percent effective July 1, 2021, 2.5 percent effective January 1, 2022, and 2.5 percent effective January 1, 2023; and,

b) the proposed by-law, appended to the staff report dated October 20, 2020 as Appendix "B", "A by-law to amend By-law W-8 being 'A by-law to provide for the Regulation of Water Supply in the City of London'", as amended by providing for an increase in the rates and charges, BE INTRODUCED at the Municipal Council meeting to be held October 27, 2020 to effect rates and charges increases of 2.5 percent effective January 1, 2021, 2.5 percent effective January 1, 2022, and 2.5 percent effective January 1, 2023;

it being noted that no individuals spoke at the public participation meeting associated with this matter.

Yeas: (12): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, A. Kayabaga, and S. Hillier

Nays: (3): A. Hopkins, S. Turner, and E. Pelozo

Motion Passed (12 to 3)

Voting Record:

Moved by: S. Lehman

Seconded by: P. Van Meerbergen

Motion to open the public participation meeting.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: E. Pelozza

Seconded by: S. Lehman

Motion to close the public participation meeting.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4. Items for Direction

4.1 London Hydro Proposed Corporate Restructuring

Moved by: J. Morgan

Seconded by: M. Cassidy

That the following actions be taken with respect to proposed Corporate restructuring to London Hydro:

a) the staff report dated October 20, 2020 with respect to the restructuring proposal by London Hydro Inc. (LHI) BE RECEIVED for information; and

b) the Civic Administration BE DIRECTED to investigate the option of creating an unregulated company and bring forward a report that would compare this option with the options outlined in the above-noted report;

it being noted that the Strategic Priorities and Policy Committee received a communication dated October 16, 2020 from Councillor M. van Holst with respect to this matter.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.2 Appointment of Deputy Mayor

Moved by: Mayor E. Holder

Seconded by: E. Pelozza

That, on the recommendation of the Mayor, the following actions be taken with respect to the appointment of the Deputy Mayor:

a) the appointment of Councillor Josh Morgan as Deputy Mayor for the City of London, for a term commencing on December 1, 2020 and ending on November 15, 2022 to carry out such responsibilities as set out and as

provided for in the Council Policy “Appointment of Deputy Mayor Policy” and the Council Procedure By-law, BE APPROVED;

b) the proposed by-law, as appended to the staff report dated October 20, 2020 as Appendix “A” being “A by-law to appoint a Deputy Mayor for the City of London and to repeal By-law No. A.-7794-2, being a By-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020; and

c) the City Clerk BE DIRECTED to bring forward to a future meeting of the Strategic Priorities and Policy Committee an amendment to Council Policy “Appointment of Deputy Mayor Policy” to incorporate wording that would ensure consideration of the appointment through a diversity, gender and inclusivity lens.

Voting Record:

Moved by: A. Hopkins

Seconded by: A. Kayabaga

That the motion related to the appointment of a Deputy Mayor BE AMENDED to read as follows:

That, the following actions be taken with respect to the appointment of the Deputy Mayor:

a) the appointment of Councillor Josh Morgan, as Deputy Mayor for the City of London, for a term commencing on December 1, 2020 and ending on November 30, 2021 to carry out such responsibilities as set out and as provided for in the Council Policy “Appointment of Deputy Mayor Policy” and the Council Procedure By-law, BE APPROVED;

b) the proposed revised attached by-law (Appendix “A”) being “A by-law to appoint a Deputy Mayor for the City of London, and to repeal By-law No. A.-7794-2, being a By-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London”, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020; and,

c) the City Clerk BE DIRECTED to bring forward to a future meeting of the Strategic Priorities and Policy Committee an amendment to Council Policy “Appointment of Deputy Mayor Policy” that would limit the appointment period of the Deputy Mayor to a maximum of one year and to incorporate wording that would ensure consideration of the appointment through a diversity, gender and inclusivity lens.

Moved by: E. Pelosa

Seconded by: Mayor E. Holder

That pursuant to section 31.6 of the Council Procedure By-law, permission for Councillor A. Hopkins to speak for longer than 5 minutes BE GRANTED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelosa, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: S. Lewis

Seconded by: S. Hillier

That the amendment, BE AMENDED, by deleting the following from part c) of the proposed amendment, “that would limit the appointment period of the Deputy Mayor to a maximum of one year and”, with part c) reading as follows:

c) the City Clerk BE DIRECTED to bring forward to a future meeting of the Strategic Priorities and Policy Committee an amendment to Council Policy “Appointment of Deputy Mayor Policy” to incorporate wording that would ensure consideration of the appointment through a diversity, gender and inclusivity lens.

Yeas: (9): Mayor E. Holder, M. van Holst, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and A. Kayabaga

Motion Passed (9 to 6)

Moved by: M. Cassidy

Seconded by: S. Lewis

That the proposed new part c), as amended, BE APPROVED.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): A. Hopkins

Motion Passed (14 to 1)

Moved by: A. Hopkins

Seconded by: A. Kayabaga

Motion to approve the following amended parts a) and b) as follows:

That, the following actions be taken with respect to the appointment of the Deputy Mayor:

a) the appointment of Councillor Josh Morgan, as Deputy Mayor for the City of London, for a term commencing on December 1, 2020 and ending on November 30, 2021 to carry out such responsibilities as set out and as provided for in the Council Policy “Appointment of Deputy Mayor Policy” and the Council Procedure By-law, BE APPROVED;

b) the proposed revised attached by-law (Appendix “A”) being “A by-law to appoint a Deputy Mayor for the City of London, and to repeal By-law No. A.-7794-2, being a By-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London”, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020; and,

Yeas: (6): M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner, and A. Kayabaga

Nays: (9): Mayor E. Holder, M. van Holst, S. Lewis, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Motion Failed (6 to 9)

Moved by: Mayor E. Holder

Seconded by: E. Pelozza

Motion to approve the original parts a) and b) as follows:

That, on the recommendation of the Mayor, the following actions be taken with respect to the appointment of the Deputy Mayor:

a) the appointment of Councillor Josh Morgan as Deputy Mayor for the City of London, for a term commencing on December 1, 2020 and ending on November 15, 2022 to carry out such responsibilities as set out and as provided for in the Council Policy “Appointment of Deputy Mayor Policy” and the Council Procedure By-law, BE APPROVED; and,

b) the proposed by-law, as appended to the staff report dated October 20, 2020 as Appendix “A” being “A by-law to appoint a Deputy Mayor for the City of London and to repeal By-law No. A.-7794-2, being a By-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London, BE INTRODUCED at the Municipal Council meeting to be held on October 27, 2020.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): S. Turner

Motion Passed (14 to 1)

4.3 Committee Appointment Preferences submitted by Council Members

That the following appointments BE MADE to the Standing Committees of the Municipal Council for the term December 1, 2020 to November 30, 2021;

a) Planning and Environment Committee

Councillor P. Squire (Chair)
Councillor S. Hillier
Councillor A. Hopkins
Councillor S. Lehman
Councillor S. Lewis

b) Civic Works Committee

Councillor E. Pelozza (Chair)
Councillor J. Helmer
Councillor M. Cassidy
Councillor P. Van Meerbergen
Councillor S. Turner

c) Community and Protective Services Committee

Councillor J. Helmer (Chair)
Councillor S. Lewis
Councillor M. Salih
Councillor A. Kayabaga
Councillor S. Hillier

d) Corporate Services Committee

Councillor M. Cassidy (Chair)
Councillor M. van Holst
Councillor J. Morgan
Councillor E. Pelozza
Councillor A. Kayabaga

e) the communication dated October 18, 2020, from Councillor M. van Holst with respect to suggested assignments BE RECEIVED.

Motion Passed

Voting Record:

Election

Appointment to the Planning and Environment Committee - Ballot #1

P. Squire(16.44 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, S. Hillier

S. Turner(10.96 %):Mayor E. Holder, J. Helmer, M. Cassidy, S. Lehman, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga

S. Hillier(16.44 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, S. Hillier

A. Hopkins(13.70 %):S. Lewis, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier

A. Kayabaga(12.33 %):Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, A. Kayabaga

S. Lehman(15.07 %):M. van Holst, S. Lewis, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, S. Hillier

S. Lewis(15.07 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, A. Kayabaga, S. Hillier

Majority Winner: P. Squire; S. Hillier; S. Lehman; S. Lewis; A. Hopkins

It being noted that the following moved to a second ballot: Councillors Squire, Hillier, Hopkins, Kayabaga, Lewis and Lehman.

Election

Appointment to the Planning and Environment Committee - Ballot #2

Squire(18.84 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, S. Hillier

Hillier(15.94 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, S. Lehman, P. Van Meerbergen, E. Pelozza, S. Hillier

Hopkins(18.84 %):S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, S. Hillier

Kayabaga(14.49 %):Mayor E. Holder, M. van Holst, M. Salih, J. Helmer, M. Cassidy, J. Morgan, A. Hopkins, S. Turner, E. Pelozza, A. Kayabaga

Lehman(15.94 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Cassidy, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, E. Pelozza, A. Kayabaga, S. Hillier

Lewis(15.94 %):Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, P. Squire, J. Morgan, S. Lehman, P. Van Meerbergen, A. Kayabaga, S. Hillier

Majority Winner: Hopkins; Squire; Hillier; Lehman; Lewis

Moved by: S. Lewis

Seconded by: P. Van Meerbergen

That the following BE APPOINTED to the Planning and Environment Committee for the term December 1, 2020 to November 30, 2021:

Councillors: P. Squire, S. Hillier, A. Hopkins, S. Lehman and S. Lewis.

Yeas: (13): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (2): S. Turner, and A. Kayabaga

Motion Passed (13 to 2)

Moved by: E. Pelozza

Seconded by: S. Lehman

That Councillor P. Squire BE APPOINTED as Chair of the Planning and Environment Committee for the term December 1, 2020 to November 30, 2021.

Yeas: (14): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, A. Kayabaga, and S. Hillier

Nays: (1): S. Turner

Motion Passed (14 to 1)

Moved by: J. Helmer

Seconded by: S. Lewis

That the following BE APPOINTED to the Corporate Services Committee for the term December 1, 2020 to November 30, 2021:

Councillors Morgan, van Holst, Cassidy, Kayabaga and Pelozza.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Election

Appointment of Chair to the Corporate Services Committee

M. van Holst(40.00 %):S. Hillier, E. Pelozza, P. Van Meerbergen, M. van Holst, P. Squire, J. Morgan

M. Cassidy(60.00 %):S. Lewis, A. Kayabaga, S. Lehman, Mayor E. Holder, M. Salih, J. Helmer, M. Cassidy, A. Hopkins, S. Turner

Majority Winner: M. Cassidy

Moved by: A. Hopkins

Seconded by: E. Pelozza

That Councillor M. Cassidy BE APPOINTED as Chair of the Corporate Services Committee for the term December 1, 2020 to November 30, 2021.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: E. Pelozo
Seconded by: A. Hopkins

That the following BE APPOINTED to the Civic Works Committee for the term December 1, 2020 to November 30, 2021:

Councillors: E. Pelozo, J. Helmer, P. Van Meerbergen, S. Turner and M. Cassidy.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: J. Helmer
Seconded by: S. Hillier

That Councillor E. Pelozo BE APPOINTED Chair of the Civic Works Committee for the term December 1, 2020 to November 30, 2021.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: P. Van Meerbergen
Seconded by: S. Hillier

That the following BE APPOINTED to the Community and Protective Services Committee for the term December 1, 2020 to November 30, 2021:

Councillors: S. Lewis, M. Salih, S. Hillier, A. Kayabaga and J. Helmer.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: M. Cassidy
Seconded by: S. Hillier

That Councillor J. Helmer BE APPOINTED as Chair of the Community and Protective Services Committee for the term December 1, 2020 to November 30, 2021.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozo, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

Moved by: P. Squire
Seconded by: S. Lehman

That the communication from Councillor M. van Holst BE RECEIVED.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

4.4 Master Accommodation Plan - Councillors Morgan and Salih

Moved by: J. Morgan
Seconded by: M. Salih

That the Civic Administration BE DIRECTED to initiate an update of the Master Accommodation Plan taking into account the potential for alternate work strategies and long term impacts on work space requirements resulting from the COVID-19 Pandemic.

Yeas: (15): Mayor E. Holder, M. van Holst, S. Lewis, M. Salih, J. Helmer, M. Cassidy, P. Squire, J. Morgan, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Turner, E. Pelozza, A. Kayabaga, and S. Hillier

Motion Passed (15 to 0)

5. Deferred Matters/Additional Business

None.

6. Adjournment

The meeting adjourned at 8:46 PM.

Mayor and Councillors
Council

Dear colleagues:

In 2018, London was the only municipality in Ontario to implement ranked ballots.

As you know from being a candidate, the City Clerk and the election staff team did an excellent job explaining how ranked-choice voting works and administering the election itself. It was an award-winning example of successfully implementing electoral reform at the municipal level.

There were one-time startup costs associated with this change, including consultation in advance and education about how ranked-choice voting works. Through negotiations with one of the suppliers, city staff were able to secure a lower price by committing to two election cycles.

The proposed *Bill 218, Supporting Ontario's Recovery Act, 2020* would force London to switch back to the first-past-the-post system.

Normally, we would direct a letter like this to the appropriate standing committee. However, this matter is considered urgent because the Government of Ontario has the ability to fast-track and pass this Act before the next Corporate Service Committee meeting.

We are therefore seeking support of the following emergent motion:

1. Civic Administration BE DIRECTED to communicate to the Province of Ontario that the City of London:
 - a. does not support these proposed changes to the *Municipal Elections Act*;
 - b. does support the principle that each municipality should be able to choose whether or not it uses first-past-the-post or ranked-choice voting;
 - c. encourages the provincial government to meaningfully consult with municipalities on municipal issues before introducing legislative changes of this magnitude.
2. The Mayor BE REQUESTED to ask the Premier and the Minister of Municipal Affairs and Housing to exempt London from the proposed changes, if the province proceeds with the legislation as drafted.
3. Civic Administration BE DIRECTED to report back with an estimate of the costs of being forced by the province to switch to first-past-the-post for the 2022 election.

Regards,

Jesse Helmer
Deputy Mayor
Councillor, Ward 4

Josh Morgan
Councillor, Ward 7

Bill No. 309
2020

By-law No. A.-_____ - ____

A by-law to confirm the proceedings of the
Council Meeting held on the 27th day of
October, 2020.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Local Planning Appeal Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Bill No. 310
2020

By-law No. A.-_____ -_____

A by-law to amend By-law A.-6582-255 being “A by-law to establish a Committee of Management for the Dearness Home in accordance with section 132 of the *Long-Term Care Homes Act, 2007*” by removing the requirement for a minimum of one meeting a year to be held at the Dearness Home due to health and safety concerns.

WHEREAS the *Long Term Care Homes Act, 2007*, requires a municipality to establish and maintain a long-term care home;

AND WHEREAS The Corporation of the City of London has established and maintains a long-term care home known as the Dearness Home;

AND WHEREAS the Municipal Council enacted By-law No. A.-6582-255 to establish a Committee of Management for the Dearness Home in accordance with section 132 of the *Long-Term Care Homes Act, 2007* on September 20, 2010 to come into effect on December 1, 2010 to establish a new governance model for the Committee of Management;

AND WHEREAS on March 11, 2020, the World Health Organization characterized the Novel Coronavirus (“COVID-19”) as a pandemic;

AND WHEREAS on March 20, 2020, an emergency was declared by The Corporation of the City of London (“City”) pursuant to section 4 of the *Emergency Management and Civic Protection Act* in support of the Provincial Government’s efforts to contain the spread of COVID-19;

AND WHEREAS section 5 of the *Long-Term Care Homes Act* requires that the City shall ensure that the home is a safe and secure environment and COVID-19 continues to be a health and safety concern;

AND WHEREAS the Municipal Council deems it appropriate to amend the Terms of Reference for the Committee of Management for the Dearness Home to remove the requirement for a minimum of one meeting a year being held at the Dearness Home due to health and safety concerns:

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, c.25, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That By-law A.-6582-255 being “A By-law to establish a Committee of Management for the Dearness Home in accordance with section 132 of the *Long-Term Care Homes Act, 2007*” be amended in the section entitled “Location of Meetings” of Schedule 1’ to the by-law, by deleting the following words: “, with a minimum of one meeting a year being held at the Dearness Home”.

2. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Bill No. 311
2020

By-law No. A.-_____ -____

A by-law to appoint a Deputy Mayor for the City of London and to repeal By-law No. A.-7794-2 being "A by-law to appoint a Deputy Mayor, as selected by the Mayor, for the City of London".

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 10(2) of the *Municipal Act*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws with respect to the governance structure of the municipality;

AND WHEREAS section 242 of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides for a municipality to, by by-law or resolution, appoint a member of the council to act in the place of the head of council or other member of council designated to preside at meetings in the municipality's procedure by-law when the head of council or designated member is absent or refuses to act or the office is vacant, and while so acting such member has all the powers and duties of the head of council or designated member, as the case may be;

AND WHEREAS Councillor Josh Morgan has consented to accept the appointment to the office of Deputy Mayor, and to carry out such responsibilities as set out and as provided for in the Council Policy "Appointment of Deputy Mayor Policy" and in the Council Procedure By-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Josh Morgan is hereby appointed Deputy Mayor, for the City of London, for a term commencing on December 1, 2020 and ending on November 15, 2022 and shall carry out such responsibilities as set out and as provided for in the Council Policy "Appointment of Deputy Mayor Policy" and the Council Procedure By-law.
2. By-law No. A.-7794-2, being "A by-law to appoint a Deputy Mayor, as selected by the Mayor for the City of London" is hereby repealed.
3. This by-law comes into force and effect on December 1, 2020.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Bill No. 312
2020

By-law No. A.-_____

A by-law to approve a Joint Occupancy and Use Agreement between the Corporation of the City of London, the Elgin Area Primary Water Supply System, the Aylmer Area Secondary Water Supply System, and the St. Thomas Secondary Water Supply System with respect to the Elgin-Middlesex Pumping Station.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the "City") to enter into a Joint Occupancy and Use Agreement between the Corporation of the City of London, the Elgin Area Primary Water Supply System, the Aylmer Area Secondary Water Supply System, and the St. Thomas Secondary Water Supply System with respect to the Elgin-Middlesex Pumping Station (the "Agreement");

AND WHEREAS it is appropriate to authorize the Mayor and City Clerk to execute the Agreement on behalf of the City;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Agreement attached as Schedule "1" to this By-law, between The Corporation of the City of London, the Elgin Area Primary Water Supply System, the Aylmer Area Secondary Water Supply System, and the St. Thomas Secondary Water Supply System with respect to the joint ownership and occupancy of the Elgin-Middlesex Pumping Station is hereby AUTHORIZED AND APPROVED.
2. The Mayor and City Clerk are authorized to execute the Agreement authorized and approved under section 1 of this by-law.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council October 27, 2020

Ed Holder
Mayor

Catharine Saunders
City Clerk

First reading – October 27, 2020
Second reading – October 27, 2020
Third reading – October 27, 2020

Joint Occupancy and Use Agreement Elgin – Middlesex Pumping Station

THIS AGREEMENT made in quadruplicate the ____ day of _____, 2020

BETWEEN:

THE CORPORATION OF THE CITY OF LONDON
(herein after referred to as "**London**")

AND

THE ST. THOMAS SECONDARY WATER SUPPLY SYSTEM
(herein after referred to as "**St. Thomas**")

AND

THE AYLMER AREA SECONDARY WATER SUPPLY SYSTEM
(herein after referred to as "**Aylmer**")

AND

THE ELGIN AREA PRIMARY WATER SUPPLY SYSTEM
(herein after referred to as "**Elgin**")

(herein after collectively referred to as the "**Parties**")

WHEREAS Elgin owns the property municipally known as 490 South Edgware Road in the Municipality of Central Elgin (the "**Property**") at which Elgin owns, operates and maintains a terminal reservoir and associated appurtenances of Elgin.

AND WHEREAS Elgin owns and maintains a building on the Property known as the Elgin-Middlesex Pumping Station (the "**EMPS**") that is jointly occupied by London, Aylmer and St. Thomas.

AND WHEREAS London, Aylmer, and St. Thomas jointly occupy the **EMPS** for their operation of pumping stations and associated equipment and appurtenances.

AND WHEREAS Elgin, London, Aylmer, and St. Thomas wish to enter into an Agreement related to the joint occupancy of London, Aylmer, and St. Thomas of the EMPS.

NOW THEREFORE IN CONSIDERATION OF the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby irrevocably acknowledged, the parties agree as follows:

Article 1. INTERPRETATION

Section 1.1 Purpose and Affect

Elgin, London, St. Thomas and Aylmer agree that the scope of this agreement is limited to the occupancy and use of the Property, the Facility and the EMPS, and excludes the provision of operating services by a contracted operating authority, or the operation of water works by any of the Parties.

Section 1.2 Definitions

- “Annual Rate” means the cost per square metre of occupancy charged to each of London, Aylmer, and St. Thomas for their respective occupancy of the Elgin-Middlesex Pumping Station.
- “Aylmer” means the Aylmer Area Secondary Water Supply System, supplying water to the Township of Malahide, The Municipality of Central Elgin, and the Town of Aylmer
- “Business Day” means a day other than any holiday as defined in the Interpretation Act (Ontario) and Boxing Day.
- “CMMS” means the Computerized Maintenance Management System owned and utilized by Elgin, and having given authorization for the use of the CMMS for the purposes of tracking work and activities undertaken for the benefit of the EMPS at no cost or liability to Elgin.
- “Elgin” means the Elgin Area Primary Water Supply System
- “EMPS” means the building which contain the pumps and associated equipment of London, Aylmer, and St. Thomas. For clarity, this includes the original pumping station building constructed in about 1967 and the building addition constructed in 1996 and the associated building services, but excludes the Surge Control Building owned by London and the Storage Building jointly owned by Aylmer and St. Thomas.
- “Facility” means the EMPS building, the Surge Control Building owned by London, the Storage Building jointly owned by Aylmer and St. Thomas, the meter chamber owned by St. Thomas, and any building-related services including the sanitary septic system, the HVAC system, and the electrical system.
- “London” means the Corporation of the City of London
- “Property” means the property owned by Elgin located in the Municipality of Central Elgin, municipally known as 490 South Edgeware Road.
- “RWS” means the Regional Water Supply Division of the City of London, seconded to report to and administer Elgin on behalf of the Board of Management for the Elgin Area Primary Water Supply System.

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- “SCADA” means the Supervisory Control and Data Acquisition System. Elgin has authorized the routing of control code from the Aylmer SCADA at the EMPS, the London SCADA at EMPS, and St. Thomas SCADA at EMPS for the purposes and benefit of remote operation of the EMPS from Elgin’s water treatment plant at no cost or liability to Elgin.
- “St. Thomas” means the St. Thomas Secondary Water Supply System, supplying water to the city of St. Thomas, the Municipality of Central Elgin, the Municipality of Southwold, and the Municipality of Dutton Dunwich.
- "Uncontrollable Circumstance" means any event or condition which materially alters the rights and obligations of the Parties under this Agreement, or the management, operation or maintenance of the Facility, or the EMPS, which is beyond the reasonable control of or could not reasonably be anticipated by the Party relying thereon as justification for a delay in or non-performance of any obligation of such Party pursuant to this Agreement and shall include but not be limited to:
- i. an act of God, landslide, lightning, earthquake, hurricane, flood, tornado or other natural disaster, fire, explosion, acts of public enemy, terrorism, war, blockade, sabotage, insurrection, riot or public disturbance;
 - ii. an order of any court, administrative or governmental agency of competent jurisdiction which has not been made as a result directly or indirectly of the actions or inaction of Elgin, London, St. Thomas, and/or Aylmer. This specific provision shall be construed strictly against the Party seeking to so rely to excuse non-performance or delay;
 - iii. a Change of Laws. This specific provision be construed strictly against the Party seeking to so rely to excuse non-performance or delay;
 - iv. loss or inability to obtain service from a utility;
 - v. provided, however, that a failure by a Party to perform its obligations under this Agreement arising from or related to such Party's insufficient cash flow or its economic or financial condition generally, shall not constitute an Uncontrollable Circumstance;

Section 1.3 Term, Amendment and Termination

The Parties agree that this agreement has an effective date of January 1, 2021 and, subject to amendment or termination in accordance with this Section, this Agreement shall continue indefinitely.

This Agreement may be amended from time to time by mutual agreement of the Parties. No amendments to this Agreement shall be effective unless in writing and signed by all Parties to this Agreement.

Any Party shall have the right to terminate this Agreement. The terminating Party shall provide twelve (12) months written Notice of Termination to the Parties pursuant to Section 9.9 of this Agreement.

Section 1.4 Identification of Sole Ownership – Elgin

The Parties acknowledge that Elgin is the sole owner of the Property, the two cells of the reservoir on the Property, the valve house on the Property, the swab-catch and settling pond on the Property, the overflow and drain from the reservoir, the site drainage and runoff, the associated piping and appurtenances associated with the transmission pipeline to the Property, and the EMPS and associated building-related services on the Property but excluding the pumps and related equipment owned and operated by London, Aylmer, and St. Thomas.

In addition, the Parties acknowledge that Elgin owns:

- the water meter on the discharge piping after the pumps at the Facility that is associated with St. Thomas;
- the water meter on the discharge piping after the pumps at the Facility that is associated with Aylmer;
- the water meter on the discharge piping after the surge tanks in the Surge Control Building that is associated with London;
- the discharge piping from the reservoir outlet to and including the first isolation valve before the suction header within the EMPS;
- The driveway, perimeter fence, and landscaping of the Property;
- The 25m (approximate) communications tower
- The electrical substation supplying power to the Facility
- The EMPS building-related services including septic system, HVAC, overhead crane, and exterior lighting

The Parties further acknowledge that Elgin does not own, in whole or in part, and has no obligations, except where specifically identified within this Agreement, with respect to assets identified as solely or jointly owned by London, St. Thomas or Aylmer, including but not limited to the Surge Control Building and related assets owned by London, and the Storage Building jointly owned by Aylmer and St. Thomas that was previously used for the storage of diesel fuel for the backup generator.

For greater clarity, the assets on the Property which are owned by Elgin are identified in Schedule A of this Agreement.

Section 1.5 Identification of Sole Ownership – London

The Parties acknowledge that London is the sole owner of the pumps generally referred to as #4, #5, and #6, including their associated electrical systems, controls and appurtenances, the transmission pipeline from the discharge header of London's pumps in the EMPS to London's water distribution system, and the Surge Control Building including all equipment within the building, except the water meter owned by Elgin.

For greater clarity, the assets on the Property which are owned by London are identified in Schedule A of this Agreement, and the assets within the Facility which are owned by London are identified in Schedule B of this Agreement.

Section 1.6 Identification of Sole Ownership – St. Thomas

The Parties acknowledge that St. Thomas is the sole owner of the pumps generally referred to as #1, #2, and #3, including their associated electrical systems, controls and appurtenances, and the transmission pipeline from the discharge header of St. Thomas' pumps in the EMPS to St. Thomas's water transmission system, except the water meter owned by Elgin.

For greater clarity, the assets on the Property which are owned by St. Thomas are identified in Schedule A of this Agreement, and the assets within the EMPS which are owned by St. Thomas are identified in Schedule B of this Agreement.

Section 1.7 Identification of Sole Ownership – Aylmer

The Parties acknowledge that Aylmer is the sole owner of the pumps generally referred to as #7, and #8, including their associated controls and appurtenances, and the transmission pipeline from the EMPS to Aylmer's water transmission system, except the water meter owned by Elgin.

For greater clarity, the assets on the Property which are owned by Aylmer are identified in Schedule A of this Agreement, and the assets within the EMPS which are owned by Aylmer are identified in Schedule B of this Agreement.

Section 1.8 Identification of Joint Ownership

1. Rechlorination System

The Parties acknowledge that Aylmer and St. Thomas jointly own a rechlorination system within the EMPS, including associated electrical systems, controls and appurtenances, which benefit Aylmer and St. Thomas.

2. Backup Generator

The Parties acknowledge that Aylmer and St. Thomas jointly own a backup generator within the EMPS, including associated electrical systems, controls, fuel storage tank, and appurtenances, which benefit Aylmer and St. Thomas.

3. Diesel Fuel Storage Tank

The Parties acknowledge that Aylmer and St. Thomas jointly own an above-ground diesel fuel storage tank located outside the EMPS for the Backup Generator, which benefit Aylmer and St. Thomas.

4. Suction Headers

The Parties acknowledge that London, Aylmer, and St. Thomas jointly own the suction headers from after the first isolation valve after the reservoir, up to but excluding the isolation valve before each pump in the EMPS.

5. Storage Building

The Parties acknowledge that Aylmer and St. Thomas jointly own the building which formerly contained an above-ground fuel storage tank. The fuel storage tank was previously decommissioned and removed by Aylmer and St. Thomas, and the fuel tank replaced with an above-ground storage tank located exterior to the EMPS. The building is currently used for storage of materials and equipment associated with Aylmer and/or St. Thomas.

For greater clarity, the assets on the Property which are jointly owned by London, St. Thomas and/or Aylmer are identified in Schedule A of this Agreement, and the assets within the Facility which are jointly owned by London, St. Thomas, and/or Aylmer are identified in Schedule B of this Agreement.

Article 2. Operation and Maintenance of the Terminal Reservoir and Property

Section 2.1 Site Security

London, Aylmer, and St. Thomas acknowledge and agree that the Property, the Facility, and the EMPS (as applicable) will be secured by Elgin's master key and/or access control system. Monitoring of the site security, including any existing door-switches and motion sensors, will be undertaken by Elgin.

Elgin agrees to allow unrestricted access by London, Aylmer, and St. Thomas to the Facility and the EMPS, including the Operating Authority of London, Aylmer, and St. Thomas.

The Parties agree that unrestricted access is not granted to London, Aylmer, and St. Thomas to the two cells of the reservoir on the Property, the valve house on the Property, the swab-catch and settling pond on the Property, the overflow and drain from the reservoir, the associated piping and appurtenances associated with the transmission pipeline to the Property.

Section 2.2 Property Maintenance

Further to Section 1.4, Elgin is responsible for maintaining the Property including snow removal, pavement maintenance, perimeter fencing, grass cutting and landscaping.

Section 2.3 Property Taxes

Elgin is responsible for paying Property Taxes, or payments in lieu of taxes, to the municipality with respect to the Property and Facility.

Article 3. Operation and Maintenance of the Elgin-Middlesex Pumping Station and the Facility

Section 3.1 Maintenance and Repair of the EMPS Building and Building-Related Assets

Elgin shall be responsible for the maintenance and repair of the EMPS building and building-related assets, including the building HVAC, exterior building lighting, septic system, and electrical substation

and excluding the motor control centres and related electrical systems associated with London, Aylmer and St. Thomas.

Section 3.2 Maintenance and Repair of Pumps and Associated Equipment

Notwithstanding Section 2.1, London, Aylmer, and St. Thomas shall each be responsible for maintaining and repairing all assets related to their respective pumps and associated equipment.

Section 3.3 Maintenance and Repair of Jointly Owned Assets

Prior to undertaking the maintenance or repair of jointly owned assets, the joint-owners of the asset shall agree in writing to the apportionment of all related costs associated with the repair. Schedule C of this Agreement may be used as a guide with regard to the apportionment of costs.

Section 3.4 Supervisory Control and Data Acquisition

London, Aylmer, and St. Thomas are each responsible for their respective SCADA systems, including but not limited to the programmable logic controllers (PLC) and human-machine interface (HMI), or other similar control-related equipment, at the EMPS.

If London, Aylmer, and St. Thomas use the same operating authority for the operation of the EMPS that is used by Elgin, Elgin hereby consents to allowing the remote operation of the EMPS to be routed through Elgin's SCADA system and remotely controlled at the Elgin water treatment plant. London, Aylmer and St. Thomas further agree that any routed controls through Elgin's SCADA system shall comply with the network security requirements of Elgin, and any cost associated with adding, maintaining, modifying, or deleting the control routing and associated programming will be at the cost of London, Aylmer, and St. Thomas.

Section 3.5 Computerized Maintenance Management System

If London, Aylmer, and St. Thomas use the same operating authority for the operation of the EMPS that is used by Elgin, Elgin hereby consents to allowing the use of Elgin's CMMS for managing and maintaining the work records associated with the EMPS. The utilization of Elgin's CMMS will be at no cost to London, Aylmer, and St. Thomas.

Notwithstanding the forgoing, any cost associated with the addition of assets, modification of asset data or work schedule, or exportation of data related to assets owned or jointly owned by London, Aylmer and/or St. Thomas, including costs associated with licencing and using Elgin's CMMS, shall be at the cost of London, Aylmer, and St. Thomas.

Section 3.6 Coordination of Operating Authority

London, Aylmer, St. Thomas, and Elgin agree to coordinate the activities of the respective operating authorities for work undertaken at the EMPS, the Facility, and the Property.

Section 3.7 Payment of Operating Expenses

London, Aylmer, and St. Thomas authorize and delegate to the RWS the authority to approve, pay, and recover the regular, reoccurring operational costs incurred with respect to the operation of the EMPS. For further clarity, RWS shall undertake payment of the following regular reoccurring operating expenses on behalf of London, Aylmer, and St. Thomas:

- If the operating authority used by London, Aylmer, and St. Thomas is the same as the operating authority of Elgin, the monthly Service Fee from the operating authority for the operation of the EMPS and the Facility on behalf of London, Aylmer, and St. Thomas
- Electricity
- Natural Gas

All other fees and charges will be paid by London, Aylmer and/or St. Thomas for materials, services and supplies related to the Facility and the EMPS.

In lieu of Elgin paying and providing other services under this Agreement, London, Aylmer, and St. Thomas agree that Elgin will not be allocated costs associated with electricity including but not limited to property maintenance and payment of property taxes.

Section 3.8 Allocation of Operating Expenses

On a monthly basis, RWS will invoice to London, Aylmer, and St. Thomas for the regular reoccurring operational expenses paid by RWS on behalf of London, Aylmer, and St. Thomas as authorized in Section 3.7. The regular reoccurring operational expenses shall be apportioned to each of London, Aylmer, and St. Thomas proportionate to the respective occupancy and/or material utilization.

For greater clarity, the allocation of common operating expenditures which have been authorized for payment are outlined in Schedule C of this Agreement.

Section 3.9 Payment for Occupancy

1. Annual Rate Charged for Occupancy

On or before January 1, 2021 and by January 1st every 5 years thereafter, Elgin will notify each of London, Aylmer, and St. Thomas the Annual Rate charged to each of London, Aylmer and St. Thomas for their respective occupancy of the EMPS.

2. Dedicated Reserve Fund

Revenue from the Annual Rate charged to each of London, Aylmer, and St. Thomas will be placed in a dedicated Reserve Fund which will be used as a source of finance for maintenance, repairs and the renewal of the EMPS building and building-related assets. The dedicated Reserve Fund shall not be used for any other purpose than the maintenance, repair and renewal of the EMPS building and building-related assets, which may include principle and interest payments for debentures and/or intra-Fund loans issued for this purpose.

3. Asset Management Plan

Starting in 2020 and every five-years thereafter, Elgin will update the Asset Management Plan which will form the basis of establishing the long-term financial requirements for the maintenance, repairs and renewal of the EMPS building and building-related assets. The Annual Rate set by Elgin shall be sufficient to ensure the long-term financial requirements necessary are available in the dedicated Reserve Fund for the EMPS.

Article 4. Undertaking Repairs and Capital Investments

Section 4.1 Repairs to Sole-Owned Assets

Where a Party is the sole owner or has the sole care and control of an asset, that respective Party is responsible for any Repair of any asset beyond that which may be included in a service agreement with a contracted operating authority, including the cost of the Repair. That Party is responsible for the coordination of the operating authority and any contractor utilized for the Repair, with the activities undertaken by the other Parties.

Section 4.2 Repairs to Jointly Owned Assets

Where an asset is jointly owned, the Parties which jointly own the asset are collectively responsible for any Repair of the jointly owned asset, beyond that which may be included in a service agreement with a contracted operating authority. The Parties which jointly owned the asset are collectively responsible for the coordination of the operating authority and any contractor utilized for the Repair, with the activities undertaken by the other Parties.

Section 4.3 Capital Improvements

The Parties are separately entitled to undertake capital improvements at the Facility, including the replacement of existing assets or the construction and installation of new assets, subject to Section 7.1 and Section 7.2 of this agreement. The capital improvement is the sole responsibility of the Party, including but not limited to financing, project management, project coordination with other Parties, permits and approvals.

If a capital improvement will be jointly owned by two or more of the Parties, the Parties must agree in writing, prior to undertaking the project, the allocation of the anticipated costs.

The Parties are not entitled to remove, replace, alter, or otherwise modify any asset to which they are not the sole owner without the express written permission of the asset's owner or joint owners.

Article 5. Representations, Warrantees and Covenants

Section 5.1 Representations, Warrantees and Covenants of Elgin

1. Authority to Contract.

Elgin warrants that it has the power and authority to enter into and carry out all of its obligations under this Agreement.

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2. *Provision of Information.*

Elgin shall use reasonable care to prepare and supply to St. Thomas, London, and/or Aylmer, for the benefit of itself or themselves of any report or information required hereunder.

3. *Skilled Personnel.*

Elgin represents and warrants to St. Thomas, London, and Aylmer that they have, and any employee or other person that they may retain to help perform services hereunder, will have all necessary skills, training and qualifications to provide services in accordance with the provisions of this Agreement and applicable law.

4. *Construction and Maintenance.*

Elgin covenants and agrees to construct, repair, maintain, and keep in a good state of repair and in accordance with any good engineering practice and applicable law, certificates of approval, licence and/or permits, all equipment and water works that belong to or are under the care and control of Elgin at the Facility and on the Property.

5. *Access.*

Elgin covenants and agrees to allow unrestricted access to London, Aylmer, and St. Thomas to the Property and the Facility in accordance with Section 2.1 of this Agreement.

Section 5.2 Representations, Warranties and Covenants of London

1. *Authority to Contract.*

London warrants that it has the power and authority to enter into and carry out all of its obligations under this Agreement.

2. *Provision of Information.*

London shall use reasonable care to prepare and supply to Elgin, Aylmer, and/or St. Thomas, for the benefit of itself or themselves of any report or information required hereunder.

3. *Skilled Personnel.*

London represents and warrants to Elgin, Aylmer, and St. Thomas that they have, and any employee or other person that they may retain to help perform services hereunder, will have all necessary skills, training and qualifications to provide services in accordance with the provisions of this Agreement and applicable law.

4. *Construction and Maintenance.*

London covenants and agrees to construct, repair, maintain, and keep in a good state of repair and in accordance with any good engineering practice and applicable law, certificates of approval, licence and/or permits, all equipment and water works that belong to or are under the care and control of London at the Facility.

5. *Use of the Property.*

London covenants and agrees to not utilize the Property without the express written permission of Elgin, except where permitted to by this Agreement.

Section 5.3 Representations, Warrantees and Covenants of Aylmer

1. Authority to Contract.

Aylmer warrants that it has the power and authority to enter into and carry out all of its obligations under this Agreement.

2. Provision of Information.

Aylmer shall use reasonable care to prepare and supply to Elgin, London, and/or St. Thomas, for the benefit of itself or themselves of any report or information required hereunder.

3. Skilled Personnel.

Aylmer represents and warrants to Elgin, London, and St. Thomas that they have, and any employee or other person that they may retain to help perform services hereunder, will have all necessary skills, training and qualifications to provide services in accordance with the provisions of this Agreement and applicable law.

4. Construction and Maintenance.

Aylmer covenants and agrees to construct, repair, maintain, and keep in a good state of repair and in accordance with any good engineering practice and applicable law, certificates of approval, licence and/or permits, all equipment and water works that belong to or are under the care and control of Aylmer at the Facility.

5. Use of the Property.

Aylmer covenants and agrees to not utilize the Property without the express written permission of Elgin, except where permitted to by this Agreement.

Section 5.4 Representations, Warrantees and Covenants of St. Thomas

1. Authority to Contract.

St. Thomas warrants that it has the power and authority to enter into and carry out all of its obligations under this Agreement.

2. Provision of Information.

St. Thomas shall use reasonable care to prepare and supply to Elgin, London, and/or Aylmer, for the benefit of itself or themselves of any report or information required hereunder.

3. Skilled Personnel.

St. Thomas represents and warrants to Elgin, London, and Aylmer that they have, and any employee or other person that they may retain to help perform services hereunder, will have all necessary skills, training and qualifications to provide services in accordance with the provisions of this Agreement and applicable law.

4. Construction and Maintenance.

St. Thomas covenants and agrees to construct, repair, maintain, and keep in a good state of repair and in accordance with any good engineering practice and applicable law, certificates of approval, licence and/or permits, all equipment and water works that belong to or are under the care and control of St. Thomas at the Facility.

5. Use of the Property.

St. Thomas covenants and agrees to not utilize the Property without the express written permission of Elgin, except where permitted to by this Agreement.

Article 6. Liability, Indemnity, and Insurance

Section 6.1 Indemnification of London, Aylmer, and St. Thomas by Elgin

Elgin shall indemnify and hold London, Aylmer, and St. Thomas, their employees, officers, directors, agents and representatives harmless from and against all liability for all damages of any nature whatsoever, including any bodily injury or personal damage claim and any damage to or loss of use or loss of any personal or real property, which is caused by or directly attributable to the negligent or wrongful act of Elgin, its employees, officers, directors, agents and representatives for which it may be responsible in the performance or purported performance of its obligations hereunder, but only to the extent and in proportion to the negligence or fault of Elgin.

Section 6.2 Indemnification of Elgin, Aylmer, and St. Thomas by London

London shall indemnify and hold Elgin, Aylmer and St. Thomas, their employees, officers, directors, agents and representatives harmless from and against all liability for all damages of any nature whatsoever, including any bodily injury or personal damage claim and any damage to or loss of use or loss of any personal or real property, which is caused by or directly attributable to the negligent or wrongful act of London, its employees, officers, directors, agents and representatives for which it may be responsible in the performance or purported performance of its obligations hereunder, but only to the extent and in proportion to the negligence or fault of London.

Section 6.3 Indemnification of Elgin, London, and St. Thomas by Aylmer

Aylmer shall indemnify and hold London, Elgin and St. Thomas, their employees, officers, directors, agents and representatives harmless from and against all liability for all damages of any nature whatsoever, including any bodily injury or personal damage claim and any damage to or loss of use or loss of any personal or real property, which is caused by or directly attributable to the negligent or wrongful act of Aylmer, its employees, officers, directors, agents and representatives for which it may be responsible in the performance or purported performance of its obligations hereunder, but only to the extent and in proportion to the negligence or fault of Aylmer.

Section 6.4 Indemnification of Elgin, London, and Aylmer by St. Thomas

St. Thomas shall indemnify and hold London, Aylmer and Elgin, their employees, officers, directors, agents and representatives harmless from and against all liability for all damages of any nature whatsoever, including any bodily injury or personal damage claim and any damage to or loss of use or loss of any personal or real property, which is caused by or directly attributable to the negligent or wrongful act of St. Thomas, its employees, officers, directors, agents and representatives for which it may be responsible in the performance or purported performance of its obligations hereunder, but only to the extent and in proportion to the negligence or fault of St. Thomas.

Section 6.5 Waiver of Consequential Damages

In no event shall the Parties be liable to each other, and each party specifically waives as against the other, any and all claims for consequential, incidental, indirect, special or punitive damages resulting in any way from performance or non-performance of this Agreement, whether such damages are characterized as arising under breach of contract or warranty, tort (including negligence), fault, strict liability, indemnity, or other theory of legal liability.

Section 6.6 Uncontrollable Circumstances

In the event that performance of this Agreement in the reasonable opinion of a Party is made impossible by reason of an Uncontrollable Circumstance, and if a Party seeks to rely on the occurrence of an act, event or condition as an Uncontrollable Circumstance as grounds for not performing its obligations under this Agreement, then the Party relying on such act, event or condition shall:

1. Provide prompt notice to the other Party of the occurrence of the act, event or condition as soon as reasonably practicable after the Party first knew of such occurrence and give an estimation of its expected duration and the probable impact on the performance of its obligations hereunder,
2. Exercise all reasonable efforts to continue to perform its obligations hereunder,
3. In accordance with this Agreement, as expeditiously as reasonably practicable take action to correct or cure the act, event or condition preventing its performance,
4. Exercise all reasonable efforts to mitigate or limit damages to the other Party, and
5. Provide prompt notice to the other Party of the cessation of the act, event or condition giving rise to its inability *to perform*,

Except as expressly provided under the terms of this Agreement, no Party to this Agreement shall be liable to the other Parties for any loss, damage, delay, default, or failure to perform any obligation to the extent it results from an Uncontrollable Circumstance. The occurrence of an Uncontrollable Circumstance shall not excuse or delay the performance of a Party's obligation to pay monies previously accrued and owing under this Agreement, or to perform any obligation hereunder not affected by the occurrence of the Uncontrollable Circumstance.

Article 7. Changes and Amendments to the Agreement

Section 7.1 New Equipment and Processes

Where a capital improvement is undertaken by London, Aylmer and/or St. Thomas in the EMPS that results in a change in their respective occupancy of the EMPS or Facility, or results in a change in their consumption of natural gas or electricity, the Schedule C of this agreement shall be reviewed and if necessary revised with respect to the allocation of costs based on occupancy and/or utilization.

Any amendments or changes to Schedule C shall be agreed upon in writing by the Parties.

Section 7.2 New Buildings or Building Additions

Buildings or other permanent structures shall not be extended or added to the Property by London, Aylmer, and/or St. Thomas without the express written permission of Elgin.

Section 7.3 Material Changes to the Agreement

A Party must provide Notice to the other Parties upon the initiation of a project or undertaking which may materially affect the allocation of costs, and/or coordination of operational responsibilities, and/or ownership or joint ownership of assets.

Any Party may request that the Agreement and/or Schedules be reviewed by the Parties upon significant changes to processes and equipment at the Facility that materially affect the allocation of costs, and/or coordination of operational responsibilities, and/or ownership or joint ownership of assets.

Section 7.4 Renegotiation of the Agreement

Any Party can give Notice to the other Parties requesting a review and renegotiate the terms and conditions of the Agreement at any time. The Notice must include, at a minimum: (1) identification of proposed changes to the process/equipment, (2) anticipated impact on the agreement, and (3) proposed changes/amendments to the agreement.

A Notice of request to review and amend the Agreement and/or Schedules must be submitted to the Parties in writing. The Parties agree to meet within a reasonable timeframe to discuss proposed amendments to the Agreement and/or Schedules.

All Parties must respond in writing to the notifying Party within 14 days of the Notice, specifying their acceptance of the proposed changes or the timeframe for which the negotiations are to take place.

All changes or amendments to this Agreement must be rendered in writing.

Article 8. Health and Safety

Section 8.1 Asbestos

Elgin will maintain and update at least annually an asbestos inventory of the EMPS, and provide an updated inventory to each of London, Aylmer and St. Thomas. Elgin is responsible for the maintenance, repair and abatement, if and as applicable, of asbestos containing materials that is associated with the EMPS building and building-related assets.

London, Aylmer, and St. Thomas will immediately notify Elgin of any damage observed to asbestos containing substances related to.

Each of London, Aylmer, and St. Thomas are responsible for the maintenance, repair and abatement, if and as applicable, of asbestos containing materials associated with their pumps and associated equipment.

Section 8.2 Notification of Designated Substances

Elgin, London, Aylmer, and St. Thomas acknowledge and agree that each of Elgin, London, Aylmer, and St. Thomas, individually, are each responsible for the notification of designated substances to the Parties, their operating authority, and any contractor undertaking a Repair or Capital Investment on their behalf at the EMPS and the Facility.

Article 9. General Provisions

Section 9.1 Dispute Resolution.

If a dispute arises between the parties, the parties agree that the Dispute Resolution Process outlined in Schedule D shall be used.

Section 9.2 Applicable Law.

This Agreement and its interpretation shall be governed by the laws of the Province of Ontario.

Section 9.3 Headings.

The headings and captions appearing in this Agreement have been inserted for convenience of reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision hereof.

Section 9.4 Entire Agreement.

This Agreement constitutes the entire agreement between the parties hereto and supersedes all previous or contemporaneous communications, representations or agreements. No oral agreement or conversation with any officer, agent or employee of Elgin, London, Aylmer and/or St. Thomas, either before or after the execution of this Agreement, shall affect or modify any of its terms or obligations herein contained.

Section 9.5 Enurement and Assignment.

This Agreement shall enure to the benefit of and be binding upon the Parties and their respective successors and assigns.

Section 9.6 Survival.

Wherever this Agreement contains an express obligation by one or more Parties to indemnify any other Party, such obligation to indemnify shall survive the completion or termination of this Agreement and continue in full force and effect.

Section 9.7 Severability.

Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be severed from the balance of this Agreement, all without affecting the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction.

Section 9.8 Waiver.

The failure on the part of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its rights to enforce such provision in the future.

Section 9.9 Notices.

1. Delivery Mode and Address.

Any Notice required to be or may be given or made by one of the parties hereto to the other, it shall be in writing and shall be delivered in person, transmitted by facsimile, transmitted by e-mail, or similar means of recorded electronic communication, or sent by ordinary or registered mail to the respective addresses of the parties hereto:

If to Elgin:

The Elgin Area Primary Water Supply System
235 North Centre Road, Suite 200
London, Ontario N5X 4E7

Attention: Director – Regional Water
Phone: (519) 930.3505 ext.1355
Facsimile: (519) 474.0451
eMail: GENERAL@HuronElginWater.CA
and copied to: AHENRY@HuronElginWater.CA

Joint Use and Occupancy Agreement
Elgin – Middlesex Pumping Station

If to London:

The Corporation of the City of London
Engineering & Environmental Services
300 Dufferin Avenue
London, ONT N6A 4L9

Attention: Kelly Scherr, Executive Director & City Engineer
Phone: (519) 661-2489, ext. 2391
Facsimile: (519) 661-2354
eMail: KSCHERR@LONDON.CA

If to Aylmer:

The Aylmer Area Secondary Water Supply System
c/o The Corporation of the Township of Malahide
87 John Street South
Aylmer, ONT N5H 2C3

Attention: Chief Administrative Officer / Clerk
Phone: 519-773-5344 ext.225
Facsimile: 519-773-5334
eMail: MALAHIDE@MALAHIDE.CA

If to St. Thomas:

The St. Thomas Secondary Water Supply System
c/o the Corporation of the City of St. Thomas
PO Box 520, 545 Talbot Street
St. Thomas, ONT N5P 3V7

Attention: Justin Lawrence, City Engineer
Phone: (519) 631-1680 x.4165
Facsimile: (519) 631-2130
eMail: JLAWRENCE@STTHOMAS.CA

2. Time of Delivery.

Any such Notice shall be deemed to have been given and received on the day on which it was delivered or transmitted (or, if such day is not a Business Day, on the next following Business Day), or if mailed, on the third Business Day following the date of mailing; provided, however, that if at the time of mailing or within three Business Days thereafter there is or occurs a labour dispute or other events which might reasonably be expected to disrupt the delivery of document by mail, any notice hereunder shall be delivered or transmitted by means of recorded electronic communications as aforesaid.

Section 9.10 Counterparts: Electronic Copies

This Agreement may be executed by two or more counterparts, each of which shall be deemed an original instrument and all of which together shall constitute a single instrument. Execution and delivery of this Agreement by electronic or email exchange bearing the copies of a party's signature shall constitute a valid and binding execution and delivery of this Agreement by such party. Such electronic copies shall constitute enforceable original documents.

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**Joint Use and Occupancy Agreement
Elgin – Middlesex Pumping Station**

IN WITNESS WHEREOF Elgin, London, St. Thomas and Aylmer have caused this Agreement to be executed by the affixing of their proper seals attested by the signature of the proper persons duly authorized in that behalf.

THE ELGIN AREA PRIMARY WATER SUPPLY SYSTEM

_____	_____
Chair	Chief Administrative Officer
_____	_____
Date	Date

THE CORPORATION OF THE CITY OF LONDON

_____	_____
Mayor	Clerk
_____	_____
Date	Date

THE AYLMER AREA SECONDARY WATER SUPPLY SYSTEM

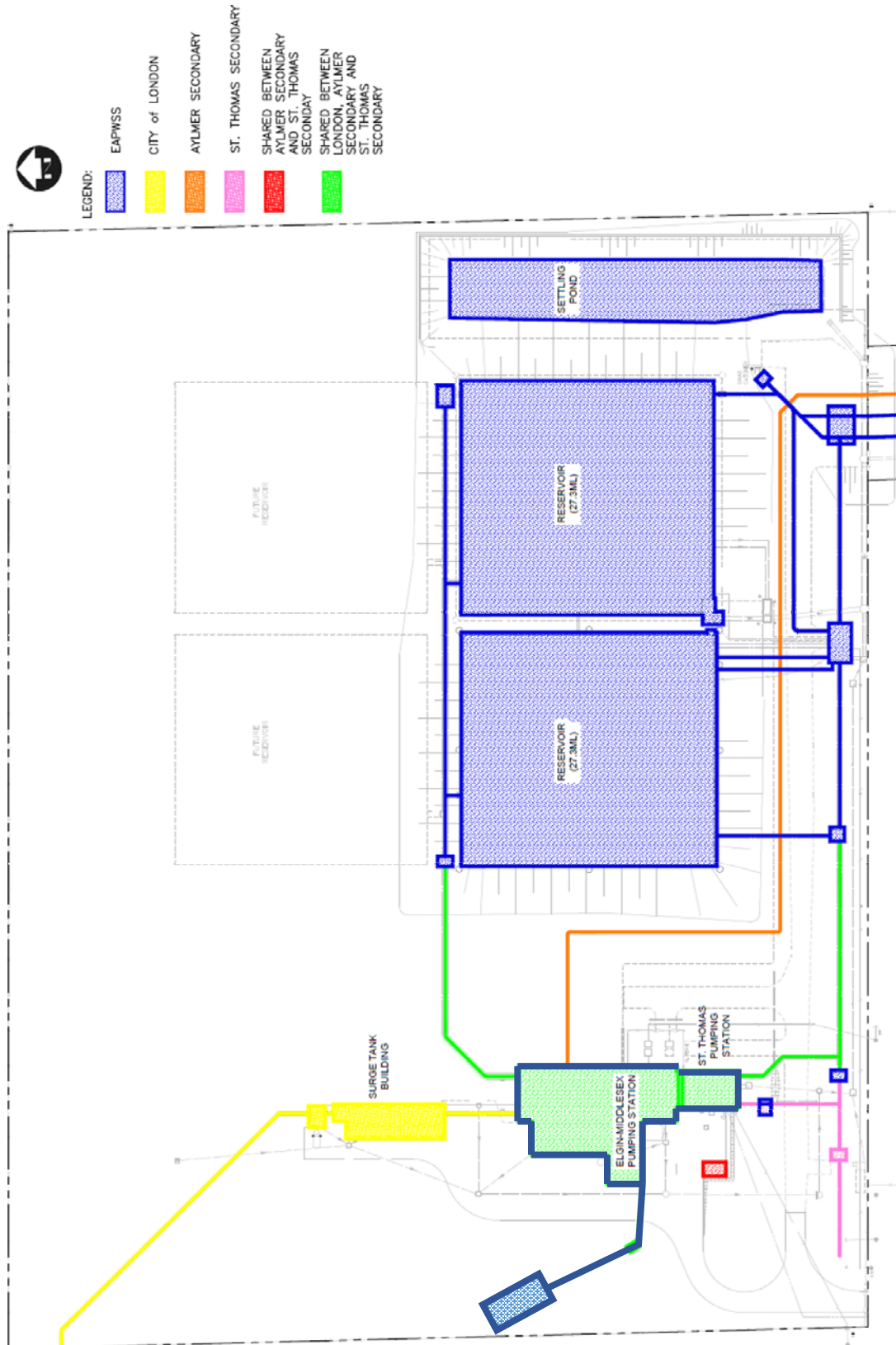
_____	_____
Mayor, Township of Malahide	CAO/Clerk, Township of Malahide
_____	_____
Date	Date

THE ST. THOMAS SECONDARY WATER SUPPLY SYSTEM

_____	_____
Mayor, City of St. Thomas	CAO/Clerk, City of St. Thomas
_____	_____
Date	Date

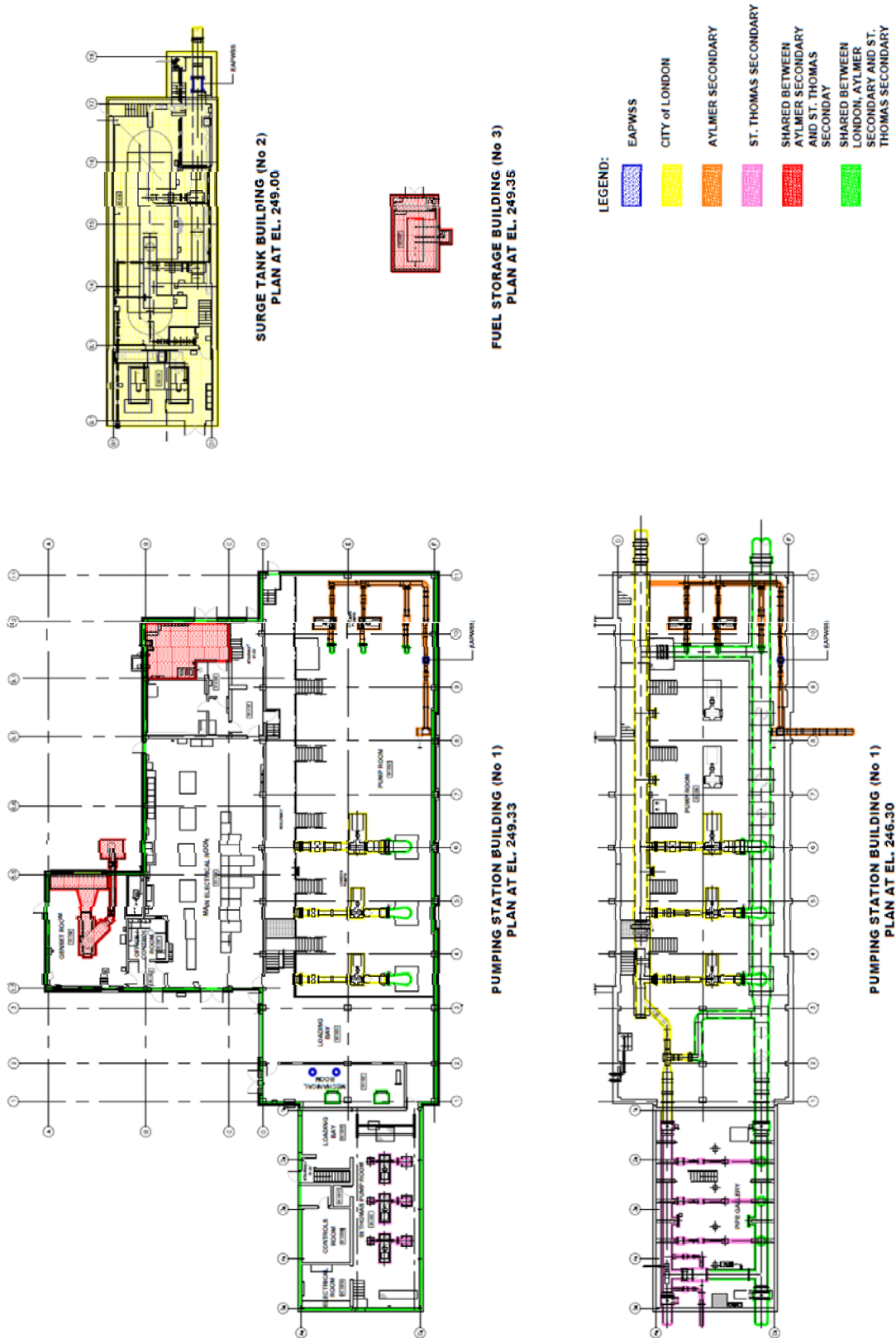
SCHEDULE A

ELGIN-MIDDLESEX PUMPING STATION AND TERMINAL RESERVOIR



SCHEDULE B

ELGIN MIDDLESEX PUMPING STATION – GROUND & BASEMENT LEVELS



SCHEDULE C

ALLOCATION OF COSTS AND EXPENDITURES

Beneficiary by Area:

Where expenditures are agreed to be allocated by area of occupancy or shared occupancy, the following table shall be used for calculating the proportionate allocation of cost:

LOCATION	LONDON (m ²)	ST. THOMAS (m ²)	AYLMER (m ²)	TOTAL (m ²)
Common Hallways, Loading Bay, and Lobbies	50.8 (33.3%)	50.7 (33.3%)	50.7 (33.3%)	152.2
Chlorine Room	n/a	36.7 (50%)	36.6 (50%)	73.3
Backup Generator Room	n/a	31.1 (50%)	31.1 (50%)	62.2
Control Room	3.5 (33.3%)	3.5 (33.3%)	3.5 (33.3%)	10.5
Electrical Room(s)	67.0 (32.7%)	71.0 (34.6%)	67.0 (32.7%)	205.0
Mechanical Room	13.3 (33.3%)	13.2 (33.3%)	13.3 (33.5%)	39.8
Pump Room(s) – ground level	432.2 (67.8%)	113.2 (17.8%)	91.7 (14.4%)	637.1
Pump Room(s) – Basement level	432.2 (61.2%)	181.8 (25.8%)	91.7 (13.0%)	705.7
SUBTOTAL EMPS	999.0 (53.0%)	501.2 (26.6%)	385.6 (20.4%)	1885.8
Surge Control Building	261.3 (100%)	n/a	n/a	261.3
Former Fuel Storage Building	n/a	13.0 (50%)	13.0 (50%)	26.0
TOTAL	1260.3 (58.0%)	514.2 (23.7%)	398.6 (18.3%)	2173.1

Joint Use and Occupancy Agreement Elgin – Middlesex Pumping Station

Operating Expenditures:

Regularly occurring operating expenditures include the service fee payable to a common operating authority contracted to operate and maintain the Elgin-Middlesex Pumping Station on behalf of London, St. Thomas and Aylmer. In addition, common operational costs such as electricity, natural gas, chemicals and fuel are to be divided between the benefiting partners as follows:

EXPENSE	LONDON	ST. THOMAS	AYLMER
Operating Service Fee ¹	69.5%	20.0%	10.5%
Electricity	<i>Electrical cost allocation estimated in proportion to the pump run-times, adjusted for pump size (horsepower), on a monthly basis.²</i>		
Natural Gas (heating) ³	58.0%	23.7%	18.3%
Other Chemicals	n/a	n/a	n/a
Diesel Fuel	n/a	50.0%	50.0%
Chlorine ⁴	n/a	64.5%	35.5%

Repairs and Capital Expenditures – Single Beneficiary:

Capital expenditures and repairs excluded from the service agreement with the operating authority are the responsibility of the party that owns the asset. Where the expenditure is excluded from the service agreement with the operating authority, the party that owns the asset is responsible for all costs associated with the repair or capital investment.

Repairs and Capital Expenditures – Multiple Beneficiary:

Capital expenditures and repairs excluded from the service agreement with the operating authority are the responsibility of the Parties that jointly own the asset. Where the expenditure is excluded from the service agreement with the operating authority, the Parties that jointly own the asset are responsible for all costs associated with the repair or capital investment.

Prior to the repair or capital investment being undertaken, the Parties that jointly own the asset are to agree in writing with respect to project management, budget, and allocation of costs.

¹ Value derived from the estimated volume proportion (5-year average)

² Algorithm used for the allocation of electrical costs on a monthly basis should be adjusted if sub-metering is installed by the Parties.

³ Calculation based on proportion of area of occupancy

⁴ Value derived from the estimated volume proportion (5-year average) between Aylmer and St. Thomas

SCHEDULE D

DISPUTE RESOLUTION PROCESS

In the event of a controversy or dispute between the Parties arising out of or in connection with this Agreement or regarding the interpretation of the provisions thereof, the following process will be followed:

1. The Party alleging a controversy or dispute (the “Disputing Party”) must notify the other Party (the “Recipient Party”) or other Parties (the “Recipient Parties”) in writing of such dispute or controversy (“Dispute Notice”) and specify the particulars of such dispute or controversy in the Dispute Notice.
2. Upon receipt of a Dispute Notice by the Recipient Party(s), the Recipient Party(s) and the Disputing Party must mutually consult in good faith in an attempt to settle amicably and in the spirit of cooperation any such controversy or dispute.
3. If on the date which is fourteen (14) days after the Recipient Party’s receipt of the Dispute Notice the Disputing Party and the Recipient Party(s) have not amicably settled the matter(s) set out in the Dispute Notice then the matter(s) shall be referred to a single arbitrator whose decision shall be final and binding. If the Parties cannot agree on the arbitrator, either party may apply under Section 10 of the Ontario Arbitrations Act for the Court to select an Arbitrator.

Bill No. 313
2020

By-law No. A-_____

A by-law to provide for Various Fees and Charges and to repeal By-law A-55 being “A by-law to provide for Various Fees and Charges”.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS section 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1);

AND WHEREAS section 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control;

AND WHEREAS section 69 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, provides that council of a municipality may by by-law, establish a tariff of fees for the processing of applications made in respect of planning matters;

AND WHEREAS it is deemed expedient to pass this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Part 1 REPEAL OF BY-LAW A-55

1.1 Repeal of By-law A-55

By-law A-55, as amended, being “A by-law to provide for Various Fees and Charges”, passed in Open Council on November 12, 2019, is hereby repealed.

Part 2 APPROVAL OF FEES AND CHARGES

2.1 Fees and charges – approval

The fees and charges listed in the column headed “Fee” on Schedules 1, 2 and 3 of this by-law are approved and imposed for the associated “Service/Activity” commencing on the date set out in the column headed “Effective Date”.

2.2 Fees and charges - taxes

All fees and charges listed on Schedules 1, 2 and 3 of this by-law are subject to applicable taxes.

2.3 Fees and charges – administration and interest charges

All fees and charges listed on Schedules 1, 2 and 3 of this by-law may be subject to applicable administration charges and interest charges as set by The Corporation of the City of London.

Part 3 METHOD OF PAYMENT

3.1 Fees and charges - when payable

The fees and charges, listed on Schedules 1, 2 and 3 of this by-law, plus all applicable taxes, are due and payable:

- (a) at the time of the transaction for which the fee or charge is imposed; or
- (b) if subsection 3.1 (a) is not applicable, upon the due date specified in any invoice issued by The Corporation of the City of London to any person or party in connection with a fee or charge listed on Schedules 1, 2 and 3 of this by-law.

3.2 Fees, Charges and Penalties – how payable

The fees and charges, listed on Schedules 1, 2 and 3 of this by-law, can be paid by debit (where available), cash, certified cheque, credit card (where available) or by any other manner authorized by the respective City of London Service Area.

3.3 Collection – unpaid invoices

Fees and charges listed on Schedules 1, 2 and 3 of this by-law and imposed on a person or party, constitute a debt of the person or the party to The Corporation of the City of London. Where there is statutory authority to do so, the City Treasurer may add fees and charges imposed by this by-law to the tax roll for the property in the same manner as municipal taxes.

Part 4 ENACTMENT

4.1 Effective date

The by-law comes into force and effect on January 1, 2021.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

SCHEDULE 1 2021 FEES AND CHARGES CULTURE SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
<u>SERVICE GROUPING: CENTENNIAL HALL</u>		
i) Hall Rentals		
(a) Auditorium		
Theatre Style (Monday - Thursday, Sunday)	Jan. 1/21	\$2,500 or 10% gross gate to a maximum of \$4,000, whichever is greater
Banquet Style	Jan. 1/21	\$1,500.00
Banquet Style - June, July, August	Jan. 1/21	\$1,000.00
New Year's Eve	Jan. 1/21	\$2,500.00
Rehearsal Stage	Jan. 1/21	\$600.00
(b) Banquet Hall		
Monday through Friday	Jan. 1/21	\$1,000.00
Sunday, Saturday, Holidays	Jan. 1/21	\$1,000.00
New Year's Eve	Jan. 1/21	\$2,000.00
One-half Banquet Hall	Jan. 1/21	\$500.00
Trade Shows (per day)	Jan. 1/21	\$1,000.00
(c) Lounge	Jan. 1/21	\$250.00
(d) Lounge - After Events	Jan. 1/21	\$200.00
(e) Entire Building (Convention Rate)	Jan. 1/21	\$3,500.00
(f) Entire Building (Trade Show Rate)	Jan. 1/21	\$3,500.00
(g) Early/Late Access Charge/hour (Prior to 8:00 a.m./after 1:00 p.m.)	Jan. 1/21	\$50.00
(h) Move In/Move Out	Jan. 1/21	50% of applicable rate
(i) Women's Canadian Club	Jan. 1/21	\$850.00
(j) Teen Dances or Pub Nights (Banquet Hall only)	Jan. 1/21	\$1,000.00
(k) Catering Surcharge	Jan. 1/21	7% of gross catering revenue or \$0.70/person
ii) Bar Receipts		
Centennial Hall License - Rates	Jan. 1/21	Market
iii) Canteen Receipts - Snacks	Jan. 1/21	Market
iv) Checkroom Receipts	Jan. 1/21	Market
v) Sundry Receipts	Jan. 1/21	Market
vi) Chair Removal	Jan. 1/21	Market
vii) Catering Revenue Self Catering	Jan. 1/21	Market & 7% of admissions
viii) Ticket Surcharge	Jan. 1/21	\$1.00 per ticket
<i>Fanshawe Symphonic Chorus and Local Community Events are excluded.</i>		

Note:

1. Non-profit organizations which book a series of events, in advance, (at least six events per calendar year) and which require a very limited amount of set-up and maintenance will receive a reduced rate.

SCHEDULE 1 2021 FEES AND CHARGES ENVIRONMENTAL SERVICES

Service/Activity	Unit of Measure	2021 PROPOSED	
		Effective Date	Fee
<u>SERVICE GROUPING: GARBAGE RECYCLING & COMPOSTING</u>			
<u>Recycling & Composting</u>			
Grass Clippings	Bag	Jan. 1/21	\$1.50
Bagged Residential Garbage	Bag	Jan. 1/21	\$1.50
Composters and Digesters	Unit	Jan. 1/21	\$35.00
Blue Box (maximum of two boxes per purchase)	Box	Jan. 1/21	\$6.00
Woodchips, compost, compost/soil mix	Bag	Jan. 1/21	\$5.00
Blue Box Processing Fees	Agreement	Jan. 1/21	Agreement
Recycling Carts	Cart	Jan. 1/21	\$80.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/21	\$130.00
Multi-Residential Buildings-Twice per week collection	Per unit per year	Jan. 1/21	\$4.50
<u>Garbage Collection & Disposal</u>			
Waste Collection Fees:			
Garbage Tag	Tag	Jan. 1/21	\$1.50
Collection Charges	Agreement	Jan. 1/21	Agreement
Multi-Residential Buildings Bin Rental	Month / Bin	Jan. 1/21	\$25.00
Multi-Residential Buildings - Twice per week collection	Per unit per year	Jan. 1/21	\$4.50
Waste Management By-law WM-12, Part 12 (Owner has failed to comply with WM-12, Part 12; City collects waste at expense of owner)	Hour	Jan. 1/21	\$130.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/21	\$130.00
Solid Waste Disposal Fees:			
Household Hazardous Special Waste - Middlesex County	Agreement	Jan. 1/21	Agreement
Household Hazardous Special Waste - Elgin County	Agreement	Jan. 1/21	Agreement
Business Waste	Tonne	Jan. 1/21	\$75.00
Business Waste - minimum vehicle tare weight of 10 tonnes - charge account only	Tonne	Jan. 1/21	\$45.00
Municipally controlled waste from adjacent separated municipalities	Tonne	Jan. 1/21	\$43.00
Recycling Process Residuals	Tonne	Jan. 1/21	\$39.00
Landfill Disposal Small Load Residential Waste:			
0-100	Kilograms	Jan. 1/21	\$8.00
101-200	Kilograms	Jan. 1/21	\$15.00
201-400	Kilograms	Jan. 1/21	\$30.00
401-600	Kilograms	Jan. 1/21	\$45.00
601-800	Kilograms	Jan. 1/21	\$60.00
801-1,000	Kilograms	Jan. 1/21	\$75.00
Over 1,000	Kilograms	Jan. 1/21	\$75.00

**SCHEDULE 1
2021 FEES AND CHARGES
ENVIRONMENTAL SERVICES**

Service/Activity	Unit of Measure	2021 PROPOSED	
		Effective Date	Fee
Waste from Outside Service Area accepted under Ministerial Order	Tonne	Jan. 1/21	\$150.00
Minimum Charge for Business (excluding residential & charitable organization waste)	Transaction	Jan. 1/21	\$75.00
Daily Cover Tipping Fee	Tonne	Jan. 1/21	\$10.50
Asbestos Waste	Lump sum 1 st load	Jan. 1/21	\$350.00
	Lump sum 2 nd load	Jan. 1/21	\$100.00
	Plus per tonne	Jan. 1/21	\$75.00
Brownfield Waste Tipping Fee	Tonne	Jan. 1/21	\$33.00
Drop-off Depot Fees:			
Renovation Materials			
Small Load		Jan. 1/21	\$25.00
Car Load		Jan. 1/21	\$50.00
Truck, Van, Small Trailer Load		Jan. 1/21	\$70.00
Appliances Containing Ozone Depleting Substances	Unit	Jan. 1/21	\$20.00

SCHEDULE 1
2021 FEES AND CHARGES
PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING:				
NEIGHBOURHOOD & RECREATION SERVICES				
Aquatics				
Lessons: (all pools)				
Swim Lesson - Child - 30 Min - per class	Jan. 1/21	\$10.25		
Swim Lesson - Child - 45 Min - per class	Jan. 1/21	\$12.25		
Swim Lesson - Adult - 45 Min - per class	Jan. 1/21	\$12.95		
Swim Lesson - Private - 30 Min - per class	Jan. 1/21	\$25.53		
Swim Lesson - Semi Private - 30 Min - per class	Jan. 1/21	\$19.00		
Swim Lesson - SU - Private - 30 Min - per class	Jan. 1/21	\$27.20		
Swim Lesson - SU - Semi Private - 30 Min - per class	Jan. 1/21	\$17.85		
Swim Lesson - Low Ratio - per class	Jan. 1/21	\$13.10		
Leadership & Specialty Courses	Jan. 1/21	\$10.00-\$500.00		
Leadership 2nd Chance Fee 80% Discount on				
Competitive Teams - Full Summer	Jan. 1/21	\$121.00		
Baby Aqua Fit	Jan. 1/21	\$40.00		
Small Ratio Class Fee	Jan. 1/21	\$95.00		
Admissions:				
Child Per Visit Admission	Jan. 1/21	\$4.25		
Adult Per Visit Admission	Jan. 1/21	\$6.00		
Senior Per Visit Admission	Jan. 1/21	\$5.00		
Family Per Visit Admission	Jan. 1/21	\$15.00		
Promotional Admission	Jan. 1/21	\$0.00-\$10.00		
Passes:				
Family Pass Full Summer	Jan. 1/21	\$200.00		
Family Pass 1/2 Summer	Jan. 1/21	\$110.00		
Child 10 Visit Pass	Jan. 1/21	\$25.25		
Child 3 Month Pass	Jan. 1/21	\$105.00		
Adult 10 Visit Pass	Jan. 1/21	\$46.00		
Adult 3 Month Pass	Jan. 1/21	\$186.00		
Senior 10 Visit Pass	Jan. 1/21	\$38.25		
Senior 3 Month Pass	Jan. 1/21	\$132.00		
Outdoor Pool Rental:				
Heated	Jan. 1/21	\$90.00		
Thames Pool - Entire facility	Jan. 1/21	\$313.50		
Wading Pools	Jan. 1/21	\$30.00		
South London:				
Corporate	Jan. 1/21	\$161.00	Sep. 1/21	\$164.00
Affiliates	Jan. 1/21	\$144.00	Sep. 1/21	\$147.00
Canada Games Aquatic Centre				
Corporate	Jan. 1/21	\$259.00	Sep. 1/21	\$264.00
Affiliates	Jan. 1/21	\$220.00	Sep. 1/21	\$224.00
Major Meets 20% discount (Per Council Directive for rentals over 36 hours)	Jan. 1/21	\$186.00		
Carling Heights Optimist Community Centre				
Corporate	Jan. 1/21	\$93.00	Sep. 1/21	\$95.00
Affiliates	Jan. 1/21	\$84.50	Sep. 1/21	\$86.00
Lifeguard Costs (per hour)	Jan. 1/21	\$29.00		
Birthday Parties (per child)	Jan. 1/21	\$16.50		
Fee to ride slide for Birthday parties (South London)	Jan. 1/21	\$2.00		
Leadership Manuals	Jan. 1/21	\$10.00-\$200.00		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Arenas				
Public Skating				
Admissions:				
Public Skate: Adult	Jan. 1/21	\$4.50		
Public Skate: Youth (13-18)	Jan. 1/21	\$3.75		
Public Skate: Child	Jan. 1/21	\$3.50		
Public Skate: PD Day	Jan. 1/21	\$3.50		
Public Skate: Seniors	Jan. 1/21	\$3.75		
Family Pass	Jan. 1/21	\$8.25		
Child 20 Skate Pass	Jan. 1/21	\$44.00		
Teen 20 Skate Pass	Jan. 1/21	\$48.50		
Adult 20 Skate Pass	Jan. 1/21	\$62.00		
Senior 20 Skate Pass	Jan. 1/21	\$49.00		
Family 20 Skate Pass	Jan. 1/21	\$97.00		
Ice Activity: Shiny Hockey (Per person per Ticket Ice (Per person per session))	Jan. 1/21	\$8.25		
	Jan. 1/21	\$10.00	Sept. 1/21	\$10.50
Learn to Skate:				
Learn-to-Skate (Pre-School)	Jan. 1/21	\$53.00	Sept. 1/21	\$54.00
Learn-to-Skate (Child)	Jan. 1/21	\$57.50	Sept. 1/21	\$58.50
Learn-to-Skate (Adult)	Jan. 1/21	\$103.00	Sept. 1/21	\$105.00
Ice Rates (Per Hour):				
Winter Rental: Minor Affiliate	Jan. 1/21	\$178.00	Sept. 1/21	\$181.00
Winter Rental: Minor Prime	Jan. 1/21	\$190.00	Sept. 1/21	\$193.00
Winter Rental: Standard (Adult)	Jan. 1/21	\$238.00	Sept. 1/21	\$242.00
Winter Rental: Standard Adult Contract	Jan. 1/21	\$226.00	Sept. 1/21	\$229.50
Winter Rental: Special/Last Minute Non Prime Time	Jan. 1/21	\$109.00		
Winter Rental: Special/Last Minute Prime Time	Jan. 1/21	\$137.00		
Winter Rental: Commercial	Jan. 1/21	\$250.00	Sept. 1/21	\$254.00
Non-Prime Standard	Jan. 1/21	\$190.00	Sept. 1/21	\$193.00
Non-Prime - Minor	Jan. 1/21	\$152.50	Sept. 1/21	\$155.00
Non-Prime - Commercial	Jan. 1/21	\$200.00	Sept. 1/21	\$203.00

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Off-season - Adult	Jan. 1/21	\$254.00		
Off-season - Minor	Jan. 1/21	\$203.00		
Off-season - Minor Non Prime	Jan. 1/21	\$159.50		
Off-season - Commercial	Jan. 1/21	\$267.00		
Year Round Dry Pad: Adult	Jan. 1/21	\$58.00	Sept. 1/21	\$59.00
Year Round Dry Pad: Minor	Jan. 1/21	\$44.00	Sept. 1/21	\$45.00
Year Round Dry Pad: Commercial	Jan. 1/21	\$58.00	Sept. 1/21	\$59.00
Contract Amendment Fee (per amendment)	Jan. 1/21	\$7.00		
High School Hockey Service Fee	Jan. 1/21	\$16.00		
Storage Fee - Small (per year)	Jan. 1/21	\$228.50		
Storage Fee - Large (per year)	Jan. 1/21	\$456.00		
Community Centres				
Youth Programs				
Adult Programs				
<i>Refer to fees listed under Community Recreation & Leisure Programs</i>				
Gym and Meeting Room Rentals:				
Gymnasium Rentals (hourly)				
Large	Jan 1/21	\$103.37		
Medium	Jan 1/21	\$47.07		
Small	Jan 1/21	\$39.39		
Meeting Rooms Rentals (hourly)				
Standard	Jan 1/21	\$28.30		
Large	Jan 1/21	\$39.39		
Note:				
Children and Youth rates will be at 75% of the standard fee.				
Commercial rates will be charged an additional 80% of the standard fee.				
Court Rentals (hourly)				
Volleyball court	Jan 1/21	\$39.39		
Badminton/Pickleball court	Jan 1/21	\$25.51		
Recreational Drop-In-Fees:				
Child	Jan 1/21	\$2.75		
Youth	Jan 1/21	\$2.75		
Adult	Jan 1/21	\$4.75		
Older Adult/Senior	Jan 1/21	\$4.50		
Family	Jan 1/21	\$10.00		
10 Visit Pass:				
Child	Jan 1/21	\$21.90		
Youth	Jan 1/21	\$21.90		
Adult	Jan 1/21	\$37.83		
Older Adult/Senior	Jan 1/21	\$35.84		
Family	Jan 1/21	\$79.65		
Weight Room or Aerobics:				
Youth - Daily Pass	Jan 1/21	\$4.25		
10 Session Pass	Jan 1/21	\$33.85		
3 Month Pass	Jan 1/21	\$84.62		
6 Month Pass	Jan 1/21	\$169.25		
1 Year Pass	Jan 1/21	\$338.50		

SCHEDULE 1
2021 FEES AND CHARGES
PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Adult - Daily Pass	Jan 1/21	\$5.50		
10 Session Pass	Jan 1/21	\$43.81		
3 Month Pass	Jan 1/21	\$109.51		
6 Month Pass	Jan 1/21	\$219.03		
1 Year Pass	Jan 1/21	\$438.05		
Senior - Daily Pass	Jan 1/21	\$4.50		
10 Session Pass	Jan 1/21	\$35.84		
3 Month Pass	Jan 1/21	\$89.60		
6 Month Pass	Jan 1/21	\$179.20		
1 Year Pass	Jan 1/21	\$358.41		
North London Centre				
Memberships:				
Adult Racquets (tennis/squash)	Jan 1/21	\$187.59		
Adult Racquets - Spouse of a member	Jan 1/21	\$113.55		
Seniors (55+) Racquets	Jan 1/21	\$113.55		
Youth (under 19) Racquets	Jan 1/21	\$113.55		
Family Racquets	Jan 1/21	\$333.64		
Squash	Jan 1/21	\$68.08		
Tennis Court Bookings:				
Member - Prime	Jan 1/21	\$26.58		
Member - Non Prime	Jan 1/21	\$21.26		
Member - same day booking	Jan 1/21	\$17.56		
Non Member - Prime	Jan 1/21	\$34.85		
Non Member - Non Prime	Jan 1/21	\$27.59		
Non Member - same day booking	Jan 1/21	\$21.94		
Squash:				
Member - Prime	Jan 1/21	\$14.22		
Member - Non Prime	Jan 1/21	\$11.62		
Non Member - Prime	Jan 1/21	\$17.73		
Non Member - Non Prime	Jan 1/21	\$14.54		
Rollerskating Admission:				
Seniors (55+)	Jan 1/21	\$7.25		
Adult	Jan 1/21	\$7.75		
Child	Jan 1/21	\$5.50		
Skate Rental	Jan 1/21	\$4.25		
10 Visit Skate Pass:				
Seniors (55+)	Jan 1/21	\$57.74		
Adult	Jan 1/21	\$61.73		
Child	Jan 1/21	\$43.81		
Seniors Centres and Programs				
Membership Fees:				
One Centre Only (Per Year)	Jan 1/21	\$47.80		
Both Centres (Per Year)	Jan 1/21	\$60.74		
Senior Satellites (Per Year) Per Satellite	Jan 1/21	\$10.40		
Seniors Centre Member Programs	Jan 1/21	\$1.00-\$5.00		
Senior Satellites (Per Year) Multi-Site Bundle	Jan 1/21	\$29.23		
Seniors Satellites Programs	Jan 1/21	\$2.15 - \$10.25		
Special Events	Jan 1/21	\$8.00-\$14.00		
Bus Trips	Jan 1/21	\$80.00-\$120.00		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Community Recreation & Leisure Programs				
Youth Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan 1/21	\$35.33	Apr 1/21	\$35.86
Day Camp (per week):				
Neighbourhood Camp Base Fee	Jan 1/21	\$136.28	Apr 1/21	\$138.33
Specialty Theme Camp Base Fee	Jan 1/21	\$144.13 - \$240.55	Apr 1/21	\$146.29 - \$244.17
Before <u>or</u> After Program	Jan 1/21	\$32.00		
Before <u>and</u> After Program	Jan 1/21	\$47.00		
PD Day Camps	Jan 1/21	\$31.00		
Youth Camp/Summer Surprise	Jan 1/21	\$163.42	Apr 1/21	\$165.87
Leadership				
Leader in Training I	Jan 1/21	\$78.16	Apr 1/21	\$79.33
Leader in Training II	Jan 1/21	\$140.07	Apr 1/21	\$142.17
Leader in Training III	Jan 1/21	\$183.72	Apr 1/21	\$186.47
Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan 1/21	\$65.24	Apr 1/21	\$66.22
Older Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan 1/21	\$65.24	Apr 1/21	\$66.22
Golf				
Golf Courses				
Green Fees:				
Thames Valley Golf Course Green Fees:				
Member Classic Green Fees				
Shoulder season	Jan. 1/21	\$20.00		
Prime Time	Jan. 1/21	\$25.00		
Non Prime Time	Jan. 1/21	\$20.00		
Twilight	Jan. 1/21	\$15.00		
Junior Rate	Jan. 1/21	\$12.00		
Guest Classic Green Fees				
Shoulder season	Jan. 1/21	\$33.00		
Prime Time	Jan. 1/21	\$44.00		
Non Prime Time	Jan. 1/21	\$37.00		
Twilight	Jan. 1/21	\$25.00		
Junior Rate	Jan. 1/21	\$20.00		
Cart & Golf Package	Jan. 1/21	\$56.00		
Hickory Green Fees Member				
All Day	Jan. 1/21	\$12.00		
Junior Rate	Jan. 1/21	\$10.00		
Hickory Green Fees Guest				
All Day	Jan. 1/21	\$22.00		
Junior Rate	Jan. 1/21	\$18.00		
Hickory 9 Hole - Special	Jan. 1/21	\$18.00		
Fanshawe Golf Course Green Fees:				
Traditional Green Fees Member				
Shoulder season	Jan. 1/21	\$20.00		
Prime Time	Jan. 1/21	\$25.00		
Non Prime Time	Jan. 1/21	\$20.00		
Twilight	Jan. 1/21	\$15.00		
Junior Rate	Jan. 1/21	\$12.00		
Traditional Classic Green Fees:				
Shoulder season	Jan. 1/21	\$33.00		
Prime Time	Jan. 1/21	\$44.00		
Non Prime Time	Jan. 1/21	\$37.00		
Twilight	Jan. 1/21	\$25.00		
Junior Rate	Jan. 1/21	\$20.00		
Cart & Golf Package	Jan. 1/21	\$56.00		
Quarry Green Fees Member:				
Shoulder season	Jan. 1/21	\$15.00		
Prime Time	Jan. 1/21	\$20.00		
Non Prime Time	Jan. 1/21	\$18.00		
Twilight	Jan. 1/21	\$15.00		
Junior Rate	Jan. 1/21	\$12.00		
Quarry Green Fees Guest:				
Shoulder season	Jan. 1/21	\$28.00		
Prime Time	Jan. 1/21	\$35.00		
Non Prime Time	Jan. 1/21	\$32.00		
Twilight	Jan. 1/21	\$25.00		
Junior Rate	Jan. 1/21	\$20.00		
Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/21	\$47.00		
Non Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/21	\$41.00		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
River Road Green Fees Member				
Shoulder season	Jan. 1/21	\$15.00		
Prime Time	Jan. 1/21	\$20.00		
Non Prime Time	Jan. 1/21	\$18.00		
Twilight	Jan. 1/21	\$15.00		
Junior Rate	Jan. 1/21	\$12.00		
River Road Green Fees Guest				
Shoulder season	Jan. 1/21	\$28.00		
Prime Time	Jan. 1/21	\$35.00		
Non Prime Time	Jan. 1/21	\$32.00		
Twilight	Jan. 1/21	\$25.00		
Junior Rate	Jan. 1/21	\$20.00		
Other Green Fees				
Fanshawe - Parkside Nine	Jan. 1/21	\$0.00		
Promotional Rates	Jan. 1/21	\$20.00-\$50.00		
Unlimited Membership All Courses (7 days)				
Adult	Jan. 1/21	\$1,525.00		
Adult Payment Plan (Mar-Jul 15)	Jan. 1/21	\$1,575.00		
Senior (65 and over)	Jan. 1/21	\$1,375.00		
Senior (65 and over) Payment Plan	Jan. 1/21	\$1,425.00		
Youth (9 - 18)	Jan. 1/21	\$475.00		
Youth (9 - 18) Payment Plan	Jan. 1/21	\$525.00		
Intermediate/Student (19 - 24)	Jan. 1/21	\$950.00		
Intermediate (25 - 29)	Jan. 1/21	\$1,000.00		
Intermediate/Student (19 - 24) Payment Plan	Jan. 1/21	\$1,000.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends	Jan. 1/21	\$1,150.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends Payment Plan	Jan. 1/21	\$1,200.00		
Hickory (9 - 18)	Jan. 1/21	\$275.00		
Unlimited Hickory (19+) (7 Days)	Jan. 1/21	\$650.00		
Regular Memberships (7 days):				
Adult (19+)	Jan. 1/21	\$259.00		
Senior (65 and over)	Jan. 1/21	\$239.00		
Youth (9 - 18)	Jan. 1/21	\$149.00		
Hickory (19 and over)	Jan. 1/21	\$149.00		
Hickory (9 - 18)	Jan. 1/21	\$49.00		
Golf Lessons:				
Spectrum Adult & Senior Spring Classes	Jan. 1/21	\$115.00		
Spectrum Junior Boy/Girls Summer Classes	Jan. 1/21	\$125.00		
Spectrum Boot Camp	Jan. 1/21	\$140.00		
Spectrum Winter Junior Classes	Jan. 1/21	\$80.00		
Spectrum Winter Adult Classes	Jan. 1/21	\$110.00		
Pro Shop Services:				
Electric Cart Rental:				
Electric Cart Rental: Single Riders				
Prime Time (All Courses)	Jan. 1/21	\$19.00		
Non Prime Time (All Courses)	Jan. 1/21	\$16.00		
Hickory (any time)	Jan. 1/21	\$12.00		
Electric Cart Rental - 18 Hole Unlimited	Jan. 1/21	\$725.00		
Electric Cart Rental - 20X Rides 18 Holes Prime	Jan. 1/21	\$320.00		
Electric Cart Rental - 20X Rides 18 Holes Non Prime	Jan. 1/21	\$240.00		
Electric Cart Rental - 20X Rides 9 Holes	Jan. 1/21	\$160.00		
Pro Shop Rentals:				
Pull Carts	Jan. 1/21	\$5.00		
Pull Carts Annual Fee	Jan. 1/21	\$100.00		
Club Rental 18 holes	Jan. 1/21	\$10.00		
Club Rental 9 holes	Jan. 1/21	\$5.00		
Club Storage (Season) - Adult	Jan. 1/21	\$75.00		
Club Storage (Season) - Power Caddie	Jan. 1/21	\$110.00		
Indoor Range - One Hour	Jan. 1/21	\$5.00		
Indoor Range - 1/2 Hour	Jan. 1/21	\$3.00		

**SCHEDULE 1
2021 FEES AND CHARGES
PARKS, RECREATION & NEIGHBOURHOOD SERVICES**

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Special Events Coordination				
Special Events:				
Major Special Event Admin. Fee	Jan. 1/21	\$71.60		
Other Administration Fee	Jan. 1/21	\$35.53		
Attendants (per hour)	Jan. 1/21	\$17.00		
Beer Gardens Permit (per event)	Jan. 1/21	\$345.10		
Kiwanis Memorial Bandshell Victoria Park (per hour)	Jan. 1/21	\$16.00		
Non-Profit Parkland Rental Fee (per day)	Jan. 1/21	\$101.50		
Commercial Parkland Rental Fee (per day)	Jan. 1/21	\$710.50		
Showmobile Rental-Private/Commercial	Jan. 1/21	\$623.30		
Showmobile Rental-Not for Profit	Jan. 1/21	\$559.40		
Vendor Permits –/unit/year with business license	Jan. 1/21	\$38.60		
Vendor Permits –/event no business license	Jan. 1/21	\$121.05		
Vendor Permit - 1-3 days (under 10 ft.)	Jan. 1/21	\$60.90		
Vendor Permit - 1-3 days (over 10 ft.)	Jan. 1/21	\$121.05		
Vendor Permit - 4+ days (under 10 ft.)	Jan. 1/21	\$71.60		
Vendor Permit - 4+ days (over 10 ft.)	Jan. 1/21	\$137.55		
Electrical Service (per ped./day)	Jan. 1/21	\$10.15		
Picnic Tables (per table)	Jan. 1/21	\$27.80		
Water Service (per day)	Jan. 1/21	\$24.30		
Hay Bale	Jan. 1/21	\$6.60		
Skateboard Feature Removal	Jan. 1/21	\$1,482.50		
Bleacher Rental	Jan. 1/21	\$826.25		
Bleacher Rental - each additional day	Jan. 1/21	\$353.90		
Garbage Bin -per event not on CoL property	Jan. 1/21	\$12.40		
Springbank Gardens Special Event Set Up Fee (per hour)	Jan. 1/21	\$33.00		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Filming (Commercial/For Profit) per day	Jan 1/21	\$100.00		
Filming (Not for Profit) flat rate	Jan 1/21	\$50.00		
Filming Student Project	Jan 1/21	\$0.00		
Filming B Roll	Jan 1/21	\$25.00		
Movie Screen	Jan 1/21	\$30/day		
Clean Up Deposit	Jan 1/21	\$1,000.00		
Barricades -per event not on COL property	Jan 1/21	\$5.95		
Civic Garden Complex - Hall Rentals:				
Horticultural Group Rentals (per hour)	Jan 1/21	\$18.60		
Wedding Rate - Half Day	Jan 1/21	\$651.10		
Wedding Rate - Full Day	Jan 1/21	\$1,012.20		
Special Occasions (maximum 4 Hours)	Jan 1/21	\$325.55		
Special Occasions - Full Day	Jan 1/21	\$1,012.20		
Commercial - Half Day	Jan 1/21	\$693.85		
Commercial - Full Day	Jan 1/21	\$1,301.70		
Conservatory for Pictures (per hour)	Jan 1/21	\$44.15		
Business Meetings "A" - full day	Jan 1/21	\$325.55		
Business Meetings "B" - half day	Jan 1/21	\$217.85		
Rental Set Up Fee (4 hour maximum)	Jan 1/21	\$176.10		
Springbank Gardens - Private Events:				
Wedding Rate - Half Day	Jan 1/21	\$650.55		
Wedding Rate - Full Day	Jan 1/21	\$1,011.70		
Commercial - Half Day	Jan 1/21	\$693.35		
Commercial - Full Day	Jan 1/21	\$1,301.20		
Not For Profit Company (under 8 hours)	Jan 1/21	\$178.20		
Not For Profit Company (over 8 hours)	Jan 1/21	\$357.00		
Special Occasions (maximum 4 Hours)	Jan 1/21	\$325.50		
Special Occasions - Full Day	Jan 1/21	\$1,011.70		
Table for Special Events	Jan 1/21	\$6.20		
Chair for Special Events	Jan 1/21	\$1.30		
Rental Set Up Fee (4 hour maximum)	Jan 1/21	\$176.10		
Dundas Place				
One Block Rental For Profit	Jan 1/21	\$507.50		
One Block Rental Non Profit	Jan 1/21	\$253.75		
Four Block Rental For Profit	Jan 1/21	\$1,522.50		
Four Block Rental Non Profit	Jan 1/21	\$812.00		
Alcohol Service Fee / Per Block	Jan 1/21	\$177.63		
Folding Tables	Jan 1/21	\$10.15		
Picnic Tables	Jan 1/21	\$20.30		
10X10 Tent	Jan 1/21	\$76.13		
10X20 Tent	Jan 1/21	\$177.63		
Propane Heater	Jan 1/21	\$76.13		
Umbrella with Base	Jan 1/21	\$10.15		
PA System	Jan 1/21	\$101.50		
Red Cube Furniture (per set)	Jan 1/21	\$50.75		
Movie Screen	Jan 1/21	\$152.25		
Cruiser Table	Jan 1/21	\$20.30		
Planter Rental (per season)	Jan 1/21	\$101.50		
Stage Decking (4X4)	Jan 1/21	\$20.30		
Stage Decking (4X8)	Jan 1/21	\$30.45		
Sports Services				
Sports Services				
Basketball	Jan 1/21	\$576.50	Sept. 1/21	\$585.00
Volleyball	Jan 1/21	\$628.50	Sept. 1/21	\$638.00
Beach Volleyball - Minor - (Per 2 hours)	Jan. 1/21	\$20.00		
Beach Volleyball - Adult - (Per 2 hours)	Jan. 1/21	\$27.00		
Cricket (Per 2 hours)	Jan. 1/21	\$15.00		
Ball Diamond Permit Fees (Per 2 Hours/Week):				
Adult Affiliate	Jan. 1/21	\$47.00		
Minor Affiliate	Jan. 1/21	\$21.00		
Minor Affiliate - Irrigated	Jan. 1/21	\$34.00		
Adult Affiliate - Irrigated	Jan. 1/21	\$78.00		
Lights	Jan. 1/21	\$14.50		
Tournament Rate	Jan. 1/21	Rate +10%		
Non Affiliate Premium	Jan. 1/21	Rate + 5%		
Labatt Park				
Minor Affiliate - 2hrs	Jan. 1/21	\$55.50		
Minor Affiliate - 4hrs	Jan. 1/21	\$82.00		
Minor Affiliate - 6hrs	Jan. 1/21	\$111.00		
Adult Affiliate - 2hrs	Jan. 1/21	\$210.00		
Adult Affiliate - 4hrs	Jan. 1/21	\$316.00		
Stadium Sportsfield Lighting	Jan. 1/21	\$22.00		
Social Function - 4 hours or less	Jan. 1/21	\$490.50		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Soccer Fees (Per 2 Hours):				
Minor Affiliate Non Irrigated	Jan. 1/21	\$21.00		
Adult Affiliate Non Irrigated	Jan. 1/21	\$28.00		
Minor Affiliate Irrigated	Jan. 1/21	\$63.50		
Minor Affiliate Lighted Irrigated	Jan. 1/21	\$93.00		
City Wide Artificial Turf Affiliate Minor Rate	Jan. 1/21	\$91.00		
City Wide Artificial Turf Affiliate Minor Rate - Lighted	Jan. 1/21	\$127.50		
Adult Affiliate Irrigated	Jan. 1/21	\$93.00		
Adult Affiliate Lighted and Irrigated	Jan. 1/21	\$121.50		
City Wide Artificial Turf Adult Affiliate Rate	Jan. 1/21	\$133.00		
City Wide Artificial Turf Adult Affiliate Rate - Lighted	Jan. 1/21	\$170.00		
City Wide Artificial Turf - Non Prime Time	Jan. 1/21	\$56.00		
Minor Affiliate Mini Irrigated	Jan. 1/21	\$25.50		
Mid-Size Affiliate Minor Irrigated	Jan. 1/21	\$32.00		
Non Affiliate Premium	Jan. 1/21	Rate + 5%		
Storybook Gardens				
Annual Pass:				
One Individual Annual Pass	Jan. 1/21	\$34.51		
Annual Pass, Bulk Purchase Rate, 20-99	Jan. 1/21	\$30.09		
Annual Pass, Bulk Purchase Rate, 100+	Jan. 1/21	\$27.43		
Season Ride Pass	Jan. 1/21	\$29.20		
Regular Admissions (Summer):				
Adult	Jan. 1/21	\$8.50		
Child	Jan. 1/21	\$8.50		
Family	Jan. 1/21	\$30.00		
Group / Corporate Admissions (Summer):				
Adult	Jan. 1/21	\$7.00		
Child	Jan. 1/21	\$7.00		
Special Event Rates (Summer):				
2 for 1 Admission (all ages)	Jan. 1/21	\$5.00		
2 for 1 Admission (Family)	Jan. 1/21	\$20.00		
Special Event (all ages)	Jan. 1/21	\$2.00		
Special Program (all ages)	Jan. 1/21	\$17.00		
Twilight Rate (all ages)	Jan. 1/21	\$5.00		
Regular Admissions (Winter):				
Adult	Jan. 1/21	\$4.50		
Child	Jan. 1/21	\$3.50		
Family	Jan. 1/21	\$13.00		
Special Event #1	Jan. 1/21	\$10.00		
Special Event #2	Jan. 1/21	\$3.00		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Program Revenue:				
Birthday Parties - Package #1	Jan. 1/21	\$190.00		
Birthday Parties - Package #2	Jan. 1/21	\$230.00		
Celebration Saturday Package	Jan. 1/21	\$300.00		
Celebration Saturday Package or Birthday Parties (extra child - per)	Jan. 1/21	\$12.00		
Specialized Summer Day Camp	Jan. 1/21	\$185.00		
Preschool Mini-Camp	Jan. 1/21	\$90.00		
PD Day Camp	Jan. 1/21	\$55.00		
Educational Program Group	Jan. 1/21	\$8.50		
NOTE: Current members receive 10% discount on all program fees.				
Miscellaneous Revenue:				
Amusement Ride and Activity Tickets, each	Jan. 1/21	\$2.75		
Amusement Ride and Activity Tickets, 20	Jan. 1/21	\$35.00		
Amusement Ride individual day pass	Jan. 1/21	\$14.00		
Amusement Ride individual 1/2 day pass	Jan. 1/21	\$7.00		
Wagon rentals	Jan. 1/21	\$6.00		
Skate rental	Jan. 1/21	\$6.50		
Locker rental	Jan. 1/21	\$3.00		
Additional Program Staff, per hour	Jan. 1/21	\$18.00		
Facility Equipment Rentals:				
Storybook site rental, summer season, per hour	Jan. 1/21	\$362.00		
Storybook site rental, winter season	Jan. 1/21	\$212.50		
Rentals: picnic, chapel, pavilion	Jan. 1/21	\$40.00		
Vender Permit - 1-3 days (under 10 ft.)	Jan. 1/21	\$59.00		
Vender Permit - 1-3 days (over 10 ft.)	Jan. 1/21	\$117.50		
Ultimate Storybook Family Day Pass #1	Jan. 1/21	\$95.00		
Includes: admission, rides, lunch combo (4), beavertail and 10% gift store				
Ultimate Storybook Family Day Pass #2 (option with gift)	Jan. 1/21	\$110.00		
Community Gardens				
Plot Rental Fee	Jan. 1/21	\$41.62		
Rototilling Fee	Jan. 1/21	\$40.00		
Neighbourhood Managed Garden Rental Fee - Full Maintenance (per year) - NEW	Jan. 1/21	\$40.00 / 40m ²		
Neighbourhood Managed Garden Rental Fee - water only (per year) - NEW	Jan. 1/21	\$17.10 / 40m ²		
Recreation Administration				
Administration				
Picnic Site Reservations (Full Day, NP)	Jan. 1/21	\$58.78		
Picnic Site Reservation (Full Day, P)	Jan. 1/21	\$70.23		
Picnic Site Reservation (Covered, Full Day, NP)	Jan. 1/21	\$84.27		
Picnic Site Reservation (Covered, Full Day, P)	Jan. 1/21	\$98.31		
Extra Fee (51-100 people)	Jan. 1/21	\$35.00		
Extra Fee (101-150 people)	Jan. 1/21	\$70.00		
Extra Fee (151+ people)	Jan. 1/21	\$105.00		
Commercial Fitness Activities in Parks (per hour)	Jan. 1/21	\$27.00		
Park Signage (in designated parks)	Jan. 1/21	\$35.00		
Commercial Activities in Parks (<i>non fitness related, per hour</i>)	Jan. 1/21	\$61.02		
Community Events/Activities in Parks - Small (1-100, per event)	Jan. 1/21	\$114.70		
Community Events/Activities in Parks - Large (101-300, per event)	Jan. 1/21	\$229.40		
Private Events/Activities in Parks - Small (1-100, per event)	Jan. 1/21	\$229.40		
Private Events/Activities in Parks - Large (101-300, per event)	Jan. 1/21	\$458.75		
Commercial Skate Park Rental (per hour)	Jan. 1/21	\$30.51		

SCHEDULE 1 2021 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2021 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING: PARKS & URBAN FORESTRY				
<u>Forestry Operations - Boulevard Tree Protection By-law CP.-22</u>				
Tree Removal, Restoration				
Tree Size (DBH) Diameter at Breast Height				
<10cm	Jan. 1/21	\$1,240.00		
11cm-20cm	Jan. 1/21	\$1,890.00		
21cm-30cm	Jan. 1/21	\$2,240.00		
31cm-40cm	Jan. 1/21	\$2,590.00		
41cm-50cm	Jan. 1/21	\$3,740.00		
51cm-60cm	Jan. 1/21	\$4,090.00		
61cm-70cm	Jan. 1/21	\$4,440.00		
71cm-80cm	Jan. 1/21	\$5,490.00		
81cm-90cm	Jan. 1/21	\$5,840.00		
91cm-100cm	Jan. 1/21	\$7,190.00		
101cm-120cm	Jan. 1/21	\$9,040.00		
121cm-130cm	Jan. 1/21	\$9,390.00		
131cm-140cm	Jan. 1/21	\$10,940.00		
141cm-150cm	Jan. 1/21	\$11,290.00		
151cm-160cm	Jan. 1/21	\$11,640.00		
161cm-170cm	Jan. 1/21	\$11,990.00		
171cm-180cm	Jan. 1/21	\$12,340.00		
181cm-190cm	Jan. 1/21	\$12,690.00		
>191cm	Jan. 1/21	\$13,040.00		
<u>Urban Forestry - Tree Protection By-law C.P.-1515-228</u>				
Injure or Destroy any Tree that the City Planner accepts is hazardous	Jan. 1/21	No fee		
Injure or Destroy any Tree where that Injury, or Destruction is required under any Court Order or an Order issued under in accordance with an Act or Regulation or other By-law	Jan. 1/21	No fee		
Remove any Tree that is fallen, falling, or dead or dying, from natural causes	Jan. 1/21	No fee		
Injure or Destroy one Distinctive Tree	Jan. 1/21	\$100/tree		
Injure or Destroy one to three living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/21	\$75/tree		
- More than 50cm diameter	Jan. 1/21	\$100/tree		
Injure or Destroy four or more living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/21	\$75/tree		
- More than 50cm diameter	Jan. 1/21	\$100/tree		
	Jan. 1/21	up to a maximum of \$1,000		
Developer - Subdivision Trees	Jan. 1/21	Cost plus 15% Admin Fee		

SCHEDULE 1 2021 FEES AND CHARGES PLANNING & DEVELOPMENT SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BUILDING APPROVALS		
Building Approvals		
Drainlayer Exam Fees	Jan. 1/21	\$100.00
Building Lawyers Letters	Jan. 1/21	\$90.00/\$120.00
Building Other Letters	Jan. 1/21	\$60.00/\$120.00
Zoning Compliance Letters	Jan. 1/21	\$100.00
Plumbing Information Requests	Jan. 1/21	\$95.00 for the first request/permit. Additional permits for the same address, \$15.00 each
Building Control SS & PLN (Subscriptions & Publications)	Jan. 1/21	Cost: Appendix A
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Official Plan/Zoning Amendments		
Official Plan Amendment ⁺	Jan. 1/21	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/21	\$11,000.00
Combined OPA/ZBA ⁺	Jan. 1/21	\$20,000.00
Temporary Use By-law ⁺	Jan. 1/21	\$1,300.00
Other Development Applications		
Pre-Application Consultation Fee (refunded upon submission of an application) ⁺	Jan. 1/21	\$250.00
Removal of Holding Provisions ⁺	Jan. 1/21	\$1,000.00
Boulevard Parking Applications	Jan. 1/21	\$900.00
Telecommunications Tower Letters	Jan. 1/21	\$125.00
Non-sufficient Funds (NSF)	Jan. 1/21	\$45.00
Reports & White Prints	Jan. 1/21	Appendix B
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Municipal Service and Financing Agreements:		
Application Fee ⁺	Jan. 1/21	\$2,000.00
Agreement Processing Fee ⁺	Jan. 1/21	\$3,000.00
Pre-Application Consultation Fee ⁺ (refunded upon submission of an	Jan. 1/21	\$250.00
<p>Note: Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.</p>		

**SCHEDULE 1
2021 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
<u>Site Plan</u>		
Residential 1-5 units ⁺	Jan. 1/21	\$1,000.00
Residential over 5 units ⁺	Jan. 1/21	\$1,000.00 plus \$50.00/unit
Non-Residential Development ⁺ (Applicable to all non-residential site plans)	Jan. 1/21	\$1,000.00 plus variable fee of (total Gross Floor Area sqm - 1000 sqm x \$1.00)
Amendment to existing Site Plan with no building or Addition or no new building ⁺	Jan. 1/21	\$750.00
Plus for Fire Route/Amendment to Fire Route ⁺	Jan. 1/21	\$750.00
Removal of Holding Provision ⁺	Jan. 1/21	\$1,000.00
Extension of Temporary Use By-law ⁺	Jan. 1/21	\$1,300.00
Part Lot Control Exemption ⁺	Jan. 1/21	\$200.00
Municipal Street Renumbering ⁺	Jan. 1/21	\$500.00
Compliance Re-inspections (Subdivision, Condominium and Site Plan) ⁺ (applies after second inspection)	Jan. 1/21	\$250.00
Development Services Lawyers Letters	Jan. 1/21	\$90.00/\$120.00
Official Plan Amendment ⁺	Jan. 1/21	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/21	\$11,000.00
Combined Official Plan/Zoning By-law Amendments ⁺	Jan. 1/21	\$20,000.00
Commemorative Street Application Fee ⁺	Jan. 1/21	\$500.00
Street Renaming ⁺	Jan. 1/21	\$500.00 plus costs of signage, installation, advertising and \$200.00 /house
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

**SCHEDULE 1
2021 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
Subdivisions: Application Fee ⁺	Jan. 1/21	\$15,000.00 plus variable fees of \$150.00 per single family lot*, plus \$300.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks**
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone requested if the plan is a "block" plan (single detached lotting not shown) ** there is no fee for road widening or reserve blocks		
Revisions ⁺ Draft Approval Extension ⁺ -Extensions up to 6 months ⁺ -Extensions longer than 6 months ⁺	Jan. 1/21 Jan. 1/21 Jan. 1/21	\$1,000.00 \$1,000.00 \$1,000.00 plus variable fee of \$50.00 per single family lot*, plus \$100.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks** (excludes lots/blocks that have already been registered)
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone ** there is no fee for road widening or reserve blocks		
Subdivision Agreement Registration Part Lot Control ⁺ Minor Variance/Committee of Adjustment ⁺ Deeming By-law ⁺	Jan. 1/21 Jan. 1/21 Jan. 1/21 Jan. 1/21	\$70.00 \$200.00 \$400.00 - \$1,200.00 \$1,000.00
Consents: Lot Creation ⁺	Jan. 1/21	\$1,500.00 for first lot to be created & \$150.00 for each additional lot
Other Consents ⁺ Certification of Deed	Jan. 1/21 Jan. 1/21	\$1,000.00 \$100.00 for first certificate & \$200.00 for each additional certificate
Note: 1) 3 Lodging house units is the equivalent of 1 dwelling unit. 2) All numbers that exceed a whole number shall be taken to the next highest whole number. 3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

**SCHEDULE 1
2021 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
Condominium-Amalgamated		
Application Fee ⁺	Jan. 1/21	\$1,800.00
Revision to Application Draft Approval ⁺	Jan. 1/21	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/21	\$100.00
Condominium-Standard, Phased, Common Element, Leasehold		
Application Fee ⁺	Jan. 1/21	\$4,500.00
Revisions to Application or Draft Approval ⁺	Jan. 1/21	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/21	\$100.00
Condominium-Vacant Land		
Application Fee ⁺	Jan. 1/21	\$7,500.00 plus \$150.00/unit
Revisions to Application or Draft Approval ⁺	Jan. 1/21	\$1,000.00
Draft Approval Extension ⁺	Jan. 1/21	\$500.00
Subdivisions:		
Letters/Statements Required by Condominium Act	Jan. 1/21	\$30.00
Engineering Review:		
M.O.E. Certificate of Approval	Jan. 1/21	Range of Fixed Fees
Water Permit Fees	Jan. 1/21	\$1,200.00/ \$2,400.00
Drawing Review	Jan. 1/21	\$60.00/lot or block /submission
ONTARIO FEED IN TARIFF APPLICATIONS		
Micro FIT (renewable electricity generation projects of 10 kW or less)	Jan. 1/21	\$60.00
FIT - Category 1 (All rooftop solar panel installations anywhere)	Jan. 1/21	\$30.00
FIT - Category 2 (All ground mounted solar panel installations at specific locations with little impact on adjacent properties)	Jan. 1/21	\$300.00
FIT - Category 3 (Wind turbines, biomass and biogas installations at specific locations)	Jan. 1/21	\$1,000.00
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

**2021 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Appendix A

Fee Detail Information

Building Approvals SS & PLN (Subscriptions and Publications)

Service/Activity	2021 Proposed Fee
Weekly Report Monthly Report Information Request	\$7.00 or \$275.00 per year \$50.00 per year \$95.00 for the first
	request/ permit. Additional permits for the same address, \$15 each
Plan Reproductions	\$8.00/ \$4.00 /\$1.00 first
Complete Backflow Prevention Tester Kit	\$35.00
Testing & Inspection Report Forms	\$10.00
Regular Tester Tags and Wires	\$12.50
Plastic Tester Tags and Wires	\$16.00 & \$38.00
NSF Cheques	\$45.00
Xerox Copies	\$0.20 per page

2021 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES
Appendix B
Fee Detail Information
Sale of Miscellaneous Reports

Service/Activity	2021 Proposed Fee
Photocopies / Prints - 8.5" X 11" or 8.5 X 14"	\$0.20 per page, minimum charge \$1.00, after 25 pages \$0.10 per page
Photocopies / Prints - 11" X 17"	\$0.50 per page, minimum charge \$2.00, after 10 pages \$0.25 per page
Registered Plans	\$10.00
Registered Plans Index	\$20.00
Condominium Plans	\$20.00 per sheet
Condominium Map Index	\$10.00
Condominium List	\$0.20 per page
Subdivision Activity Map	\$10.00
Vacant Land Inventory	\$18.00
City Maps	
3' X 4' (1 piece map)	\$10.00
City Map 4' X 6' (2 piece map)	\$20.00
Custom Mapping and GIS Requests	Charged on a time and material basis with a minimum charge of \$35.00. Time at \$30.00 per hour, plus paper @ \$0.20 per linear foot. No charge for internal City Projects
Scanning Aerial Photos	
8.5" X 11" or 8.5" X 14" b/w print only (for one as is copy)	\$2.00
8.5" X 11" or 8.5" X 14" b/w print only (with custom scaling/sizing)	\$5.00
Each additional copy of same	\$2.00
Official Plan	
The London Plan –available from City Planning office and City Clerk's Department	\$40.00 (includes HST)
Official Plan Schedules	\$10.00 each map
Zoning	
Zoning By-law (Z-1) (July 1999) Cerlox version, Mapbook and Textbook - available from City Clerk's Department only	\$75.00

SCHEDULE 1 2021 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: ANIMAL SERVICES		
<u>Low Income Subsidized Spay/Neuter & Approved Fostering Organization Program Fees</u>		
Dog:		
Spay/Cryptorchid	Jan. 1/21	\$25.00
Neuter	Jan. 1/21	\$25.00
Brief exam with Spay/Neuter	Jan. 1/21	\$10.00
Microchipping	Jan. 1/21	\$15.00
Routine vaccines with spay/neuter	Jan. 1/21	\$5.00 each
De-wormer at time of spay/neuter (including flea treatment)	Jan. 1/21	\$20.00
De-wormer at time of spay/neuter	Jan. 1/21	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/21	\$10.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/21	\$20.00
Cephalexin (antibiotic)	Jan. 1/21	\$15.00
Surolan ear medication (antibiotic)	Jan. 1/21	\$15.00
Wound repair (clip/clean/debride/suture)	Jan. 1/21	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/21	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/21	\$25.00
Enucleation (removal of eyeball)	Jan. 1/21	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/21	\$100.00
Cat:		
Spay/Cryptorchid	Jan. 1/21	\$20.00
Neuter	Jan. 1/21	\$20.00
Brief exam with Spay/Neuter	Jan. 1/21	\$10.00
Microchipping	Jan. 1/21	\$15.00
Routine vaccines with spay/neuter	Jan. 1/21	\$5.00 each
De-wormer at time of spay/neuter	Jan. 1/21	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/21	\$5.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/21	\$10.00
Flea: Take home treatments with spay/neuter - 7 applications of Revolution	Jan. 1/21	\$20.00
Plum for multi-cat households		
Flea Treatment: Capstar 6 tablets	Jan. 1/21	\$20.00
Flea Treatment: Capstar 60 tablets	Jan. 1/21	\$155.00
3-Biotic eye ointment	Jan. 1/21	\$10.00
Azithromycin (antibiotic)	Jan. 1/21	\$10.00
Convenia Injection (antibiotic)	Jan. 1/21	\$15.00
Feluk/FIV blood test	Jan. 1/21	\$35.00
Feluk/FIV blood test x 15	Jan. 1/21	\$425.00
Wound repair (clip/clean/debride/suture)	Jan. 1/21	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/21	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/21	\$25.00
Enucleation (removal of eyeball)	Jan. 1/21	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/21	\$100.00
Other:		
Medical procedures/treatments provided to any animal attended to by Animal Services, found injured or in distress, where the owner cannot be contacted and the animal requires immediate basic medical care. This includes services provided by London Regional Veterinary Emergency & Referral Hospital	Jan. 1/21	As per invoice

SCHEDULE 1 2021 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BY-LAW ENFORCEMENT & PROPERTY STANDARDS		
<u>By-law Enforcement & Property Standards</u>		
Business Licencing:		
Licence Renewal Late Fee	Jan. 1/21	\$75.00
Rental Residential Licencing:		
New Application	Jan. 1/21	\$165.00
Renewal Application	Jan. 1/21	\$55.00
Appeal Fee	Jan. 1/21	\$100.00
Corporate Search	Jan. 1/21	\$40.00
Taxi Licensing Letter	Jan. 1/21	\$30.00
Swimming Pool Fence Inspection/Letter	Jan. 1/21	\$225.00
Municipal Law Inspection Fee	Jan. 1/21	\$125.00/hour
Property Standards Inspection Fee	Jan. 1/21	\$125.00/hour
Property Standards Order-Registration on Title	Jan. 1/21	\$125.00
Property Standards Order - De-registration from Title	Jan. 1/21	\$125.00
Annual Sign Fees (Signs & Canopy Sch A-By-law S-3775-94)	Jan. 1/21	\$150.00
Untidy Lot Fee (By-Law Yard & Lot Maintenance By-law PW-9)	Jan. 1/21	Cost & admin fee of 15%, \$110.00 minimum
Road Allowance Permits	Jan. 1/21	\$18.69
<u>Public Property Compliance</u>		
Street Permits:		
Work Approval Permit (Occupancy) - where the work does not involve excavation, traffic control plan review or disruptions within the travelled portion of the road allowance	Jan. 1/21	\$300.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - where the work does not involve excavation and traffic control plan review is required	Jan. 1/21	\$400.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/21	\$300.00 - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within travelled portion of local road allowance classification	Jan. 1/21	\$50.00 per day - Per Permit
Monthly inspection - additional fee(s) - applies if Work Approval Permit (Occupancy) exceeds thirty (30) days. Exemption: tower cranes	Jan. 1/21	\$75.00 - Per Inspection
Work Approval Permit (Construction) - where the work involves excavation within the soft surface boulevard within the road allowance only and does not require traffic control plan review	Jan. 1/21	\$375.00 plus applicable weekly inspection fee(s)- Per Permit
Work Approval Permit (Construction) - where the work involves excavation within the road allowance and requires traffic control plan review	Jan. 1/21	\$475.00 plus applicable weekly inspection fee(s) - Per Permit
Weekly inspection - additional fee(s) - applies if Work Approval Permit (Construction) exceeds three (3) days	Jan. 1/21	\$75.00 - Per Inspection
Work Approval Permit Renewal (Occupancy/Construction)	Jan. 1/21	\$150.00 plus additional applicable weekly/monthly inspection fee(s) - Per Renewal
License to Occupy Street - applies if Work Approval Permit (Occupancy/Construction) exceeds more than 30 days. Exemption: Moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/21	\$29.06/sq. m inside downtown core, \$16.15/sq. m outside downtown core, \$8.07/sq. m for a Charitable Organization. - Per Permit
Vending Boxes	Jan. 1/21	\$27.50 Annual, \$22.00/box

SCHEDULE 1 2021 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
Winter Maintenance:		
Sidewalk Snow Clearing-Core Area	Jan. 1/21	\$80.00
Icicle Removal	Jan. 1/21	\$155.00 plus 15% admin. fee
SERVICE GROUPING: FIRE SERVICES		
<u>Fire Fighting</u>		
i) Highway/Local Vehicle Incidents (non-residents):		
First Hour (Per vehicle)	Jan. 1/21	Authorized MTO Rate - currently \$485.00
Additional 1/2 hour or part thereof (Per vehicle)	Jan. 1/21	Authorized MTO Rate - currently \$242.50
Flat fee for responding where services not required	Jan. 1/21	Authorized MTO Rate - currently \$485.00
ii) <u>Special Team</u> Incidents (per hour) one hour minimum (Hazmat, Tech Rescue, Water/Ice Rescue)	Jan. 1/21	\$700.00
		plus consumables & personnel call-in coverage if required
iii) Open Burn Inspection	Jan. 1/21	\$225.00
iv) Extraordinary Costs	Jan. 1/21	Cost Recovery
Costs in addition to costs ordinarily incurred to eliminate an emergency or risk, preserve property or evidence, or to investigate, including but not limited to: renting equipment, hiring contractors, hiring professional services, using consumable materials, replacing damaged equipment or purchasing materials fixing of damaged equipment or vehicles as a result of response		
Training		
Recruit application	Jan. 1/21	\$100.00

SCHEDULE 1 2021 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
<u>Fire Prevention & Education</u>		
Fire Prevention		
i) Fire Inspections/Licencing:		
Fire Safety Plan Review - NEW	Jan. 1/21	\$150.00
File Search Letter	Jan. 1/21	\$34.00
Information Inspection/Report/Letter		
Up to 10,000 square feet	Jan. 1/21	\$171.00
Every 10,000 square feet thereafter	Jan. 1/21	\$84.00
Response report	Jan. 1/21	\$36.00
Fire Investigation Report	Jan. 1/21	\$160.00
Re-inspection for Non-compliance	Jan. 1/21	\$101.50
Display Fire Works inspection / permit	Jan. 1/21	\$269.00
Exemptions:		
a) Victoria Day fireworks display by the Fanshawe Optimist;		
b) Canada Day fireworks displays by the East London and River East London Optimist Clubs, Byron Optimists, City of London - Celebrate London Committee, and the Community Council of White Oaks;		
c) Lambeth Harvestfest fireworks display by the Lambeth Harvestfest Committee; and		
d) New Year's Eve fireworks display held by the City of London in Victoria Park.		
Pyrotechnic inspection / permit	Jan. 1/21	\$246.00
Open Air Burn Permit (Part 4)	Jan. 1/21	\$70.00
False Alarms (see Note below)		
Non notified false alarm	Jan. 1/21	\$900.00
3rd or more to the same building in 30 days (each)	Jan. 1/21	\$900.00
6 th 5th or more to the same building in any calendar year (each)	Jan. 1/21	\$900.00
ii) Training and Lectures (plus consumables)	Jan. 1/21	\$101.50
iii) Fire Safety Course - Public Education (plus consumables)	Jan. 1/21	\$101.50

Note: The fee for false alarms is waived or exempted for hospitals, Fanshawe College, Western University, Brescia University College, Huron University College, and Kings University College, and other institutions with extenuating circumstances.

SCHEDULE 1 2021 FEES AND CHARGES SOCIAL & HEALTH SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: LONG TERM CARE		
<u>Adult Day Programs</u>		
Community Seniors Programs		
Day Programs:		
Client Fees per day	Jan. 1/21	Set by SW LHIN
Baths	Jan. 1/21	\$45.00
Foot Care	Jan. 1/21	\$22.00
<u>Long Term Care-Dearness Home</u>		
Sundry:		
Staff Escort to Medical Clinics up to 3 hours	Jan. 1/21	\$106.00
After 3 hours (per hour for a nursing escort)	Jan. 1/21	\$35.00
Set up and cleaning fee for room rental	Jan. 1/21	\$35.00
Hair Salon Rental Fees per month	Jan. 1/21	\$350.00
Resident Revenue:		
Short Stay	Charge for resident accommodation shall be the maximum amount provided for in the Long Term Care Homes Act and regulation. The rates are set annually on July 1st by the Ministry of Health and Long Term Care.	
Basic Ward Nursing Care		
Semi Private Nursing Care		
Private Nursing Care		

SCHEDULE 1 2021 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2021 PROPOSED	
		Effective Date	Fee
SERVICE GROUPING: PARKING			
Parking			
Parking Control			
i) Private MLEO Training & Appointment		Jan. 1/21	\$250.00
ii) Administrative Fee Bulk Lot Passes		Jan. 1/21	\$25.00
Parking Meters			
i) Parking Meter Fees			
Outlying 1 hour	Hour	Jan. 1/21	\$2.25
Outlying 2 hour	Hour	Jan. 1/21	\$2.25
Outlying 4 hour	Hour	Jan. 1/21	\$2.25
10 Hour Metered Zone	Hour	Jan. 1/21	\$2.25
	Maximum	Jan. 1/21	\$5.00
	Monthly	Jan. 1/21	\$45.00
East end meters	Hour	Jan. 1/21	\$1.25
Downtown 1 hour	Hour	Jan. 1/21	\$2.25
Parking Meter Bagging (per parking stall)/Parking Admin Fee	Admin +	Jan. 1/21	\$50.00
	Day	Jan. 1/21	\$11.00
Residential Parking Pass Program : First Residential Parking Pass is \$60.00 (except no charge for the "King's University College area" and the "Trowbridge Avenue, Mary Avenue and Pinewood Drive area") / Second Residential Parking Pass is \$60.00 / Residential Parking Pass at midpoint of program year is reduced by 50% / Replacement Residential Parking Pass is \$120.00.			
Online transaction fee		Jan. 1/21	\$1.50
Parking Lots - Municipally Operated			
Lot # 3 North - 743 Richmond Street	Hour	Jan. 1/21	\$2.50
Lot # 6 - Kent Street, North Side of Kent Street between Richmond & Talbot Streets	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$10.00
	Evening	Jan. 1/21	\$6.00
Lot #9 78 Riverside Dr. Kiwanis Senior Centre	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$5.00
	Evening	Jan. 1/21	\$4.00
Lot #10 - Mill Street/John Street/St.George	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$10.00
	Evening	Jan. 1/21	\$8.00
	Monthly	Jan. 1/21	\$100.00
Lot # 12 - 199 Ridout Street N., PUC Parking Lot North Side of Horton Street between Thames & Ridout Streets	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$6.00
	Evening	Jan. 1/21	\$5.00
	Monthly	Jan. 1/21	\$80.00
Lot #13 - 189 King Street	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$10.00
	Evening	Jan. 1/21	\$8.00
	Monthly	Jan. 1/21	\$120.00
Lot # 14 - Via Train Station, South Side of York Street between Richmond & Clarence Streets	Hour	Jan. 1/21	\$2.00
Lot # 15 - London Convention Centre, South Side of King Street between Wellington & Waterloo Street	Hour	Jan. 1/21	\$2.00
	Day	Jan. 1/21	\$8.00
	Day (buses only)	Jan. 1/21	\$75.00
	Evening	Jan. 1/21	\$6.00
	Monthly	Jan. 1/21	\$113.00
Lot # 16 - 205 Oxford St (Rear), West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$8.00
	Evening	Jan. 1/21	\$6.00
	Monthly	Jan. 1/21	\$60.00

SCHEDULE 1 2021 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2021 PROPOSED	
		Effective Date	Fee
Lot # 19 - Museum London	Hour	Jan. 1/21	\$2.50
	Evening	Jan. 1/21	\$6.00
Lot # 20 - 155 Kent Street	Hour	Jan. 1/21	\$2.50
Lot # 21 - 558 Talbot Street	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$10.00
	Evening	Jan. 1/21	\$8.00
	Night	Jan. 1/21	\$15.00
	Monthly	Jan. 1/21	\$100.00
Lot # 22 - 695 Richmond Street	Hour	Jan. 1/21	\$2.50
	12 hour maximum	Jan. 1/21	\$10.00
	24 hour maximum	Jan. 1/21	\$15.00
	Monthly	Jan. 1/21	\$80.00
<u>Parking Lots Municipally Owned</u>			
Lot # 1 - East London, North of Dundas Street between English & Elizabeth Street	Hour	Jan. 1/21	\$1.00
	Day	Jan. 1/21	\$4.50
	Evening	Jan. 1/21	\$2.50
	Monthly	Jan. 1/21	\$50.00
	Bulk Day>5	Jan. 1/21	\$3.00
	Bulk Evening>5	Jan. 1/21	\$1.50
Lot # 2 - East London, North of Dundas Street between Elizabeth & Adelaide Street	Hour	Jan. 1/21	\$1.00
	Day	Jan. 1/21	\$4.50
	Evening	Jan. 1/21	\$2.50
	Monthly	Jan. 1/21	\$50.00
	Bulk Day>5	Jan. 1/21	\$3.00
	Bulk Evening>5	Jan. 1/21	\$1.50
Lot # 3 East - East of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$8.00
	Evening	Jan. 1/21	\$6.00
	Monthly	Jan. 1/21	\$60.00
Lot # 3 West - Richmond Village West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$8.00
	Evening	Jan. 1/21	\$6.00
	Monthly	Jan. 1/21	\$60.00
Lot # 4 - Marshall Street, South of Dundas Street between Lyle & Adelaide Streets	Hour	Jan. 1/21	\$1.00
	Day	Jan. 1/21	\$4.50
	Evening	Jan. 1/21	\$2.50
	Monthly	Jan. 1/21	\$50.00
Lot # 5 - Queens Ave, North Side of Queens Ave between Clarence & Richmond Streets	Hour	Jan. 1/21	\$2.00
	Day	Jan. 1/21	\$10.00
	Evening	Jan. 1/21	\$8.00
	Monthly unreserved	Jan. 1/21	\$130.00
	Monthly reserved	Jan. 1/21	\$310.00
Lot # 7 - 824 Dundas, Provincial Offences Court between Rectory & Ontario Streets	Hour	Jan. 1/21	\$2.00
	Day	Jan. 1/21	\$5.00
	Monthly	Jan. 1/21	\$50.00

SCHEDULE 1 2021 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2021 PROPOSED	
		Effective Date	Fee
Lot # 8 - Budweiser Gardens, North Side of King Street between Ridout & Talbot Streets	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$8.00
	Evening	Jan. 1/21	\$6.00
	Monthly	Jan. 1/21	\$110.00
Lot # 11 - Thames Street Park, North Side of King Street between Thames & Ridout Streets	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$6.00
	Evening	Jan. 1/21	\$5.00
Lot # 17 - Peace Gardens, West Side of Thames Street (York & King Streets.) (Enforced Mon-Fri)	Hour	Jan. 1/21	\$2.50
	Day	Jan. 1/21	\$6.00
	Evening	Jan. 1/21	\$5.00
Park and Ride		Jan. 1/21	\$60.00
SERVICE GROUPING: ROADWAYS			
<u>Roadway Maintenance</u>			
Sidewalk Cut	Admin Fee	Jan. 1/21	\$50.00
	/sq. meter	Jan. 1/21	\$100.00
Curb Cut	Meter	Jan. 1/21	\$150.00
Curb Removal	Meter	Jan. 1/21	\$25.00
Asphalt Cut Restoration	Square meter	Jan. 1/21	\$21.00 (vertical 25m)
Pavement Degradation (Contractor/utilities)	Pavement Quality Index (PQI) & \$/square meter	Jan. 1/21	Good (80-100 PQI)-\$35.00 Adequate (60-80 PQI)-\$28.00 Fair (30-60 PQI)-\$21.00 Poor (1-30 PQI)-\$14.00
<u>Winter Maintenance</u>			
Winter Maintenance -Unassumed Subdivisions		Jan. 1/21	Charge Actual Cost
		Jan. 1/21	Winter Season plus 15% + Admin. Fee
<u>Traffic Control & Lighting</u>			
Flashers Barricades	Day	Jan. 1/21	\$3.25
Traffic Control Signs	Day	Jan. 1/21	\$4.00
Traffic Cones	Day	Jan. 1/21	\$1.50
Traffic Signal Timing Information		Jan. 1/21	\$135.00

SCHEDULE 1
2021 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: CORPORATE SERVICES		
Facilities		
Property Rentals	Jan. 1/21	Agreement
Human Resources		
Room Rentals	Jan. 1/21	Agreement
Purchasing		
Bidding Documents - on-line purchases	Jan. 1/21	\$35.00
Realty Services		
Property Rentals	Jan. 1/21	Contracts
Residential Revenue	Jan. 1/21	Contracts
Vacant Land Revenue	Jan. 1/21	Contracts
Agricultural Land Revenue	Jan. 1/21	Contracts
Skate Sharpening Property Revenue	Jan. 1/21	Contracts
Underground Encroachment Revenue	Jan. 1/21	Contracts
Sidewalk Cafes	Jan. 1/21	Contracts
Outdoor Advertisements	Jan. 1/21	Contracts
Woodhull - Interments	Jan. 1/21	\$550.00
Woodhull - Sale of Plot ⁽¹⁾	Jan. 1/21	\$650.00
Air/Land Rights Rental	Jan. 1/21	Contracts
Note (1): The price of a plot in the Woodhull Cemetery is \$650; however \$350 is placed into a perpetual care fund for the Cemetery with \$300 credited to the Realty Services account.		
Risk Management		
Admin fee - claims recovery	Jan. 1/21	1% of claim amount, \$50.00 minimum
Admin fee - event insurance premium	Jan. 1/21	\$5.00 - premium less than \$100.00, \$10.00 - premium more than \$100.00
Technology Services		
Printing Charges	Jan. 1/21	Actual Costs
SERVICE GROUPING: CORPORATE PLANNING & ADMINISTRATION		
Information & Archive Management		
Sale Misc. Documents:		
i) Photocopies	Jan. 1/21	\$0.20
Records Research Request (per 15 minutes of research time)	Jan. 1/21	\$7.50

SCHEDULE 1
2021 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: COUNCIL SERVICES		
<u>Municipal Election</u>		
Sale Misc. Documents (details below)		
Photocopies	Jan. 1/21	\$0.20/page
Ward & Poll Maps	Jan. 1/21	\$5.00/ward
City Map	Jan. 1/21	\$10.00
Election Results	Jan. 1/21	\$20.00
Street Index	Jan. 1/21	\$20.00
Additional Copies of Voter's List		
Per Ward	Jan. 1/21	\$25.00
All Wards	Jan. 1/21	\$350.00
SERVICE GROUPING: PUBLIC SUPPORT SERVICES		
<u>Taxation</u>		
Revenue Division:		
Tax Certificates	Jan. 1/21	\$58.00
Tax Account Ownership Changes	Jan. 1/21	\$37.00
New Tax Account or Roll Number	Jan. 1/21	\$67.00
Notice of Past Due Property Taxes (greater than \$200)	Jan. 1/21	\$8.00
Property Title Searches Prior to Registration of Tax Arrears Certificates	Jan. 1/21	\$111.00
Miscellaneous Revenue Fees:		
Mortgagee Tax Confirmations	Jan. 1/21	\$26.00
Duplicate Tax Bill	Jan. 1/21	\$26.00
Receipt - Income Tax Account Statements	Jan. 1/21	\$35.00
Account Statements:		
Tax Statement without Transactions	Jan. 1/21	\$26.00
Tax Statement with Transactions	Jan. 1/21	\$35.00
Tax Account Analysis (per hour)	Jan. 1/21	\$73.00
Returned Cheques PAP, EFT, PAD (NSF) - Taxation	Jan. 1/21	\$45.00
Cost Recoveries on Tax Registrations	Jan. 1/21	Actual Costs
Addition to Tax Roll Fee	Jan. 1/21	\$25.00
Addition to Tax Roll Fee (POA Fines)	Jan. 1/21	\$25.00

SCHEDULE 1 2021 FEES AND CHARGES CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
Licensing & Certificates		
Non- Residential Boulevard Application Fee	Jan. 1/21	\$150.00
Non-Residential Boulevard Parking Rentals (square feet)		
i) Non Profit or Charity	Jan. 1/21	\$0.87
ii) Commercial Site	Jan. 1/21	\$1.73
iii) Commercial Site Downtown	Jan. 1/21	\$4.80
Oaths		
i) Commissioner of Oaths	Jan. 1/21	\$30.00
ii) Statutory Declaration	Jan. 1/21	\$45.00
Street Closing:		
- Appraisal Fee	Jan. 1/21	\$260.00
- Application Fee	Jan. 1/21	\$165.00
- Advertising	Jan. 1/21	\$1,182.00
Nevada Licences	Jan. 1/21	3% prize value
Raffle Licences	Jan. 1/21	3% prize value
Bingo Licences	Jan. 1/21	\$90.00
Marriage Licences	Jan. 1/21	\$140.00
Civil Ceremony	Jan. 1/21	\$275.00
Ceremony Witness Fee	Jan. 1/21	\$25.00
Foreign Pension Certificates	Jan. 1/21	\$30.00
Municipal Information Form (formerly listed as LLBO Approval)	Jan. 1/21	\$25.00
Municipal Significance Designation Letter/ Temporary Extension of Liquor Licence Approval	Jan. 1/21	\$50.00
Vital Statistics:		
i) Death Registration	Jan. 1/21	\$40.00
ii) Notice of Out of Town Death	Jan. 1/21	\$35.00
Sundry Receipts		
i) Hearing Fee	Jan. 1/21	\$150.00
ii) Municipal Approval - Lottery Licences	Jan. 1/21	\$50.00
iii) Committee Room Rentals	Jan. 1/21	\$150.00
iv) Street Encroachment Agreements - with a PIN submission	Jan. 1/21	\$250.00
v) Street Encroachment Agreements - without a PIN submission (applicable to residential properties only)	Jan. 1/21	\$300.00
vi) Street Encroachment Agreements - annual rental charge	Jan. 1/21	\$10.00 per square metre

**SCHEDULE 1
2021 FEES AND CHARGES
FINANCIAL MANAGEMENT**

Service/Activity	2021 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: FINANCIAL MANAGEMENT		
<u>Finance</u>		
Addition to Tax Roll Fee	Jan. 1/21	\$25.00
Addition to Tax Roll Fee - POA Fines	Jan. 1/21	\$25.00
Statement Summary of Outstanding Invoices - Accounts Receivable (A/R)	Jan. 1/21	\$27.00
Returned Items such as Cheques, PAP, EFT, PAD, Credit card, (i.e. NSF):		
- Financial Services (Corporate wide application except as below:)	Jan. 1/21	\$45.00
- POA Fines Only	Jan. 1/21	\$35.00
- Admin Fees POA Fines Only	Jan. 1/21	\$10.00
Retrieval of Cashed A/P Cheques	Jan. 1/21	\$26.00
Provincial Offenses Act Collection Agency Fee Recovery	Jan. 1/21	Actual Percentage
Miscellaneous Accounts Receivable Collection Agency Fee Recovery	Jan. 1/21	Actual Percentage
Lawyers Responses	Jan. 1/21	\$60.00
<u>Corporate Financing</u>		
Property Rentals	Jan. 1/21	Contract

SCHEDULE 2 2022 FEES AND CHARGES CULTURE SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
<u>SERVICE GROUPING: CENTENNIAL HALL</u>		
i) Hall Rentals		
(a) Auditorium		
Theatre Style (Monday - Thursday, Sunday)	Jan. 1/22	\$2,500 or 10% gross gate to a maximum of \$4,000, whichever is greater
Banquet Style	Jan. 1/22	\$1,500.00
Banquet Style - June, July, August	Jan. 1/22	\$1,000.00
New Year's Eve	Jan. 1/22	\$2,500.00
Rehearsal Stage	Jan. 1/22	\$600.00
(b) Banquet Hall		
Monday through Friday	Jan. 1/22	\$1,000.00
Sunday, Saturday, Holidays	Jan. 1/22	\$1,000.00
New Year's Eve	Jan. 1/22	\$2,000.00
One-half Banquet Hall	Jan. 1/22	\$500.00
Trade Shows (per day)	Jan. 1/22	\$1,000.00
(c) Lounge	Jan. 1/22	\$250.00
(d) Lounge - After Events	Jan. 1/22	\$200.00
(e) Entire Building (Convention Rate)	Jan. 1/22	\$3,500.00
(f) Entire Building (Trade Show Rate)	Jan. 1/22	\$3,500.00
(g) Early/Late Access Charge/hour (Prior to 8:00 a.m./after 1:00 p.m.)	Jan. 1/22	\$50.00
(h) Move In/Move Out	Jan. 1/22	50% of applicable rate
(i) Women's Canadian Club	Jan. 1/22	\$850.00
(j) Teen Dances or Pub Nights (Banquet Hall only)	Jan. 1/22	\$1,000.00
(k) Catering Surcharge	Jan. 1/22	7% of gross catering revenue or \$0.70/person
ii) Bar Receipts		
Centennial Hall License - Rates	Jan. 1/22	Market
iii) Canteen Receipts - Snacks	Jan. 1/22	Market
iv) Checkroom Receipts	Jan. 1/22	Market
v) Sundry Receipts	Jan. 1/22	Market
vi) Chair Removal	Jan. 1/22	Market
vii) Catering Revenue Self Catering	Jan. 1/22	Market & 7% of admissions
viii) Ticket Surcharge	Jan. 1/22	\$1.00 per ticket
<i>Fanshawe Symphonic Chorus and Local Community Events are excluded.</i>		

Note:

1. Non-profit organizations which book a series of events, in advance, (at least six events per calendar year) and which require a very limited amount of set-up and maintenance will receive a reduced rate.

SCHEDULE 2 2022 FEES AND CHARGES ENVIRONMENTAL SERVICES

Service/Activity	Unit of Measure	2022 PROPOSED	
		Effective Date	Fee
<u>SERVICE GROUPING: GARBAGE RECYCLING & COMPOSTING</u>			
<u>Recycling & Composting</u>			
Grass Clippings	Bag	Jan. 1/22	\$1.50
Bagged Residential Garbage	Bag	Jan. 1/22	\$1.50
Composters and Digesters	Unit	Jan. 1/22	\$35.00
Blue Box (maximum of two boxes per purchase)	Box	Jan. 1/22	\$6.00
Woodchips, compost, compost/soil mix	Bag	Jan. 1/22	\$5.00
Blue Box Processing Fees	Agreement	Jan. 1/22	Agreement
Recycling Carts	Cart	Jan. 1/22	\$80.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/22	\$130.00
Multi-Residential Buildings-Twice per week collection	Per unit per year	Jan. 1/22	\$4.50
<u>Garbage Collection & Disposal</u>			
Waste Collection Fees:			
Garbage Tag	Tag	Jan. 1/22	\$1.50
Collection Charges	Agreement	Jan. 1/22	Agreement
Multi-Residential Buildings Bin Rental	Month / Bin	Jan. 1/22	\$25.00
Multi-Residential Buildings - Twice per week collection	Per unit per year	Jan. 1/22	\$4.50
Waste Management By-law WM-12, Part 12 (Owner has failed to comply with WM-12, Part 12; City collects waste at expense of owner)	Hour	Jan. 1/22	\$130.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/22	\$130.00
Solid Waste Disposal Fees:			
Household Hazardous Special Waste - Middlesex County	Agreement	Jan. 1/22	Agreement
Household Hazardous Special Waste - Elgin County	Agreement	Jan. 1/22	Agreement
Business Waste	Tonne	Jan. 1/22	\$75.00
Business Waste - minimum vehicle tare weight of 10 tonnes - charge account only	Tonne	Jan. 1/22	\$45.00
Municipally controlled waste from adjacent separated municipalities	Tonne	Jan. 1/22	\$43.00
Recycling Process Residuals	Tonne	Jan. 1/22	\$39.00
Landfill Disposal Small Load Residential Waste:			
0-100	Kilograms	Jan. 1/22	\$8.00
101-200	Kilograms	Jan. 1/22	\$15.00
201-400	Kilograms	Jan. 1/22	\$30.00
401-600	Kilograms	Jan. 1/22	\$45.00
601-800	Kilograms	Jan. 1/22	\$60.00
801-1,000	Kilograms	Jan. 1/22	\$75.00
Over 1,000	Kilograms	Jan. 1/22	\$75.00

**SCHEDULE 2
2022 FEES AND CHARGES
ENVIRONMENTAL SERVICES**

Service/Activity	Unit of Measure	2022 PROPOSED	
		Effective Date	Fee
Waste from Outside Service Area accepted under Ministerial Order	Tonne	Jan. 1/22	\$150.00
Minimum Charge for Business (excluding residential & charitable organization waste)	Transaction	Jan. 1/22	\$75.00
Daily Cover Tipping Fee	Tonne	Jan. 1/22	\$10.50
Asbestos Waste	Lump sum 1 st load	Jan. 1/22	\$350.00
	Lump sum 2 nd load	Jan. 1/22	\$100.00
	Plus per tonne	Jan. 1/22	\$75.00
Brownfield Waste Tipping Fee	Tonne	Jan. 1/22	\$33.00
Drop-off Depot Fees:			
Renovation Materials			
Small Load		Jan. 1/22	\$25.00
Car Load		Jan. 1/22	\$50.00
Truck, Van, Small Trailer Load		Jan. 1/22	\$70.00
Appliances Containing Ozone Depleting Substances	Unit	Jan. 1/22	\$20.00

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING: NEIGHBOURHOOD & RECREATION SERVICES				
Aquatics				
Lessons: (all pools)				
Swim Lesson - Child - 30 Min - per class	Jan. 1/22	\$10.50		
Swim Lesson - Child - 45 Min - per class	Jan. 1/22	\$12.50		
Swim Lesson - Adult - 45 Min - per class	Jan. 1/22	\$13.20		
Swim Lesson - Private - 30 Min - per class	Jan. 1/22	\$26.37		
Swim Lesson - Semi Private - 30 Min - per class	Jan. 1/22	\$19.00		
Swim Lesson - SU - Private - 30 Min - per class	Jan. 1/22	\$27.20		
Swim Lesson - SU - Semi Private - 30 Min - per class	Jan. 1/22	\$18.42		
Swim Lesson - Low Ratio - per class	Jan. 1/22	\$13.35		
Leadership & Specialty Courses	Jan. 1/22	\$10.00-\$500.00		
Leadership 2nd Chance Fee 80% Discount on original fee				
Competitive Teams - Full Summer	Jan. 1/22	\$121.00		
Baby Aqua Fit	Jan. 1/22	\$40.00		
Small Ratio Class Fee	Jan. 1/22	\$95.00		
Admissions:				
Child Per Visit Admission	Jan. 1/22	\$4.50		
Adult Per Visit Admission	Jan. 1/22	\$6.25		
Senior Per Visit Admission	Jan. 1/22	\$5.25		
Family Per Visit Admission	Jan. 1/22	\$16.00		
Promotional Admission	Jan. 1/22	\$0.00-\$10.00		
Passes:				
Family Pass Full Summer	Jan. 1/22	\$225.00		
Family Pass 1/2 Summer	Jan. 1/22	\$124.00		
Child 10 Visit Pass	Jan. 1/22	\$27.00		
Child 3 Month Pass	Jan. 1/22	\$110.00		
Adult 10 Visit Pass	Jan. 1/22	\$47.75		
Adult 3 Month Pass	Jan. 1/22	\$195.00		
Senior 10 Visit Pass	Jan. 1/22	\$40.00		
Senior 3 Month Pass	Jan. 1/22	\$138.00		
Outdoor Pool Rental:				
Heated	Jan. 1/22	\$92.00		
Thames Pool - Entire facility	Jan. 1/22	\$320.00		
Wading Pools	Jan. 1/22	\$30.00		
South London:				
Corporate	Jan. 1/22	\$164.00	Sep. 1/22	\$167.00
Affiliates	Jan. 1/22	\$147.00	Sep. 1/22	\$150.00
Canada Games Aquatic Centre				
Corporate	Jan. 1/22	\$264.00	Sep. 1/22	\$269.50
Affiliates	Jan. 1/22	\$224.00	Sep. 1/22	\$229.00
Major Meets 20% discount (Per Council Directive for rentals over 36 hours)	Jan. 1/22	\$186.00		
Carling Heights Optimist Community Centre				
Corporate	Jan. 1/22	\$95.00	Sep. 1/22	\$97.00
Affiliates	Jan. 1/22	\$86.00	Sep. 1/22	\$88.00
Lifeguard Costs (per hour)				
Birthday Parties (per child)	Jan. 1/22	\$18.25		
Fee to ride slide for Birthday parties (South London)	Jan. 1/22	\$2.00		
Leadership Manuals	Jan. 1/22	\$10.00-\$200.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Arenas				
Public Skating				
Admissions:				
Public Skate: Adult	Jan. 1/22	\$4.50	Sept. 1/22	\$4.75
Public Skate: Youth (13-18)	Jan. 1/22	\$3.75	Sept. 1/22	\$4.00
Public Skate: Child	Jan. 1/22	\$3.50	Sept. 1/22	\$3.75
Public Skate: PD Day	Jan. 1/22	\$3.50	Sept. 1/22	\$3.75
Public Skate: Seniors	Jan. 1/22	\$3.75	Sept. 1/22	\$4.00
Family Pass	Jan. 1/22	\$8.25	Sept. 1/22	\$8.50
Child 20 Skate Pass	Jan. 1/22	\$44.00	Sept. 1/22	\$45.00
Teen 20 Skate Pass	Jan. 1/22	\$48.50	Sept. 1/22	\$49.50
Adult 20 Skate Pass	Jan. 1/22	\$62.00	Sept. 1/22	\$63.00
Senior 20 Skate Pass	Jan. 1/22	\$49.00	Sept. 1/22	\$50.00
Family 20 Skate Pass	Jan. 1/22	\$97.00	Sept. 1/22	\$98.00
Ice Activity: Shiny Hockey (Per person per session)	Jan. 1/22	\$8.25	Sept. 1/22	\$8.50
Ticket Ice (Per person per session)	Jan. 1/22	\$10.50	Sept. 1/22	\$11.00
Learn to Skate:				
Learn-to-Skate (Pre-School)	Jan. 1/22	\$54.00	Sept. 1/22	\$55.00
Learn-to-Skate (Child)	Jan. 1/22	\$58.50	Sept. 1/22	\$59.50
Learn-to-Skate (Adult)	Jan. 1/22	\$105.00	Sept. 1/22	\$107.00
Ice Rates (Per Hour):				
Winter Rental: Minor Affiliate	Jan. 1/22	\$181.00	Sept. 1/22	\$184.00
Winter Rental: Minor Prime	Jan. 1/22	\$193.00	Sept. 1/22	\$196.00
Winter Rental: Standard (Adult)	Jan. 1/22	\$242.00	Sept. 1/22	\$246.00
Winter Rental: Standard Adult Contract	Jan. 1/22	\$229.50	Sept. 1/22	\$233.00
Winter Rental: Special/Last Minute Non Prime Time	Jan. 1/22	\$109.00	Sept. 1/22	\$111.00
Winter Rental: Special/Last Minute Prime Time	Jan. 1/22	\$137.00	Sept. 1/22	\$139.00
Winter Rental: Commercial	Jan. 1/22	\$254.00	Sept. 1/22	\$258.00
Non-Prime Standard	Jan. 1/22	\$193.00	Sept. 1/22	\$196.00
Non-Prime - Minor	Jan. 1/22	\$155.00	Sept. 1/22	\$157.50
Non-Prime - Commercial	Jan. 1/22	\$203.00	Sept. 1/22	\$206.00

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Off-season - Adult	Jan. 1/22	\$258.00		
Off-season - Minor	Jan. 1/22	\$206.50		
Off-season - Minor Non Prime	Jan. 1/22	\$162.00		
Off-season - Commercial	Jan. 1/22	\$271.00		
Year Round Dry Pad: Adult	Jan. 1/22	\$59.00	Sept. 1/22	\$60.00
Year Round Dry Pad: Minor	Jan. 1/22	\$45.00	Sept. 1/22	\$46.00
Year Round Dry Pad: Commercial	Jan. 1/22	\$59.00	Sept. 1/22	\$60.00
Contract Amendment Fee (per amendment)	Jan. 1/22	\$7.50		
High School Hockey Service Fee	Jan. 1/22	\$16.50		
Storage Fee - Small (per year)	Jan. 1/22	\$232.00		
Storage Fee - Large (per year)	Jan. 1/22	\$463.00		
Community Centres				
Youth Programs				
Adult Programs				
<i>Refer to fees listed under Community Recreation & Leisure Programs</i>				
Gym and Meeting Room Rentals:				
Gymnasium Rentals (hourly)				
Large	Jan. 1/22	\$104.92		
Medium	Jan. 1/22	\$47.78		
Small	Jan. 1/22	\$39.98		
Meeting Rooms Rentals (hourly)				
Standard	Jan. 1/22	\$28.72		
Large	Jan. 1/22	\$39.98		
Note:				
Children and Youth rates will be at 75% of the standard fee.				
Commercial rates will be charged an additional 80% of the standard fee.				
Court Rentals (hourly)				
Volleyball court	Jan. 1/22	\$39.98		
Badminton/Pickleball court	Jan. 1/22	\$25.89		
Recreational Drop-In-Fees:				
Child	Jan. 1/22	\$2.75		
Youth	Jan. 1/22	\$2.75		
Adult	Jan. 1/22	\$4.75		
Older Adult/Senior	Jan. 1/22	\$4.50		
Family	Jan. 1/22	\$10.00		
10 Visit Pass:				
Child	Jan. 1/22	\$21.90		
Youth	Jan. 1/22	\$21.90		
Adult	Jan. 1/22	\$37.83		
Older Adult/Senior	Jan. 1/22	\$35.84		
Family	Jan. 1/22	\$79.65		
Weight Room or Aerobics:				
Youth - Daily Pass	Jan. 1/22	\$4.25		
10 Session Pass	Jan. 1/22	\$33.85		
3 Month Pass	Jan. 1/22	\$84.62		
6 Month Pass	Jan. 1/22	\$169.25		
1 Year Pass	Jan. 1/22	\$338.50		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Adult - Daily Pass	Jan. 1/22	\$5.50		
10 Session Pass	Jan. 1/22	\$43.81		
3 Month Pass	Jan. 1/22	\$109.51		
6 Month Pass	Jan. 1/22	\$219.03		
1 Year Pass	Jan. 1/22	\$438.05		
Senior - Daily Pass	Jan. 1/22	\$4.50		
10 Session Pass	Jan. 1/22	\$35.84		
3 Month Pass	Jan. 1/22	\$89.60		
6 Month Pass	Jan. 1/22	\$179.20		
1 Year Pass	Jan. 1/22	\$358.41		
North London Centre				
Memberships:				
Adult Racquets (tennis/squash)	Jan. 1/22	\$190.41		
Adult Racquets - Spouse of a member	Jan. 1/22	\$115.25		
Seniors (55+) Racquets	Jan. 1/22	\$115.25		
Youth (under 19) Racquets	Jan. 1/22	\$115.25		
Family Racquets	Jan. 1/22	\$338.64		
Squash	Jan. 1/22	\$69.10		
Tennis Court Bookings:				
Member - Prime	Jan. 1/22	\$26.98		
Member - Non Prime	Jan. 1/22	\$21.58		
Member - same day booking	Jan. 1/22	\$17.82		
Non Member - Prime	Jan. 1/22	\$35.38		
Non Member - Non Prime	Jan. 1/22	\$28.00		
Non Member - same day booking	Jan. 1/22	\$22.27		
Squash:				
Member - Prime	Jan. 1/22	\$14.43		
Member - Non Prime	Jan. 1/22	\$11.80		
Non Member - Prime	Jan. 1/22	\$18.00		
Non Member - Non Prime	Jan. 1/22	\$14.75		
Rollerskating Admission:				
Seniors (55+)	Jan 1/22	\$7.50		
Adult	Jan. 1/22	\$8.00		
Child	Jan. 1/22	\$5.75		
Skate Rental	Jan. 1/22	\$4.50		
10 Visit Skate Pass:				
Seniors (55+)	Jan. 1/22	\$59.73		
Adult	Jan. 1/22	\$63.72		
Child	Jan. 1/22	\$45.80		
Seniors Centres and Programs				
Membership Fees:				
One Centre Only (Per Year)	Jan. 1/22	\$47.80		
Both Centres (Per Year)	Jan. 1/22	\$60.74		
Senior Satellites (Per Year) Per Satellite	Jan. 1/22	\$10.40		
Seniors Centre Member Programs	Jan. 1/22	\$1.00-\$5.00		
Senior Satellites (Per Year) Multi-Site Bundle	Jan. 1/22	\$29.23		
Seniors Satellites Programs	Jan. 1/22	\$2.15 - \$10.25		
Special Events	Jan. 1/22	\$9.00 - \$15.00		
Bus Trips	Jan. 1/22	\$80.00-\$120.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Community Recreation & Leisure Programs				
Youth Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/22	\$35.86	Apr. 1/22	\$36.40
Day Camp (per week):				
Neighbourhood Camp Base Fee	Jan. 1/22	\$138.33	Apr. 1/22	\$140.40
Specialty Theme Camp Base Fee	Jan. 1/22	\$146.29 - \$244.17	Apr. 1/22	\$148.46 - \$247.83
Before <u>or</u> After Program	Jan. 1/22	\$32.00		
Before <u>and</u> After Program	Jan. 1/22	\$47.00		
PD Day Camps	Jan. 1/22	\$31.00		
Youth Camp/Summer Surprise	Jan. 1/22	\$165.87	Apr. 1/22	\$168.35
Leadership				
Leader in Training I	Jan. 1/22	\$79.33	Apr. 1/22	\$80.52
Leader in Training II	Jan. 1/22	\$142.17	Apr. 1/22	\$144.30
Leader in Training III	Jan. 1/22	\$186.47	Apr. 1/22	\$189.27
Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/22	\$66.22	Apr. 1/22	\$67.22
Older Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/22	\$66.22	Apr. 1/22	\$67.22
Golf				
Golf Courses				
Green Fees:				
Thames Valley Golf Course Green Fees:				
Member Classic Green Fees				
Shoulder season	Jan. 1/22	\$21.00		
Prime Time	Jan. 1/22	\$26.00		
Non Prime Time	Jan. 1/22	\$21.00		
Twilight	Jan. 1/22	\$16.00		
Junior Rate	Jan. 1/22	\$13.00		
Guest Classic Green Fees				
Shoulder season	Jan. 1/22	\$34.00		
Prime Time	Jan. 1/22	\$45.00		
Non Prime Time	Jan. 1/22	\$38.00		
Twilight	Jan. 1/22	\$25.00		
Junior Rate	Jan. 1/22	\$20.00		
Cart & Golf Package	Jan. 1/22	\$58.00		
Hickory Green Fees Member				
All Day	Jan. 1/22	\$13.00		
Junior Rate	Jan. 1/22	\$11.00		
Hickory Green Fees Guest				
All Day	Jan. 1/22	\$23.00		
Junior Rate	Jan. 1/22	\$19.00		
Hickory 9 Hole - Special	Jan. 1/22	\$19.00		
Fanshawe Golf Course Green Fees:				
Traditional Green Fees Member				
Shoulder season	Jan. 1/22	\$21.00		
Prime Time	Jan. 1/22	\$26.00		
Non Prime Time	Jan. 1/22	\$21.00		
Twilight	Jan. 1/22	\$16.00		
Junior Rate	Jan. 1/22	\$13.00		
Traditional Classic Green Fees:				
Shoulder season	Jan. 1/22	\$34.00		
Prime Time	Jan. 1/22	\$45.00		
Non Prime Time	Jan. 1/22	\$38.00		
Twilight	Jan. 1/22	\$25.00		
Junior Rate	Jan. 1/22	\$20.00		
Cart & Golf Package	Jan. 1/22	\$58.00		
Quarry Green Fees Member:				
Shoulder season	Jan. 1/22	\$16.00		
Prime Time	Jan. 1/22	\$21.00		
Non Prime Time	Jan. 1/22	\$19.00		
Twilight	Jan. 1/22	\$16.00		
Junior Rate	Jan. 1/22	\$13.00		
Quarry Green Fees Guest:				
Shoulder season	Jan. 1/22	\$29.00		
Prime Time	Jan. 1/22	\$36.00		
Non Prime Time	Jan. 1/22	\$33.00		
Twilight	Jan. 1/22	\$26.00		
Junior Rate	Jan. 1/22	\$21.00		
Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/22	\$48.00		
Non Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/22	\$42.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
River Road Green Fees Member				
Shoulder season	Jan. 1/22	\$16.00		
Prime Time	Jan. 1/22	\$21.00		
Non Prime Time	Jan. 1/22	\$19.00		
Twilight	Jan. 1/22	\$16.00		
Junior Rate	Jan. 1/22	\$13.00		
River Road Green Fees Guest				
Shoulder season	Jan. 1/22	\$29.00		
Prime Time	Jan. 1/22	\$36.00		
Non Prime Time	Jan. 1/22	\$33.00		
Twilight	Jan. 1/22	\$26.00		
Junior Rate	Jan. 1/22	\$21.00		
Other Green Fees				
Fanshawe - Parkside Nine	Jan. 1/22	\$0.00		
Promotional Rates	Jan. 1/22	\$20.00-\$50.00		
Unlimited Membership All Courses (7 days)				
Adult	Jan. 1/22	\$1,550.00		
Adult Payment Plan (Mar-Jul 15)	Jan. 1/22	\$1,600.00		
Senior (65 and over)	Jan. 1/22	\$1,400.00		
Senior (65 and over) Payment Plan	Jan. 1/22	\$1,450.00		
Youth (9 - 18)	Jan. 1/22	\$475.00		
Youth (9 - 18) Payment Plan	Jan. 1/22	\$525.00		
Intermediate/Student (19 - 24)	Jan. 1/22	\$975.00		
Intermediate (25 - 29)	Jan. 1/22	\$1,025.00		
Intermediate/Student (19 - 24) Payment Plan	Jan. 1/22	\$1,025.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends	Jan. 1/22	\$1,175.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends Payment Plan	Jan. 1/22	\$1,225.00		
Hickory (9 - 18)	Jan. 1/22	\$275.00		
Unlimited Hickory (19+) (7 Days)	Jan. 1/22	\$650.00		
Regular Memberships (7 days):				
Adult (19+)	Jan. 1/22	\$269.00		
Senior (65 and over)	Jan. 1/22	\$249.00		
Youth (9 - 18)	Jan. 1/22	\$149.00		
Hickory (19 and over)	Jan. 1/22	\$159.00		
Hickory (9 - 18)	Jan. 1/22	\$49.00		
Golf Lessons:				
Spectrum Adult & Senior Spring Classes	Jan. 1/22	\$115.00		
Spectrum Junior Boy/Girls Summer Classes	Jan. 1/22	\$125.00		
Spectrum Boot Camp	Jan. 1/22	\$140.00		
Spectrum Winter Junior Classes	Jan. 1/22	\$80.00		
Spectrum Winter Adult Classes	Jan. 1/22	\$110.00		
Pro Shop Services:				
Electric Cart Rental:				
Electric Cart Rental: Single Riders				
Prime Time (All Courses)	Jan. 1/22	\$20.00		
Non Prime Time (All Courses)	Jan. 1/22	\$17.00		
Hickory (any time)	Jan. 1/22	\$13.00		
Electric Cart Rental - 18 Hole Unlimited	Jan. 1/22	\$750.00		
Electric Cart Rental - 20X Rides 18 Holes Prime	Jan. 1/22	\$340.00		
Electric Cart Rental - 20X Rides 18 Holes Non Prime	Jan. 1/22	\$260.00		
Electric Cart Rental - 20X Rides 9 Holes	Jan. 1/22	\$170.00		
Pro Shop Rentals:				
Pull Carts	Jan. 1/22	\$5.00		
Pull Carts Annual Fee	Jan. 1/22	\$100.00		
Club Rental 18 holes	Jan. 1/22	\$10.00		
Club Rental 9 holes	Jan. 1/22	\$5.00		
Club Storage (Season) - Adult	Jan. 1/22	\$75.00		
Club Storage (Season) - Power Caddie	Jan. 1/22	\$110.00		
Indoor Range - One Hour	Jan. 1/22	\$5.00		
Indoor Range - 1/2 Hour	Jan. 1/22	\$3.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
<u>Special Events Coordination</u>				
Special Events:				
Major Special Event Admin. Fee	Jan. 1/22	\$72.70		
Other Administration Fee	Jan. 1/22	\$36.10		
Attendants (per hour)	Jan. 1/22	\$17.25		
Beer Gardens Permit (per event)	Jan. 1/22	\$350.30		
Kiwanis Memorial Bandshell Victoria Park (per hour)	Jan. 1/22	\$16.25		
Non-Profit Parkland Rental Fee ≥8 (per day)	Jan. 1/22	\$103.02		
Commercial Parkland Rental Fee (per day)	Jan. 1/22	\$724.65		
Showmobile Rental-Private/Commercial	Jan. 1/22	\$632.65		
Showmobile Rental-Not for Profit	Jan. 1/22	\$567.80		
Vendor Permits –/unit/year with business license	Jan. 1/22	\$39.20		
Vendor Permits –/event no business license	Jan. 1/22	\$122.90		
Vendor Permit - 1-3 days (under 10 ft.)	Jan. 1/22	\$61.70		
Vendor Permit - 1-3 days (over 10 ft.)	Jan. 1/22	\$122.90		
Vendor Permit - 4+ days (under 10 ft.)	Jan. 1/22	\$72.70		
Vendor Permit - 4+ days (over 10 ft.)	Jan. 1/22	\$139.60		
Electrical Service (per ped./day)	Jan. 1/22	\$10.30		
Picnic Tables (per table)	Jan. 1/22	\$28.25		
Water Service (per day)	Jan. 1/22	\$24.60		
Hay Bale	Jan. 1/22	\$6.70		
Skateboard Feature Removal	Jan. 1/22	\$1,504.75		
Bleacher Rental	Jan. 1/22	\$838.65		
Bleacher Rental - each additional day	Jan. 1/22	\$359.20		
Garbage Bin -per event not on CoL property	Jan. 1/22	\$12.60		
Springbank Gardens Special Event Set Up Fee (per hour)	Jan. 1/22	\$33.50		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Filming (Commercial/For Profit) per day	Jan. 1/22	\$100.00		
Filming (Not for Profit) flat rate	Jan. 1/22	\$50.00		
Filming Student Project	Jan. 1/22	\$0.00		
Filming B Roll	Jan. 1/22	\$25.00		
Movie Screen	Jan. 1/22	\$30/day		
Clean Up Deposit	Jan. 1/22	\$1,000.00		
Barricades -per event not on COL property	Jan. 1/22	\$6.05		
Civic Garden Complex - Hall Rentals:				
Horticultural Group Rentals (per hour)	Jan. 1/22	\$18.90		
Wedding Rate - Half Day	Jan. 1/22	\$660.90		
Wedding Rate - Full Day	Jan. 1/22	\$1,026.90		
Special Occasions (maximum 4 Hours)	Jan. 1/22	\$330.45		
Special Occasions - Full Day	Jan. 1/22	\$1,027.40		
Commercial - Half Day	Jan. 1/22	\$704.25		
Commercial - Full Day	Jan. 1/22	\$1,320.75		
Conservatory for Pictures (per hour)	Jan. 1/22	\$45.00		
Business Meetings "A" - full day	Jan. 1/22	\$330.45		
Business Meetings "B" - half day	Jan. 1/22	\$221.15		
Rental Set Up Fee (4 hour maximum)	Jan. 1/22	\$178.74		
Springbank Gardens - Private Events:				
Wedding Rate - Half Day	Jan. 1/22	\$660.90		
Wedding Rate - Full Day	Jan. 1/22	\$1,026.90		
Commercial - Half Day	Jan. 1/22	\$703.75		
Commercial - Full Day	Jan. 1/22	\$1,320.75		
Not For Profit Company (under 8 hours)	Jan. 1/22	\$180.90		
Not For Profit Company (over 8 hours)	Jan. 1/22	\$362.35		
Special Occasions (maximum 4 Hours)	Jan. 1/22	\$330.40		
Special Occasions - Full Day	Jan. 1/22	\$1,026.90		
Table for Special Events	Jan. 1/22	\$6.30		
Chair for Special Events	Jan. 1/22	\$1.35		
Rental Set Up Fee (4 hour maximum)	Jan. 1/22	\$178.74		
Dundas Place				
One Block Rental For Profit	Jan. 1/22	\$515.11		
One Block Rental Non Profit	Jan. 1/22	\$257.56		
Four Block Rental For Profit	Jan. 1/22	\$1,545.34		
Four Block Rental Non Profit	Jan. 1/22	\$824.18		
Alcohol Service Fee / Per Block	Jan. 1/22	\$180.29		
Folding Tables	Jan. 1/22	\$10.30		
Picnic Tables	Jan. 1/22	\$20.60		
10X10 Tent	Jan. 1/22	\$77.27		
10X20 Tent	Jan. 1/22	\$180.29		
Propane Heater	Jan. 1/22	\$77.27		
Umbrella with Base	Jan. 1/22	\$10.30		
PA System	Jan. 1/22	\$103.02		
Red Cube Furniture (per set)	Jan. 1/22	\$51.51		
Movie Screen	Jan. 1/22	\$154.53		
Cruiser Table	Jan. 1/22	\$20.60		
Planter Rental (per season)	Jan. 1/22	\$103.02		
Stage Decking (4X4)	Jan. 1/22	\$20.60		
Stage Decking (4X8)	Jan. 1/22	\$30.91		
Sports Services				
Sports Services				
Basketball	Jan. 1/22	\$585.00	Sept. 1/22	\$594.00
Volleyball	Jan. 1/22	\$638.00	Sept. 1/22	\$648.00
Beach Volleyball - Minor - (Per 2 hours)	Jan. 1/22	\$20.50		
Beach Volleyball - Adult - (Per 2 hours)	Jan. 1/22	\$27.50		
Cricket (Per 2 hours)	Jan. 1/22	\$15.50		
Ball Diamond Permit Fees (Per 2 Hours/Week):				
Adult Affiliate	Jan. 1/22	\$48.00		
Minor Affiliate	Jan. 1/22	\$21.50		
Minor Affiliate - Irrigated	Jan. 1/22	\$34.50		
Adult Affiliate - Irrigated	Jan. 1/22	\$79.00		
Lights	Jan. 1/22	\$15.00		
Tournament Rate	Jan. 1/22	Rate +10%		
Non Affiliate Premium	Jan. 1/22	Rate + 5%		
Labatt Park				
Minor Affiliate - 2hrs	Jan. 1/22	\$56.50		
Minor Affiliate - 4hrs	Jan. 1/22	\$83.00		
Minor Affiliate - 6hrs	Jan. 1/22	\$113.00		
Adult Affiliate - 2hrs	Jan. 1/22	\$213.50		
Adult Affiliate - 4hrs	Jan. 1/22	\$321.00		
Stadium Sportsfield Lighting	Jan. 1/22	\$22.50		
Social Function - 4 hours or less	Jan. 1/22	\$498.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Soccer Fees (Per 2 Hours):				
Minor Affiliate Non Irrigated	Jan. 1/22	\$21.50		
Adult Affiliate Non Irrigated	Jan. 1/22	\$28.50		
Minor Affiliate Irrigated	Jan. 1/22	\$64.50		
Minor Affiliate Lighted Irrigated	Jan. 1/22	\$94.50		
City Wide Artificial Turf Affiliate Minor Rate	Jan. 1/22	\$92.50		
City Wide Artificial Turf Affiliate Minor Rate - Lighted	Jan. 1/22	\$129.50		
Adult Affiliate Irrigated	Jan. 1/22	\$94.50		
Adult Affiliate Lighted and Irrigated	Jan. 1/22	\$123.50		
City Wide Artificial Turf Adult Affiliate Rate	Jan. 1/22	\$135.00		
City Wide Artificial Turf Adult Affiliate Rate - Lighted	Jan. 1/22	\$173.00		
City Wide Artificial Turf - Non Prime Time	Jan. 1/22	\$57.00		
Minor Affiliate Mini Irrigated	Jan. 1/22	\$26.00		
Mid-Size Affiliate Minor Irrigated	Jan. 1/22	\$32.50		
Non Affiliate Premium	Jan. 1/22	Rate + 5%		
Storybook Gardens				
Annual Pass:				
One Individual Annual Pass	Jan. 1/22	\$34.51		
Annual Pass, Bulk Purchase Rate, 20-99	Jan. 1/22	\$30.09		
Annual Pass, Bulk Purchase Rate, 100+	Jan. 1/22	\$27.43		
Season Ride Pass	Jan. 1/22	\$30.09		
Regular Admissions (Summer):				
Adult	Jan. 1/22	\$8.75		
Child	Jan. 1/22	\$8.75		
Family	Jan. 1/22	\$31.00		
Group / Corporate Admissions (Summer):				
Adult	Jan. 1/22	\$7.00		
Child	Jan. 1/22	\$7.00		
Special Event Rates (Summer):				
2 for 1 Admission (all ages)	Jan. 1/22	\$5.00		
2 for 1 Admission (Family)	Jan. 1/22	\$20.00		
Special Event (all ages)	Jan. 1/22	\$2.00		
Special Program (all ages)	Jan. 1/22	\$17.00		
Twilight Rate (all ages)	Jan. 1/22	\$5.00		
Regular Admissions (Winter):				
Adult	Jan. 1/22	\$4.50		
Child	Jan. 1/22	\$3.50		
Family	Jan. 1/22	\$13.00		
Special Event #1	Jan. 1/22	\$10.00		
Special Event #2	Jan. 1/22	\$3.00		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Program Revenue:				
Birthday Parties - Package #1	Jan. 1/22	\$190.00		
Birthday Parties - Package #2	Jan. 1/22	\$230.00		
Celebration Saturday Package	Jan. 1/22	\$300.00		
Celebration Saturday Package or Birthday Parties (extra child -	Jan. 1/22	\$12.00		
Specialized Summer Day Camp	Jan. 1/22	\$190.00		
Preschool Mini-Camp	Jan. 1/22	\$95.00		
PD Day Camp	Jan. 1/22	\$55.00		
Educational Program Group	Jan. 1/22	\$9.00		
NOTE: Current members receive 10% discount on all program fees.				
Miscellaneous Revenue:				
Amusement Ride and Activity Tickets, each	Jan. 1/22	\$2.75		
Amusement Ride and Activity Tickets, 20	Jan. 1/22	\$35.00		
Amusement Ride individual day pass	Jan. 1/22	\$14.00		
Amusement Ride individual 1/2 day pass	Jan. 1/22	\$7.00		
Wagon rentals	Jan. 1/22	\$6.00		
Skate rental	Jan. 1/22	\$6.50		
Locker rental	Jan. 1/22	\$3.00		
Additional Program Staff, per hour	Jan. 1/22	\$18.00		
Facility Equipment Rentals:				
Storybook site rental, summer season, per hour	Jan. 1/22	\$362.00		
Storybook site rental, winter season	Jan. 1/22	\$212.50		
Rentals: picnic, chapel, pavilion	Jan. 1/22	\$40.00		
Vender Permit - 1-3 days (under 10 ft.)	Jan. 1/22	\$59.00		
Vender Permit - 1-3 days (over 10 ft.)	Jan. 1/22	\$117.50		
Ultimate Storybook Family Day Pass #1	Jan. 1/22	\$95.00		
Includes: admission, rides, lunch combo (4), beavertail and 10% gift store				
Ultimate Storybook Family Day Pass #2 (option with gift)	Jan. 1/22	\$110.00		
Community Gardens				
Plot Rental Fee	Jan. 1/22	\$42.45		
Rototilling Fee	Jan. 1/22	\$40.00		
Neighbourhood Managed Garden Rental Fee - Full Maintenance (per year)	Jan. 1/22	\$40.80 / 40m²		
Neighbourhood Managed Garden Rental Fee - water only (per year)	Jan. 1/22	\$17.44 / 40m²		
Recreation Administration				
Administration				
Picnic Site Reservations (Full Day, NP)	Jan. 1/22	\$59.95		
Picnic Site Reservation (Full Day, P)	Jan. 1/22	\$71.63		
Picnic Site Reservation (Covered, Full Day, NP)	Jan. 1/22	\$85.95		
Picnic Site Reservation (Covered, Full Day, P)	Jan. 1/22	\$100.27		
Extra Fee (51-100 people)	Jan. 1/22	\$35.00		
Extra Fee (101-150 people)	Jan. 1/22	\$70.00		
Extra Fee (151+ people)	Jan. 1/22	\$105.00		
Commercial Fitness Activities in Parks (per hour)	Jan. 1/22	\$27.50		
Park Signage (in designated parks)	Jan. 1/22	\$35.00		
Commercial Activities in Parks (<i>non fitness related, per hour</i>)	Jan. 1/22	\$62.15		
Community Events/Activities in Parks - Small (1-100, per event)	Jan. 1/22	\$116.40		
Community Events/Activities in Parks - Large (101-300, per event)	Jan. 1/22	\$232.85		
Private Events/Activities in Parks - Small (1-100, per event)	Jan. 1/22	\$232.85		
Private Events/Activities in Parks - Large (101-300, per event)	Jan. 1/22	\$465.65		
Commercial Skate Park Rental (per hour)	Jan. 1/22	\$31.08		

SCHEDULE 2 2022 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2022 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING: PARKS & URBAN FORESTRY				
<u>Forestry Operations - Boulevard Tree Protection By-law CP.-22</u>				
Tree Removal, Restoration				
Tree Size (DBH) Diameter at Breast Height				
<10cm	Jan. 1/22	\$1,240.00		
11cm-20cm	Jan. 1/22	\$1,890.00		
21cm-30cm	Jan. 1/22	\$2,240.00		
31cm-40cm	Jan. 1/22	\$2,590.00		
41cm-50cm	Jan. 1/22	\$3,740.00		
51cm-60cm	Jan. 1/22	\$4,090.00		
61cm-70cm	Jan. 1/22	\$4,440.00		
71cm-80cm	Jan. 1/22	\$5,490.00		
81cm-90cm	Jan. 1/22	\$5,840.00		
91cm-100cm	Jan. 1/22	\$7,190.00		
101cm-120cm	Jan. 1/22	\$9,040.00		
121cm-130cm	Jan. 1/22	\$9,390.00		
131cm-140cm	Jan. 1/22	\$10,940.00		
141cm-150cm	Jan. 1/22	\$11,290.00		
151cm-160cm	Jan. 1/22	\$11,640.00		
161cm-170cm	Jan. 1/22	\$11,990.00		
171cm-180cm	Jan. 1/22	\$12,340.00		
181cm-190cm	Jan. 1/22	\$12,690.00		
>191cm	Jan. 1/22	\$13,040.00		
<u>Urban Forestry - Tree Protection By-law C.P.-1515-228</u>				
Injure or Destroy any Tree that the City Planner accepts is hazardous	Jan. 1/22	No fee		
Injure or Destroy any Tree where that Injury, or Destruction is required under any Court Order or an Order issued under in accordance with an Act or Regulation or other By-law	Jan. 1/22	No fee		
Remove any Tree that is fallen, falling, or dead or dying, from natural causes	Jan. 1/22	No fee		
Injure or Destroy one Distinctive Tree	Jan. 1/22	\$100/tree		
Injure or Destroy one to three living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/22	\$75/tree		
- More than 50cm diameter	Jan. 1/22	\$100/tree		
Injure or Destroy four or more living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/22	\$75/tree		
- More than 50cm diameter	Jan. 1/22	\$100/tree		
	Jan. 1/22	up to a maximum of \$1,000		
Developer - Subdivision Trees	Jan. 1/22	Cost plus 15%		

SCHEDULE 2 2022 FEES AND CHARGES PLANNING & DEVELOPMENT SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BUILDING APPROVALS		
Building Approvals		
Drainlayer Exam Fees	Jan. 1/22	\$100.00
Building Lawyers Letters	Jan. 1/22	\$90.00/\$120.00
Building Other Letters	Jan. 1/22	\$60.00/\$120.00
Zoning Compliance Letters	Jan. 1/22	\$100.00
Plumbing Information Requests	Jan. 1/22	\$95.00 for the first request/permit. Additional permits for the same address, \$15.00 each
Building Control SS & PLN (Subscriptions & Publications)	Jan. 1/22	Cost: Appendix A
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Official Plan/Zoning Amendments		
Official Plan Amendment ⁺	Jan. 1/22	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/22	\$11,000.00
Combined OPA/ZBA ⁺	Jan. 1/22	\$20,000.00
Temporary Use By-law ⁺	Jan. 1/22	\$1,300.00
Other Development Applications		
Pre-Application Consultation Fee (refunded upon submission of an application) ⁺	Jan. 1/22	\$250.00
Removal of Holding Provisions ⁺	Jan. 1/22	\$1,000.00
Boulevard Parking Applications	Jan. 1/22	\$900.00
Telecommunications Tower Letters	Jan. 1/22	\$125.00
Non-sufficient Funds (NSF)	Jan. 1/22	\$45.00
Reports & White Prints	Jan. 1/22	Appendix B
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Municipal Service and Financing Agreements:		
Application Fee ⁺	Jan. 1/22	\$2,000.00
Agreement Processing Fee ⁺	Jan. 1/22	\$3,000.00
Pre-Application Consultation Fee ⁺ (refunded upon submission of an application)	Jan. 1/22	\$250.00
<p>Note: Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.</p>		

SCHEDULE 2
2022 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
<u>Site Plan</u>		
Residential 1-5 units ⁺	Jan. 1/22	\$1,000.00
Residential over 5 units ⁺	Jan. 1/22	\$1,000.00 plus \$50.00/unit
Non-Residential Development ⁺ (Applicable to all non-residential site plans)	Jan. 1/22	\$1,000.00 plus variable fee of (total Gross Floor Area sqm - 1000 sqm x
Amendment to existing Site Plan with no building or Addition or no new building ⁺	Jan. 1/22	\$750.00
Plus for Fire Route/Amendment to Fire Route ⁺	Jan. 1/22	\$750.00
Removal of Holding Provision ⁺	Jan. 1/22	\$1,000.00
Extension of Temporary Use By-law ⁺	Jan. 1/22	\$1,300.00
Part Lot Control Exemption ⁺	Jan. 1/22	\$200.00
Municipal Street Renumbering ⁺	Jan. 1/22	\$500.00
Compliance Re-inspections (Subdivision, Condominium and Site Plan) ⁺ (applies after second inspection)	Jan. 1/22	\$250.00
Development Services Lawyers Letters	Jan. 1/22	\$90.00/\$120.00
Official Plan Amendment ⁺	Jan. 1/22	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/22	\$11,000.00
Combined Official Plan/Zoning By-law Amendments ⁺	Jan. 1/22	\$20,000.00
Commemorative Street Application Fee ⁺	Jan. 1/22	\$500.00
Street Renaming ⁺	Jan. 1/22	\$500.00 plus costs of signage, installation, advertising and \$200.00 /house
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

SCHEDULE 2
2022 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
Subdivisions: Application Fee ⁺	Jan. 1/22	\$15,000.00 plus variable fees of \$150.00 per single family lot*, plus \$300.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks**
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone requested if the plan is a "block" plan (single detached lotting not shown) ** there is no fee for road widening or reserve blocks		
Revisions ⁺ Draft Approval Extension ⁺ -Extensions up to 6 months ⁺ -Extensions longer than 6 months ⁺	Jan. 1/22 Jan. 1/22 Jan. 1/22	\$1,000.00 \$1,000.00 \$1,000.00 plus variable fee of \$50.00 per single family lot*, plus \$100.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks** (excludes lots/blocks that have already been registered)
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone ** there is no fee for road widening or reserve blocks		
Subdivision Agreement Registration Part Lot Control ⁺ Minor Variance/Committee of Adjustment ⁺ Deeming By-law ⁺	Jan. 1/22 Jan. 1/22 Jan. 1/22 Jan. 1/22	\$70.00 \$200.00 \$400.00 - \$1,200.00 \$1,000.00
Consents: Lot Creation ⁺ Other Consents ⁺ Certification of Deed	Jan. 1/22 Jan. 1/22 Jan. 1/22	\$1,500.00 for first lot to be created & \$150.00 for each additional lot \$1,000.00 \$100.00 for first certificate & \$200.00 for each additional certificate
Note: 1) 3 Lodging house units is the equivalent of 1 dwelling unit. 2) All numbers that exceed a whole number shall be taken to the next highest whole number. 3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

SCHEDULE 2
2022 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
Condominium-Amalgamated		
Application Fee ⁺	Jan. 1/22	\$1,800.00
Revision to Application Draft Approval ⁺	Jan. 1/22	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/22	\$100.00
Condominium-Standard, Phased, Common Element, Leasehold		
Application Fee ⁺	Jan. 1/22	\$4,500.00
Revisions to Application or Draft Approval ⁺	Jan. 1/22	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/22	\$100.00
Condominium-Vacant Land		
Application Fee ⁺	Jan. 1/22	\$7,500.00 plus \$150.00/unit
Revisions to Application or Draft Approval ⁺	Jan. 1/22	\$1,000.00
Draft Approval Extension ⁺	Jan. 1/22	\$500.00
Subdivisions:		
Letters/Statements Required by Condominium Act	Jan. 1/22	\$30.00
Engineering Review:		
M.O.E. Certificate of Approval	Jan. 1/22	Range of Fixed Fees
Water Permit Fees	Jan. 1/22	\$1,200.00/ \$2,400.00
Drawing Review	Jan. 1/22	\$60.00/lot or block /submission
ONTARIO FEED IN TARIFF APPLICATIONS		
Micro FIT (renewable electricity generation projects of 10 kW or less)	Jan. 1/22	\$60.00
FIT - Category 1 (All rooftop solar panel installations anywhere)	Jan. 1/22	\$30.00
FIT - Category 2 (All ground mounted solar panel installations at specific locations with little impact on adjacent properties)	Jan. 1/22	\$300.00
FIT - Category 3 (Wind turbines, biomass and biogas installations at specific locations)	Jan. 1/22	\$1,000.00
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

2022 FEES AND CHARGES PLANNING & DEVELOPMENT SERVICES

Appendix A

Fee Detail Information

Building Approvals SS & PLN (Subscriptions and Publications)

Service/Activity	2022 Proposed Fee
Weekly Report	\$7.00 or \$275.00 per year
Monthly Report	\$50.00 per year
Information Request	\$95.00 for the first request/ permit. Additional permits for the same address, \$15 each
Plan Reproductions	\$8.00/ \$4.00 /\$1.00 first
Complete Backflow Prevention Tester Kit	\$35.00
Testing & Inspection Report Forms	\$10.00
Regular Tester Tags and Wires	\$12.50
Plastic Tester Tags and Wires	\$16.00 & \$38.00
NSF Cheques	\$45.00
Xerox Copies	\$0.20 per page

2022 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES
Appendix B
Fee Detail Information
Sale of Miscellaneous Reports

Service/Activity	2022 Proposed Fee
Photocopies / Prints - 8.5" X 11" or 8.5 X 14"	\$0.20 per page, minimum charge \$1.00, after 25 pages \$0.10 per page
Photocopies / Prints - 11" X 17"	\$0.50 per page, minimum charge \$2.00, after 10 pages \$0.25 per page
Registered Plans	\$10.00
Registered Plans Index	\$20.00
Condominium Plans	\$20.00 per sheet
Condominium Map Index	\$10.00
Condominium List	\$0.20 per page
Subdivision Activity Map	\$10.00
Vacant Land Inventory	\$18.00
City Maps	
3' X 4' (1 piece map)	\$10.00
City Map 4' X 6' (2 piece map)	\$20.00
Custom Mapping and GIS Requests	Charged on a time and material basis with a minimum charge of \$35.00. Time at \$30.00 per hour, plus paper @ \$0.20 per linear foot. No charge for internal City Projects
Scanning Aerial Photos	
8.5" X 11" or 8.5" X 14" b/w print only (for one as is copy)	\$2.00
8.5" X 11" or 8.5" X 14" b/w print only (with custom scaling/sizing)	\$5.00
Each additional copy of same	\$2.00
Official Plan	
The London Plan –available from City Planning office and City Clerk's Department	\$40.00 (includes HST)
Official Plan Schedules	\$10.00 each map
Zoning	
Zoning By-law (Z-1) (July 1999) Cerlox version, Mapbook and Textbook - available from City Clerk's Department only	\$75.00

SCHEDULE 2 2022 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: ANIMAL SERVICES		
Low Income Subsidized Spay/Neuter & Approved Fostering Organization Program Fees		
Dog:		
Spay/Cryptorchid	Jan. 1/22	\$25.00
Neuter	Jan. 1/22	\$25.00
Brief exam with Spay/Neuter	Jan. 1/22	\$10.00
Microchipping	Jan. 1/22	\$15.00
Routine vaccines with spay/neuter	Jan. 1/22	\$5.00 each
De-wormer at time of spay/neuter (including flea treatment)	Jan. 1/22	\$20.00
De-wormer at time of spay/neuter	Jan. 1/22	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/22	\$10.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/22	\$20.00
Cephalexin (antibiotic)	Jan. 1/22	\$15.00
Surolan ear medication (antibiotic)	Jan. 1/22	\$15.00
Wound repair (clip/clean/debride/suture)	Jan. 1/22	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/22	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/22	\$25.00
Enucleation (removal of eyeball)	Jan. 1/22	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/22	\$100.00
Cat:		
Spay/Cryptorchid	Jan. 1/22	\$20.00
Neuter	Jan. 1/22	\$20.00
Brief exam with Spay/Neuter	Jan. 1/22	\$10.00
Microchipping	Jan. 1/22	\$15.00
Routine vaccines with spay/neuter	Jan. 1/22	\$5.00 each
De-wormer at time of spay/neuter	Jan. 1/22	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/22	\$5.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/22	\$10.00
Flea: Take home treatments with spay/neuter - 7 applications of Revolution	Jan. 1/22	\$20.00
Plum for multi-cat households		
Flea Treatment: Capstar 6 tablets	Jan. 1/22	\$20.00
Flea Treatment: Capstar 60 tablets	Jan. 1/22	\$155.00
3-Biotic eye ointment	Jan. 1/22	\$10.00
Azithromycin (antibiotic)	Jan. 1/22	\$10.00
Convenia Injection (antibiotic)	Jan. 1/22	\$15.00
Feluk/FIV blood test	Jan. 1/22	\$35.00
Feluk/FIV blood test x 15	Jan. 1/22	\$425.00
Wound repair (clip/clean/debride/suture)	Jan. 1/22	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/22	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/22	\$25.00
Enucleation (removal of eyeball)	Jan. 1/22	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/22	\$100.00
Other:		
Medical procedures/treatments provided to any animal attended to by Animal Services, found injured or in distress, where the owner cannot be contacted and the animal requires immediate basic medical care. This includes services provided by London Regional Veterinary Emergency & Referral Hospital	Jan. 1/22	As per invoice

SCHEDULE 2

2022 FEES AND CHARGES

PROTECTIVE SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BY-LAW ENFORCEMENT & PROPERTY STANDARDS		
<u>By-law Enforcement & Property Standards</u>		
Business Licencing:		
Licence Renewal Late Fee	Jan. 1/22	\$75.00
Rental Residential Licencing:		
New Application	Jan. 1/22	\$165.00
Renewal Application	Jan. 1/22	\$55.00
Appeal Fee	Jan. 1/22	\$100.00
Corporate Search	Jan. 1/22	\$40.00
Taxi Licensing Letter	Jan. 1/22	\$30.00
Swimming Pool Fence Inspection/Letter	Jan. 1/22	\$225.00
Municipal Law Inspection Fee	Jan. 1/22	\$125.00/hour
Property Standards Inspection Fee	Jan. 1/22	\$125.00/hour
Property Standards Order-Registration on Title	Jan. 1/22	\$125.00
Property Standards Order - De-registration from Title	Jan. 1/22	\$125.00
Annual Sign Fees (Signs & Canopy Sch A-By-law S-3775-94)	Jan. 1/22	\$150.00
Untidy Lot Fee (By-Law Yard & Lot Maintenance By-law PW-9)	Jan. 1/22	Cost & admin fee of 15%, \$110.00 minimum
Road Allowance Permits	Jan. 1/22	\$18.69
<u>Public Property Compliance</u>		
Street Permits:		
Work Approval Permit (Occupancy) - where the work does not involve excavation, traffic control plan review or disruptions within the travelled portion of the road allowance	Jan. 1/22	\$300.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - where the work does not involve excavation and traffic control plan review is required	Jan. 1/22	\$400.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/22	\$300.00 - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within travelled portion of local road allowance classification	Jan. 1/22	\$50.00 per day - Per Permit
Monthly inspection - additional fee(s) - applies if Work Approval Permit (Occupancy) exceeds thirty (30) days. Exemption: tower cranes	Jan. 1/22	\$75.00 - Per Inspection
Work Approval Permit (Construction) - where the work involves excavation within the soft surface boulevard within the road allowance only and does not require traffic control plan review	Jan. 1/22	\$375.00 plus applicable weekly inspection fee(s)- Per Permit
Work Approval Permit (Construction) - where the work involves excavation within the road allowance and requires traffic control plan review	Jan. 1/22	\$475.00 plus applicable weekly inspection fee(s) - Per Permit
Weekly inspection - additional fee(s) - applies if Work Approval Permit (Construction) exceeds three (3) days	Jan. 1/22	\$75.00 - Per Inspection
Work Approval Permit Renewal (Occupancy/Construction)	Jan. 1/22	\$150.00 plus additional applicable weekly/monthly inspection fee(s) - Per Renewal
License to Occupy Street - applies if Work Approval Permit (Occupancy/Construction) exceeds more than 30 days. Exemption: Moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/22	\$29.06/sq. m inside downtown core, \$16.15/sq. m outside downtown core, \$8.07/sq. m for a Charitable Organization. - Per Permit
Vending Boxes	Jan. 1/22	\$27.50 Annual, \$22.00/box

**SCHEDULE 2
2022 FEES AND CHARGES
PROTECTIVE SERVICES**

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
Winter Maintenance:		
Sidewalk Snow Clearing-Core Area	Jan. 1/22	\$80.00
Icicle Removal	Jan. 1/22	\$155.00 plus 15% admin. fee
SERVICE GROUPING: FIRE SERVICES		
Fire Fighting		
i) Highway/Local Vehicle Incidents (non-residents):		
First Hour (Per vehicle)	Jan. 1/22	Authorized MTO Rate - currently \$485.00
Additional 1/2 hour or part thereof (Per vehicle)	Jan. 1/22	Authorized MTO Rate - currently \$242.50
Flat fee for responding where services not required	Jan. 1/22	Authorized MTO Rate - currently \$485.00
ii) <u>Special Team</u> Incidents (per hour) one hour minimum (Hazmat, Tech Rescue, Water/Ice Rescue)	Jan. 1/22	\$700.00
		plus consumables & personnel call-in coverage if required
iii) Open Burn Inspection	Jan. 1/22	\$225.00
iv) Extraordinary Costs	Jan. 1/22	Cost Recovery
Costs in addition to costs ordinarily incurred to eliminate an emergency or risk, preserve property or evidence, or to investigate, including but not limited to: renting equipment, hiring contractors, hiring professional services, using consumable materials, replacing damaged equipment or purchasing materials fixing of damaged equipment or vehicles as a result of response		
Training		
Recruit application	Jan. 1/22	\$100.00

SCHEDULE 2

2022 FEES AND CHARGES

PROTECTIVE SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
<u>Fire Prevention & Education</u>		
Fire Prevention		
i) Fire Inspections/Licencing:		
Fire Safety Plan Review	Jan. 1/22	\$153.00
File Search Letter	Jan. 1/22	\$34.00
Information Inspection/Report/Letter		
Up to 10,000 square feet	Jan. 1/22	\$171.00
Every 10,000 square feet thereafter	Jan. 1/22	\$84.00
Response report	Jan. 1/22	\$36.00
Fire Investigation Report	Jan. 1/22	\$160.00
Re-inspection for Non-compliance	Jan. 1/22	\$103.00
Display Fire Works inspection / permit	Jan. 1/22	\$269.00
Exemptions:		
a) Victoria Day fireworks display by the Fanshawe Optimist;		
b) Canada Day fireworks displays by the East London and River East London Optimist Clubs, Byron Optimists, City of London - Celebrate London Committee, and the Community Council of White Oaks;		
c) Lambeth Harvestfest fireworks display by the Lambeth Harvestfest Committee; and		
d) New Year's Eve fireworks display held by the City of London in Victoria Park.		
Pyrotechnic inspection / permit	Jan. 1/22	\$246.00
Open Air Burn Permit (Part 4)	Jan. 1/22	\$70.00
False Alarms (see Note below)		
Non notified false alarm	Jan. 1/22	\$1,100.00
3rd or more to the same building in 30 days (each)	Jan. 1/22	\$1,100.00
6th 4th or more to the same building in any calendar year (each)	Jan. 1/22	\$1,100.00
ii) Training and Lectures (plus consumables)	Jan. 1/22	\$103.00
iii) Fire Safety Course - Public Education (plus consumables)	Jan. 1/22	\$103.00

Note: The fee for false alarms is waived or exempted for hospitals, Fanshawe College, Western University, Brescia University College, Huron University College, and Kings University College, and other institutions with extenuating circumstances.

SCHEDULE 2 2022 FEES AND CHARGES SOCIAL & HEALTH SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: LONG TERM CARE		
<u>Adult Day Programs</u>		
Community Seniors Programs		
Day Programs:		
Client Fees per day	Jan. 1/22	Set by SW LHIN
Baths	Jan. 1/22	\$45.00
Foot Care	Jan. 1/22	\$22.00
<u>Long Term Care-Dearness Home</u>		
Sundry:		
Staff Escort to Medical Clinics up to 3 hours	Jan. 1/22	\$106.00
After 3 hours (per hour for a nursing escort)	Jan. 1/22	\$35.00
Set up and cleaning fee for room rental	Jan. 1/22	\$35.00
Hair Salon Rental Fees per month	Jan. 1/22	\$350.00
Resident Revenue:		
Short Stay	Charge for resident accommodation shall be the maximum amount provided for in the Long Term Care Homes Act and regulation. The rates are set annually on July 1st by the Ministry of Health and Long Term Care.	
Basic Ward Nursing Care		
Semi Private Nursing Care		
Private Nursing Care		

SCHEDULE 2

2022 FEES AND CHARGES

TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2022 PROPOSED	
		Effective Date	Fee
SERVICE GROUPING: PARKING			
Parking			
Parking Control			
i) Private MLEO Training & Appointment		Jan. 1/22	\$250.00
ii) Administrative Fee Bulk Lot Passes		Jan. 1/22	\$25.00
Parking Meters			
i) Parking Meter Fees			
Outlying 1 hour	Hour	Jan. 1/22	\$2.50
Outlying 2 hour	Hour	Jan. 1/22	\$2.50
Outlying 4 hour	Hour	Jan. 1/22	\$2.50
10 Hour Metered Zone	Hour	Jan. 1/22	\$2.50
	Maximum	Jan. 1/22	\$5.00
	Monthly	Jan. 1/22	\$45.00
East end meters	Hour	Jan. 1/22	\$1.25
Downtown 1 hour	Hour	Jan. 1/22	\$2.50
Parking Meter Bagging (per parking stall)/Parking Admin Fee	Admin +	Jan. 1/22	\$50.00
	Day	Jan. 1/22	\$11.00
Residential Parking Pass Program : First Residential Parking Pass is \$60.00 (except no charge for the "King's University College area" and the "Trowbridge Avenue, Mary Avenue and Pinewood Drive area") / Second Residential Parking Pass is \$60.00 / Residential Parking Pass at midpoint of program year is reduced by 50% / Replacement Residential Parking Pass is \$120.00.			
Online transaction fee		Jan. 1/22	\$1.50
Parking Lots - Municipally Operated			
Lot # 3 North - 743 Richmond Street	Hour	Jan. 1/22	\$2.50
Lot # 6 - Kent Street, North Side of Kent Street between Richmond & Talbot Streets	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$10.00
	Evening	Jan. 1/22	\$6.00
Lot #9 78 Riverside Dr. Kiwanis Senior Centre	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$5.00
	Evening	Jan. 1/22	\$4.00
Lot #10 - Mill Street/John Street/St.George	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$10.00
	Evening	Jan. 1/22	\$8.00
	Monthly	Jan. 1/22	\$100.00
Lot # 12 - 199 Ridout Street N., PUC Parking Lot North Side of Horton Street between Thames & Ridout Streets	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$6.00
	Evening	Jan. 1/22	\$5.00
	Monthly	Jan. 1/22	\$80.00
Lot #13 - 189 King Street	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$10.00
	Evening	Jan. 1/22	\$8.00
	Monthly	Jan. 1/22	\$120.00
Lot # 14 - Via Train Station, South Side of York Street between Richmond & Clarence Streets	Hour	Jan. 1/22	\$2.00
Lot # 15 - London Convention Centre, South Side of King Street between Wellington & Waterloo Street	Hour	Jan. 1/22	\$2.00
	Day	Jan. 1/22	\$8.00
	Day (buses only)	Jan. 1/22	\$75.00
	Evening	Jan. 1/22	\$6.00
	Monthly	Jan. 1/22	\$113.00
Lot # 16 - 205 Oxford St (Rear), West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$8.00
	Evening	Jan. 1/22	\$6.00
	Monthly	Jan. 1/22	\$60.00

SCHEDULE 2 2022 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2022 PROPOSED	
		Effective Date	Fee
Lot # 19 - Museum London	Hour	Jan. 1/22	\$2.50
	Evening	Jan. 1/22	\$6.00
Lot # 20 - 155 Kent Street	Hour	Jan. 1/22	\$2.50
Lot # 21 - 558 Talbot Street	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$10.00
	Evening	Jan. 1/22	\$8.00
	Night	Jan. 1/22	\$15.00
	Monthly	Jan. 1/22	\$100.00
Lot # 22 - 695 Richmond Street	Hour	Jan. 1/22	\$2.50
	12 hour maximum	Jan. 1/22	\$10.00
	24 hour maximum	Jan. 1/22	\$15.00
	Monthly	Jan. 1/22	\$80.00
<u>Parking Lots Municipally Owned</u>			
Lot # 1 - East London, North of Dundas Street between English & Elizabeth Street	Hour	Jan. 1/22	\$1.00
	Day	Jan. 1/22	\$4.50
	Evening	Jan. 1/22	\$2.50
	Monthly	Jan. 1/22	\$50.00
	Bulk Day>5	Jan. 1/22	\$3.00
	Bulk Evening>5	Jan. 1/22	\$1.50
Lot # 2 - East London, North of Dundas Street between Elizabeth & Adelaide Street	Hour	Jan. 1/22	\$1.00
	Day	Jan. 1/22	\$4.50
	Evening	Jan. 1/22	\$2.50
	Monthly	Jan. 1/22	\$50.00
	Bulk Day>5	Jan. 1/22	\$3.00
	Bulk Evening>5	Jan. 1/22	\$1.50
Lot # 3 East - East of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$8.00
	Evening	Jan. 1/22	\$6.00
	Monthly	Jan. 1/22	\$60.00
	Monthly	Jan. 1/22	\$60.00
Lot # 3 West - Richmond Village West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$8.00
	Evening	Jan. 1/22	\$6.00
	Monthly	Jan. 1/22	\$60.00
	Monthly	Jan. 1/22	\$60.00
Lot # 4 - Marshall Street, South of Dundas Street between Lyle & Adelaide Streets	Hour	Jan. 1/22	\$1.00
	Day	Jan. 1/22	\$4.50
	Evening	Jan. 1/22	\$2.50
	Monthly	Jan. 1/22	\$50.00
	Monthly	Jan. 1/22	\$50.00
Lot # 5 - Queens Ave, North Side of Queens Ave between Clarence & Richmond Streets	Hour	Jan. 1/22	\$2.00
	Day	Jan. 1/22	\$10.00
	Evening	Jan. 1/22	\$8.00
	Monthly unreserved	Jan. 1/22	\$130.00
	Monthly reserved	Jan. 1/22	\$310.00
	Monthly reserved	Jan. 1/22	\$310.00
Lot # 7 - 824 Dundas, Provincial Offences Court between Rectory & Ontario Streets	Hour	Jan. 1/22	\$2.00
	Day	Jan. 1/22	\$5.00
	Monthly	Jan. 1/22	\$50.00

SCHEDULE 2 2022 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2022 PROPOSED	
		Effective Date	Fee
Lot # 8 - Budweiser Gardens, North Side of King Street between Ridout & Talbot Streets	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$8.00
	Evening	Jan. 1/22	\$6.00
	Monthly	Jan. 1/22	\$110.00
Lot # 11 - Thames Street Park, North Side of King Street between Thames & Ridout Streets	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$6.00
	Evening	Jan. 1/22	\$5.00
Lot # 17 - Peace Gardens, West Side of Thames Street (York & King Streets.) (Enforced Mon-Fri)	Hour	Jan. 1/22	\$2.50
	Day	Jan. 1/22	\$6.00
	Evening	Jan. 1/22	\$5.00
Park and Ride		Jan. 1/22	\$60.00
SERVICE GROUPING: ROADWAYS			
Roadway Maintenance			
Sidewalk Cut	Admin Fee	Jan. 1/22	\$50.00
	/sq. meter	Jan. 1/22	\$100.00
Curb Cut	Meter	Jan. 1/22	\$150.00
Curb Removal	Meter	Jan. 1/22	\$25.00
Asphalt Cut Restoration	Square meter	Jan. 1/22	\$21.00 (vertical 25m)
Pavement Degradation (Contractor/utilities)	Pavement Quality Index (PQI) & \$/square meter	Jan. 1/22	Good (80-100 PQI)-\$35.00 Adequate (60-80 PQI)-\$28.00 Fair (30-60 PQI)-\$21.00 Poor (1-30 PQI)-\$14.00
Winter Maintenance			
Winter Maintenance -Unassumed Subdivisions		Jan. 1/22	Charge Actual Cost
		Jan. 1/22	Winter Season plus 15% + Admin. Fee
Traffic Control & Lighting			
Flashers Barricades	Day	Jan. 1/22	\$3.25
Traffic Control Signs	Day	Jan. 1/22	\$4.00
Traffic Cones	Day	Jan. 1/22	\$1.50
Traffic Signal Timing Information		Jan. 1/22	\$135.00

SCHEDULE 2
2022 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: CORPORATE SERVICES		
<u>Facilities</u>		
Property Rentals	Jan. 1/22	Agreement
<u>Human Resources</u>		
Room Rentals	Jan. 1/22	Agreement
<u>Purchasing</u>		
Bidding Documents - on-line purchases	Jan. 1/22	\$40.00
<u>Realty Services</u>		
Property Rentals	Jan. 1/22	Contracts
Residential Revenue	Jan. 1/22	Contracts
Vacant Land Revenue	Jan. 1/22	Contracts
Agricultural Land Revenue	Jan. 1/22	Contracts
Skate Sharpening Property Revenue	Jan. 1/22	Contracts
Underground Encroachment Revenue	Jan. 1/22	Contracts
Sidewalk Cafes	Jan. 1/22	Contracts
Outdoor Advertisements	Jan. 1/22	Contracts
Woodhull - Interments	Jan. 1/22	\$550.00
Woodhull - Sale of Plot ⁽¹⁾	Jan. 1/22	\$650.00
Air/Land Rights Rental	Jan. 1/22	Contracts
Note (1): The price of a plot in the Woodhull Cemetery is \$650; however \$350 is placed into a perpetual care fund for the Cemetery with \$300 credited to the Realty Services account.		
<u>Risk Management</u>		
Admin fee - claims recovery	Jan. 1/22	1% of claim amount, \$50.00 minimum
Admin fee - event insurance premium	Jan. 1/22	\$5.00 - premium less than \$100.00, \$10.00 - premium more than \$100.00
<u>Technology Services</u>		
Printing Charges	Jan. 1/22	Actual Costs
SERVICE GROUPING: CORPORATE PLANNING & ADMINISTRATION		
<u>Information & Archive Management</u>		
Sale Misc. Documents:		
i) Photocopies	Jan. 1/22	\$0.20
Records Research Request (per 15 minutes of research time)	Jan. 1/22	\$7.50

SCHEDULE 2
2022 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: COUNCIL SERVICES		
<u>Municipal Election</u>		
Sale Misc. Documents (details below)		
Photocopies	Jan. 1/22	\$0.20/page
Ward & Poll Maps	Jan. 1/22	\$5.00/ward
City Map	Jan. 1/22	\$10.00
Election Results	Jan. 1/22	\$20.00
Street Index	Jan. 1/22	\$20.00
Additional Copies of Voter's List		
Per Ward	Jan. 1/22	\$25.00
All Wards	Jan. 1/22	\$350.00
SERVICE GROUPING: PUBLIC SUPPORT SERVICES		
<u>Taxation</u>		
Revenue Division:		
Tax Certificates	Jan. 1/22	\$59.00
Tax Account Ownership Changes	Jan. 1/22	\$37.00
New Tax Account or Roll Number	Jan. 1/22	\$67.00
Notice of Past Due Property Taxes (greater than \$200)	Jan. 1/22	\$8.00
Property Title Searches Prior to Registration of Tax Arrears Certificates	Jan. 1/22	\$111.00
Miscellaneous Revenue Fees:		
Mortgagee Tax Confirmations	Jan. 1/22	\$26.00
Duplicate Tax Bill	Jan. 1/22	\$26.00
Receipt - Income Tax Account Statements	Jan. 1/22	\$35.00
Account Statements:		
Tax Statement without Transactions	Jan. 1/22	\$26.00
Tax Statement with Transactions	Jan. 1/22	\$35.00
Tax Account Analysis (per hour)	Jan. 1/22	\$73.00
Returned Cheques PAP, EFT, PAD (NSF) - Taxation	Jan. 1/22	\$45.00
Cost Recoveries on Tax Registrations	Jan. 1/22	Actual Costs
Addition to Tax Roll Fee	Jan. 1/22	\$25.00
Addition to Tax Roll Fee (POA Fines)	Jan. 1/22	\$25.00

SCHEDULE 2
2022 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
Licensing & Certificates		
Non- Residential Boulevard Application Fee	Jan. 1/22	\$150.00
Non-Residential Boulevard Parking Rentals (square feet)		
i) Non Profit or Charity	Jan. 1/22	\$0.87
ii) Commercial Site	Jan. 1/22	\$1.73
iii) Commercial Site Downtown	Jan. 1/22	\$4.80
Oaths		
i) Commissioner of Oaths	Jan. 1/22	\$30.00
ii) Statutory Declaration	Jan. 1/22	\$45.00
Street Closing:		
- Appraisal Fee	Jan. 1/22	\$260.00
- Application Fee	Jan. 1/22	\$165.00
- Advertising	Jan. 1/22	\$1,182.00
Nevada Licences	Jan. 1/22	3% prize value
Raffle Licences	Jan. 1/22	3% prize value
Bingo Licences	Jan. 1/22	\$90.00
Marriage Licences	Jan. 1/22	\$140.00
Civil Ceremony	Jan. 1/22	\$275.00
Ceremony Witness Fee	Jan. 1/22	\$25.00
Foreign Pension Certificates	Jan. 1/22	\$30.00
Municipal Information Form (formerly listed as LLBO Approval)	Jan. 1/22	\$25.00
Municipal Significance Designation Letter/ Temporary Extension of Liquor Licence Approval	Jan. 1/22	\$50.00
Vital Statistics:		
i) Death Registration	Jan. 1/22	\$40.00
ii) Notice of Out of Town Death	Jan. 1/22	\$35.00
Sundry Receipts		
i) Hearing Fee	Jan. 1/22	\$150.00
ii) Municipal Approval - Lottery Licences	Jan. 1/22	\$50.00
iii) Committee Room Rentals	Jan. 1/22	\$150.00
iv) Street Encroachment Agreements - with a PIN submission	Jan. 1/22	\$250.00
v) Street Encroachment Agreements - without a PIN submission (applicable to residential properties only)	Jan. 1/22	\$300.00
vi) Street Encroachment Agreements - annual rental charge	Jan. 1/22	\$10.00 per square metre

SCHEDULE 2 2022 FEES AND CHARGES FINANCIAL MANAGEMENT

Service/Activity	2022 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: FINANCIAL MANAGEMENT		
<u>Finance</u>		
Addition to Tax Roll Fee	Jan. 1/22	\$25.00
Addition to Tax Roll Fee - POA Fines	Jan. 1/22	\$25.00
Statement Summary of Outstanding Invoices - Accounts Receivable (A/R)	Jan. 1/22	\$27.00
Returned Items such as Cheques, PAP, EFT, PAD, Credit card, (i.e. NSF):		
- Financial Services (Corporate wide application except as below:)	Jan. 1/22	\$45.00
- POA Fines Only	Jan. 1/22	\$35.00
- Admin Fees POA Fines Only	Jan. 1/22	\$10.00
Retrieval of Cashed A/P Cheques	Jan. 1/22	\$26.00
Provincial Offenses Act Collection Agency Fee Recovery	Jan. 1/22	Actual Percentage
Miscellaneous Accounts Receivable Collection Agency Fee Recovery	Jan. 1/22	Actual Percentage
Lawyers Responses	Jan. 1/22	\$60.00
<u>Corporate Financing</u>		
Property Rentals	Jan. 1/22	Contract

SCHEDULE 3 2023 FEES AND CHARGES CULTURE SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
<u>SERVICE GROUPING: CENTENNIAL HALL</u>		
i) Hall Rentals		
(a) Auditorium		
Theatre Style (Monday - Thursday, Sunday)	Jan. 1/23	\$2,500 or 10% gross gate to a maximum of \$4,000, whichever is greater
Banquet Style	Jan. 1/23	\$1,500.00
Banquet Style - June, July, August	Jan. 1/23	\$1,000.00
New Year's Eve	Jan. 1/23	\$2,500.00
Rehearsal Stage	Jan. 1/23	\$600.00
(b) Banquet Hall		
Monday through Friday	Jan. 1/23	\$1,000.00
Sunday, Saturday, Holidays	Jan. 1/23	\$1,000.00
New Year's Eve	Jan. 1/23	\$2,000.00
One-half Banquet Hall	Jan. 1/23	\$500.00
Trade Shows (per day)	Jan. 1/23	\$1,000.00
(c) Lounge	Jan. 1/23	\$250.00
(d) Lounge - After Events	Jan. 1/23	\$200.00
(e) Entire Building (Convention Rate)	Jan. 1/23	\$3,500.00
(f) Entire Building (Trade Show Rate)	Jan. 1/23	\$3,500.00
(g) Early/Late Access Charge/hour (Prior to 8:00 a.m./after 1:00 p.m.)	Jan. 1/23	\$50.00
(h) Move In/Move Out	Jan. 1/23	50% of applicable rate
(i) Women's Canadian Club	Jan. 1/23	\$850.00
(j) Teen Dances or Pub Nights (Banquet Hall only)	Jan. 1/23	\$1,000.00
(k) Catering Surcharge	Jan. 1/23	7% of gross catering revenue or \$0.70/person
ii) Bar Receipts		
Centennial Hall License - Rates	Jan. 1/23	Market
iii) Canteen Receipts - Snacks	Jan. 1/23	Market
iv) Checkroom Receipts	Jan. 1/23	Market
v) Sundry Receipts	Jan. 1/23	Market
vi) Chair Removal	Jan. 1/23	Market
vii) Catering Revenue Self Catering	Jan. 1/23	Market & 7% of admissions
viii) Ticket Surcharge <i>Fanshawe Symphonic Chorus and Local Community Events are excluded.</i>	Jan. 1/23	\$1.00 per ticket

Note:

1. Non-profit organizations which book a series of events, in advance, (at least six events per calendar year) and which require a very limited amount of set-up and maintenance will receive a reduced rate.

SCHEDULE 3 2023 FEES AND CHARGES ENVIRONMENTAL SERVICES

Service/Activity	Unit of Measure	2023 PROPOSED	
		Effective Date	Fee
<u>SERVICE GROUPING: GARBAGE RECYCLING & COMPOSTING</u>			
<u>Recycling & Composting</u>			
Grass Clippings	Bag	Jan. 1/23	\$1.50
Bagged Residential Garbage	Bag	Jan. 1/23	\$1.50
Composters and Digesters	Unit	Jan. 1/23	\$35.00
Blue Box (maximum of two boxes per purchase)	Box	Jan. 1/23	\$6.00
Woodchips, compost, compost/soil mix	Bag	Jan. 1/23	\$5.00
Blue Box Processing Fees	Agreement	Jan. 1/23	Agreement
Recycling Carts	Cart	Jan. 1/23	\$80.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/23	\$130.00
Multi-Residential Buildings-Twice per week collection	Per unit per year	Jan. 1/23	\$4.50
<u>Garbage Collection & Disposal</u>			
Waste Collection Fees:			
Garbage Tag	Tag	Jan. 1/23	\$1.50
Collection Charges	Agreement	Jan. 1/23	Agreement
Multi-Residential Buildings Bin Rental	Month / Bin	Jan. 1/23	\$25.00
Multi-Residential Buildings - Twice per week collection	Per unit per year	Jan. 1/23	\$4.50
Waste Management By-law WM-12, Part 12 (Owner has failed to comply with WM-12, Part 12; City collects waste at expense of owner)	Hour	Jan. 1/23	\$130.00
Multi-Residential Buildings-Additional or Return pickup service requested	Event	Jan. 1/23	\$130.00
Solid Waste Disposal Fees:			
Household Hazardous Special Waste - Middlesex County	Agreement	Jan. 1/23	Agreement
Household Hazardous Special Waste - Elgin County	Agreement	Jan. 1/23	Agreement
Business Waste	Tonne	Jan. 1/23	\$75.00
Business Waste - minimum vehicle tare weight of 10 tonnes - charge account only	Tonne	Jan. 1/23	\$46.00
Municipally controlled waste from adjacent separated municipalities	Tonne	Jan. 1/23	\$43.00
Recycling Process Residuals	Tonne	Jan. 1/23	\$40.00
Landfill Disposal Small Load Residential Waste:			
0-100	Kilograms	Jan. 1/23	\$8.00
101-200	Kilograms	Jan. 1/23	\$15.00
201-400	Kilograms	Jan. 1/23	\$30.00
401-600	Kilograms	Jan. 1/23	\$45.00
601-800	Kilograms	Jan. 1/23	\$60.00
801-1,000	Kilograms	Jan. 1/23	\$75.00
Over 1,000	Kilograms	Jan. 1/23	\$75.00

SCHEDULE 3 2023 FEES AND CHARGES ENVIRONMENTAL SERVICES

Service/Activity	Unit of Measure	2023 PROPOSED	
		Effective Date	Fee
Waste from Outside Service Area accepted under Ministerial Order	Tonne	Jan. 1/23	\$150.00
Minimum Charge for Business (excluding residential & charitable organization waste)	Transaction	Jan. 1/23	\$75.00
Daily Cover Tipping Fee	Tonne	Jan. 1/23	\$11.00
Asbestos Waste	Lump sum 1 st load	Jan. 1/23	\$350.00
	Lump sum 2 nd load	Jan. 1/23	\$100.00
	Plus per tonne	Jan. 1/23	\$75.00
Brownfield Waste Tipping Fee	Tonne	Jan. 1/23	\$34.00
Drop-off Depot Fees:			
Renovation Materials			
Small Load		Jan. 1/23	\$25.00
Car Load		Jan. 1/23	\$50.00
Truck, Van, Small Trailer Load		Jan. 1/23	\$70.00
Appliances Containing Ozone Depleting Substances	Unit	Jan. 1/23	\$20.00

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING: NEIGHBOURHOOD & RECREATION SERVICES				
Aquatics				
Lessons: (all pools)				
Swim Lesson - Child - 30 Min - per class	Jan. 1/23	\$10.50		
Swim Lesson - Child - 45 Min - per class	Jan. 1/23	\$12.50		
Swim Lesson - Adult - 45 Min - per class	Jan. 1/23	\$13.20		
Swim Lesson - Private - 30 Min - per class	Jan. 1/23	\$27.20		
Swim Lesson - Semi Private - 30 Min - per class	Jan. 1/23	\$19.00		
Swim Lesson - SU - Private - 30 Min - per class	Jan. 1/23	\$27.20		
Swim Lesson - SU - Semi Private - 30 Min - per class	Jan. 1/23	\$19.00		
Swim Lesson - Low Ratio - per class	Jan. 1/23	\$13.35		
Leadership & Specialty Courses	Jan. 1/23	\$10.00-\$500.00		
Leadership 2nd Chance Fee 80% Discount on original fee				
Competitive Teams - Full Summer	Jan. 1/23	\$121.00		
Baby Aqua Fit	Jan. 1/23	\$40.00		
Small Ratio Class Fee	Jan. 1/23	\$95.00		
Admissions:				
Child Per Visit Admission	Jan. 1/23	\$4.50		
Adult Per Visit Admission	Jan. 1/23	\$6.25		
Senior Per Visit Admission	Jan. 1/23	\$5.25		
Family Per Visit Admission	Jan. 1/23	\$16.00		
Promotional Admission	Jan. 1/23	\$0.00-\$10.00		
Passes:				
Family Pass Full Summer	Jan. 1/23	\$225.00		
Family Pass 1/2 Summer	Jan. 1/23	\$124.00		
Child 10 Visit Pass	Jan. 1/23	\$27.00		
Child 3 Month Pass	Jan. 1/23	\$110.00		
Adult 10 Visit Pass	Jan. 1/23	\$47.75		
Adult 3 Month Pass	Jan. 1/23	\$195.00		
Senior 10 Visit Pass	Jan. 1/23	\$40.00		
Senior 3 Month Pass	Jan. 1/23	\$138.00		
Outdoor Pool Rental:				
Heated	Jan. 1/23	\$94.00		
Thames Pool - Entire facility	Jan. 1/23	\$326.00		
Wading Pools	Jan. 1/23	\$30.00		
South London:				
Corporate	Jan. 1/23	\$167.00	Sep. 1/23	\$171.00
Affiliates	Jan. 1/23	\$150.00	Sep. 1/23	\$153.00
Canada Games Aquatic Centre				
Corporate	Jan. 1/23	\$269.50	Sep. 1/23	\$275.00
Affiliates	Jan. 1/23	\$229.00	Sep. 1/23	\$233.00
Major Meets 20% discount (Per Council Directive for rentals over 36 hours)	Jan. 1/23	\$186.00		
Carling Heights Optimist Community Centre				
Corporate	Jan. 1/23	\$97.00	Sep. 1/23	\$99.00
Affiliates	Jan. 1/23	\$88.00	Sep. 1/23	\$90.00
Lifeguard Costs (per hour)				
Birthday Parties (per child)	Jan. 1/23	\$20.00		
Fee to ride slide for Birthday parties (South London)	Jan. 1/23	\$2.00		
Leadership Manuals	Jan. 1/23	\$10.00-\$200.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Arenas				
Public Skating				
Admissions:				
Public Skate: Adult	Jan. 1/23	\$4.75		
Public Skate: Youth (13-18)	Jan. 1/23	\$4.00		
Public Skate: Child	Jan. 1/23	\$3.75		
Public Skate: PD Day	Jan. 1/23	\$3.75		
Public Skate: Seniors	Jan. 1/23	\$4.00		
Family Pass	Jan. 1/23	\$8.50		
Child 20 Skate Pass	Jan. 1/23	\$45.00		
Teen 20 Skate Pass	Jan. 1/23	\$49.50		
Adult 20 Skate Pass	Jan. 1/23	\$63.00		
Senior 20 Skate Pass	Jan. 1/23	\$50.00		
Family 20 Skate Pass	Jan. 1/23	\$98.00		
Ice Activity: Shiny Hockey (Per person per session)	Jan. 1/23	\$8.50		
Ticket Ice (Per person per session)	Jan. 1/23	\$11.00	Sept. 1/23	\$11.50
Learn to Skate:				
Learn-to-Skate (Pre-School)	Jan. 1/23	\$55.00	Sept. 1/23	\$56.00
Learn-to-Skate (Child)	Jan. 1/23	\$59.50	Sept. 1/23	\$60.50
Learn-to-Skate (Adult)	Jan. 1/23	\$107.00	Sept. 1/23	\$109.00
Ice Rates (Per Hour):				
Winter Rental: Minor Affiliate	Jan. 1/23	\$184.00	Sept. 1/23	\$187.00
Winter Rental: Minor Prime	Jan. 1/23	\$196.00	Sept. 1/23	\$199.00
Winter Rental: Standard (Adult)	Jan. 1/23	\$246.00	Sept. 1/23	\$250.00
Winter Rental: Standard Adult Contract	Jan. 1/23	\$233.00	Sept. 1/23	\$236.50
Winter Rental: Special/Last Minute Non Prime Time	Jan. 1/23	\$111.00		
Winter Rental: Special/Last Minute Prime Time	Jan. 1/23	\$139.00		
Winter Rental: Commercial	Jan. 1/23	\$258.00	Sept. 1/23	\$262.00
Non-Prime Standard	Jan. 1/23	\$196.00	Sept. 1/23	\$199.00
Non-Prime - Minor	Jan. 1/23	\$157.50	Sept. 1/23	\$160.00
Non-Prime - Commercial	Jan. 1/23	\$206.00	Sept. 1/23	\$209.50

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Off-season - Adult	Jan. 1/23	\$262.00		
Off-season - Minor	Jan. 1/23	\$210.00		
Off-season - Minor Non Prime	Jan. 1/23	\$164.00		
Off-season - Commercial	Jan. 1/23	\$275.00		
Year Round Dry Pad: Adult	Jan. 1/23	\$60.00	Sept. 1/23	\$61.00
Year Round Dry Pad: Minor	Jan. 1/23	\$46.00	Sept. 1/23	\$47.00
Year Round Dry Pad: Commercial	Jan. 1/23	\$60.00	Sept. 1/23	\$61.00
Contract Amendment Fee (per amendment)	Jan. 1/23	\$8.00		
High School Hockey Service Fee	Jan. 1/23	\$17.00		
Storage Fee - Small (per year)	Jan. 1/23	\$235.50		
Storage Fee - Large (per year)	Jan. 1/23	\$470.00		
Community Centres				
Youth Programs				
Adult Programs				
<i>Refer to fees listed under Community Recreation & Leisure Programs</i>				
Gym and Meeting Room Rentals:				
Gymnasium Rentals (hourly)				
Large	Jan. 1/23	\$106.50		
Medium	Jan. 1/23	\$48.49		
Small	Jan. 1/23	\$40.58		
Meeting Rooms Rentals (hourly)				
Standard	Jan. 1/23	\$29.16		
Large	Jan. 1/23	\$40.58		
Note:				
Children and Youth rates will be at 75% of the standard fee.				
Commercial rates will be charged an additional 80% of the standard fee.				
Court Rentals (hourly)				
Volleyball court	Jan. 1/23	\$40.58		
Badminton/Pickleball court	Jan. 1/23	\$26.28		
Recreational Drop-In-Fees:				
Child	Jan. 1/23	\$2.75		
Youth	Jan. 1/23	\$2.75		
Adult	Jan. 1/23	\$4.75		
Older Adult/Senior	Jan. 1/23	\$4.50		
Family	Jan. 1/23	\$10.00		
10 Visit Pass:				
Child	Jan. 1/23	\$21.90		
Youth	Jan. 1/23	\$21.90		
Adult	Jan. 1/23	\$37.83		
Older Adult/Senior	Jan. 1/23	\$35.84		
Family	Jan. 1/23	\$79.65		
Weight Room or Aerobics:				
Youth - Daily Pass	Jan. 1/23	\$4.25		
10 Session Pass	Jan. 1/23	\$33.85		
3 Month Pass	Jan. 1/23	\$84.62		
6 Month Pass	Jan. 1/23	\$169.25		
1 Year Pass	Jan. 1/23	\$338.50		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Adult - Daily Pass	Jan. 1/23	\$5.50		
10 Session Pass	Jan. 1/23	\$43.81		
3 Month Pass	Jan. 1/23	\$109.51		
6 Month Pass	Jan. 1/23	\$219.03		
1 Year Pass	Jan. 1/23	\$438.05		
Senior - Daily Pass	Jan. 1/23	\$4.50		
10 Session Pass	Jan. 1/23	\$35.84		
3 Month Pass	Jan. 1/23	\$89.60		
6 Month Pass	Jan. 1/23	\$179.20		
1 Year Pass	Jan. 1/23	\$358.41		
North London Centre				
Memberships:				
Adult Racquets (tennis/squash)	Jan. 1/23	\$193.26		
Adult Racquets - Spouse of a member	Jan. 1/23	\$116.98		
Seniors (55+) Racquets	Jan. 1/23	\$116.98		
Youth (under 19) Racquets	Jan. 1/23	\$116.98		
Family Racquets	Jan. 1/23	\$343.72		
Squash	Jan. 1/23	\$70.13		
Tennis Court Bookings:				
Member - Prime	Jan. 1/23	\$27.38		
Member - Non Prime	Jan. 1/23	\$21.91		
Member - same day booking	Jan. 1/23	\$18.09		
Non Member - Prime	Jan. 1/23	\$35.91		
Non Member - Non Prime	Jan. 1/23	\$28.42		
Non Member - same day booking	Jan. 1/23	\$22.61		
Squash:				
Member - Prime	Jan. 1/23	\$14.65		
Member - Non Prime	Jan. 1/23	\$11.97		
Non Member - Prime	Jan. 1/23	\$18.27		
Non Member - Non Prime	Jan. 1/23	\$14.98		
Rollerskating Admission:				
Seniors (55+)	Jan. 1/23	\$7.75		
Adult	Jan. 1/23	\$8.25		
Child	Jan. 1/23	\$6.00		
Skate Rental	Jan. 1/23	\$4.75		
10 Visit Skate Pass:				
Seniors (55+)	Jan. 1/23	\$61.73		
Adult	Jan. 1/23	\$65.71		
Child	Jan. 1/23	\$47.79		
Seniors Centres and Programs				
Membership Fees:				
One Centre Only (Per Year)	Jan. 1/23	\$48.51		
Both Centres (Per Year)	Jan. 1/23	\$61.65		
Senior Satellites (Per Year) Per Satellite	Jan. 1/23	\$10.56		
Seniors Centre Member Programs	Jan. 1/23	\$1.00-\$5.00		
Senior Satellites (Per Year) Multi-Site Bundle	Jan. 1/23	\$29.67		
Seniors Satellites Programs	Jan. 1/23	\$2.15 - \$10.25		
Special Events	Jan. 1/23	\$9.00 - \$15.00		
Bus Trips	Jan. 1/23	\$80.00-\$120.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Community Recreation & Leisure Programs				
Youth Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/23	\$36.40	Apr. 1/23	\$36.95
Day Camp (per week):				
Neighbourhood Camp Base Fee	Jan. 1/23	\$140.40	Apr. 1/23	\$142.51
Specialty Theme Camp Base Fee	Jan. 1/23	\$148.46 - \$247.83	Apr. 1/23	\$150.69 - \$251.55
Before or After Program	Jan. 1/23	\$32.00		
Before and After Program	Jan. 1/23	\$47.00		
PD Day Camps	Jan. 1/23	\$31.00		
Youth Camp/Summer Surprise	Jan. 1/23	\$168.35	Apr. 1/23	\$170.88
Leadership				
Leader in Training I	Jan. 1/23	\$80.52	Apr. 1/23	\$81.72
Leader in Training II	Jan. 1/23	\$144.30	Apr. 1/23	\$146.47
Leader in Training III	Jan. 1/23	\$189.27	Apr. 1/23	\$192.11
Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/23	\$67.22	Apr. 1/23	\$68.22
Older Adult Programs				
Fall/Winter/Spring (Average Fee-8 weeks)	Jan. 1/23	\$67.22	Apr. 1/23	\$68.22
Golf				
Golf Courses				
Green Fees:				
Thames Valley Golf Course Green Fees:				
Member Classic Green Fees				
Shoulder season	Jan. 1/23	\$22.00		
Prime Time	Jan. 1/23	\$27.00		
Non Prime Time	Jan. 1/23	\$22.00		
Twilight	Jan. 1/23	\$17.00		
Junior Rate	Jan. 1/23	\$14.00		
Guest Classic Green Fees				
Shoulder season	Jan. 1/23	\$35.00		
Prime Time	Jan. 1/23	\$45.00		
Non Prime Time	Jan. 1/23	\$38.00		
Twilight	Jan. 1/23	\$25.00		
Junior Rate	Jan. 1/23	\$20.00		
Cart & Golf Package	Jan. 1/23	\$58.00		
Hickory Green Fees Member				
All Day	Jan. 1/23	\$14.00		
Junior Rate	Jan. 1/23	\$12.00		
Hickory Green Fees Guest				
All Day	Jan. 1/23	\$23.00		
Junior Rate	Jan. 1/23	\$19.00		
Hickory 9 Hole - Special	Jan. 1/23	\$19.00		
Fanshawe Golf Course Green Fees:				
Traditional Green Fees Member				
Shoulder season	Jan. 1/23	\$22.00		
Prime Time	Jan. 1/23	\$27.00		
Non Prime Time	Jan. 1/23	\$22.00		
Twilight	Jan. 1/23	\$17.00		
Junior Rate	Jan. 1/23	\$14.00		
Traditional Classic Green Fees:				
Shoulder season	Jan. 1/23	\$35.00		
Prime Time	Jan. 1/23	\$45.00		
Non Prime Time	Jan. 1/23	\$38.00		
Twilight	Jan. 1/23	\$25.00		
Junior Rate	Jan. 1/23	\$20.00		
Cart & Golf Package	Jan. 1/23	\$58.00		
Quarry Green Fees Member:				
Shoulder season	Jan. 1/23	\$17.00		
Prime Time	Jan. 1/23	\$22.00		
Non Prime Time	Jan. 1/23	\$20.00		
Twilight	Jan. 1/23	\$17.00		
Junior Rate	Jan. 1/23	\$14.00		
Quarry Green Fees Guest:				
Shoulder season	Jan. 1/23	\$29.00		
Prime Time	Jan. 1/23	\$36.00		
Non Prime Time	Jan. 1/23	\$33.00		
Twilight	Jan. 1/23	\$26.00		
Junior Rate	Jan. 1/23	\$21.00		
Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/23	\$48.00		
Non Prime Time Cart & Golf Package (Quarry Only)	Jan. 1/23	\$42.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
River Road Green Fees Member				
Shoulder season	Jan. 1/23	\$17.00		
Prime Time	Jan. 1/23	\$22.00		
Non Prime Time	Jan. 1/23	\$20.00		
Twilight	Jan. 1/23	\$17.00		
Junior Rate	Jan. 1/23	\$14.00		
River Road Green Fees Guest				
Shoulder season	Jan. 1/23	\$29.00		
Prime Time	Jan. 1/23	\$36.00		
Non Prime Time	Jan. 1/23	\$33.00		
Twilight	Jan. 1/23	\$26.00		
Junior Rate	Jan. 1/23	\$21.00		
Other Green Fees				
Fanshawe - Parkside Nine	Jan. 1/23	\$0.00		
Promotional Rates	Jan. 1/23	\$20.00-\$50.00		
Unlimited Membership All Courses (7 days)				
Adult	Jan. 1/23	\$1,575.00		
Adult Payment Plan (Mar-Jul 15)	Jan. 1/23	\$1,625.00		
Senior (65 and over)	Jan. 1/23	\$1,425.00		
Senior (65 and over) Payment Plan	Jan. 1/23	\$1,475.00		
Youth (9 - 18)	Jan. 1/23	\$475.00		
Youth (9 - 18) Payment Plan	Jan. 1/23	\$525.00		
Intermediate/Student (19 - 24)	Jan. 1/23	\$1,000.00		
Intermediate (25 - 29)	Jan. 1/23	\$1,050.00		
Intermediate/Student (19 - 24) Payment Plan	Jan. 1/23	\$1,050.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends	Jan. 1/23	\$1,200.00		
Value (19+) any course Mon to Fri, restricted to RR, Quarry and Hickory on weekends Payment Plan	Jan. 1/23	\$1,250.00		
Hickory (9 - 18)	Jan. 1/23	\$275.00		
Unlimited Hickory (19+) (7 Days)	Jan. 1/23	\$650.00		
Regular Memberships (7 days):				
Adult (19+)	Jan. 1/23	\$279.00		
Senior (65 and over)	Jan. 1/23	\$259.00		
Youth (9 - 18)	Jan. 1/23	\$149.00		
Hickory (19 and over)	Jan. 1/23	\$159.00		
Hickory (9 - 18)	Jan. 1/23	\$49.00		
Golf Lessons:				
Spectrum Adult & Senior Spring Classes	Jan. 1/23	\$115.00		
Spectrum Junior Boy/Girls Summer Classes	Jan. 1/23	\$125.00		
Spectrum Boot Camp	Jan. 1/23	\$140.00		
Spectrum Winter Junior Classes	Jan. 1/23	\$80.00		
Spectrum Winter Adult Classes	Jan. 1/23	\$110.00		
Pro Shop Services:				
Electric Cart Rental:				
Electric Cart Rental: Single Riders				
Prime Time (All Courses)	Jan. 1/23	\$20.00		
Non Prime Time (All Courses)	Jan. 1/23	\$17.00		
Hickory (any time)	Jan. 1/23	\$13.00		
Electric Cart Rental - 18 Hole Unlimited	Jan. 1/23	\$775.00		
Electric Cart Rental - 20X Rides 18 Holes Prime	Jan. 1/23	\$340.00		
Electric Cart Rental - 20X Rides 18 Holes Non Prime	Jan. 1/23	\$260.00		
Electric Cart Rental - 20X Rides 9 Holes	Jan. 1/23	\$170.00		
Pro Shop Rentals:				
Pull Carts	Jan. 1/23	\$5.00		
Pull Carts Annual Fee	Jan. 1/23	\$100.00		
Club Rental 18 holes	Jan. 1/23	\$10.00		
Club Rental 9 holes	Jan. 1/23	\$5.00		
Club Storage (Season) - Adult	Jan. 1/23	\$75.00		
Club Storage (Season) - Power Caddie	Jan. 1/23	\$110.00		
Indoor Range - One Hour	Jan. 1/23	\$5.00		
Indoor Range - 1/2 Hour	Jan. 1/23	\$3.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Special Events Coordination				
Special Events:				
Major Special Event Admin. Fee	Jan. 1/23	\$73.80		
Other Administration Fee	Jan. 1/23	\$36.65		
Attendants (per hour)	Jan. 1/23	\$17.50		
Beer Gardens Permit (per event)	Jan. 1/23	\$355.55		
Kiwanis Memorial Bandshell Victoria Park (per hour)	Jan. 1/23	\$16.50		
Non-Profit Parkland Rental Fee ≥8 (per day)	Jan. 1/23	\$104.57		
Commercial Parkland Rental Fee (per day)	Jan. 1/23	\$735.50		
Showmobile Rental-Private/Commercial	Jan. 1/23	\$642.15		
Showmobile Rental-Not for Profit	Jan. 1/23	\$576.30		
Vendor Permits –/unit/year with business license	Jan. 1/23	\$39.80		
Vendor Permits –/event no business license	Jan. 1/23	\$124.75		
Vendor Permit - 1-3 days (under 10 ft.)	Jan. 1/23	\$62.65		
Vendor Permit - 1-3 days (over 10 ft.)	Jan. 1/23	\$124.75		
Vendor Permit - 4+ days (under 10 ft.)	Jan. 1/23	\$73.80		
Vendor Permit - 4+ days (over 10 ft.)	Jan. 1/23	\$140.30		
Electrical Service (per ped./day)	Jan. 1/23	\$10.45		
Picnic Tables (per table)	Jan. 1/23	\$28.70		
Water Service (per day)	Jan. 1/23	\$25.00		
Hay Bale	Jan. 1/23	\$6.80		
Skateboard Feature Removal	Jan. 1/23	\$1,527.30		
Bleacher Rental	Jan. 1/23	\$851.25		
Bleacher Rental - each additional day	Jan. 1/23	\$364.60		
Garbage Bin -per event not on CoL property	Jan. 1/23	\$12.80		
Springbank Gardens Special Event Set Up Fee (per hour)	Jan. 1/23	\$34.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Filming (Commercial/For Profit) per day		\$100.00		
Filming (Not for Profit) flat rate		\$50.00		
Filming Student Project		\$0.00		
Filming B Roll		\$25.00		
Movie Screen	Jan. 1/23	\$30/day		
Clean Up Deposit	Jan. 1/23	\$1,000.00		
Barricades -per event not on COL property	Jan. 1/23	\$6.15		
Civic Garden Complex - Hall Rentals:				
Horticultural Group Rentals (per hour)	Jan. 1/23	\$19.20		
Wedding Rate - Half Day	Jan. 1/23	\$670.80		
Wedding Rate - Full Day	Jan. 1/23	\$1,042.30		
Special Occasions (maximum 4 Hours)	Jan. 1/23	\$335.40		
Special Occasions - Full Day	Jan. 1/23	\$1,042.80		
Commercial - Half Day	Jan. 1/23	\$714.80		
Commercial - Full Day	Jan. 1/23	\$1,340.55		
Conservatory for Pictures (per hour)	Jan. 1/23	\$45.70		
Business Meetings "A" - full day	Jan. 1/23	\$335.40		
Business Meetings "B" - half day	Jan. 1/23	\$224.50		
Rental Set Up Fee (4 hour maximum)	Jan. 1/23	\$181.55		
Springbank Gardens - Private Events:				
Wedding Rate - Half Day	Jan. 1/23	\$670.80		
Wedding Rate - Full Day	Jan. 1/23	\$1,042.30		
Commercial - Half Day	Jan. 1/23	\$714.30		
Commercial - Full Day	Jan. 1/23	\$1,340.55		
Not For Profit Company (under 8 hours)	Jan. 1/23	\$183.60		
Not For Profit Company (over 8 hours)	Jan. 1/23	\$367.80		
Special Occasions (maximum 4 Hours)	Jan. 1/23	\$335.35		
Special Occasions - Full Day	Jan. 1/23	\$1,042.30		
Table for Special Events	Jan. 1/23	\$6.40		
Chair for Special Events	Jan. 1/23	\$1.40		
Rental Set Up Fee (4 hour maximum)	Jan. 1/23	\$181.55		
Dundas Place				
One Block Rental For Profit	Jan. 1/23	\$522.84		
One Block Rental Non Profit	Jan. 1/23	\$261.42		
Four Block Rental For Profit	Jan. 1/23	\$1,568.52		
Four Block Rental Non Profit	Jan. 1/23	\$836.54		
Alcohol Service Fee / Per Block	Jan. 1/23	\$182.99		
Folding Tables	Jan. 1/23	\$10.46		
Picnic Tables	Jan. 1/23	\$20.91		
10X10 Tent	Jan. 1/23	\$78.43		
10X20 Tent	Jan. 1/23	\$182.99		
Propane Heater	Jan. 1/23	\$78.43		
Umbrella with Base	Jan. 1/23	\$10.46		
PA System	Jan. 1/23	\$104.57		
Red Cube Furniture (per set)	Jan. 1/23	\$52.28		
Movie Screen	Jan. 1/23	\$156.85		
Cruiser Table	Jan. 1/23	\$20.91		
Planter Rental (per season)	Jan. 1/23	\$104.57		
Stage Decking (4X4)	Jan. 1/23	\$20.91		
Stage Decking (4X8)	Jan. 1/23	\$31.37		
Sports Services				
Sports Services				
Basketball	Jan. 1/23	\$594.00	Sept. 1/23	\$603.00
Volleyball	Jan. 1/23	\$648.00	Sept. 1/23	\$658.00
Beach Volleyball - Minor - (Per 2 hours)	Jan. 1/23	\$21.00		
Beach Volleyball - Adult - (Per 2 hours)	Jan. 1/23	\$28.00		
Cricket (Per 2 hours)	Jan. 1/23	\$16.00		
Ball Diamond Permit Fees (Per 2 Hours/Week):				
Adult Affiliate	Jan. 1/23	\$49.00		
Minor Affiliate	Jan. 1/23	\$22.00		
Minor Affiliate - Irrigated	Jan. 1/23	\$35.00		
Adult Affiliate - Irrigated	Jan. 1/23	\$80.00		
Lights	Jan. 1/23	\$15.25		
Tournament Rate	Jan. 1/23	Rate +10%		
Non Affiliate Premium	Jan. 1/23	Rate + 5%		
Labatt Park				
Minor Affiliate - 2hrs	Jan. 1/23	\$57.50		
Minor Affiliate - 4hrs	Jan. 1/23	\$84.50		
Minor Affiliate - 6hrs	Jan. 1/23	\$115.00		
Adult Affiliate - 2hrs	Jan. 1/23	\$217.00		
Adult Affiliate - 4hrs	Jan. 1/23	\$326.00		
Stadium Sportsfield Lighting	Jan. 1/23	\$23.00		
Social Function - 4 hours or less	Jan. 1/23	\$506.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Soccer Fees (Per 2 Hours):				
Minor Affiliate Non Irrigated	Jan. 1/23	\$22.00		
Adult Affiliate Non Irrigated	Jan. 1/23	\$29.00		
Minor Affiliate Irrigated	Jan. 1/23	\$65.50		
Minor Affiliate Lighted Irrigated	Jan. 1/23	\$96.00		
City Wide Artificial Turf Affiliate Minor Rate	Jan. 1/23	\$94.00		
City Wide Artificial Turf Affiliate Minor Rate - Lighted	Jan. 1/23	\$131.50		
Adult Affiliate Irrigated	Jan. 1/23	\$96.00		
Adult Affiliate Lighted and Irrigated	Jan. 1/23	\$125.50		
City Wide Artificial Turf Adult Affiliate Rate	Jan. 1/23	\$137.00		
City Wide Artificial Turf Adult Affiliate Rate - Lighted	Jan. 1/23	\$176.00		
City Wide Artificial Turf - Non Prime Time	Jan. 1/23	\$58.00		
Minor Affiliate Mini Irrigated	Jan. 1/23	\$26.50		
Mid-Size Affiliate Minor Irrigated	Jan. 1/23	\$33.00		
Non Affiliate Premium	Jan. 1/23	Rate + 5%		
Storybook Gardens				
Annual Pass:				
One Individual Annual Pass	Jan. 1/23	\$35.40		
Annual Pass, Bulk Purchase Rate, 20-99	Jan. 1/23	\$30.97		
Annual Pass, Bulk Purchase Rate, 100+	Jan. 1/23	\$28.32		
Season Ride Pass	Jan. 1/23	\$30.09		
Regular Admissions (Summer):				
Adult	Jan. 1/23	\$9.00		
Child	Jan. 1/23	\$9.00		
Family	Jan. 1/23	\$32.00		
Group / Corporate Admissions (Summer):				
Adult	Jan. 1/23	\$7.00		
Child	Jan. 1/23	\$7.00		
Special Event Rates (Summer):				
2 for 1 Admission (all ages)	Jan. 1/23	\$5.00		
2 for 1 Admission (Family)	Jan. 1/23	\$20.00		
Special Event (all ages)	Jan. 1/23	\$2.00		
Special Program (all ages)	Jan. 1/23	\$18.00		
Twilight Rate (all ages)	Jan. 1/23	\$5.00		
Regular Admissions (Winter):				
Adult	Jan. 1/23	\$4.50		
Child	Jan. 1/23	\$3.50		
Family	Jan. 1/23	\$13.00		
Special Event #1	Jan. 1/23	\$10.00		
Special Event #2	Jan. 1/23	\$3.00		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
Program Revenue:				
Birthday Parties - Package #1	Jan. 1/23	\$190.00		
Birthday Parties - Package #2	Jan. 1/23	\$230.00		
Celebration Saturday Package	Jan. 1/23	\$300.00		
Celebration Saturday Package or Birthday Parties (extra child - per)	Jan. 1/23	\$12.00		
Specialized Summer Day Camp	Jan. 1/23	\$195.00		
Preschool Mini-Camp	Jan. 1/23	\$95.00		
PD Day Camp	Jan. 1/23	\$55.00		
Educational Program Group	Jan. 1/23	\$9.00		
NOTE: Current members receive 10% discount on all program fees.				
Miscellaneous Revenue:				
Amusement Ride and Activity Tickets, each	Jan. 1/23	\$2.75		
Amusement Ride and Activity Tickets, 20	Jan. 1/23	\$35.00		
Amusement Ride individual day pass	Jan. 1/23	\$14.00		
Amusement Ride individual 1/2 day pass	Jan. 1/23	\$7.00		
Wagon rentals	Jan. 1/23	\$6.00		
Skate rental	Jan. 1/23	\$6.50		
Locker rental	Jan. 1/23	\$3.00		
Additional Program Staff, per hour	Jan. 1/23	\$18.00		
Facility Equipment Rentals:				
Storybook site rental, summer season, per hour	Jan. 1/23	\$362.00		
Storybook site rental, winter season	Jan. 1/23	\$212.50		
Rentals: picnic, chapel, pavilion	Jan. 1/23	\$40.00		
Vender Permit - 1-3 days (under 10 ft.)	Jan. 1/23	\$59.00		
Vender Permit - 1-3 days (over 10 ft.)	Jan. 1/23	\$117.50		
Ultimate Storybook Family Day Pass #1	Jan. 1/23	\$95.00		
Includes: admission, rides, lunch combo (4), beavertail and 10% gift store				
Ultimate Storybook Family Day Pass #2 (option with gift)	Jan. 1/23	\$110.00		
Community Gardens				
Plot Rental Fee	Jan. 1/23	\$43.30		
Rototilling Fee	Jan. 1/23	\$40.00		
Neighbourhood Managed Garden Rental Fee - Full Maintenance (per year)	Jan. 1/23	\$41.62 / 40m ²		
Neighbourhood Managed Garden Rental Fee - water only (per year)	Jan. 1/23	\$17.79 / 40m ²		
Recreation Administration				
Administration				
Picnic Site Reservations (Full Day, NP)	Jan. 1/23	\$61.15		
Picnic Site Reservation (Full Day, P)	Jan. 1/23	\$73.06		
Picnic Site Reservation (Covered, Full Day, NP)	Jan. 1/23	\$87.66		
Picnic Site Reservation (Covered, Full Day, P)	Jan. 1/23	\$102.27		
Extra Fee (51-100 people)	Jan. 1/23	\$35.00		
Extra Fee (101-150 people)	Jan. 1/23	\$70.00		
Extra Fee (151+ people)	Jan. 1/23	\$105.00		
Commercial Fitness Activities in Parks (per hour)	Jan. 1/23	\$28.00		
Park Signage (in designated parks)	Jan. 1/23	\$35.00		
Commercial Activities in Parks (<i>non fitness related, per hour</i>)	Jan. 1/23	\$63.28		
Community Events/Activities in Parks - Small (1-100, per event)	Jan. 1/23	\$118.15		
Community Events/Activities in Parks - Large (101-300, per event)	Jan. 1/23	\$236.30		
Private Events/Activities in Parks - Small (1-100, per event)	Jan. 1/23	\$236.30		
Private Events/Activities in Parks - Large (101-300, per event)	Jan. 1/23	\$472.65		
Commercial Skate Park Rental (per hour)	Jan. 1/23	\$31.64		

SCHEDULE 3 2023 FEES AND CHARGES PARKS, RECREATION & NEIGHBOURHOOD SERVICES

Service/Activity	2023 PROPOSED			
	Effective Date	Fee	Effective Date	Fee
SERVICE GROUPING: PARKS & URBAN FORESTRY				
<u>Forestry Operations - Boulevard Tree Protection By-law CP.-22</u>				
Tree Removal, Restoration				
Tree Size (DBH) Diameter at Breast Height				
<10cm	Jan. 1/23	\$1,240.00		
11cm-20cm	Jan. 1/23	\$1,890.00		
21cm-30cm	Jan. 1/23	\$2,240.00		
31cm-40cm	Jan. 1/23	\$2,590.00		
41cm-50cm	Jan. 1/23	\$3,740.00		
51cm-60cm	Jan. 1/23	\$4,090.00		
61cm-70cm	Jan. 1/23	\$4,440.00		
71cm-80cm	Jan. 1/23	\$5,490.00		
81cm-90cm	Jan. 1/23	\$5,840.00		
91cm-100cm	Jan. 1/23	\$7,190.00		
101cm-120cm	Jan. 1/23	\$9,040.00		
121cm-130cm	Jan. 1/23	\$9,390.00		
131cm-140cm	Jan. 1/23	\$10,940.00		
141cm-150cm	Jan. 1/23	\$11,290.00		
151cm-160cm	Jan. 1/23	\$11,640.00		
161cm-170cm	Jan. 1/23	\$11,990.00		
171cm-180cm	Jan. 1/23	\$12,340.00		
181cm-190cm	Jan. 1/23	\$12,690.00		
>191cm	Jan. 1/23	\$13,040.00		
<u>Urban Forestry - Tree Protection By-law C.P.-1515-228</u>				
Injure or Destroy any Tree that the City Planner accepts is hazardous	Jan. 1/23	No fee		
Injure or Destroy any Tree where that Injury, or Destruction is required under any Court Order or an Order issued under in accordance with an Act or Regulation or other By-law	Jan. 1/23	No fee		
Remove any Tree that is fallen, falling, or dead or dying, from natural causes	Jan. 1/23	No fee		
Injure or Destroy one Distinctive Tree	Jan. 1/23	\$100/tree		
Injure or Destroy one to three living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/23	\$75/tree		
- More than 50cm diameter	Jan. 1/23	\$100/tree		
Injure or Destroy four or more living Trees within a Tree Protection Area				
- Less than 50cm diameter	Jan. 1/23	\$75/tree		
- More than 50cm diameter	Jan. 1/23	\$100/tree		
	Jan. 1/23	up to a maximum of \$1,000		
Developer - Subdivision Trees	Jan. 1/23	Cost plus 15% Admin Fee		

**SCHEDULE 3
2023 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BUILDING APPROVALS		
Building Approvals		
Drainlayer Exam Fees	Jan.1/23	\$100.00
Building Lawyers Letters	Jan.1/23	\$90.00/\$120.00
Building Other Letters	Jan.1/23	\$60.00/\$120.00
Zoning Compliance Letters	Jan.1/23	\$100.00
Plumbing Information Requests	Jan.1/23	\$95.00 for the first request/permit. Additional permits for the same address, \$15.00 each
Building Control SS & PLN (Subscriptions & Publications)	Jan.1/23	Cost: Appendix A
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Official Plan/Zoning Amendments		
Official Plan Amendment ⁺	Jan. 1/23	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/23	\$11,000.00
Combined OPA/ZBA ⁺	Jan. 1/23	\$20,000.00
Temporary Use By-law ⁺	Jan. 1/23	\$1,300.00
Other Development Applications		
Pre-Application Consultation Fee (refunded upon submission of an application) ⁺	Jan. 1/23	\$250.00
Removal of Holding Provisions ⁺	Jan. 1/23	\$1,000.00
Boulevard Parking Applications	Jan.1/23	\$900.00
Telecommunications Tower Letters	Jan.1/23	\$125.00
Non-sufficient Funds (NSF)	Jan.1/23	\$45.00
Reports & White Prints	Jan.1/23	Appendix B
SERVICE GROUPING: DEVELOPMENT SERVICES		
Development Services		
Municipal Service and Financing Agreements:		
Application Fee ⁺	Jan. 1/23	\$2,000.00
Agreement Processing Fee ⁺	Jan. 1/23	\$3,000.00
Pre-Application Consultation Fee ⁺ (refunded upon submission of an application)	Jan. 1/23	\$250.00
<p>Note: Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.</p>		

**SCHEDULE 3
2023 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES**

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
<u>Site Plan</u>		
Residential 1-5 units ⁺	Jan. 1/23	\$1,000.00
Residential over 5 units ⁺	Jan. 1/23	\$1,000.00 plus \$50.00/unit
Non-Residential Development ⁺ (Applicable to all non-residential site plans)	Jan. 1/23	\$1,000.00 plus variable fee of (total Gross Floor Area sqm - 1000 sqm x \$1.00)
Amendment to existing Site Plan with no building or Addition or no new building ⁺	Jan. 1/23	\$750.00
Plus for Fire Route/Amendment to Fire Route ⁺	Jan. 1/23	\$750.00
Removal of Holding Provision ⁺	Jan. 1/23	\$1,000.00
Extension of Temporary Use By-law ⁺	Jan. 1/23	\$1,300.00
Part Lot Control Exemption ⁺	Jan. 1/23	\$200.00
Municipal Street Renumbering ⁺	Jan. 1/23	\$500.00
Compliance Re-inspections (Subdivision, Condominium and Site Plan) ⁺ (applies after second inspection)	Jan. 1/23	\$250.00
Development Services Lawyers Letters	Jan. 1/23	\$90.00/\$120.00
Official Plan Amendment ⁺	Jan. 1/23	\$12,000.00
Zoning By-law Amendment ⁺	Jan. 1/23	\$11,000.00
Combined Official Plan/Zoning By-law Amendments ⁺	Jan. 1/23	\$20,000.00
Commemorative Street Application Fee ⁺	Jan. 1/23	\$500.00
Street Renaming ⁺	Jan. 1/23	\$500.00 plus costs of signage, installation, advertising and \$200.00 /house
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

SCHEDULE 3
2023 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
Subdivisions: Application Fee ⁺	Jan. 1 /23	\$15,000.00 plus variable fees of \$150.00 per single family lot*, plus \$300.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks**
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone requested if the plan is a "block" plan (single detached lotting not shown) ** there is no fee for road widening or reserve blocks		
Revisions ⁺ Draft Approval Extension ⁺ -Extensions up to 6 months ⁺ -Extensions longer than 6 months ⁺	Jan. 1/23 Jan. 1/23 Jan. 1/23	\$1,000.00 \$1,000.00 \$1,000.00 plus variable fee of \$50.00 per single family lot*, plus \$100.00 per block for multiple family, residential, commercial, industrial, institutional or park blocks** (excludes lots/blocks that have already been registered)
* applicant is required to provide a reasonable estimate of the lot yield based on single detached residential zone ** there is no fee for road widening or reserve blocks		
Subdivision Agreement Registration Part Lot Control ⁺ Minor Variance/Committee of Adjustment ⁺ Deeming By-law ⁺	Jan.1/23 Jan. 1/23 Jan. 1/23 Jan. 1/23	\$70.00 \$200.00 \$400.00 - \$1,200.00 \$1,000.00
Consents: Lot Creation ⁺ Other Consents ⁺ Certification of Deed	Jan. 1/23 Jan. 1/23 Jan.1/23	\$1,500.00 for first lot to be created & \$150.00 for each additional lot \$1,000.00 \$100.00 for first certificate & \$200.00 for each additional certificate
Note: 1) 3 Lodging house units is the equivalent of 1 dwelling unit. 2) All numbers that exceed a whole number shall be taken to the next highest whole number. 3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

SCHEDULE 3
2023 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
Condominium-Amalgamated		
Application Fee ⁺	Jan. 1/23	\$1,800.00
Revision to Application Draft Approval ⁺	Jan. 1/23	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/23	\$100.00
Condominium-Standard, Phased, Common Element, Leasehold		
Application Fee ⁺	Jan. 1/23	\$4,500.00
Revisions to Application or Draft Approval ⁺	Jan. 1/23	\$200.00
Draft Approval Extension Fee ⁺	Jan. 1/23	\$100.00
Condominium-Vacant Land		
Application Fee ⁺	Jan. 1/23	\$7,500.00 plus \$150.00/unit
Revisions to Application or Draft Approval ⁺	Jan. 1/23	\$1,000.00
Draft Approval Extension ⁺	Jan. 1/23	\$500.00
Subdivisions:		
Letters/Statements Required by Condominium Act	Jan.1/23	\$30.00
Engineering Review:		
M.O.E. Certificate of Approval	Jan.1/23	Range of Fixed Fees
Water Permit Fees	Jan.1/23	\$1,200.00/ \$2,400.00
Drawing Review	Jan.1/23	\$60.00/lot or block /submission
ONTARIO FIT IN TARIFF APPLICATIONS		
Micro FIT (renewable electricity generation projects of 10 kW or less)	Jan.1/23	\$60.00
FIT - Category 1 (All rooftop solar panel installations anywhere)	Jan.1/23	\$30.00
FIT - Category 2 (All ground mounted solar panel installations at specific locations with little impact on adjacent properties)	Jan.1/23	\$300.00
FIT - Category 3 (Wind turbines, biomass and biogas installations at specific locations)	Jan.1/23	\$1,000.00
Note:		
1) 3 Lodging house units is the equivalent of 1 dwelling unit.		
2) All numbers that exceed a whole number shall be taken to the next highest whole number.		
3) Fee names marked with "+" will be indexed annually commencing January 1, 2020. As per Amendments to Consolidated Fees and Charges By-Law A-55, the index value for fee increases are to be taken from the same index as Development Charges. The Construction Cost Index uses the 3rd quarter publication from Statistics Canada, available in November of each year. The fees identified are those for 2020, which will be indexed to 2021 values. The index increase generally ranges between 2.5% and 3.5%. Note that after the indexed rate is applied, as per Bylaw A-55, all fees are then rounded to the next highest dollar amount.		

2023 FEES AND CHARGES PLANNING & DEVELOPMENT SERVICES

Appendix A

Fee Detail Information

Building Approvals SS & PLN (Subscriptions and Publications)

Service/Activity	2023 Proposed Fee
Weekly Report	\$7.00 or \$275.00 per year
Monthly Report	\$50.00 per year
Information Request	\$95.00 for the first request/ permit. Additional permits for the same address, \$15 each
Plan Reproductions	\$8.00/ \$4.00 /\$1.00 first
Complete Backflow Prevention Tester Kit	\$35.00
Testing & Inspection Report Forms	\$10.00
Regular Tester Tags and Wires	\$12.50
Plastic Tester Tags and Wires	\$16.00 & \$38.00
NSF Cheques	\$45.00
Xerox Copies	\$0.20 per page

2023 FEES AND CHARGES
PLANNING & DEVELOPMENT SERVICES
Appendix B
Fee Detail Information
Sale of Miscellaneous Reports

Service/Activity	2023 Proposed Fee
Photocopies / Prints - 8.5" X 11" or 8.5 X 14"	\$0.20 per page, minimum charge \$1.00, after 25 pages \$0.10 per page
Photocopies / Prints - 11" X 17"	\$0.50 per page, minimum charge \$2.00, after 10 pages \$0.25 per page
Registered Plans	\$10.00
Registered Plans Index	\$20.00
Condominium Plans	\$20.00 per sheet
Condominium Map Index	\$10.00
Condominium List	\$0.20 per page
Subdivision Activity Map	\$10.00
Vacant Land Inventory	\$18.00
City Maps	
3' X 4' (1 piece map)	\$10.00
City Map 4' X 6' (2 piece map)	\$20.00
Custom Mapping and GIS Requests	Charged on a time and material basis with a minimum charge of \$35.00. Time at \$30.00 per hour, plus paper @ \$0.20 per linear foot. No charge for internal City Projects
Scanning Aerial Photos	
8.5" X 11" or 8.5" X 14" b/w print only (for one as is copy)	\$2.00
8.5" X 11" or 8.5" X 14" b/w print only (with custom scaling/sizing)	\$5.00
Each additional copy of same	\$2.00
Official Plan	
The London Plan –available from City Planning office and City Clerk's Department	\$40.00 (includes HST)
Official Plan Schedules	\$10.00 each map
Zoning	
Zoning By-law (Z-1) (July 1999) Cerlox version, Mapbook and Textbook - available from City Clerk's Department only	\$75.00

SCHEDULE 3 2023 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: ANIMAL SERVICES		
Low Income Subsidized Spay/Neuter & Approved Fostering Organization Program Fees		
Dog:		
Spay/Cryptorchid	Jan. 1/23	\$25.00
Neuter	Jan. 1/23	\$25.00
Brief exam with Spay/Neuter	Jan. 1/23	\$10.00
Microchipping	Jan. 1/23	\$15.00
Routine vaccines with spay/neuter	Jan. 1/23	\$5.00 each
De-wormer at time of spay/neuter (including flea treatment)	Jan. 1/23	\$20.00
De-wormer at time of spay/neuter	Jan. 1/23	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/23	\$10.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/23	\$20.00
Cephalexin (antibiotic)	Jan. 1/23	\$15.00
Surolan ear medication (antibiotic)	Jan. 1/23	\$15.00
Wound repair (clip/clean/debride/suture)	Jan. 1/23	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/23	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/23	\$25.00
Enucleation (removal of eyeball)	Jan. 1/23	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/23	\$100.00
Cat:		
Spay/Cryptorchid	Jan. 1/23	\$20.00
Neuter	Jan. 1/23	\$20.00
Brief exam with Spay/Neuter	Jan. 1/23	\$10.00
Microchipping	Jan. 1/23	\$15.00
Routine vaccines with spay/neuter	Jan. 1/23	\$5.00 each
De-wormer at time of spay/neuter	Jan. 1/23	\$10.00
Flea Treatment (one time with spay/neuter)	Jan. 1/23	\$5.00
Flea: Take home treatments with spay/neuter - 2 applications	Jan. 1/23	\$10.00
Flea: Take home treatments with spay/neuter - 7 applications of Revolution	Jan. 1/23	\$20.00
Plum for multi-cat households		
Flea Treatment: Capstar 6 tablets	Jan. 1/23	\$20.00
Flea Treatment: Capstar 60 tablets	Jan. 1/23	\$155.00
3-Biotic eye ointment	Jan. 1/23	\$10.00
Azithromycin (antibiotic)	Jan. 1/23	\$10.00
Convenia Injection (antibiotic)	Jan. 1/23	\$15.00
Feluk/FIV blood test	Jan. 1/23	\$35.00
Feluk/FIV blood test x 15	Jan. 1/23	\$425.00
Wound repair (clip/clean/debride/suture)	Jan. 1/23	\$15.00
Polyp removal (sedate/remove oral, nasal, or ear)	Jan. 1/23	\$20.00
Entropion (correction of curled eyelid)	Jan. 1/23	\$25.00
Enucleation (removal of eyeball)	Jan. 1/23	\$25.00
Amputation (removal of hind leg mid femoral, or front leg 4-quarter)	Jan. 1/23	\$100.00
Other:		
Medical procedures/treatments provided to any animal attended to by Animal Services, found injured or in distress, where the owner cannot be contacted and the animal requires immediate basic medical care. This includes services provided by London Regional Veterinary Emergency & Referral Hospital	Jan. 1/23	As per invoice

SCHEDULE 3 2023 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: BY-LAW ENFORCEMENT & PROPERTY STANDARDS		
<u>By-law Enforcement & Property Standards</u>		
Business Licencing:		
Licence Renewal Late Fee	Jan. 1/23	\$75.00
Rental Residential Licencing:		
New Application	Jan. 1/23	\$165.00
Renewal Application	Jan. 1/23	\$55.00
Appeal Fee	Jan. 1/23	\$100.00
Corporate Search	Jan. 1/23	\$40.00
Taxi Licensing Letter	Jan. 1/23	\$30.00
Swimming Pool Fence Inspection/Letter	Jan. 1/23	\$225.00
Municipal Law Inspection Fee	Jan. 1/23	\$125.00/hour
Property Standards Inspection Fee	Jan. 1/23	\$125.00/hour
Property Standards Order-Registration on Title	Jan. 1/23	\$125.00
Property Standards Order - De-registration from Title	Jan. 1/23	\$125.00
Annual Sign Fees (Signs & Canopy Sch A-By-law S-3775-94)	Jan. 1/23	\$150.00
Untidy Lot Fee (By-Law Yard & Lot Maintenance By-law PW-9)	Jan. 1/23	Cost & admin fee of 15%, \$110.00 minimum
Road Allowance Permits	Jan. 1/23	\$18.69
<u>Public Property Compliance</u>		
Street Permits:		
Work Approval Permit (Occupancy) - where the work does not involve excavation, traffic control plan review or disruptions within the travelled portion of the road allowance	Jan. 1/23	\$300.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - where the work does not involve excavation and traffic control plan review is required	Jan. 1/23	\$400.00 plus applicable monthly inspection fee(s) - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/23	\$300.00 - Per Permit
Work Approval Permit (Occupancy) - moving or construction bin within travelled portion of local road allowance classification	Jan. 1/23	\$50.00 per day - Per Permit
Monthly inspection - additional fee(s) - applies if Work Approval Permit (Occupancy) exceeds thirty (30) days. Exemption: tower cranes	Jan. 1/23	\$75.00 - Per Inspection
Work Approval Permit (Construction) - where the work involves excavation within the soft surface boulevard within the road allowance only and does not require traffic control plan review	Jan. 1/23	\$375.00 plus applicable weekly inspection fee(s)- Per Permit
Work Approval Permit (Construction) - where the work involves excavation within the road allowance and requires traffic control plan review	Jan. 1/23	\$475.00 plus applicable weekly inspection fee(s) - Per Permit
Weekly inspection - additional fee(s) - applies if Work Approval Permit (Construction) exceeds three (3) days	Jan. 1/23	\$75.00 - Per Inspection
Work Approval Permit Renewal (Occupancy/Construction)	Jan. 1/23	\$150.00 plus additional applicable weekly/monthly inspection fee(s) - Per Renewal
License to Occupy Street - applies if Work Approval Permit (Occupancy/Construction) exceeds more than 30 days. Exemption: Moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six month period.	Jan. 1/23	\$29.06/sq. m inside downtown core, \$16.15/sq. m outside downtown core, \$8.07/sq. m for a Charitable Organization. - Per Permit
Vending Boxes	Jan. 1/23	\$27.50 Annual, \$22.00/box

SCHEDULE 3 2023 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
Winter Maintenance:		
Sidewalk Snow Clearing-Core Area	Jan. 1/23	\$80.00
Icicle Removal	Jan. 1/23	\$155.00 plus 15% admin. fee
SERVICE GROUPING: FIRE SERVICES		
Fire Fighting		
i) Highway/Local Vehicle Incidents (non-residents):		
First Hour (Per vehicle)	Jan. 1/23	Authorized MTO Rate - currently \$485.00
Additional 1/2 hour or part thereof (Per vehicle)	Jan. 1/23	Authorized MTO Rate - currently \$242.50
Flat fee for responding where services not required	Jan. 1/23	Authorized MTO Rate - currently \$485.00
ii) <u>Special Team</u> Incidents (per hour) one hour minimum (Hazmat, Tech Rescue, Water/Ice Rescue)	Jan. 1/23	\$700.00
		plus consumables & personnel call-in coverage if required
iii) Open Burn Inspection	Jan. 1/23	\$225.00
iv) Extraordinary Costs	Jan. 1/23	Cost Recovery
Costs in addition to costs ordinarily incurred to eliminate an emergency or risk, preserve property or evidence, or to investigate, including but not limited to: renting equipment, hiring contractors, hiring professional services, using consumable materials, replacing damaged equipment or purchasing materials fixing of damaged equipment or vehicles as a result of response		
Training		
Recruit application	Jan. 1/23	\$100.00

SCHEDULE 3 2023 FEES AND CHARGES PROTECTIVE SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
<u>Fire Prevention & Education</u>		
Fire Prevention		
i) Fire Inspections/Licencing:		
Fire Safety Plan Review	Jan. 1/23	156.06
File Search Letter	Jan. 1/23	\$34.00
Information Inspection/Report/Letter		
Up to 10,000 square feet	Jan. 1/23	\$171.00
Every 10,000 square feet thereafter	Jan. 1/23	\$84.00
Response report	Jan. 1/23	\$36.00
Fire Investigation Report	Jan. 1/23	\$160.00
Re-inspection for Non-compliance	Jan. 1/23	\$104.50
Display Fire Works inspection / permit	Jan. 1/23	\$269.00
Exemptions:		
a) Victoria Day fireworks display by the Fanshawe Optimist;		
b) Canada Day fireworks displays by the East London and River East London Optimist Clubs, Byron Optimists, City of London - Celebrate London Committee, and the Community Council of White Oaks;		
c) Lambeth Harvestfest fireworks display by the Lambeth Harvestfest Committee; and		
d) New Year's Eve fireworks display held by the City of London in Victoria Park.		
Pyrotechnic inspection / permit	Jan. 1/23	\$246.00
Open Air Burn Permit (Part 4)	Jan. 1/23	\$70.00
False Alarms (see Note below)		
Non notified false alarm	Jan. 1/23	\$1,400.00
3rd or more to the same building in 30 days (each)	Jan. 1/23	\$1,400.00
6th 3rd or more to the same building in any calendar year (each)	Jan. 1/23	\$1,400.00
ii) Training and Lectures (plus consumables)	Jan. 1/23	\$104.50
iii) Fire Safety Course - Public Education (plus consumables)	Jan. 1/23	\$104.50

Note: The fee for false alarms is waived or exempted for hospitals, Fanshawe College, Western University, Brescia University College, Huron University College, and Kings University College, and other institutions with extenuating circumstances.

SCHEDULE 3 2023 FEES AND CHARGES SOCIAL & HEALTH SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: LONG TERM CARE		
<u>Adult Day Programs</u>		
Community Seniors Programs		
Day Programs:		
Client Fees per day	Jan. 1/23	Set by SW LHIN
Baths	Jan. 1/23	\$45.00
Foot Care	Jan. 1/23	\$22.00
<u>Long Term Care-Dearness Home</u>		
Sundry:		
Staff Escort to Medical Clinics up to 3 hours	Jan. 1/23	\$106.00
After 3 hours (per hour for a nursing escort)	Jan. 1/23	\$35.00
Set up and cleaning fee for room rental	Jan. 1/23	\$35.00
Hair Salon Rental Fees per month	Jan. 1/23	\$350.00
Resident Revenue:		
Short Stay	Charge for resident accommodation shall be the maximum amount provided for in the Long Term Care Homes Act and regulation. The rates are set annually on July 1st by the Ministry of Health and Long Term Care.	
Basic Ward Nursing Care		
Semi Private Nursing Care		
Private Nursing Care		

SCHEDULE 3 2023 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2023 PROPOSED	
		Effective Date	Fee
SERVICE GROUPING: PARKING			
Parking			
Parking Control			
i) Private MLEO Training & Appointment		Jan. 1/23	\$250.00
ii) Administrative Fee Bulk Lot Passes		Jan. 1/23	\$25.00
Parking Meters			
i) Parking Meter Fees			
Outlying 1 hour	Hour	Jan. 1/23	\$2.50
Outlying 2 hour	Hour	Jan. 1/23	\$2.50
Outlying 4 hour	Hour	Jan. 1/23	\$2.50
10 Hour Metered Zone	Hour	Jan. 1/23	\$2.50
	Maximum	Jan. 1/23	\$5.00
	Monthly	Jan. 1/23	\$45.00
East end meters	Hour	Jan. 1/23	\$1.25
Downtown 1 hour	Hour	Jan. 1/23	\$2.50
Parking Meter Bagging (per parking stall)/Parking Admin Fee	Admin +	Jan. 1/23	\$50.00
	Day	Jan. 1/23	\$11.00
Residential Parking Pass Program : First Residential Parking Pass is \$60.00 (except no charge for the "King's University College area" and the "Trowbridge Avenue, Mary Avenue and Pinewood Drive area") / Second Residential Parking Pass is \$60.00 / Residential Parking Pass at midpoint of program year is reduced by 50% / Replacement Residential Parking Pass is \$120.00.			
Online transaction fee		Jan. 1/23	\$1.50
Parking Lots - Municipally Operated			
Lot # 3 North - 743 Richmond Street	Hour	Jan. 1/23	\$2.50
Lot # 6 - Kent Street, North Side of Kent Street between Richmond & Talbot Streets	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$10.00
	Evening	Jan. 1/23	\$6.00
Lot #9 78 Riverside Dr. Kiwanis Senior Centre	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$5.00
	Evening	Jan. 1/23	\$4.00
Lot #10 - Mill Street/John Street/St.George	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$10.00
	Evening	Jan. 1/23	\$8.00
	Monthly	Jan. 1/23	\$100.00
Lot # 12 - 199 Ridout Street N., PUC Parking Lot North Side of Horton Street between Thames & Ridout Streets	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$6.00
	Evening	Jan. 1/23	\$5.00
	Monthly	Jan. 1/23	\$80.00
Lot #13 - 189 King Street	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$10.00
	Evening	Jan. 1/23	\$8.00
	Monthly	Jan. 1/23	\$120.00
Lot # 14 - Via Train Station, South Side of York Street between Richmond & Clarence Streets	Hour	Jan. 1/23	\$2.00
Lot # 15 - London Convention Centre, South Side of King Street between Wellington & Waterloo Street	Hour	Jan. 1/23	\$2.00
	Day	Jan. 1/23	\$8.00
	Day (buses only)	Jan. 1/23	\$75.00
	Evening	Jan. 1/23	\$6.00
	Monthly	Jan. 1/23	\$113.00
Lot # 16 - 205 Oxford St (Rear), West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$8.00
	Evening	Jan. 1/23	\$6.00
	Monthly	Jan. 1/23	\$60.00

SCHEDULE 3 2023 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2023 PROPOSED		
		Effective Date	Fee	
Lot # 19 - Museum London	Hour	Jan. 1/23	\$2.50	
	Evening	Jan. 1/23	\$6.00	
Lot # 20 - 155 Kent Street	Hour	Jan. 1/23	\$2.50	
Lot # 21 - 558 Talbot Street	Hour	Jan. 1/23	\$2.50	
	Day	Jan. 1/23	\$10.00	
	Evening	Jan. 1/23	\$8.00	
	Night	Jan. 1/23	\$15.00	
	Monthly	Jan. 1/23	\$100.00	
Lot # 22 - 695 Richmond Street	Hour	Jan. 1/23	\$2.50	
	12 hour maximum	Jan. 1/23	\$10.00	
	24 hour maximum	Jan. 1/23	\$15.00	
	Monthly	Jan. 1/23	\$80.00	
<u>Parking Lots Municipally Owned</u>				
Lot # 1 - East London, North of Dundas Street between English & Elizabeth Street	Hour	Jan. 1/23	\$1.00	
	Day	Jan. 1/23	\$4.50	
	Evening	Jan. 1/23	\$2.50	
	Monthly	Jan. 1/23	\$50.00	
	Bulk Day>5	Jan. 1/23	\$3.00	
	Bulk Evening>5	Jan. 1/23	\$1.50	
Lot # 2 - East London, North of Dundas Street between Elizabeth & Adelaide Street	Hour	Jan. 1/23	\$1.00	
	Day	Jan. 1/23	\$4.50	
	Evening	Jan. 1/23	\$2.50	
	Monthly	Jan. 1/23	\$50.00	
	Bulk Day>5	Jan. 1/23	\$3.00	
	Bulk Evening>5	Jan. 1/23	\$1.50	
Lot # 3 East - East of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/23	\$2.50	
	Day	Jan. 1/23	\$8.00	
	Evening	Jan. 1/23	\$6.00	
	Monthly	Jan. 1/23	\$60.00	
Lot # 3 West - Richmond Village West of Richmond Street between Oxford & Piccadilly Street	Hour	Jan. 1/23	\$2.50	
	Day	Jan. 1/23	\$8.00	
	Evening	Jan. 1/23	\$6.00	
	Monthly	Jan. 1/23	\$60.00	
Lot # 4 - Marshall Street, South of Dundas Street between Lyle & Adelaide Streets	Hour	Jan. 1/23	\$1.00	
	Day	Jan. 1/23	\$4.50	
	Evening	Jan. 1/23	\$2.50	
	Monthly	Jan. 1/23	\$50.00	
Lot # 5 - Queens Ave, North Side of Queens Ave between Clarence & Richmond Streets	Hour	Jan. 1/23	\$2.00	
	Day	Jan. 1/23	\$10.00	
	Evening	Jan. 1/23	\$8.00	
	Monthly unreserved	Jan. 1/23	\$130.00	
Monthly reserved	Jan. 1/23	\$310.00		
Lot # 7 - 824 Dundas, Provincial Offences Court between Rectory & Ontario Streets	Hour	Jan. 1/23	\$2.00	
	Day	Jan. 1/23	\$5.00	
	Monthly	Jan. 1/23	\$50.00	

SCHEDULE 3 2023 FEES AND CHARGES TRANSPORTATION SERVICES

Service/Activity	Unit of Measure	2023 PROPOSED	
		Effective Date	Fee
Lot # 8 - Budweiser Gardens, North Side of King Street between Ridout & Talbot Streets	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$8.00
	Evening	Jan. 1/23	\$6.00
	Monthly	Jan. 1/23	\$110.00
Lot # 11 - Thames Street Park, North Side of King Street between Thames & Ridout Streets	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$6.00
	Evening	Jan. 1/23	\$5.00
Lot # 17 - Peace Gardens, West Side of Thames Street (York & King Streets.) (Enforced Mon-Fri)	Hour	Jan. 1/23	\$2.50
	Day	Jan. 1/23	\$6.00
	Evening	Jan. 1/23	\$5.00
Park and Ride		Jan. 1/23	\$60.00
SERVICE GROUPING: ROADWAYS			
Roadway Maintenance			
Sidewalk Cut	Admin Fee	Jan. 1/23	\$50.00
	/sq. meter	Jan. 1/23	\$100.00
Curb Cut	Meter	Jan. 1/23	\$150.00
Curb Removal	Meter	Jan. 1/23	\$25.00
Asphalt Cut Restoration	Square meter	Jan. 1/23	\$21.00 (vertical 25m)
Pavement Degradation (Contractor/utilities)	Pavement Quality Index (PQI) & \$/square meter	Jan. 1/23	Good (80-100 PQI)-\$35.00 Adequate (60-80 PQI)-\$28.00 Fair (30-60 PQI)-\$21.00 Poor (1-30 PQI)-\$14.00
Winter Maintenance			
Winter Maintenance -Unassumed Subdivisions		Jan. 1/23	Charge Actual Cost
		Jan. 1/23	Winter Season plus 15% + Admin. Fee
Traffic Control & Lighting			
Flashers Barricades	Day	Jan. 1/23	\$3.25
Traffic Control Signs	Day	Jan. 1/23	\$4.00
Traffic Cones	Day	Jan. 1/23	\$1.50
Traffic Signal Timing Information		Jan. 1/23	\$135.00

SCHEDULE 3
2023 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: CORPORATE SERVICES		
Facilities		
Property Rentals	Jan. 1/23	Agreement
Human Resources		
Room Rentals	Jan. 1/23	Agreement
Purchasing		
Bidding Documents - on-line purchases	Jan. 1/23	\$40.00
Realty Services		
Property Rentals	Jan. 1/23	Contracts
Residential Revenue	Jan. 1/23	Contracts
Vacant Land Revenue	Jan. 1/23	Contracts
Agricultural Land Revenue	Jan. 1/23	Contracts
Skate Sharpening Property Revenue	Jan. 1/23	Contracts
Underground Encroachment Revenue	Jan. 1/23	Contracts
Sidewalk Cafes	Jan. 1/23	Contracts
Outdoor Advertisements	Jan. 1/23	Contracts
Woodhull - Interments	Jan. 1/23	\$550.00
Woodhull - Sale of Plot ⁽¹⁾	Jan. 1/23	\$650.00
Air/Land Rights Rental	Jan. 1/23	Contracts
Note (1): The price of a plot in the Woodhull Cemetery is \$650; however \$350 is placed into a perpetual care fund for the Cemetery with \$300 credited to the Realty Services account.		
Risk Management		
Admin fee - claims recovery	Jan. 1/23	1% of claim amount, \$50.00 minimum
Admin fee - event insurance premium	Jan. 1/23	\$5.00 - premium less than \$100.00, \$10.00 - premium more than \$100.00
Technology Services		
Printing Charges	Jan. 1/23	Actual Costs
SERVICE GROUPING: CORPORATE PLANNING & ADMINISTRATION		
Information & Archive Management		
Sale Misc. Documents:		
i) Photocopies	Jan. 1/23	\$0.20
Records Research Request (per 15 minutes of research time)	Jan. 1/23	\$7.50

SCHEDULE 3
2023 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: COUNCIL SERVICES		
<u>Municipal Election</u>		
Sale Misc. Documents (details below)		
Photocopies	Jan. 1/23	\$0.20/page
Ward & Poll Maps	Jan. 1/23	\$5.00/ward
City Map	Jan. 1/23	\$10.00
Election Results	Jan. 1/23	\$20.00
Street Index	Jan. 1/23	\$20.00
Additional Copies of Voter's List		
Per Ward	Jan. 1/23	\$25.00
All Wards	Jan. 1/23	\$350.00
SERVICE GROUPING: PUBLIC SUPPORT SERVICES		
<u>Taxation</u>		
Revenue Division:		
Tax Certificates	Jan. 1/23	\$60.00
Tax Account Ownership Changes	Jan. 1/23	\$37.00
New Tax Account or Roll Number	Jan. 1/23	\$67.00
Notice of Past Due Property Taxes (greater than \$200)	Jan. 1/23	\$8.00
Property Title Searches Prior to Registration of Tax Arrears Certificates	Jan. 1/23	\$111.00
Miscellaneous Revenue Fees:		
Mortgagee Tax Confirmations	Jan. 1/23	\$26.00
Duplicate Tax Bill	Jan. 1/23	\$26.00
Receipt - Income Tax Account Statements	Jan. 1/23	\$35.00
Account Statements:		
Tax Statement without Transactions	Jan. 1/23	\$26.00
Tax Statement with Transactions	Jan. 1/23	\$35.00
Tax Account Analysis (per hour)	Jan. 1/23	\$73.00
Returned Cheques PAP, EFT, PAD (NSF) - Taxation	Jan. 1/23	\$45.00
Cost Recoveries on Tax Registrations	Jan. 1/23	Actual Costs
Addition to Tax Roll Fee	Jan. 1/23	\$25.00
Addition to Tax Roll Fee (POA Fines)	Jan. 1/23	\$25.00

SCHEDULE 3
2023 FEES AND CHARGES
CORPORATE, OPERATIONAL & COUNCIL SERVICES

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
Licensing & Certificates		
Non- Residential Boulevard Application Fee	Jan. 1/23	\$150.00
Non-Residential Boulevard Parking Rentals (square feet)		
i) Non Profit or Charity	Jan. 1/23	\$0.87
ii) Commercial Site	Jan. 1/23	\$1.73
iii) Commercial Site Downtown	Jan. 1/23	\$4.80
Oaths		
i) Commissioner of Oaths	Jan. 1/23	\$30.00
ii) Statutory Declaration	Jan. 1/23	\$45.00
Street Closing:		
- Appraisal Fee	Jan. 1/23	\$260.00
- Application Fee	Jan. 1/23	\$165.00
- Advertising	Jan. 1/23	\$1,182.00
Nevada Licences	Jan. 1/23	3% prize value
Raffle Licences	Jan. 1/23	3% prize value
Bingo Licences	Jan. 1/23	\$90.00
Marriage Licences	Jan. 1/23	\$140.00
Civil Ceremony	Jan. 1/23	\$275.00
Ceremony Witness Fee	Jan. 1/23	\$25.00
Foreign Pension Certificates	Jan. 1/23	\$30.00
Municipal Information Form (formerly listed as LLBO Approval)		\$25.00
Municipal Significance Designation Letter/ Temporary Extension of Liquor Licence Approval	Jan. 1/23	\$50.00
Vital Statistics:		
i) Death Registration	Jan. 1/23	\$40.00
ii) Notice of Out of Town Death	Jan. 1/23	\$35.00
Sundry Receipts		
i) Hearing Fee	Jan. 1/23	\$150.00
ii) Municipal Approval - Lottery Licences	Jan. 1/23	\$50.00
iii) Committee Room Rentals	Jan. 1/23	\$150.00
iv) Street Encroachment Agreements - with a PIN submission	Jan. 1/23	\$250.00
v) Street Encroachment Agreements - without a PIN submission (applicable to residential properties only)	Jan. 1/23	\$300.00
vi) Street Encroachment Agreements - annual rental charge	Jan. 1/23	\$10.00 per square metre

SCHEDULE 3 2023 FEES AND CHARGES FINANCIAL MANAGEMENT

Service/Activity	2023 PROPOSED	
	Effective Date	Fee
SERVICE GROUPING: FINANCIAL MANAGEMENT		
<u>Finance</u>		
Addition to Tax Roll Fee	Jan. 1/23	\$25.00
Addition to Tax Roll Fee - POA Fines	Jan. 1/23	\$25.00
Statement Summary of Outstanding Invoices - Accounts Receivable (A/R)	Jan. 1/23	\$27.00
Returned Items such as Cheques, PAP, EFT, PAD, Credit card, (i.e. NSF):		
- Financial Services (Corporate wide application except as below:)	Jan. 1/23	\$45.00
- POA Fines Only	Jan. 1/23	\$35.00
- Admin Fees POA Fines Only	Jan. 1/23	\$10.00
Retrieval of Cashed A/P Cheques	Jan. 1/23	\$26.00
Provincial Offenses Act Collection Agency Fee Recovery	Jan. 1/23	Actual Percentage
Miscellaneous Accounts Receivable Collection Agency Fee Recovery	Jan. 1/23	Actual Percentage
Lawyers Responses	Jan. 1/23	\$60.00
<u>Corporate Financing</u>		
Property Rentals	Jan. 1/23	Contract

Bill No. 314
2020

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, to an Open Space designation and from Environmental Review and Open Space designations to an Urban Reserve Community Growth on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To apply an “Environmentally Significant Area” (ESA) delineation on Schedule “B-1”, (Flood Plain and Environmental Features) to the Official Plan for the City of London.
3. To add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

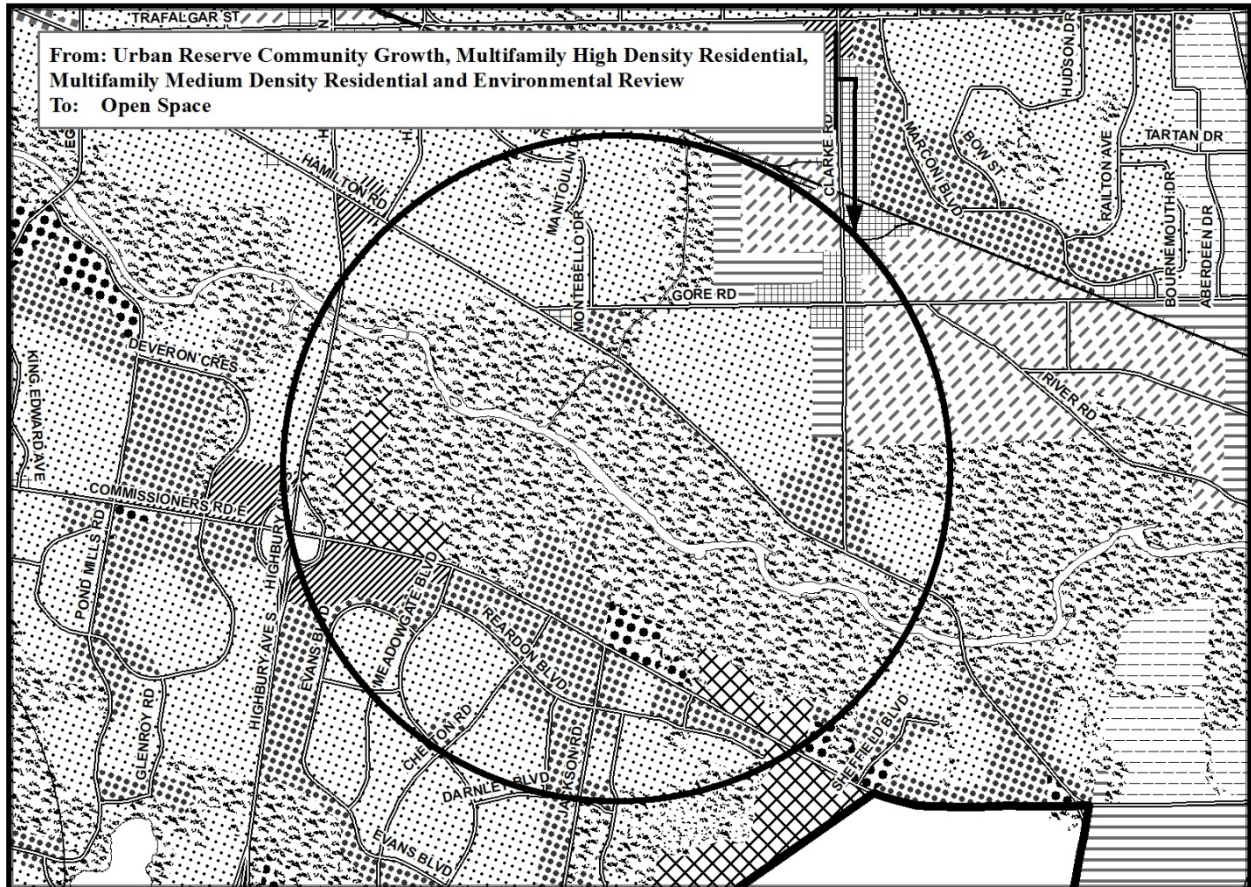
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands within the Meadowlily Environmentally Significant Area in the City of London, as indicated on “Schedule 1” attached hereto from an Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review designations, to an Open Space designation and from an Environmental Review and Open Space designations to an Urban Reserve Community Growth.
2. Schedule “B-1” Flood Plain and Environmental Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation to the lands identified as the Meadowlily Woods Environmentally that are designated Open Space as amended above as Environmentally Significant Area as indicated on “Schedule 2” attached hereto.
3. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following: Meadowlily Woods Environmentally Significant Area Conservation Master Plan



From: Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review
 To: Open Space

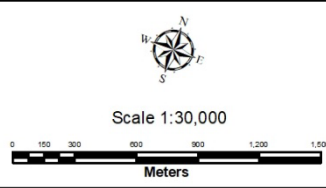
Legend

- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | Urban Growth Boundary |

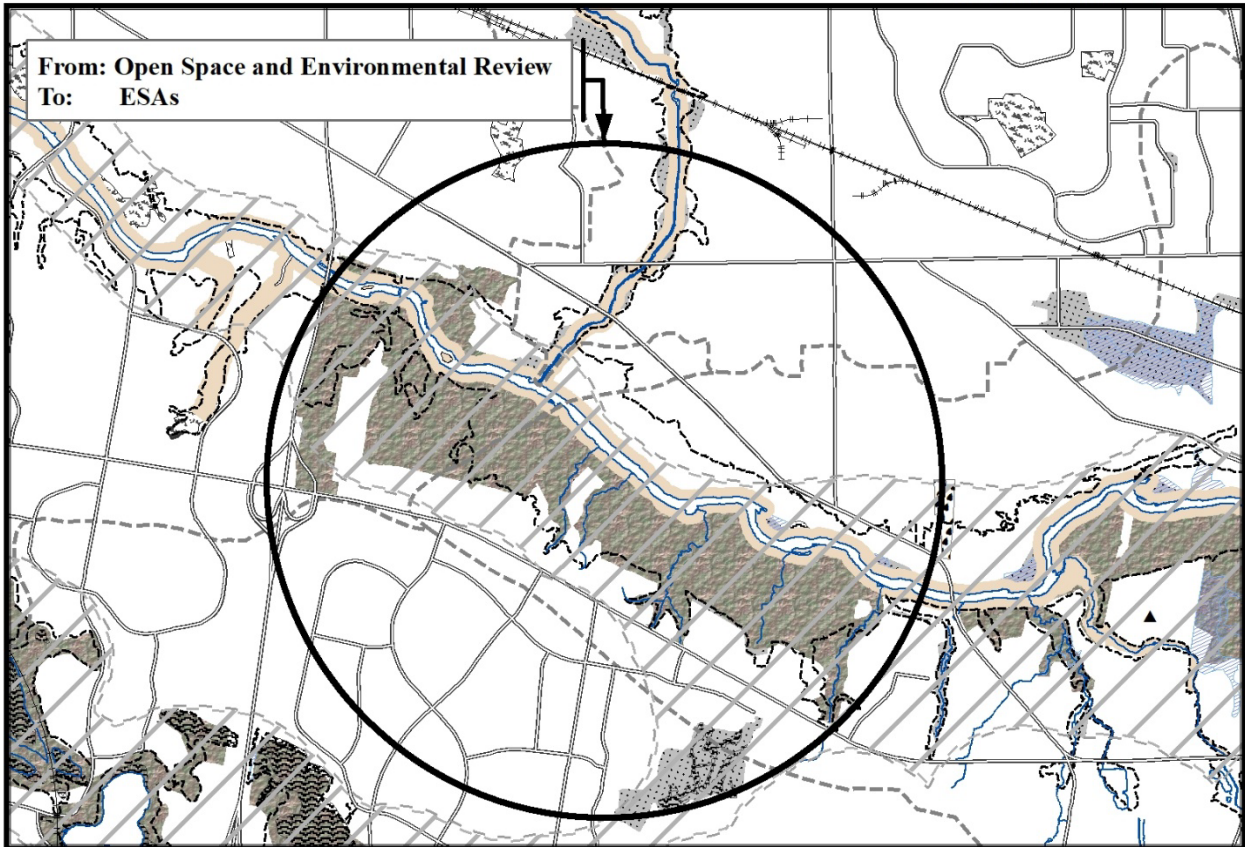
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245
PLANNER: CS
TECHNICIAN: JTS
DATE: 2020/10/16



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

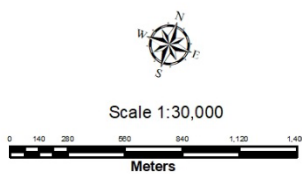
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE #####
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/10/16

Bill No. 315
2020

By-law No. C.P.-1467(____)-_____

A by-law to amend C.P.-1467-175, as amended, being “A by-law to establish financial incentives for the Downtown Community Improvement Project Areas”.

WHEREAS by Subsection 28(2) of the Planning Act, the Council of a municipal corporation may, by by-law, designate such an area as a community improvement project area;

AND WHEREAS by Subsection 28(4) of the Planning Act, the Council of a municipal corporation may adopt a community improvement plan for the community improvement project area;

AND WHEREAS Municipal Council adopted By-law C.P. 1356-234 to designate the Downtown Community Improvement Project Areas;

AND WHEREAS Municipal Council adopted By-law C.P. 1357-249 to adopt the Downtown Community Improvement Plan;

AND WHEREAS Municipal Council adopted By-law C.P. 1467-175 to establish financial incentives for the Downtown Community Improvement Project Area;

AND WHEREAS the Official Plan for the City of London contains provisions relating to community improvement within the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The existing Schedule “1” of By-law C.P.-1467-175, as amended, being A By-law to establish financial incentives for the Downtown Community Improvement Project Areas, is hereby repealed;
2. The new Downtown Community Improvement Plan – Financial Incentive Program Guidelines attached hereto as Schedule “1” is hereby adopted;
3. This by-law shall come into effect upon the date of the passage of this by-law.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Schedule 1

Downtown Community Improvement Plan – Financial Incentive Program Guidelines

*** Effective January 1, 2018 ***
*** Revised March 3, 2020 ***
*** Revised October 27, 2020 ***

This program guideline package provides details on the financial incentive programs provided by the City of London through the Downtown Community Improvement Plan (CIP), which includes:

- Façade Improvement Loan Program (including non-street façades and forgivable loans);
- Upgrade to Building Code Loan Program (including forgivable loans);
- Rehabilitation & Redevelopment “Tax Grant” Program;
- Residential Development Charges Grant Program (i.e. the Combined DC/Tax Grant).

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How to Read this Document

Map 1 – Original Downtown Community Improvement Project Area

Map 2 – Expanded Richmond Row Community Improvement Project Area

Map 3 – Downtown Boundaries (BIA, Heritage Conservation District, and CIP)

Table 1 – Financial Incentive Programs Offered in Downtown and Richmond Row

1. Definitions
2. List of Targeted & Non-Targeted Uses (Table 2)
3. Eligibility Criteria for Financial Incentive Programs
4. Application Process
5. Financial Incentive Approval
6. Additional Rehabilitation and Demolition
7. Inspection of Completed Works
8. Incentive Application Refusal and Appeal
9. Relationship to other Financial Incentive Programs
10. Loan Repayment Deferral Due to Road Construction
11. Monitoring & Discontinuation of Programs
12. Program Monitoring Data
13. Activity Monitoring Reports
14. Façade Improvement Loan Program
15. Upgrade to Building Code Loan Program
16. Rehabilitation and Redevelopment Tax Grant Program (“Tax Grant”)
17. Combined Residential Development Charges (DC) and Tax Grant Program

How to Read this Document

Each of the financial incentive programs has its own specific Purpose, Program Objectives and Eligible Improvements. There are many areas of each program that are the same including Definitions, Eligibility Criteria, Targeted & Non-Targeted Uses, Appeal of Refusal Section, Relationship to other Financial Incentive Programs, as well as Monitoring & Discontinuation of Programs.

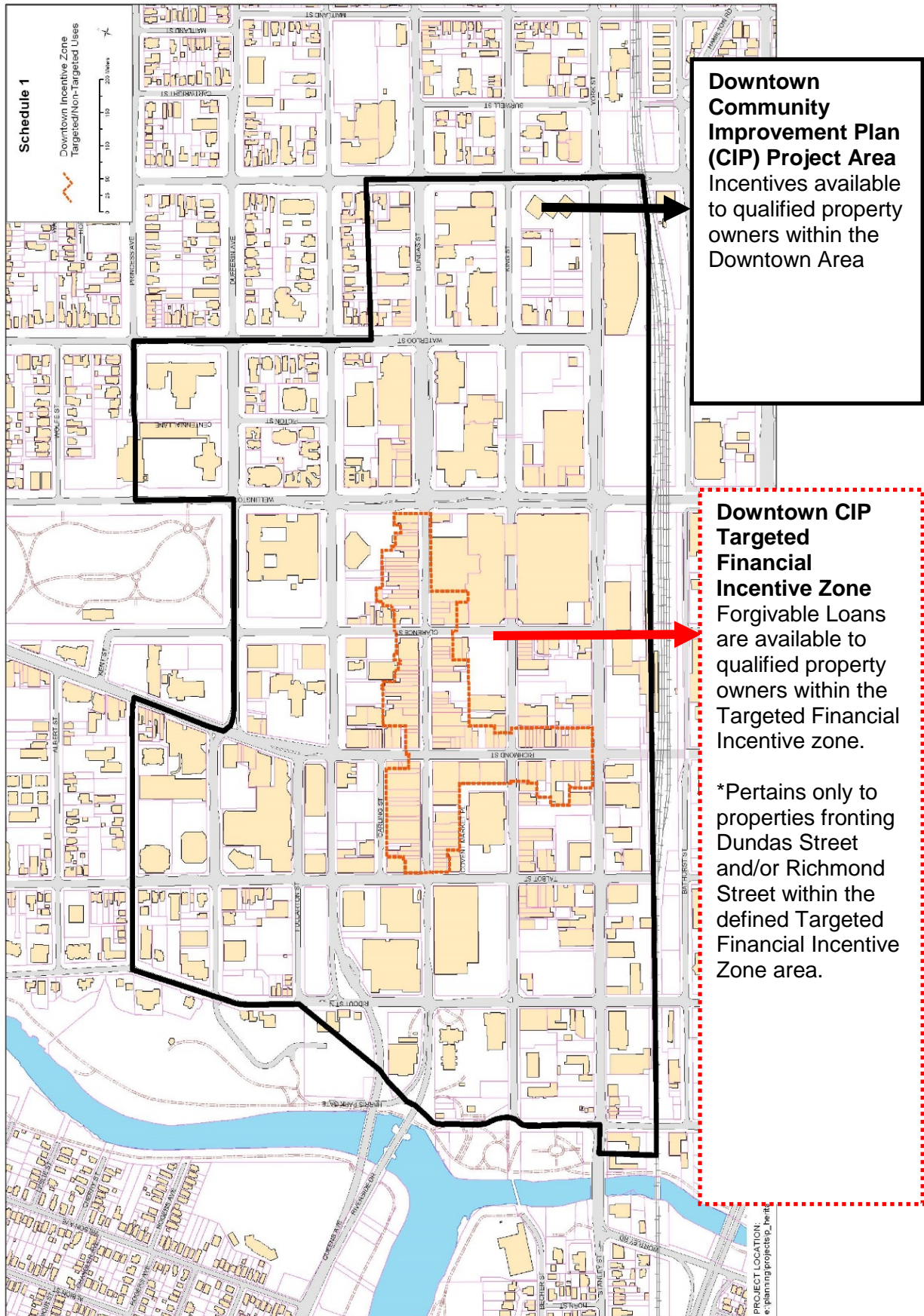
Therefore, the program guidelines are arranged so that information respecting all programs is stated once and details specific to individual programs are outlined in the program specific sections.

Further, the document helps to identify what the responsibility of each stakeholder is in the incentive program process. The initials **PO** indicate the property owner (or agent acting on behalf of the property owner) is responsible for completing that task or action, whereas **CL** indicates that a City of London staff member is responsible.

PO – Check Maps 1 and 2 to locate your property in the Downtown Community Improvement Project Areas. Depending on where the property is located will determine what financial incentive programs may apply. After verifying the property location on the map(s), check Table 1 to verify what programs may apply. Then proceed to review the rest of the program guidelines or use the Table of Contents to skip directly to a program to learn more about it and its eligibility information.

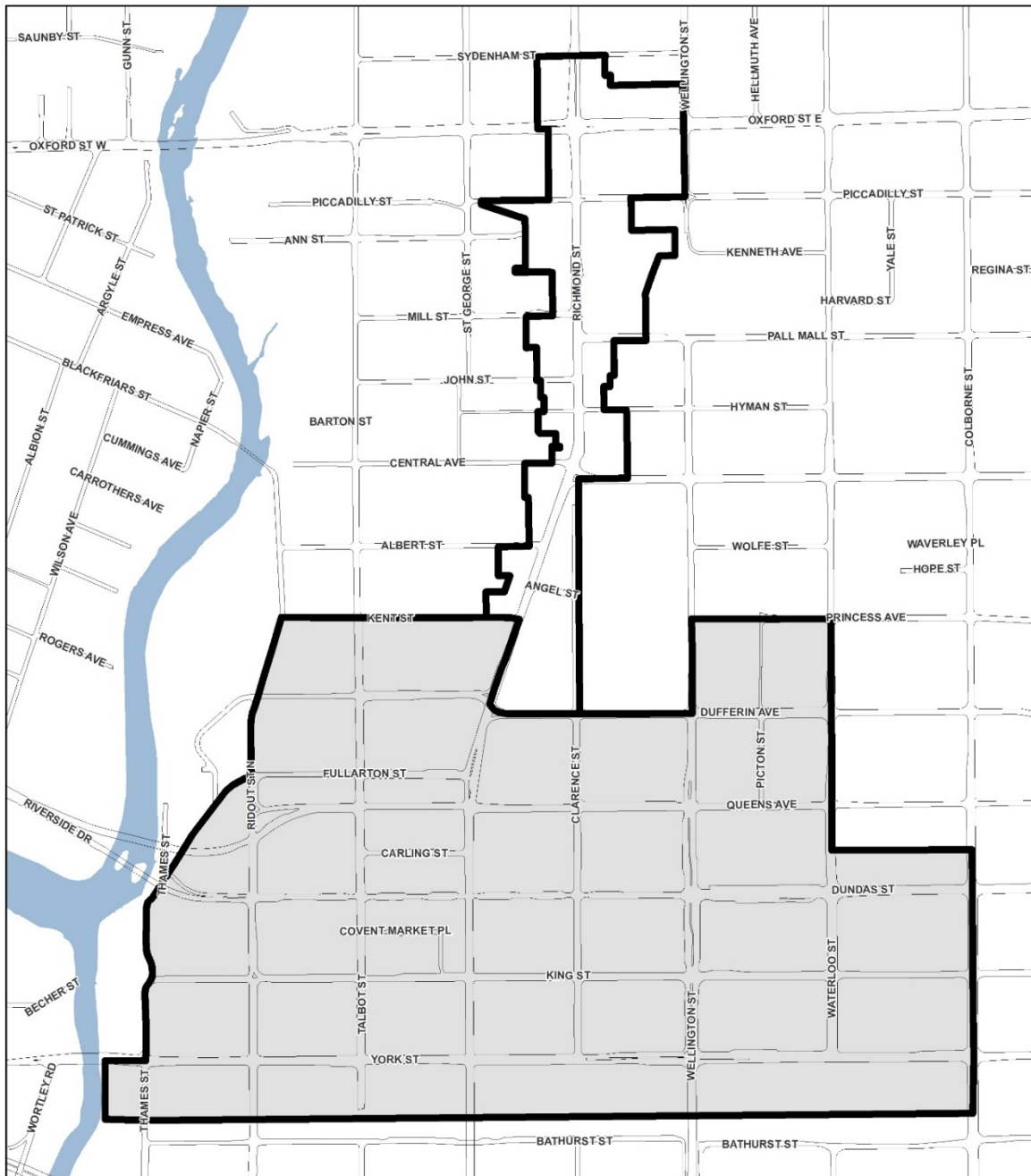
Map 3 is provided to show the various Downtown boundaries including the BIA, Heritage Conservation District (HCD), and the Community Improvement Project Areas.



Map 1 – Original Downtown Community Improvement Project Area



Map 2 – Expanded Richmond Row Community Improvement Project Area

THE DOWNTOWN COMMUNITY IMPROVEMENT AREA



-  Original Community Improvement Project Area
-  Expanded Richmond Row Community Improvement Project Area



Document Path: E:\Planning\Projects\p_BIAs\DowntownCIPExpansion\projects\Downtown_CIP_Area_ExistingAndExpanded_July2017_6x11.mxd

Map 3 – Downtown Boundaries (BIA, Heritage Conservation District, and CIP)

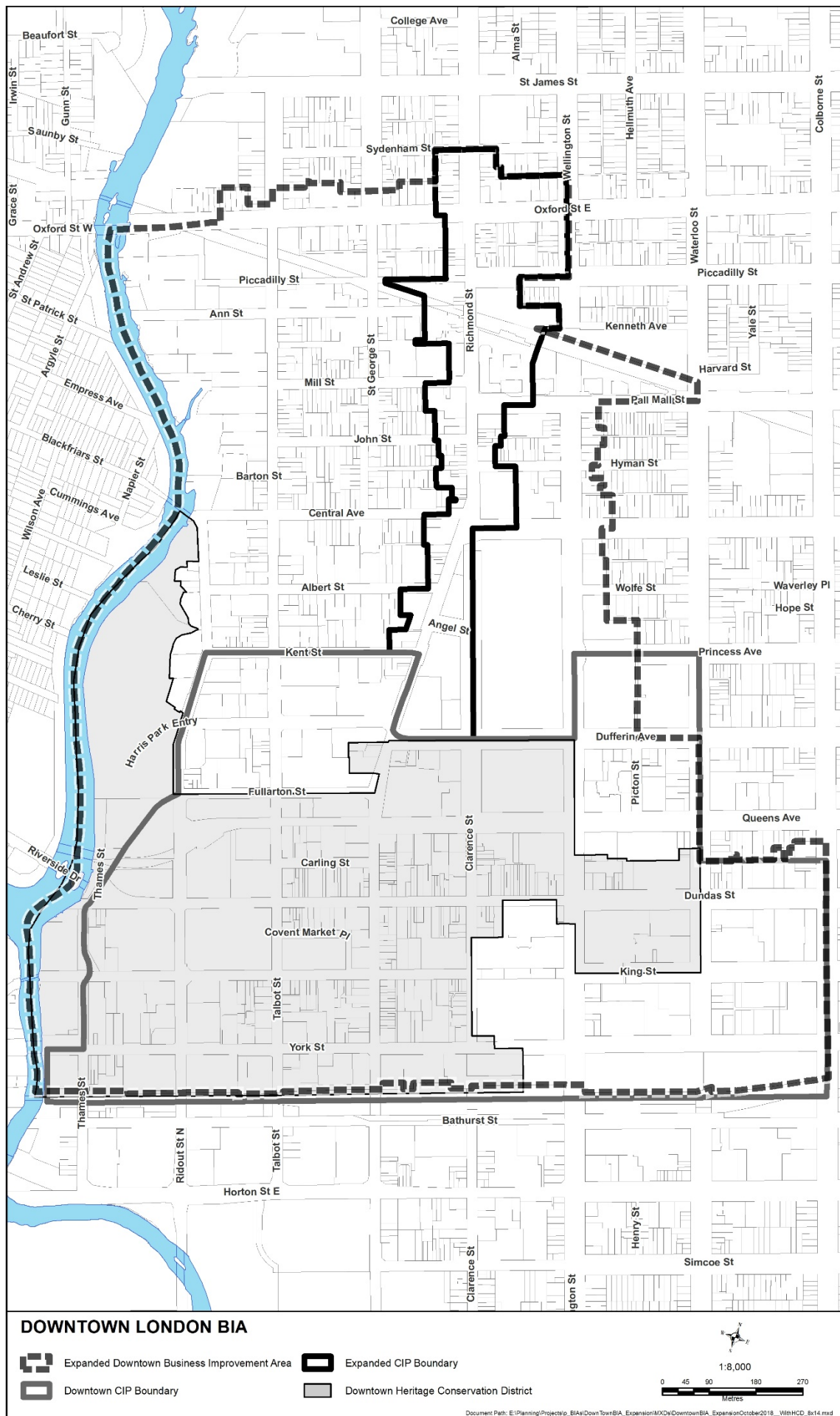


Table 1 – Financial Incentive Programs Offered in Downtown and Richmond Row

Financial Incentive Program	Original Downtown CIP (see Map 1)	Richmond Row (see Map 2)
Façade Improvement Loan	X	X
Forgivable Façade Improvement Loan	X	
Upgrade to Building Code Loan	X	X
Forgivable Upgrade to Building Code Loan	X	
Rehabilitation and Redevelopment Tax Grant	X	
Residential Development Charges Grant Program	X	

1. Definitions

Active Occupancy – The space being used by a business that is open, in operation and serving customers.

Annual Grant Amount – The annual grant is defined as the grant amount that would be given to the applicant in any one year of the ten-year grant period.

- For Tax Grant this means each property owner will be given ten annual grants and the annual grant amount will change over this period depending upon year and grant level;
- For Forgivable Loans this means the amount that would be given each year based on the *Yearly Grant Value* set out in the agreement and *Pro-rated Yearly Grant Percentage* which is based on ground floor occupancy;
- For the Combined Development Charge (DC)/Tax Grant this means the amount that would be given to the applicant in any one year of the grant period. Each property owner will be given annual grants until such time as the value of Residential DCs have been repaid. The annual grant amount may change over the term of the grant period depending upon year and grant level.

Annual Grant Calculation – For property owners that pay property taxes, the annual grant for any single year will be calculated as follows, the *Annual Tax Increment* multiplied by the *Year/Level Factor*. For property owners that are exempt from paying property taxes, the annual Residential Development Charges Grant for any single year will be calculated as follows, the total amount of net residential development charges paid multiplied by 1/10th).

Annual Tax Increment – The incremental difference between the municipal portion of property taxes that would be paid for a full year before the improvement versus after the improvement. This can also be considered the tax increase that is directly related to the renovation or redevelopment project. This amount is fixed based on the tax rate at the time of pre-improved assessed value.

Annual Tax Increment Calculation – The annual tax increment will be calculated as follows, the annual taxes based on the post-improved assessed value less the annual taxes based on the pre-improved assessed value. This annual tax increment is fixed for the ten-year duration of the grant schedule. Changes to the tax rate, general reassessments or changes in tax legislation will not be considered for the purpose of calculating the annual tax increment.

Example:

Annual tax based on post-improved assessed value	\$100,000
- <u>Annual tax based on pre-improved assessed value</u>	- \$25,000
= <i>Annual Tax Increment</i>	= \$75,000

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City's Community Improvement Plans. The person may be the owner of the subject property, or an agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to a property owner, based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the

specific scope of approved works that the property owner will undertake in order to receive the grant or loan and specifies the time length of the City's commitment.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (including a façade drawing for façade projects);
- Itemized list of specific improvements;
- Two (2) comparable quotations by qualified contractors showing cost estimates for each of the proposed works which are required to be included in the incentive program. In general, the lower of the two estimates will be taken as the cost of the eligible works. Cost estimates should be consistent with the estimate noted on the accompanying Building Permit (if required);
- A cover letter that summarizes the work to be completed and summarizes the provided quotations;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Director, City Planning and City Planner, or designate.

Deferral – Means the delaying of loan repayments for a specified time period.

Development Charge – Means any Development Charge (DC) that may be imposed pursuant to the City of London's Development Charge By-law under the Development Charges Act, 1997, as amended.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – Means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

First storey – The storey that has its floor closest to grade and its underside of finished ceiling more than 1.8m above the average grade.

Grant Cap – The maximum amount of money that the City will provide as a grant back to the property owner.

Maximum Yearly Grant Value – Grant values are established in the payment schedule which is included in the agreement between the City and the property owner. With respect to the forgivable loans the annual grant equals the yearly loan repayments multiplied by a percentage, to a cap, as shown below:

Program	Loan Amount	Forgivable Loan Portion	Considerations for Yearly Grant
Upgrade to Building Code	\$200,000 maximum	The lesser of a maximum of \$25,000 or 12.5% of the loan is eligible to be paid back in the form of grants over the term of the loan	- Number of payments made in the previous <i>Calendar Year</i> Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>
Façade Improvement	\$50,000 maximum	The lesser of a maximum of \$12,500 or 25% of the loan is eligible to be paid back in the form of grants over the term of the loan	- Number of payments made in the previous <i>Calendar Year</i> - Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>

Municipal Portion of Property Tax – For the purposes of the Tax Grant program, property taxes refer only to the municipal portion of the property taxes paid, and does not include such charges/taxes/levies as education, water, sewer, transit or phase-in.

Non-Targeted Area – Lands within the Downtown Community Improvement Plan Project Area which are eligible for incentive programs however are not eligible for consideration of Forgivable Loans.

Non-Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone but not listed as a targeted use. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Post-Improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the *Post-Improved Assessed Value* of the property will be established based on:

- i. Completion of the project as identified by the applicant; and
- ii. Completion of the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) such that the work done at the project completion date (defined in i. above) is recognized. Note: Receiving the *Post-Improved Assessed Value* from MPAC may take one to two years or longer.

Pre-improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the pre-improved assessed value of the property will be established as the earlier of the following:

- i. Date of application for building permit;
- ii. Date of application for demolition permit; or
- iii. Date of application for the Rehabilitation and Redevelopment Tax Grant Program.

Future increases in taxes that may be phased in AFTER the *Post-Improved Assessment Date* (as defined above) will not be eligible for grant calculation.

Pro-rated Yearly Grant Percentage – The percentage of months in the *Calendar Year* where the ground floor is actively occupied by a targeted use and can be used in calculating the value of a yearly grant payment on the forgivable portion of a loan.

Rehabilitation Project – For the purpose of the incentive programs shall mean the restoration or reconstruction of buildings, structures or parts thereof to modern building standards without the removal of the building or structure from the lot.

Redevelopment Project – For the purpose of the incentive programs shall mean the development of lands, which are vacant, planned for demolition, in part or in whole, or which will have the building or structure removed from the lot.

Relevant Tax Class Rate – For the purpose of the incentive program means the applicable tax class as of the date of the corresponding grant year.

Road Construction – Means the building, replacing, or improving of the road surface, sidewalk, watermain, sanitary sewer, storm sewer, utility, or similar private or public works that results in at least one lane of the road being closed to vehicular traffic for a minimum of one month.

Targeted Area – Lands within a defined area of the Downtown Community Improvement Plan Project Area which are eligible for incentive programs including consideration of Forgivable Loans (see Map #1).

Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone and has a key role in achieving the goals of the City's Strategic Plan, the Business Improvement Area, the Community Improvement Plan, and any other current or future related plans. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Year 1 – The first full calendar year that taxes are paid after the project is completed and reassessed. This becomes the first of the ten years of grant payments.

Yearly Grant Value – Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% (for Façade Improvement loan) or 12.5% (for Upgrade to Building Code loan) to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

Example (Upgrade to Building Code Loan with the ground floor occupied for six months of the *Calendar Year*):

Yearly Loan Repayments multiplied by 12.5% = *Maximum Yearly Grant Value*
 $\$60,000 \times 12.5\% = \$7,500$

Maximum Yearly Grant Value multiplied by *Pro-rated Yearly Grant Percentage* = *Yearly Grant Value*
 $\$7,500 \times 50\% = \$3,750$

Yearly Loan Repayments – The total value of the loan payment made by the applicant to the City in a *Calendar Year*. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of monthly repayments.

Year/Level Factor – The following tables illustrate the *Year/Level Factor* that is used for each of the Tax Grant levels. The appropriate table will be populated based on the *Annual Tax Increment Calculation* and the *Annual Grant Calculation* and will be included as part of the Grant Agreement between the property owner and the City of London:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

2. List of Targeted & Non-Targeted Uses (Table 2)

Targeted uses as defined for the targeted incentive zone are to encourage:

- Arts and culture;
- Entertainment including cinemas and live theatre (but excluding adult entertainment purposes);
- Restaurants, coffee houses, and cafes;
- Niche/specialty retail uses and anchor/destination-oriented retail uses;
- Support/service to the Downtown residential community;
- Support/service to Downtown employees;
- Tourism-oriented/tourism-servicing uses;
- Alignment with the London Plan.

Permitted Uses within Original Downtown CIPA	Targeted	Non-Targeted
Amusement game establishments	X	
Apartment buildings	X	
Apartment hotels	X	
Art galleries	X	
Artisan Workshop	X	
Assembly halls	X	
Bake shops	X	

Permitted Uses within Original Downtown CIPA	Targeted	Non-Targeted
Bed and Breakfast Establishment	X	
Brewing on Premises Establishment	X	
Business Service Establishment	X	
Clinics	X	
Commercial parking structures		X
Commercial recreation establishments	X	
Community Centres	X	
Convenience stores		X
Craft Brewery	X	
Day care centres	X	
Dry cleaning and laundry depots	X	
Duplicating shops	X	
Dwelling units (restricted to the rear portion of the ground floor or on the second floor, or above with any or all of the other permitted uses in the front portion of the ground floor)	X	
Emergency care establishments		X
Film processing depots / Photography retail	X	
Financial institutions (excluding cheque cashing)	X	
Food Stores	X	
Funeral homes	X	
Group homes type 2		X
Hotels	X	
Institutions	X	
Laboratories	X	
Laundromats	X	
Libraries	X	
Lodging houses class 2		X
Medical/dental offices and laboratories	X	
Museums	X	
Office-apartment buildings	X	
Offices (above first floor)	X	
Patient testing centre laboratories	X	
Personal service establishments	X	
Pharmacies	X	
Place of Entertainment (excluding adult)	X	
Places of Worship		X
Police Station	X	
Printing establishments	X	
Private clubs	X	
Repair and rental establishments	X	
Restaurants	X	
Restaurants, outdoor patio	X	
Retail stores	X	
Schools (Education)	X	
Senior citizen apartment building	X	
Service and repair establishments	X	
Service trades	X	
Studios	X	
Supermarkets and Grocery Store	X	
Taverns	X	
Theatres and cinemas	X	
Video rental establishments	X	

3. Eligibility Criteria for Financial Incentive Programs

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Director, City Planning and City Planner, or designate.

To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

Property Owner Considerations

- The applicant must be the registered owner of the property or an agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London property taxes must be paid in full when the loan and/or grant is issued and remain so for the lifetime of the loan and/or grant;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Director, City Planning and City Planner, or designate.

Property Considerations

- The property must be located within the Downtown Community Improvement Project Areas as defined in the Downtown London Community Improvement Area By-law (see Map #1 and the Richmond Row Map #2);
- There are not any City of London Building Division orders or deficiencies relating to the subject property at the time the loan or grant is issued;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time).

Building Considerations

- Separate applications must be submitted for each *discrete building* (as defined) on a single property;
- The property must contain an existing buildings (occupied or unoccupied) located within an identified area for improvement under the Downtown CIP (for the Residential Development Charge Grant & Tax Grant Programs, the property may also be vacant);
- Where the entirety of a multi-unit building, which contains separate units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the incentive programs;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall and a distinct municipal address;
- Each *discrete building* on each property is eligible for financial incentive programs;
- Each *discrete building* is eligible for multiple Upgrade to Building Code loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$200,000), additional Upgrade to Building Code loans may be considered after the previous loan(s) is repaid;
- Each *discrete building* is eligible for multiple Façade Improvement loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$50,000), additional Façade Improvement loans may be considered after the previous loan(s) is repaid;
- Each property is eligible for a Rehabilitation and Redevelopment Tax Grant;
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time);
- There must be no City of London Building Division orders or deficiencies and no by-law infractions when the loan or grant is issued.

4. Application Process

Expression of Interest

PO – It is suggested to meet with the Downtown London office regarding an expression of interest or proposal before any financial incentive application is made to the City of London. While City Planning staff are often involved in meeting with Downtown London and a property owner, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

Consultation Phase

Step 1 – PO – The Applicant contacts City of London and/or Downtown London Staff who will arrange a meeting to share ideas for the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Consultation with an Urban Designer and/or Heritage Planner may be necessary. Where possible, the City will make appropriate staff available for this meeting, which is usually on site at the property where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (for properties requiring them) will be required before financial incentive applications are accepted. Discussions with City staff and Downtown London are encouraged early in the conceptual phase to ensure proposed façade improvements comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London staff are also available to help with clarifying/applying for applicable permits.

Concept Phase

Step 2 – PO – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London and/or Downtown London Staff.

For the Tax Grant and Residential Development Charge Grant programs, the applicant must also obtain a building permit and make full payment of Residential Development Charges.

Residential Development Charge Grants are processed by City Planning in conjunction with Development and Compliance Services (Building Division). Application to the Residential Development Charge (DC) Grant program is triggered when an applicant applies to rezone, enter into site plan consultation, or construct a project that will result in the payment of residential DCs. **PO – Prior to construction beginning, applicants must contact City Planning to complete the application process.**

Step 3 – CL – City of London City Planning staff will review the application for completeness and inform the applicant in writing that either, more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. The letter will also state whether the commitment is for a Forgivable Loan. For the Residential DC Grant the residential DCs do not need to be paid prior to the City's issuance of a *Commitment Letter*. In this instance, the City's *Commitment Letter* will outline that the residential DCs amount will be confirmed prior to any grants being issued. For the Loan Programs, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by the City.**

Step 4 – CL – City Planning staff may visit the subject property and take photographs, both before and after the subject work is completed. When considering forgivable loans, staff will also confirm that the intended use meets the eligibility requirements of the program.

Construction Phase

Step 5 – PO – Having obtained all necessary approvals and/or permits and receiving a *Commitment Letter* from the City for approved works the applicant may start to undertake eligible improvements. With respect to the Residential DC Grant there is an additional requirement that the DCs have been paid or a Development Charges Alternative Payment Agreement indicating when DCs will be paid has been signed prior to commencing the approved work.

Confirmation Phase

Step 6 – PO – The applicant will notify the City in writing (via letter or email) once the project is complete and the costs respecting those works are paid. For Loans the applicant will submit paid receipts (as proof of payment in full). Confirmation that related building permits are closed is also required so that the City may begin drafting an agreement. With respect to Tax Grant and Residential DC Grant, when the project is complete or following the re-assessment of the property, the applicant will notify City Planning, in writing, that the project is complete for the purpose of calculating the *Post-Improved Assessed Value*.

Step 7 – CL – Before setting up any agreement City Planning staff must ensure the improvements, as described in the City's *Commitment Letter* are completed and other criteria, as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- Related costs, or bills respecting those approved works are paid in full;
- Related building permits are closed;
- The loan must be in good standing with no arrears owing;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding Building Division orders or deficiencies against the subject property.

Step 7.i (Grants) – CL – Upon written notice from the applicant, City Planning will request the City's Finance and Corporate Services Taxation Division to provide a grant schedule that establishes the value of the annual grant over the term of the grant program.

Step 7.ii (Grants) – CL – Upon request by City Planning, the Finance and Corporate Services Taxation Division will establish a *Post-Improved Assessed Value*. To do this they will review the assessed value of the property and determine whether this is the final assessment relating to the completion of the renovation or development project. If this is not the final assessment, the Finance and Corporate Services Taxation Division will contact the Municipal Property Assessment Corporation (MPAC) and request that the final assessment be prepared.

Step 7.iii (Grants) – CL – The Finance and Corporate Services Taxation Division will prepare and note the annual tax increment for the purpose of calculating the grant schedule. The Finance and Corporate Services Taxation Division will then prepare a schedule for the first year that the new taxes were levied for the full year.

Step 7.iv (Grants) – CL – At the completion of the *Calendar Year*, City Planning staff will ask Finance and Corporate Services Taxation Division staff to confirm that all taxes have been paid for that year and that the tax account is in good standing with a zero balance. Upon receiving confirmation, a grant agreement can be drafted.

Agreement Phase

Step 8 (Loans) – CL – Once the approved works are verified by City Planning, staff will draft the loan agreement.

Step 8 (Grants) – CL – Once the eligible works are verified and the grant schedule is complete, City Planning staff will draft the grant agreement and provide a draft copy of the grant agreement to the applicant for review.

Step 9 (Loans) – CL – City Planning staff will request a cheque, and the Document General to place a lien on the property in the amount of the loan is prepared.

Step 9 (Grants) – CL – After the applicant has approved the grant agreement City Planning staff can prepare two hard copies of the agreement to be signed.

Step 10 – CL – When all the documentation is ready City Planning staff will contact the applicant to arrange for a meeting to sign the documents (and in the case of a loan, exchange a loan cheque for the first 12 post-dated repayment cheques provided by the property owner or applicant (**PO**)).

Full loan repayment can be made at any time without penalty. **PO** – To make a full or partial repayment above the standard monthly payment, please contact City Planning or Accounts Receivable.

Step 11 – City Planning staff will have two original copies of the agreement available for signing. One original signed copy is kept by the applicant and one is retained by the City.

PO – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead all loan cheques requested in the Agreement phase in December will be processed in January.

5. Financial Incentive Approval

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Director, City Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the work is not completed within that time period. The Director, City Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

6. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition except that any outstanding loan amount must be repaid to the City prior to the issuance of a demolition permit.

7. Inspection of Completed Works

The loan will be paid to the property owner (or designate) following City receipt of invoices for all completed work and after the City inspection of all completed improvements has taken place. The City will inspect the work completed to verify that the proposed improvements have been completed as described in the application.

8. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Director, City Planning and City Planner to the City Clerk's Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee.

9. Relationship to other Financial Incentive Programs

It is intended that the Loan and Grant Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner's share of the total cost of the loan programs property improvements.

PO – Applicants are advised to check with Downtown London about its proprietary programs which complement the City's financial incentive programs.

10. Loan Repayment Deferral Due to Road Construction

In the event of a *road construction* project in the Downtown community improvement project areas, an applicant's loan repayments can be deferred for the duration of the *road construction* project.

City Planning staff will review the Community Improvement Area construction schedule annually. To determine what streets will be under construction in the upcoming years, City Planning staff will monitor Notice of Project and Construction Notice letters that are mailed to property owners to inform them of upcoming construction projects.

City Planning staff will compile a list of properties with loans in the *road construction* project area. Only properties that are directly adjacent (front or side property line) to the *road construction* project area will be eligible for the deferral of loan repayments. The Director, City Planning and City Planner, or designate will be the approval authority for any disagreements regarding the eligibility of an applicant to defer their loan(s) repayments.

A letter with an accompanying form will be mailed and/or emailed (if available) to each eligible loan applicant to ask if they wish to defer the repayment of their loan(s) during the scheduled *road construction* period. The scheduled *road construction* period and duration of the *deferral* will be determined by City Planning staff by reviewing the project timeline on the Construction Notice letter and by coordinating with the City Project Manager of a *road construction* project.

The duration of the *deferral* will be set at the onset of the *road construction* project. If a project is delayed or extends beyond the anticipated deadline, the *deferral* will not be extended. As a result, the *deferral* will be at least one month longer than the anticipated length of the *road construction* project. For example, if *road construction* is anticipated to conclude in November, the *deferral* will be set to expire at the end of December.

If an applicant wishes to defer the repayment of their loan, they must complete and return the form to City Planning staff that indicates they agree to the *deferral* and sets out the revised loan repayment schedule.

An applicant may choose not to defer their loan repayment. An applicant can opt out of the *deferral* by not returning the form by the stated deadline. In this instance, repayment of the loan will continue as outlined in the loan agreement.

Upon receiving confirmation that an applicant wishes to defer repayment of their loan(s), City Planning staff will:

- Process the returned forms for the applicant's seeking deferral;
- Complete supporting documentation to send to Accounts Receivable. This documentation will allow Accounts Receivable to update its records regarding the loan repayment schedule and allow Accounts Receivable to remove any post-dated cheques that may be in its possession for repayment during the *deferral* period. Cheques will be return to the applicant or destroyed;
- Accounts Receivable will contact the loan applicant when new post-dated cheques are required to restart the loan repayment after the *deferral* period ends.

If an applicant fails to provide new post-dated cheques to Accounts Receivable after the *deferral* is finished, they will be in jeopardy of defaulting on the loan(s).

In the event that a *road construction* project is cancelled, the *deferral* of the loan repayment will also be cancelled and an applicant will be required to re-submit any post-dated cheques that were removed.

11. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the Financial Incentive Programs at any time; however, any existing loan or grant will continue in accordance with the agreement. A program's success in implementing a Community Improvement Plan's goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP's goals and objectives, as noted in the Program Monitoring Data section.

12. Program Monitoring Data

The following information will be collected and serve as indicators to monitor the financial incentive programs offered through the Downtown Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

<p style="text-align: center;">Façade Improvement Loan Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Approved value of the loan and the total construction cost (i.e. total public investment and private investment); - Pre-Assessment Value; - Total Value of Building Permit (if required); - Location of façade being improved (Front, Non-Street Front); - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Increase in assessed value of participating property; - Total Loan Amount; - Number of forgivable loans; - Number of loan defaults; - Cost/Value of loan defaults.
<p style="text-align: center;">Upgrade to Building Code Loan Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Approved value of the loan and the total construction cost (i.e. total public investment and private investment); - Pre-Assessment Value; - Total Value of Building Permit; - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Increase in assessed value of participating property; - Total Loan Amount; - Number of forgivable loans; - Number of loan defaults; - Cost/Value of loan defaults.
<p style="text-align: center;">Tax Grant Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Pre-Assessment Value; - Total Value of Building Permit; - Level of Grant (Type 1, Type 2 or Type 3); - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Number of residential units created; - Increase in assessed value of participating property; - Total Grant Amount; - Number of grant defaults; - Cost/Value of grant defaults.

Development Charge Program Monitoring	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Pre-Assessment Value; - Total Value of Building Permit; - Number of residential units created; - Post-Assessment Value; - Type (Targeted or Non-Targeted Industrial) Use; - Increase in assessed value of participating property; - Total Grant Amount; - Number of grant defaults; - Cost/Value of grant defaults.
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13. Activity Monitoring Reports

Annual Activity Reports will measure the following variables and be used to help complete the biennial State of the Downtown Report:

- Number of applications by type;
- Increase in assessment value of properties;
- Value of the tax increment (i.e. increase in property tax after the construction activity);
- Value of construction and building permits issued;
- Number of units created (by type, ownership/rental);
- Number and value of incentive program defaults;
- Ground floor occupancy rates within the CIP area where the program(s) is in effect.

INDIVIDUAL PROGRAM INFORMATION

14. Façade Improvement Loan Program

Façade Improvement Loan Program – Purpose

The Façade Improvement Loan Program is intended to assist property owners in identified community improvement project areas with façade improvements and to bring participating buildings and properties within the identified community improvement areas into conformity with the City of London Property Standards By-law. Through this program, the City provides a no interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$50,000. In some locations (see the targeted incentive zone on Map 1 for specific locations) a portion of these loans may be partially forgivable in the form of a grant from the City.

Façade Improvement Program – Objectives

The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of the exterior appearance of buildings in downtown London;
- Encourage reinvestment in downtown London that complies with the Downtown Heritage Conservation District and other design guidelines;
- Help make the downtown environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Façade Improvement Program – Eligible Works

Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of building exteriors while meeting the Heritage Conservation District Plan as well as applicable Urban Design Guidelines.

Examples of works that may be eligible under this program include:

- Exterior street front renovations compliant with the Downtown Heritage Conservation District Plan;
- Exterior street front renovations compliant with Downtown Design Study Guidelines (1991);
- Portions of non-street front buildings, visible from adjacent streets. Non-street front visible portions may only be eligible for funding after the street front façade

has been improved or street front improvements have been deemed unnecessary by the Director, City Planning and City Planner, or designate;

- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;
- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows and their finished framing;
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).

Note: A Heritage Alteration Permit is required for all works in the Downtown Heritage Conservation District including signage.

Façade Improvement Program – Works Not Eligible

The following list provides examples of materials that are not eligible to be financed through this program:

- New stucco building materials;
- Back lit signs;
- Vinyl windows;
- Metal siding with faux-wood grain or similar products;
- Stacked stone veneer or similar products;
- Any other materials that at the discretion of the Director, City Planning and City Planner, or designate, are deemed ineligible, inauthentic, or inconsistent with the Downtown Heritage Conservation District Plan.

Façade Improvement Program – Loan Terms

A complete application must be received and a *City Commitment Letter* issued before any work can commence.

Period

The loan will be interest free and will be amortized over a 10-year period.

Loan Amount

Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per building;
- A maximum of \$50,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$50,000 per *discrete building*.

Determination of Eligible Non-Street Front Façade Improvements

The Director, City Planning and City Planner or designate will decide when this program can be applied to a building façade that is not street facing. Typically this consideration is made when the street-front façade is deemed to be in compliance with the Downtown Heritage Conservation District Plan, Downtown Design Study Guidelines (1991), as well as Building and Fire Codes.

Determination of Façade Improvements where there are Two Street Frontages

If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Façade Improvement Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the

building is eligible for two or more Façade Improvement Loans. All façade designs must be in compliance with the Downtown Heritage Conservation District Plan, Downtown Design Study Guidelines (1991), as well as Building and Fire Codes, to be eligible for loans.

Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan. **The City will not provide partial loan amounts or progress payments.**

Loan Security and Postponement

Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Director, City Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions

Loan repayments will begin six months after the advancement of funds, unless the repayment will begin during a *road construction* project; in that instance, the applicant can decide if the loan repayment will begin six months after the advancement of funds or after the *road construction* deferral period as determined in the Loan Repayment Deferral Due to Road Construction section has concluded. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Façade Improvement Program – Forgivable Loan – Grant Terms

Subject to the eligibility criteria detailed in the program guidelines, forgivable loans are set up to grant a percentage of the annual loan repayment back to the applicant over a 10-year period.

Forgivable Grant Amount

Where applicable, and if confirmed in the City's *Commitment Letter*, a portion of the Façade Improvement loan may be forgivable and paid back to the applicant in the form of a grant to cover the lesser of:

- A maximum of \$12,500; or
- 25% of the loan amount.

Annual Grant Value

Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

For example:

\$50,000 Façade Improvement Loan
Yearly Loan Repayments = \$50,000 / 114 payments = \$438.60 / month x 12 monthly payments = \$5,263.20

Maximum Yearly Grant Value = \$5,263.20 x 25% = \$1,315.80

Maximum Yearly Grant Value multiplied by *Pro-rated Yearly Grant Percentage* = *Yearly Grant Value*

\$1,315.80 x 50% (assumes ground floor was only occupied for 50% of the *Calendar Year*) = \$657.90.

The grant value may differ from year to year based on targeted use occupancy. Grant amounts will be monitored to ensure the maximum Forgivable Grant Amount is not exceeded.

Grant Disbursement

PO – The disbursement of the grant requires action by the applicant. During the first quarter of the *Calendar Year* the City will send out an acknowledgment letter requesting that the applicant verify the number of actual months in which a targeted or non-targeted use actively occupied the ground floor of the building for the previous *Calendar Year*.

PO – To be eligible to receive the annual grant, the applicant must meet all conditions detailed in the program guidelines including:

- The loan must be in good standing with no arrears owing;
- All City of London realty taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property;
- The acknowledgement letter is completed by the applicant and returned to City of London City Planning.

Having confirmed that the applicant has met all conditions of the program guidelines, the annual grant can be disbursed. *Providing misleading information can result in the default of the balance of the loan and the forfeiture of the ongoing grant.*

15. Upgrade to Building Code Loan Program

Upgrade to Building Code Loan Program – Purpose

The Upgrade to Building Code Loan Program is intended to assist property owners with the financing of building improvements that are often necessary to ensure older buildings comply with current Building Code Requirements. The costs associated with these improvements frequently pose a major issue for building owners wanting to upgrade their properties. This issue is amplified in the Downtown where much of the building stock is older and needs major rehabilitation. Through this program, the City provides a no interest 10-year loan for an eligible property. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$200,000. In some locations (see the targeted incentive zone map for specific locations) a portion of these loans may be partially forgivable in the form of a grant from the City.

Upgrade to Building Code Loan Program – Objectives

The overarching goals of this Program are to:

- Support the maintenance, improvement, beautification, and viability of the historic building stock in downtown London;
- Encourage the development of residential units in older buildings through conversion and adaptive re-use;
- Support the development of distinctive, interesting and attractive commercial spaces in existing buildings to assist in the regeneration of Downtown London;
- Help ensure that buildings are safe for residents, patrons, and visitors alike by meeting Ontario Building Code and Fire Code regulations;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Upgrade to Building Code Loan Program – Eligible Works

Eligible works that will be financed through this program include improvements that are demonstrated to be necessary to meet Building and Fire Code requirements, address one or more health and safety issues, and accessibility and/or environmental sustainability issues. Examples of works that may be eligible under this program include:

- The installation or alteration of fire protection systems such as sprinklers, stand pipes, fire alarms, emergency power, lighting, and exit signs;
- Installation or alteration of fire separations, fire doors, fire shutters and other fire protection devices;
- The relocation of fire escapes and the installation of new exit facilities;
- The extension of plumbing and electrical services for the creation of habitable space;
- The replacement of plumbing, electrical, and mechanical systems that no longer meet Building Code requirements;
- The construction or alteration of stairs, guards, handrails, etc.;
- The reinforcement or reconstruction of floors, walls, ceilings or roofs;
- The installation or alteration of required window openings to residential spaces;
- Required improvements to ventilation systems;
- Improvements for barrier-free accessibility including elevators, ramps, and washrooms;
- Improvements for green, or sustainable developments such as living walls and green roofs;
- Improvement to basements, or other such spaces that can be occupied and are located below the first storey;
- Asbestos abatement, including the removal, enclosure and/or encapsulating to prevent building occupant from being exposed to the fibers;
- Renovations required to remove moulds (or other materials caused by water-damage from interior building materials), replace affected materials and install vapour barriers;
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan);
- Other improvements related to health and safety issues at the discretion of the Director, City Planning and City Planner or designate.

Upgrade to Building Code Loan Program – Loan Terms

Period

The loan will be interest free and will be amortized over a 10 year period.

Loan Amount

Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per buildings; or
- A maximum of \$200,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that relate to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$200,000 per *discrete building*.

Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan. **The City will not provide partial loan amounts or progress payments.**

Loan Security and Postponement

Loans will be secured through the registration of a lien placed on title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Director, City Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions

Loan repayments will begin six months after the advancement of funds, unless the repayment will begin during a *road construction* project; in that instance, the applicant can decide if the loan repayment will begin six months after the advancement of funds or after the *road construction* deferral period as determined in the Loan Repayment Deferral Due to Road Construction section has concluded. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Upgrade to Building Code Loan Program – Forgivable Loan – Grant Terms

Subject to the eligibility criteria detailed in the program guidelines, Forgivable Loans are set up to grant a percentage of the annual loan repayments back to the applicant over a 10-year period.

Forgivable Grant Amount

Where applicable, and if confirmed in the City's *Commitment Letter*, a portion of the Upgrade to Building Code loan may be forgivable and paid back to the applicant in the form of a grant to cover the lesser of:

- Maximum of \$25,000; or
- 12.5% of the loan amount.

Annual Grant Value

Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 12.5% to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

For example:

\$150,000 Upgrade to Building Code Loan
Yearly Loan Repayments = \$150,000 / 114 payments = \$1,315.79 / month x 12 monthly payments = \$15,789.48

Maximum *Yearly Grant Value* = \$15,789.48 x 12.5% = \$1,973.69

Maximum *Yearly Grant Value* multiplied by *Pro-rated Yearly Grant Percentage* = *Yearly Grant Value*

\$1,973.69 x 100% (assumes ground floor was occupied for the entire *Calendar Year*) = \$1,973.69.

The grant value may differ from year to year based on targeted use occupancy. Grant amounts will be monitored to ensure the maximum Forgivable Grant Amount is not exceeded.

Grant Disbursement

PO – The disbursement of the grant requires action by the applicant. During the first quarter of the calendar year the City will send out an acknowledgment letter requesting that the applicant verify the actual number of months in which a targeted or non-targeted use actively occupied the ground floor of the building for the previous *Calendar Year*.

PO – To be eligible to receive the annual grant, the applicant must meet all conditions detailed in the program guidelines including:

- The loan must be in good standing with no arrears owing;
- All City of London realty taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property;
- The acknowledgement letter is completed by the applicant and returned to City of London City Planning.

Having confirmed that the applicant has met all conditions of the program guidelines, the annual grant can be disbursed. *Providing misleading information can result in the default of the balance of the loan and the forfeiture of the ongoing grant.*

16. Rehabilitation and Redevelopment Tax Grant Program (“Tax Grant”)

This program is only available in the Original Downtown Community Improvement Project Area (See Map 2)

Tax Grant Program – Purpose

The Tax Grant is intended to provide economic incentive for the rehabilitation and/or redevelopment of residential and commercial properties in the Original Downtown Community Improvement Project Area. Properties in the Expanded Richmond Row Community Improvement Project Area are not eligible. The program helps property

owner's transition to a higher tax assessment as a result of property improvements. Through this program, the City provides a ten-year tax grant for an eligible property, with annual grant amounts declining over this ten-year period. The total grant value is based on the increase in municipal taxes resulting from the rehabilitation and/or redevelopment of the property according to the MPAC assessment.

Tax Grant Program – Objectives

The overarching goals of the Tax Grant are to:

- Grow our economy through investing in London's downtown as the heart of our city;
- Stimulate and assist private property owners to rehabilitate buildings in the Downtown to ensure long term viability;
- Encourage preservation of significant heritage resources;
- Foster a diverse and resilient economy.

Tax Grant Program – Eligible Works

Eligible works that will be financed through this program include:

- Construction, erection, or placing of one or more buildings or structures on land that has the effect of increasing municipal property taxes;
- Additions or alterations to a building or structure that has the effect of increasing municipal property taxes;
- Other improvements related to health and safety issues at the discretion of the Director, City Planning and City Planner, or designate, that have the effect of increasing municipal property taxes.

Tax Grant Program – Additional General Eligibility Criteria and Conditions

- All applicable property taxes owing for each year must be fully paid prior to the disbursement of any annual grant amount under this program. If property taxes are owing on a property for more than one full year, the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant;
- The City is not responsible for any costs incurred by an applicant in relation to the Grant program, including without limitation, costs incurred in application of a grant;
- Notwithstanding any other calculations relating to the grant amount, the City will not pay an annual grant which is greater than the municipal portion of the property tax collected for a property in any one year (i.e. if a general reassessment substantially reduces annual property taxes on a property, the annual grant amount will be capped at the municipal portion of the property tax collected for that property in any one year);
- The annual grant is based upon changes in property taxes as a result of construction and improvement to the property, and is not based upon occupancy or changes in occupancy;
- If the property is under an assessment appeal, the application will be held in abeyance until the appeal is resolved;
- The amount of the grants provided for a property over the life of this program will not exceed the value of the work done that resulted in the increased level of municipal tax assessment. For this reason the amount of grants may be monitored in relation to the total value of work done and the grants will cease if they equal the value of the work done;
- The applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering grant cheques. If applicants cannot be reached over a protracted period (greater than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant. **PO** – The property owner will notify the City if mail or email address changes throughout the term of the Tax Grant program.
- In instances where a participating Level 1, Level 2, or Level 3 Grant property has undergone a tax reclassification during the period of an executed grant agreement, the municipality reserves the right to recalculate the grant schedule to reflect the new tax class of the participating property. Should it be determined

that the grant agreement and grant schedule is no longer appropriate because it results in grants not reflecting the new tax class, the value of the taxes received and the value of grants provided, the municipality reserves the right to amend the current agreement and establish a new grant schedule and grant agreement for the balance of the grant period. This amended grant agreement and grant schedule may be pro-rated to reflect the date of reclassification;

- Tax increases that result from a general reassessment, a change in tax legislation or an increase in the mill rate will not be considered for the purposes of calculating the grant. The annual tax increment will be held constant over the ten-year grant period (i.e. changes in mill rate or phased in assessment increases after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment;
- If buildings are to be demolished in order to clear the site for redevelopment, a demolition permit must be obtained prior to any demolition work. Failure to obtain a demolition permit will result in the application being ineligible for this program;
- In instances where a participating Level 1 or Level 2 Grant property is demolished in whole before the grant period elapses the grant shall become forfeit and is to be repaid to the City no later than 30 days after the demolition has occurred;
- For participating Level 1, Level 2, or Level 3 Grant properties, demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for grant repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City and a demolition permit is obtained.

Eligibility for Level 1: Grants for Rehabilitation of Heritage Designated Properties

Grant Level 1 of the Tax Grant program applies to properties that are individually designated under Part IV of the *Ontario Heritage Act* and where the buildings or structures are rehabilitated or renovated in such a way that would not compromise the reasons for designation. The eligibility requirements for this program level are:

- The property shall be designated under Part IV of the *Ontario Heritage Act* (in other words, is not just listed in the Inventory of Heritage Resources);
- The property shall be rehabilitated/renovated such that it will not compromise the reasons for designation;
- A Heritage Alteration Permit shall be required prior to undertaking any work on a designated property;
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Eligibility for Level 2: Rehabilitation / Renovation Grants

This level of the Tax Grant program applies to existing buildings that are rehabilitated or renovated to ensure longer-term viability. The purpose of this grant level is to further encourage finer-grained, small-scale revitalization projects. The eligibility requirements for this program level are:

- Property shall contain an existing building;
- For properties listed as Priority 1, 2 or 3 in the City of London's "Inventory of Heritage Resources" a Heritage Planner will be consulted to assess works to be undertaken;
- The property shall be rehabilitated/renovated such that it will be consistent with Council-approved Guidelines;
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Eligibility for Level 3: Redevelopment Grants

This level of the Tax Grant program applies to new buildings that are developed on vacant or cleared sites. The purpose of this level is to encourage the rehabilitation of vacant or under-utilized sites. The eligibility requirements for this level of the program are:

- The property shall be redeveloped, such that the design of the new structure is consistent with Council-approved Guidelines;

- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Tax Grant Program – Grant Terms

Period

Grants will be paid over a ten-year period, with Year 1 being the first full calendar year that taxes are paid after the project is completed and reassessed. For example, where a project is completed and the property is reassessed on February 28, 2017 the grant recipient will receive a Year 1 grant at the end of 2018 (after a full year of taxes are paid at the new rate in 2018). However, where the total value of the grant is less than or equal to one thousand dollars (\$1,000), a one-time lump sum payment of the total grant amount as detailed in the grant agreement will be issued.

Calculation of Annual Tax Increment

See Definitions.

Grant Amount

The amount of the grant will vary from project to project and will decline over the course of the 10-year payback period. The grant will be based on the increase in the municipal portion of property taxes that is directly related to the eligible project (in other words, the tax increase that results from the improvements to the property) and the assigned *Year/Level Factor*, as shown below:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

PO – Please note that the reassessment could take one to two years or longer. It is the property owner’s responsibility to notify City Planning about an increase in property assessment related to the improvement project in order to activate the grant program.

Grant Agreement

Participating property owners in the Tax Grant program shall be required to enter into a grant agreement with the City. This agreement shall specify such items as (but not limited to) the applicable grant level, the duration of the grant, and the owner's obligation to repay the City for any grants received if the property is demolished before the grant period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Grant Distribution

At the end of each year, City Planning will provide a list of grant properties to the Finance and Corporate Services Taxation Division requesting confirmation that all taxes have been paid for the previous year and that the tax accounts are in good standing. City Planning will also confirm that any outstanding loans relating to the properties are in good standing and finally City Planning will verify that there are no outstanding orders or bylaw contraventions relating to the properties. Upon receiving such confirmation, City Planning will contact applicants and provide them with their grant cheques. The City aims to provide grant cheques in the first quarter of the following year.

Transferable Grants / Condominium Projects

If a participating property is sold, in whole or in part, before the grant period elapses, the applicant and/or the subsequent landowner is not entitled to outstanding grant

payments (on either the portion sold or retained by the applicant). The City may, entirely at its own discretion, enter into a new agreement with any subsequent owners of the property to receive outstanding grant payments under this program.

For the purposes of sale of condominium units, the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement.

PO - The property owner who is selling a property with active loans or grants should contact City Planning prior to finalizing the sale in order to either repay the loans to remove the liens or transfer the outstanding loan or grant balance to the new property owner (if the new property owner agrees to take on the loan or grant).

17. Combined Residential Development Charges (DC) and Tax Grant Program

This program is available only in the Original Downtown Community Improvement Project Area (See Map 2)

DC & Tax Grant Program – Purpose

The Combined Residential Development Charges (DC) and Tax Grant program is intended to provide economic incentive for the development of residential properties in the Original Downtown Community Improvement Project Area. Properties in the Expanded Richmond Row Community Improvement Project Area are not eligible. Through this program, the City provides a combined 10-year grant for an eligible property. For property owners who pay property taxes, the grants cover 100% of the residential development charges and a portion of the increase in municipal taxes resulting from the development of the property (as outlined in the Tax Grant Program Section). For property owners who are exempt from paying property taxes, the grants cover 100% of the residential development charges.

DC & Tax Grant Incentive – Objectives

The overarching goals of this combined program are to:

- Grow our economy through investing in London's downtown as the heart of our city, in particular by developing new residential units;
- Promote intensification and redevelopment within the existing built-up area;
- Encourage the development of residential units in older buildings through conversion and adaptive re-use;
- Strengthen the Downtown property assessment base;
- Bring participating buildings and properties within the Original Downtown Community Improvement Project Area into conformity with the City of London Property Standards By-law and Building Code.

DC & Tax Grant Program – Eligible Works

Eligible works that will be financed through this program include:

- The construction, erection, or placement of one or more buildings or structures on a property that has the effect of creating new dwelling units for which residential Development Charges are required to be paid in accordance with the Development Charges By-law;
- The addition or alteration to a building or structure that has the effect of creating new dwelling units for which residential Development Charges are required to be paid in accordance with the Development Charges By-law;
- Multi-unit residential and mixed use buildings will be considered and funded as single projects; however, the Grant will only apply to the residential DC portion of a mixed use building.

DC & Tax Grant Incentive – Additional Application Requirements

- The application must be submitted prior to or coincident with the application of a building permit and approved by City Planning prior to construction on the project beginning;
- Under no circumstances shall an applicant have their Development Charges payable waived by this program and also receive DC grant funding disbursed by the City to the applicant;

- Applicants who select to pay development charges over 21 annual installments are not eligible for application to this grant program;
- All additional application requirements found in the Rehabilitation and Redevelopment Tax Grant Program ("Tax Grant") section also apply to the Combined DC & Tax Grant Program, unless the property owner is exempt from paying property taxes, then requirements regarding the payment of property taxes are not valid.

DC & Tax Grant Incentive – Grant Terms

All construction and improvements made to buildings and/or land shall be made pursuant to a building permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable Official Plan, Zoning By-law, and any other planning requirements and approvals.

Calculation of Annual Tax Increment

See Definitions.

Period

If the property owner is exempt from paying property taxes, please see the section entitled Period – Property Tax Exempt Property Owners. The combined Residential Development Charge and Tax Grant commences in the same year (after re-assessment by MPAC). The scheduled grant will be equivalent to 100% of the municipal portion of the tax increment each year until all the DCs have been repaid. The grants will generally be over a 10 year period, equivalent to 100% of the municipal portion of the *Annual Tax Increment* each year until all the DCs have been repaid. The Residential Development Charge grant payment period may extend beyond 10 years with annual payments being made, until such time that the applicant receives a grant for the full amount of the Residential DCs paid. The Tax Grant program will expire after 10 years.

Example of a Level 3 Project with a net residential development charge of \$4 million and an *Annual Tax Increment* of \$650,000:

Table 3 – Level 3 Combined DC and Tax Grant Example

Development Charges:	\$4,000,000				
Annual Tax Increment:	\$650,000				
Assessed Value:	\$55,000,000				
Year	Tax Grant		DC Grant		Annual Grant Amount
	Rate (%)	\$	Rate (%)	\$	= (100% of increment)
1	60	\$390,000	40	\$260,000	\$650,000
2	60	\$390,000	40	\$260,000	\$650,000
3	50	\$325,000	50	\$325,000	\$650,000
4	40	\$260,000	60	\$390,000	\$650,000
5	30	\$195,000	70	\$455,000	\$650,000
6	20	\$130,000	80	\$520,000	\$650,000
7	10	\$65,000	90	\$585,000	\$650,000
8	10	\$65,000	90	\$585,000	\$650,000
9	10	\$65,000	90	\$585,000	\$650,000
10	10	\$65,000	90	\$35,000	\$100,000
Total		\$1,950,000		\$4,000,000	\$5,950,000

Period – Property Tax Exempt Property Owners

For property owners who do not pay property taxes, the Residential Development Charges Grant commences the year after the residential units in the building can be occupied. For example, if the building can be occupied in 2021, the first grant is issued in the first quarter of 2022.

City Planning will monitor the payment of development charges to ensure that at no time, a grant is issued before development charges have been paid and to ensure the amount of development charges collected by the City of London is always equal to or more than the amount of the Residential Development Charges Grant provided to the applicant.

The Residential Development Charges Grant will be paid in 10 equal annual installments until such time that the applicant receives a grant for the full amount of the Residential DCs paid.

Example of a Level 3 Project with a net residential development charge of \$4 million:

Table 4 – Level 3 Residential DC Grant for Tax Exempt Property Owner Example

Development Charges:		\$4,000,000			
Annual Tax Increment:		N/A			
Assessed Value:		\$55,000,000			
Year	Tax Grant		DC Grant		Annual Grant Amount
	Rate (%)	\$	Rate (%)	\$	
1	N/A	N/A	N/A	\$400,000	\$400,000
2	N/A	N/A	N/A	\$400,000	\$400,000
3	N/A	N/A	N/A	\$400,000	\$400,000
4	N/A	N/A	N/A	\$400,000	\$400,000
5	N/A	N/A	N/A	\$400,000	\$400,000
6	N/A	N/A	N/A	\$400,000	\$400,000
7	N/A	N/A	N/A	\$400,000	\$400,000
8	N/A	N/A	N/A	\$400,000	\$400,000
9	N/A	N/A	N/A	\$400,000	\$400,000
10	N/A	N/A	N/A	\$400,000	\$400,000
Total		\$0		\$4,000,000	\$4,000,000

Lump Sum Payment Option

Where the total value of the Residential Development Charges Grant is less than or equal to fifty thousand dollars (\$50,000), a one-time lump sum payment of the total grant amount will be issued, after confirmation that the residential units in the building are occupied and as detailed in the grant agreement.

Grant Amount

The amount of the grant will be based upon:

- The value of net residential Development Charges paid to the City for the eligible project as calculated by the Chief Building Official (or designate);
- For property owners required to pay property taxes, the increase in the municipal portion of property taxes that is directly related to the eligible project (in other words, the tax increase that results from improvements to the property).

Grant Agreement

Participating property owners in the combined Residential Development Charges and Tax Grant program shall be required to enter into a grant agreement with the City. This agreement shall specify such items as (but not limited to) the applicable grant level, the duration of the grant, and the owner's obligation to repay the City for any grants received if the property is demolished before the grant period elapses. The agreement shall include the terms and conditions included in the program guidelines. The agreement will be altered for property owners exempt from paying property taxes to modify the terms and conditions regarding reassessment and property tax payments.

Grant Distribution

At the end of each year, City Planning will provide a list of grant properties to the Finance and Corporate Services Taxation Division requesting confirmation that all taxes have been paid for the previous year and that the tax accounts are in good standing. The Taxation Division will also confirm that any property owners who were previously exempt from paying property taxes are still exempt. City Planning will also confirm that any outstanding loans relating to the properties are in good standing and finally City Planning will also verify that there are no outstanding orders or bylaw contraventions relating to the properties. Upon receiving such confirmation, City Planning will contact applicants and provide them with their grant cheques. The City aims to provide grant cheques in the first quarter of the following year.

Transferable Grants / Condominium Projects

If a participating property is sold, in whole or in part, before the grant period elapses, the applicant and/or the subsequent landowner is not entitled to outstanding grant payments (on either the portion sold or retained by the applicant). The City may, entirely at its own discretion, enter into a new agreement with any subsequent owners of the property to receive outstanding grant payments under this program.

For the purposes of sale of condominium units, the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement.

PO - The property owner who is selling a property with active loans or grants should contact City Planning prior to finalizing the sale in order to either repay the loans to remove the liens or transfer the outstanding loan or grant balance to the new property owner (if the new property owner agrees to take on the loan or grant).

EXAMPLE DOWNTOWN GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

Application No.:

Name of Property Owner(s):

Address of Project:

Legal Description of Property (Lot and Plan Number):

Roll Number(s):

Mailing Address of Owner:

Telephone No.:

Fax No.:

Heritage Alteration Permit Information:

Date Permit Approved (attach copy):

Designating By-Law:

PROJECT INFORMATION (Attach copy of Building Permit)

Building Permit Number:

Date of Permit:

Value of Project (from Building Permit):

Application Tracking Information (for Staff use only)	Date and Staff Initials
Application Accepted	
Pre-improved Assessment Value Determined	
Commitment Letter Issued	
Project Completion (applicant's written confirmation)	
Request to Finance and Corporate Services for Preparation of Schedules	
Post-improved Assessed Value Determined	
City Planning Receives Grant Schedules from Finance	
Applicant Chooses Grant Schedule	
Date of Lump Sum Payment (if applicable)	
First Grant Cheque Issued	
Last Grant Cheque Issued - File Closed	

EXAMPLE DOWNTOWN GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

GRANT CALCULATION:

Grant Level:

Pre-improved assessed value:

Date:

Post-improved assessed value:

Date:

Increase in assessed value after adjustments:

Applicable tax (mill) rate (municipal portion):

Annual tax increment:

Net Residential Development Charges paid:

Schedule 1

Year (Tax Year)	Year/Level Factor	Tax Grant (\$)	Residential Development Charges Grant (\$)
1	%	\$	\$
2	%	\$	\$
3	%	\$	\$
4	%	\$	\$
5	%	\$	\$
6	%	\$	\$
7	%	\$	\$
8	%	\$	\$
9	%	\$	\$
10	%	\$	\$
Total		\$	\$

Lump Sum Payment Amount (if applicable):

EXAMPLE DOWNTOWN GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

Conditions:

1. The term "Applicable Tax (Mill) Rate" refers to the General, or Municipal portion only of the total tax (mill) rate paid. It does not include such taxes/charges as Education, Transportation, Local Improvement, or other "area charges", Business Improvement Area (BIA) levy, or any Phase In, or Encroachment Fee. Changes in the tax (mill) rate or phased in assessment increases after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment.
2. Grants are not payable by the City until such time as all additional assessment eligible for grant has been added to an assessment roll by the Municipal Property Assessment Corporation, all taxes eligible for grant have been billed by the City, and all taxes outstanding including billed taxes that have not yet become due are paid in full for all years by the taxpayer. Grants are also not payable by the City until such time as all possible assessment appeals relating to value of the land before the additional assessment or to the value of the additional assessment have been filed and decided. If property taxes are owing on a property for more than one full year, the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant.
3. Notwithstanding any other calculations relating to the grant amount, the City will not pay an annual grant which is greater than the municipal portion of the property tax collected for a property in any one year (i.e. if a general reassessment substantially reduces annual property taxes on a property, the annual grant amount will be capped at the municipal portion of the property tax collected for that property in any one year).
4. The applicant(s) for a Tax Grant and Residential Development Charges Grant must be the registered owner(s) of the subject property.
5. Separate applications must be made for each discrete property under consideration for a grant.
6. The annual grant is based upon changes in property taxes as a result of construction and improvement to the property, and is not based upon occupancy or changes in occupancy.
7. The total value of the grants provided under this program over the full term of the grant payment shall not exceed the value of the work done. Furthermore, the amount of the grant shall not exceed the municipal portion of the tax bill. Taxes and charges including transit and education taxes and cap adjustments, phase-ins or claw back amounts are excluded in the calculation.
8. Tax increases that result from a general reassessment, a change in tax legislation or an increase in the mill rate will be not be considered for the purposes of calculating the grant. The annual tax increment will be held constant over the ten-year grant period (i.e. changes in mill rate after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment).

EXAMPLE DOWNTOWN GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

9. If a participating property is demolished in whole before the rebate grant elapses it shall cause the grant to be forfeited and be repayable to the municipality. Demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City. In the event of demolition in the absence of the consent of the City, either partial or complete, the forfeited grant shall be repayable within ninety (90) days of notice being provided by the City to the applicant that the funds already provided have been deemed to be forfeited and are now due to be repaid. In addition, any amount of future grant money to be paid in accordance with Schedule 1 is deemed forfeited.
10. The amount of the grants provided for a property over the life of this program will not exceed the value of the work done that resulted in the increased level of municipal tax assessment. For this reason the amount of grants may be monitored in relation to the total value of work done and the grants will cease if they equal the value of the work done.
11. The applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering grant cheques. The City will make reasonable efforts to reach the applicant by way of written correspondence to the address in this Agreement, or any last known address provided by the applicant to the City. If applicants cannot be reached over a protracted period (greater than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant.
12. In those instances where the total value of the Tax Grant over the full term of the grant period is less than or equal to one thousand dollars (\$1,000), the City may exercise, at its own discretion, the option of issuing a one-time lump sum payment of the total grant amount. In those instances where the total value of the Residential Development Charges Grant is less than or equal to fifty thousand dollars (\$50,000), the City may exercise, at its own discretion, the option of issuing a one-time lump sum payment of the total grant amount.
13. Any portion of the property that is sold (excluding one or more condominium units) during a calendar year, will not be eligible for a grant rebate for that entire year or subsequent years of the grant schedule. The grant schedule included in this agreement will be modified each year, as necessary, to reflect the sale of the property or portions thereof. For the purposes of sale of condominium units, where the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement
14. Any appeals of the property's assessed value that result in a reduction in the assessed value of the property, will cause the entire 10-year grant schedule to be re-calculated recognizing the property's revised assessed value.
15. In those instances where a participating property has undergone a tax reclassification and the municipality has determined that an amended grant agreement and grant schedule is required, the participating property owner agrees to the amendment of the grant agreement and grant schedule and the execution of an amended grant agreement and grant schedule.

EXAMPLE DOWNTOWN GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

- A. I/WE HEREBY AGREE TO ALL OF THE CONDITIONS IN THIS GRANT AGREEMENT (consisting of five pages) and the terms and conditions of the Tax Grant Program and Residential Development Charge Grant Program guidelines (as attached).
- B. I/WE HEREBY CERTIFY that the information given above is true, correct and complete in every respect and may be verified by the municipality. The City is relying upon the information provided by the applicant and if the information in this agreement, or the associated application, proves to be false or substantially inaccurate, the grant will be forfeited and be repayable to the City.
- C. I/WE HEREBY AGREE that in the event this property is demolished in whole, prior to the expiration of the grant period, any funds paid under this Program shall immediately be forfeited and all previously received grant payments will become due and repayable to the City. Demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City.
- D. I/WE HEREBY AGREE that if the ownership of the lands described herein, and in receipt of a grant under this program, is transferred to any person other than the signatory of this agreement (Owner), by sale, assignment, or otherwise, then this agreement shall no longer apply. The City may enter into an agreement with any subsequent owner to continue the agreement pursuant to any conditions that the City may apply or may choose to discontinue the applicable grant schedule.

I, _____ agree to the above conditions, and have the authority to bind the corporation named as property owner on page 1 of this agreement.

SIGNATURE (TITLE)

DATE

CO-SIGNATURE (TITLE)

DATE

This agreement is hereby approved, subject to the above-specified conditions.

SIGNATURE
City Planning

DATE

Bill No. 316
2020

By-law No. C.P.-1468(____)-____

A by-law to amend C.P.-1468-176, as amended, being “A by-law to establish financial incentives for the Old East Village Community Improvement Project Area”.

WHEREAS by Subsection 28(2) of the Planning Act, the Council of a municipal corporation may, by by-law, designate such an area as a community improvement project area;

AND WHEREAS by Subsection 28(4) of the Planning Act, the Council of a municipal corporation may adopt a community improvement plan for the community improvement project area;

AND WHEREAS Municipal Council adopted By-law C.P. 1443-249 to designate the Old East Village Community Improvement Project Area;

AND WHEREAS Municipal Council adopted By-law C.P. 1444-250 to adopt the Old East Village Community Improvement Plan;

AND WHEREAS Municipal Council adopted By-law C.P. 1468-176 to establish financial incentives for the Old East Village Community Improvement Project Area;

AND WHEREAS the Official Plan for the City of London contains provisions relating to community improvement within the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The existing Schedule “1” of By-law C.P.-1468-176, as amended, being A By-law to establish financial incentives for the Old East Village Community Improvement Project Area, is hereby repealed;
2. The new Old East Village Community Improvement Plan – Financial Incentive Program Guidelines attached hereto as Schedule “1” is hereby adopted;
3. This by-law shall come into effect upon the date of the passage of this by-law.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Schedule 1

Old East Village Community Improvement Plan – Financial Incentive Program Guidelines

* Effective January 1, 2018 *

* Revised March 3, 2020 *

* Revised October 27, 2020 *

This program guideline package provides details on the financial incentive programs provided by the City of London through the Old East Village Community Improvement Plan (CIP), which includes:

- Façade Improvement Loan Program (including non-street façades and forgivable loans);
- Upgrade to Building Code Loan Program (including forgivable loans);
- Rehabilitation & Redevelopment Tax Grant Program;
- Residential Development Charges Grant Program (i.e. the Combined DC/Tax Grant).

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2. List of Targeted & Non-Targeted Uses (Table 2)
3. Eligibility Criteria for Financial Incentive Programs
4. Application Process
5. Financial Incentive Approval
6. Additional Rehabilitation and Demolition
7. Inspection of Completed Works
8. Incentive Application Refusal and Appeal
9. Relationship to other Financial Incentive Programs
10. Loan Repayment Deferral Due to Road Construction
11. Monitoring & Discontinuation of Programs
12. Program Monitoring Data
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14. Façade Improvement Loan Program
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How to Read this Document

Each of the financial incentive programs has its own specific Purpose, Program Objectives and Eligible Improvements. There are many areas of each program that are the same including Definitions, Eligibility Criteria, Targeted & Non-Targeted Uses, Appeal of Refusal Section, Relationship to other Financial Incentive Programs, as well as Monitoring & Discontinuation of Programs.

Therefore, the program guidelines are arranged so that information respecting all programs is stated once and details specific to individual programs are outlined in the program specific sections.

Further, the document helps to identify what the responsibility of each stakeholder is in the incentive program process. The initials **PO** indicate the property owner (or agent acting on behalf of the property owner) is responsible for completing that task or action, whereas **CL** indicates that a City of London staff member is responsible.

PO – Check Map 1 to locate your property in the Old East Village Community Improvement Project Area. After verifying the property location on the map, check Table 1 to verify what programs may apply. Then proceed to review the rest of the program guidelines or use the Table of Contents to skip directly to a program to learn more about it and its eligibility information.

Map 1 – Old East Village Community Improvement Project Area

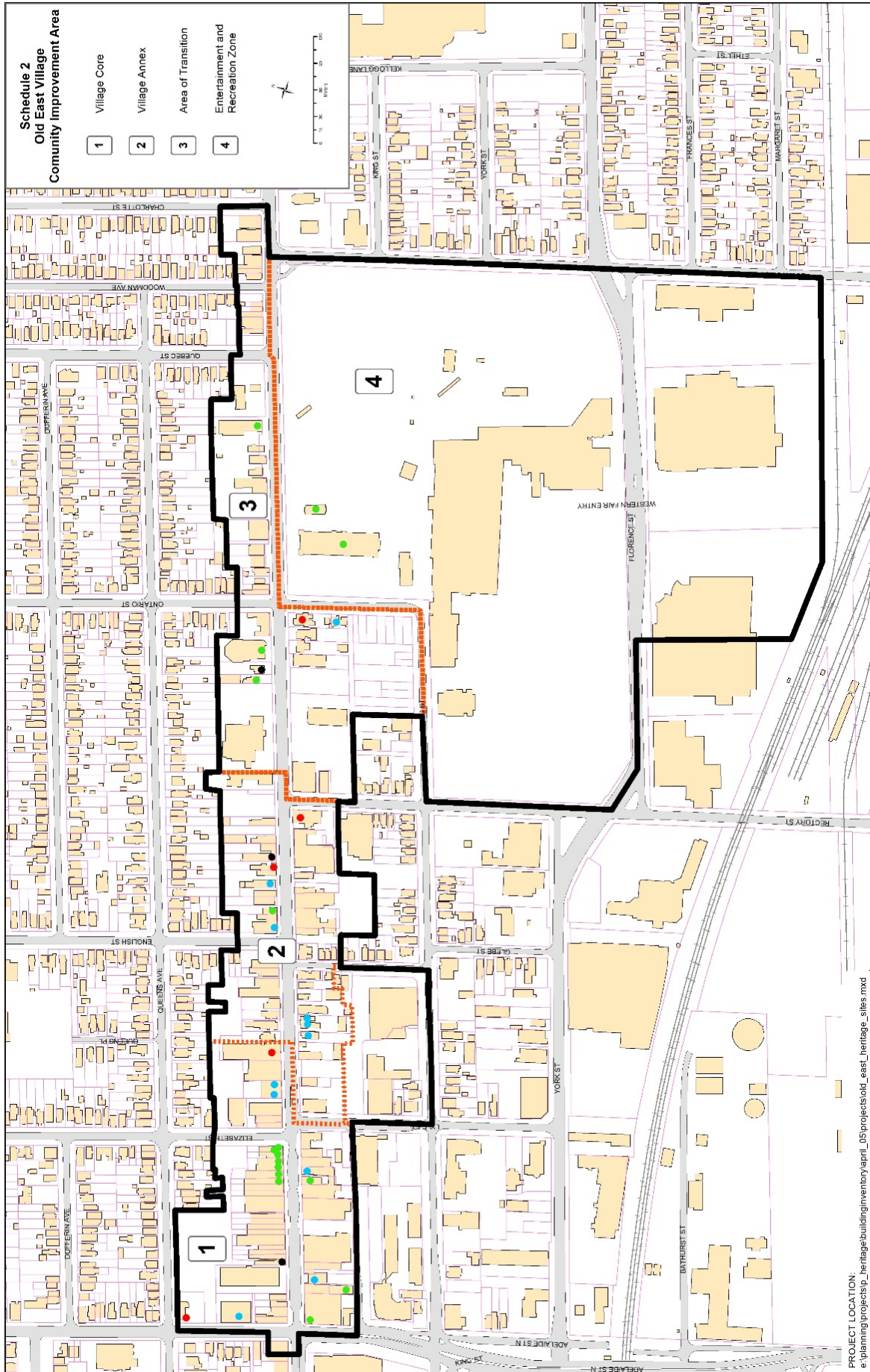


Table 1 – Financial Incentive Programs Offered in Old East Village

Financial Incentive Program	Old East Village (see Map 1)
Façade Improvement Loan	X
Forgivable Façade Improvement Loan	X
Upgrade to Building Code Loan	X
Forgivable Upgrade to Building Code Loan	X
Rehabilitation and Redevelopment Tax Grant	X*
Residential Development Charges Grant Program	X*

* Excluding the Entertainment and Recreation Zone as identified in the Old East Village Community Improvement Plan.

1. Definitions

Active Occupancy – The space being used by a business that is open, in operation and serving customers.

Annual Grant Amount – The annual grant is defined as the grant amount that would be given to the applicant in any one year of the ten-year grant period.

- For Tax Grant this means each property owner will be given ten annual grants and the annual grant amount will change over this period depending upon year and grant level;
- For Forgivable Loans this means the amount that would be given each year based on the *Yearly Grant Value* set out in the agreement and *Pro-rated Yearly Grant Percentage* which is based on ground floor occupancy;
- For the Combined Development Charge (DC)/Tax Grant this means the amount that would be given to the applicant in any one year of the grant period. Each property owner will be given annual grants until such time as the value of Residential DCs have been repaid. The annual grant amount may change over the term of the grant period depending upon year and grant level.

Annual Grant Calculation – For property owners that pay property taxes, the annual grant for any single year will be calculated as follows, the *Annual Tax Increment* multiplied by the *Year/Level Factor*. For property owners that are exempt from paying property taxes, the annual Residential Development Charges Grant for any single year will be calculated as follows, the total amount of net residential development charges paid multiplied by 1/10th).

Annual Tax Increment – The incremental difference between the municipal portion of property taxes that would be paid for a full year before the improvement versus after the improvement. This can also be considered the tax increase that is directly related to the renovation or redevelopment project. This amount is fixed based on the tax rate at the time of pre-improved assessed value.

Annual Tax Increment Calculation – The annual tax increment will be calculated as follows, the annual taxes based on the post-improved assessed value less the annual taxes based on the pre-improved assessed value. This annual tax increment is fixed for the ten-year duration of the grant schedule. Changes to the tax rate, general reassessments or changes in tax legislation will not be considered for the purpose of calculating the annual tax increment.

Example:

Annual tax based on post-improved assessed value	\$100,000
- Annual tax based on pre-improved assessed value	- \$25,000
= Annual Tax Increment	= \$75,000

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City's Community Improvement Plans. The person may be the owner of the subject property, or an agent, including a business owner who is occupying space on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to a property owner, based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan and specifies the time length of the City's commitment.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (including a façade drawing for façade projects);
- Itemized list of specific improvements;

- Two (2) comparable quotations by qualified contractors showing cost estimates for each of the proposed works which are required to be included in the incentive program. In general, the lower of the two estimates will be taken as the cost of the eligible works. Cost estimates should be consistent with the estimate noted on the accompanying Building Permit (if required);
- A cover letter that summarizes the work to be completed and summarizes the provided quotations;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Director, City Planning and City Planner, or designate.

Deferral – Means the delaying of loan repayments for a specified time period.

Development Charge – Means any Development Charge (DC) that may be imposed pursuant to the City of London’s Development Charge By-law under the Development Charges Act, 1997, as amended.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – Means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

First storey – The storey that has its floor closest to grade and its underside of finished ceiling more than 1.8m above the average grade.

Grant Cap – The maximum amount of money that the City will provide as a grant back to the property owner.

Maximum Yearly Grant Value – Grant values are established in the payment schedule which is included in the agreement between the City and the property owner. With respect to the forgivable loans the annual grant equals the yearly loan repayments multiplied by a percentage, to a cap, as shown below:

Program	Loan Amount	Forgivable Loan Portion	Considerations for Yearly Grant
Upgrade to Building Code	\$200,000 maximum	The lesser of a maximum of \$25,000 or 12.5% of the loan is eligible to be paid back in the form of grants over the term of the loan	<ul style="list-style-type: none"> - Number of payments made in the previous <i>Calendar Year</i> - Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>
Façade Improvement	\$50,000 maximum	The lesser of a maximum of \$12,500 or 25% of the loan is eligible to be paid back in the form of grants over the term of the loan	<ul style="list-style-type: none"> - Number of payments made in the previous <i>Calendar Year</i> - Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>

Municipal Portion of Property Tax – For the purposes of the Tax Grant program, property taxes refer only to the municipal portion of the property taxes paid, and does not include such charges/taxes/levies as education, water, sewer, transit or phase-in.

Non-Targeted Area – Lands within the Old East Village Community Improvement Plan Project Area which are eligible for incentive programs however are not eligible for consideration of Forgivable Loans.

Non-Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone but not listed as a targeted use. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Post-Improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the *Post-Improved Assessed Value* of the property will be established based on:

- i. Completion of the project as identified by the applicant; and
- ii. Completion of the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) such that the work done at the project completion date (defined in i. above) is recognized. Note: Receiving the *Post-Improved Assessed Value* from MPAC may take one to two years or longer.

Pre-improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the pre-improved assessed value of the property will be established as the earlier of the following:

- i. Date of application for building permit;
- ii. Date of application for demolition permit; or
- iii. Date of application for the Rehabilitation and Redevelopment Tax Grant Program.

Future increases in taxes that may be phased in AFTER the *Post-Improved Assessment Date* (as defined above) will not be eligible for grant calculation.

Pro-rated Yearly Grant Percentage – The percentage of months in the *Calendar Year* where the ground floor is actively occupied by a targeted use and can be used in calculating the value of a yearly grant payment on the forgivable portion of a loan.

Rehabilitation Project – For the purpose of the incentive programs shall mean the restoration or reconstruction of buildings, structures or parts thereof to modern building standards without the removal of the building or structure from the lot.

Redevelopment Project – For the purpose of the incentive programs shall mean the development of lands, which are vacant, planned for demolition, in part or in whole, or which will have the building or structure removed from the lot.

Relevant Tax Class Rate – For the purpose of the incentive program means the applicable tax class as of the date of the corresponding grant year.

Road Construction – Means the building, replacing, or improving of the road surface, sidewalk, watermain, sanitary sewer, storm sewer, utility, or similar private or public works that results in at least one lane of the road being closed to vehicular traffic for a minimum of one month.

Targeted Area – Lands within a defined area of the Old East Village Community Improvement Plan Project Area which are eligible for incentive programs including consideration of Forgivable Loans (see Map #1).

Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone and has a key role in achieving the goals of the City's Strategic Plan, the Business Improvement Area, the Community Improvement Plan, and any other current or future related plans. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Year 1 – The first full calendar year that taxes are paid after the project is completed and reassessed. This becomes the first of the ten years of grant payments.

Yearly Grant Value – Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% (for Façade Improvement loan) or 12.5% (for Upgrade to Building Code loan) to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

Example (Upgrade to Building Code Loan with the ground floor occupied for six months of the *Calendar Year*):

Yearly Loan Repayments multiplied by 12.5% = *Maximum Yearly Grant Value*
 $\$60,000 \times 12.5\% = \$7,500$

Maximum Yearly Grant Value multiplied by *Pro-rated Yearly Grant Percentage* =
Yearly Grant Value

$\$7,500 \times 50\% = \$3,750$

Yearly Loan Repayments – The total value of the loan payment made by the applicant to the City in a *Calendar Year*. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of monthly repayments.

Year/Level Factor – The following tables illustrate the *Year/Level Factor* that is used for each of the Tax Grant levels. The appropriate table will be populated based on the *Annual Tax Increment Calculation* and the *Annual Grant Calculation* and will be included as part of the Grant Agreement between the property owner and the City of London:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

2. List of Targeted & Non-Targeted Uses (Table 2)

Permitted Uses within the Old East Village CIPA	Targeted	Non-Targeted
Accessory dwelling units	X	
Animal clinics	X	
Animal hospitals	X	
Antique store	X	
Apartment buildings	X	
Artisan Workshop	X	
Assembly halls		X
Bake shops	X	
Bed and breakfast establishments		X
Brewing on Premises Establishment	X	
Cinemas	X	
Clinics		X
Commercial parking structures		X
Commercial recreation establishments	X	
Community centres		X
Convenience service establishments		X
Convenience stores	X	
Converted dwellings		X
Craft Brewery	X	
Day care centres		X
Dry cleaning and laundry depots		X
Duplicating shops		X
Dwelling units (restricted to the rear portion of the ground floor or on the second floor, or above with any or all of the other permitted uses in the front portion of the ground floor)	X	
Emergency care establishments		X
Existing dwellings		X
Financial institutions	X	
Fire halls	X	
Food Store	X	
Funeral homes		X
Grocery stores	X	
Group homes type 2		X
Hotels	X	
Institutions	X	
Laboratories	X	

Permitted Uses within the Old East Village CIPA	Targeted	Non-Targeted
Laundromats	X	
Libraries		X
Lodging houses class 2		X
Medical/dental offices		X
Office-apartment buildings	X	
Offices	X	
Personal service establishments	X	
Places of Worship		X
Police Stations		X
Post Office	X	
Private clubs	X	
Restaurants	X	
Retail stores	X	
Schools (Private and Commercial)	X	
Service and repair establishments		X
Studios	X	
Taverns	X	
Theatres	X	
Video rental establishments	X	

3. Eligibility Criteria for Financial Incentive Programs

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Director, City Planning and City Planner, or designate.

To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

Property Owner Considerations

- The applicant must be the registered owner of the property or an agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London property taxes must be paid in full when the loan and/or grant is issued and remain so for the lifetime of the loan and/or grant;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Director, City Planning and City Planner, or designate.

Property Considerations

- The property must be located within the Old East Village as defined in the Old East Village Community Improvement Project Area By-law (see Map 1);
- There are not any City of London Building Division orders or deficiencies relating to the subject property at the time the loan or grant is issued;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time).

Building Considerations

- Separate applications must be submitted for each *discrete building* (as defined) on a single property;

- The property must contain an existing building (occupied or unoccupied) located within an identified area for improvement under the Old East Village CIP (for the Residential Development Charge Grant & Tax Grant Programs, the property may also be vacant);
- Where the entirety of a multi-unit building, which contains separate units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the incentive programs;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall and a distinct municipal address;
- Each *discrete building* on each property is eligible for financial incentive programs;
- Each *discrete building* is eligible for multiple Upgrade to Building Code loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$200,000), additional Upgrade to Building Code loans may be considered after the previous loan(s) is repaid;
- Each *discrete building* is eligible for multiple Façade Improvement loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$50,000), additional Façade Improvement loans may be considered after the previous loan(s) is repaid;
- Each property is eligible for a Rehabilitation and Redevelopment Tax Grant;
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example applications for an Upgrade to Building Code Loan, Façade Improvement Loan, and Tax Grant can be made at the same time);
- There must be no City of London Building Division orders or deficiencies and no by-law infractions when the loan or grant is issued.

4. Application Process

Expression of Interest

PO – It is suggested to meet with the Old East Village BIA regarding an expression of interest or proposal before any financial incentive application is made to the City of London. While City Planning staff are often involved in meeting with the Old East Village BIA and a property owner, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Director, City Planning and City Planner, or designate.

Consultation Phase

Step 1 – PO – The Applicant contacts City of London and/or the Old East Village BIA who will arrange a meeting to share ideas for the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Consultation with an Urban Designer and/or Heritage Planner may be necessary. Where possible, the City will make appropriate staff available for this meeting, which is usually on site at the property where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (for properties requiring them) will be required before financial incentive applications are accepted. Discussions with City staff and the Old East Village BIA are encouraged early in the conceptual phase to ensure proposed façade improvements comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London staff are also available to help with clarifying/applying for applicable permits.

Concept Phase

Step 2 – PO – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London and/or the Old East Village BIA.

For the Tax Grant and Residential Development Charge Grant programs, the applicant must also obtain a building permit and make full payment of Residential Development Charges.

Residential Development Charge Grants are processed by City Planning in conjunction with Development and Compliance Services (Building Division). Application to the Residential

Development Charge (DC) Grant program is triggered when an applicant applies to rezone, enter into site plan consultation, or construct a project that will result in the payment of residential DCs. **PO – Prior to construction beginning, applicants must contact City Planning to complete the application process.**

Step 3 – CL – City of London City Planning staff will review the application for completeness and inform the applicant in writing that either, more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. The letter will also state whether the commitment is for a Forgivable Loan. For the Residential DC Grant the residential DCs do not need to be paid prior to the City's issuance of a *Commitment Letter*. In this instance, the City's *Commitment Letter* will outline that the residential DCs amount will be confirmed prior to any grants being issued. For the Loan Programs, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by the City.**

Step 4 – CL – City Planning staff may visit the subject property and take photographs, both before and after the subject work is completed. When considering forgivable loans, staff will also confirm that the intended use meets the eligibility requirements of the program.

Construction Phase

Step 5 – PO – Having obtained all necessary approvals and/or permits and receiving a *Commitment Letter* from the City for approved works the applicant may start to undertake eligible improvements. With respect to the Residential DC Grant there is an additional requirement that the DCs have been paid or a Development Charges Alternative Payment Agreement indicating when DCs will be paid has been signed prior to commencing the approved work.

Confirmation Phase

Step 6 – PO – The applicant will notify the City in writing (via letter or email) once the project is complete and the costs respecting those works are paid. For Loans the applicant will submit paid receipts (as proof of payment in full). Confirmation that related building permits are closed is also required so that the City may begin drafting an agreement. With respect to Tax Grant and Residential DC Grant, when the project is complete or following the re-assessment of the property, the applicant will notify City Planning, in writing, that the project is complete for the purpose of calculating the *Post-Improved Assessed Value*.

Step 7 – CL – Before setting up any agreement City Planning staff must ensure the improvements, as described in the City's *Commitment Letter* are completed and other criteria, as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- Related costs, or bills respecting those approved works are paid in full;
- Related building permits are closed;
- The loan must be in good standing with no arrears owing;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding Building Division orders or deficiencies against the subject property.

Step 7.i (Grants) – CL – Upon written notice from the applicant, City Planning will request the City's Finance and Corporate Services Taxation Division to provide a grant schedule that establishes the value of the annual grant over the term of the grant program.

Step 7.ii (Grants) – CL – Upon request by City Planning, the Finance and Corporate Services Taxation Division will establish a *Post-Improved Assessed Value*. To do this they will review the assessed value of the property and determine whether this is the final assessment relating to the completion of the renovation or development project. If this is not the final assessment, the Finance and Corporate Services Taxation Division will contact the Municipal Property Assessment Corporation (MPAC) and request that the final assessment be prepared.

Step 7.iii (Grants) – CL – The Finance and Corporate Services Taxation Division will prepare and note the annual tax increment for the purpose of calculating the grant schedule. The

Finance and Corporate Services Taxation Division will then prepare a schedule for the first year that the new taxes were levied for the full year.

Step 7.iv (Grants) – CL – At the completion of the *Calendar Year*, City Planning staff will ask Finance and Corporate Services Taxation Division staff to confirm that all taxes have been paid for that year and that the tax account is in good standing with a zero balance. Upon receiving confirmation, a grant agreement can be drafted.

Agreement Phase

Step 8 (Loans) – CL – Once the approved works are verified by City Planning, staff will draft the loan agreement.

Step 8 (Grants) – CL – Once the eligible works are verified and the grant schedule is complete, City Planning staff will draft the grant agreement and provide a draft copy of the grant agreement to the applicant for review.

Step 9 (Loans) – CL – City Planning staff will request a cheque, and the Document General to place a lien on the property in the amount of the loan is prepared.

Step 9 (Grants) – CL – After the applicant has approved the grant agreement City Planning staff can prepare two hard copies of the agreement to be signed.

Step 10 – CL – When all the documentation is ready City Planning staff will contact the applicant to arrange for a meeting to sign the documents (and in the case of a loan, exchange a loan cheque for the first 12 post-dated repayment cheques provided by the property owner or applicant (**PO**)).

Full loan repayment can be made at any time without penalty. **PO** – To make a full or partial repayment above the standard monthly payment, please contact City Planning or Accounts Receivable.

Step 11 – City Planning staff will have two original copies of the agreement available for signing. One original signed copy is kept by the applicant and one is retained by the City.

PO – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead all loan cheques requested in the Agreement phase in December will be processed in January.

5. Financial Incentive Approval

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Director, City Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the work is not completed within that time period. The Director, City Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

6. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition except that any outstanding loan amount must be repaid to the City prior to the issuance of a demolition permit.

7. Inspection of Completed Works

The loan will be paid to the property owner (or designate) following City receipt of invoices for all completed work and after the City inspection of all completed improvements has taken place. The City will inspect the work completed to verify that the proposed improvements have been completed as described in the application.

8. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Director, City Planning and City Planner to the City Clerk's Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee.

9. Relationship to other Financial Incentive Programs

It is intended that the Loan and Grant Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner's share of the total cost of the loan programs property improvements.

PO – Applicants are advised to check with the Old East Village BIA about its proprietary programs which complement the City's financial incentive programs.

10. Loan Repayment Deferral Due to Road Construction

In the event of a *road construction* project in the Downtown community improvement project areas, an applicant's loan repayments can be deferred for the duration of the *road construction* project.

City Planning staff will review the Community Improvement Area construction schedule annually. To determine what streets will be under construction in the upcoming years, City Planning staff will also collect Notice of Project and Construction Notice letters that are mailed to property owners to inform them of upcoming construction projects.

City Planning staff will compile a list of properties with loans in the *road construction* project area. Only properties that are directly adjacent (front or side property line) to the *road construction* project area will be eligible for the deferral of loan repayments. The Director, City Planning and City Planner, or designate will be the approval authority for any disagreements regarding the eligibility of an applicant to defer their loan(s) repayments.

A letter with an accompanying form will be mailed and/or emailed (if available) to each eligible loan applicant to ask if they wish to defer the repayment of their loan(s) during the scheduled *road construction* period. The scheduled *road construction* period and duration of the *deferral* will be determined by City Planning staff by reviewing the project timeline on the Construction Notice letter and by coordinating with the City Project Manager of a *road construction* project.

The duration of the *deferral* will be set at the onset of the *road construction* project. If a project is delayed or extends beyond the anticipated deadline, the *deferral* will not be extended. As a result, the *deferral* will be at least one month longer than the anticipated length of the *road construction* project. For example, if *road construction* is anticipated to conclude in November, the *deferral* will be set to expire at the end of December.

If an applicant wishes to defer the repayment of their loan, they must complete and return the form to City Planning staff that indicates they agree to the *deferral* and sets out the revised loan repayment schedule.

An applicant may choose not to defer their loan repayment. An applicant can opt out of the *deferral* by not returning the form by the stated deadline. In this instance, repayment of the loan will continue as outlined in the loan agreement.

Upon receiving confirmation that an applicant wishes to defer repayment of their loan(s), City Planning staff will:

- Process the returned forms for the applicant's seeking deferral;
- Complete supporting documentation to send to Accounts Receivable. This documentation will allow Accounts Receivable to update its records regarding the loan repayment schedule and allow Accounts Receivable to remove any post-dated cheques that may be in its possession for repayment during the *deferral* period. Cheques will be return to the applicant or destroyed;
- Accounts Receivable will contact the loan applicant when new post-dated cheques are required to restart the loan repayment after the *deferral* period ends.

If an applicant fails to provide new post-dated cheques to Accounts Receivable after the *deferral* is finished, they will be in jeopardy of defaulting on the loan(s).

In the event that a *road construction* project is cancelled, the *deferral* of the loan repayment will also be cancelled and an applicant will be required to re-submit any post-dated cheques that were removed.

11. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the Financial Incentive Programs at any time; however, any existing loan or grant will continue in accordance with the agreement. A program’s success in implementing a Community Improvement Plan’s goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP’s goals and objectives, as noted in the Program Monitoring Data section.

12. Program Monitoring Data

The following information will be collected and serve as indicators to monitor the financial incentive programs offered through the Old East Village Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

<p style="text-align: center;">Façade Improvement Loan Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Approved value of the loan and the total construction cost (i.e. total public investment and private investment); - Pre-Assessment Value; - Total Value of Building Permit (if required); - Location of façade being improved (Street Front, Non-Street Front); - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Increase in assessed value of participating property; - Total Loan Amount; - Number of forgivable loans; - Number of loan defaults; - Cost/Value of loan defaults.
<p style="text-align: center;">Upgrade to Building Code Loan Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Approved value of the loan and the total construction cost (i.e. total public investment and private investment); - Pre-Assessment Value; - Total Value of Building Permit; - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Increase in assessed value of participating property; - Total Loan Amount; - Number of forgivable loans; - Number of loan defaults; - Cost/Value of loan defaults.
<p style="text-align: center;">Tax Grant Program Monitoring</p>	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Pre-Assessment Value; - Total Value of Building Permit; - Level of Grant (Type 1, Type 2 or Type 3); - Post-Assessment Value; - Use Type (Targeted or Non-Targeted); - Number of residential units created; - Increase in assessed value of participating property; - Total Grant Amount; - Number of grant defaults; - Cost/Value of grant defaults.

Development Charge Program Monitoring	<ul style="list-style-type: none"> - Number of Applications (approved and denied); - Pre-Assessment Value; - Total Value of Building Permit; - Number of residential units created; - Post-Assessment Value; - Type (Targeted or Non-Targeted Industrial) Use; - Increase in assessed value of participating property; - Total Grant Amount; - Number of grant defaults; - Cost/Value of grant defaults.
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13. Activity Monitoring Reports

Annual Activity Reports will measure the following variables:

- Number of applications by type;
- Increase in assessment value of properties;
- Value of the tax increment (i.e. increase in property tax after the construction activity);
- Value of construction and building permits issued;
- Number of units created (by type, ownership/rental);
- Number and value of incentive program defaults;
- Ground floor occupancy rates within the CIP area where the program(s) is in effect.

INDIVIDUAL PROGRAM INFORMATION

14. Façade Improvement Loan Program

Façade Improvement Loan Program – Purpose

The Façade Improvement Loan Program is intended to assist property owners in identified community improvement project areas with façade improvements and to bring participating buildings and properties within the identified community improvement areas into conformity with the City of London Property Standards By-law. Through this program, the City provides a no interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$50,000. In some locations (see the targeted incentive zone on Map 1 for specific locations) a portion of these loans may be partially forgivable in the form of a grant from the City.

Façade Improvement Program – Objectives

The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of the exterior appearance of buildings in the Old East Village;
- Encourage reinvestment in the Old East Village that complies with the Old East Village Commercial Corridor Urban Design Manual;
- Help make the Old East Village environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Façade Improvement Program – Eligible Works

Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of building exteriors while in compliance with applicable Urban Design Guidelines. Examples of works that may be eligible under this program include:

- Exterior street front renovations compliant with the Old East Village Commercial Corridor Urban Design Manual;
- Portions of non-street front buildings, visible from adjacent streets. Non-street front visible portions may only be eligible for funding after the street front façade has been improved or street front improvements have been deemed unnecessary by the Director, City Planning and City Planner, or designate;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;

- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows, and their finished framing;
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).

Note: A Heritage Alteration Permit is required for heritage designated properties in the Old East Village Commercial Corridor.

Façade Improvement Program – Works Not Eligible

The following provides examples, but not a complete list of works that are not eligible to be financed through this program:

- New stucco building materials;
- Back lit signs;
- Any other materials that at the discretion of the Managing Director, Planning, and City Planner, or designate, are deemed ineligible, inauthentic, or inconsistent with the objectives of the Old East Village Commercial Corridor Urban Design Manual.

Façade Improvement Program – Loan Terms

A complete application must be received and a City *Commitment Letter* issued before any work can commence.

Period

The loan will be interest free and will be amortized over a 10-year period.

Loan Amount

Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per building;
- A maximum of \$50,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$50,000 per *discrete building*.

Determination of Eligible Non-Street Front Façade Improvements

The Director, City Planning and City Planner or designate will decide when this program can be applied to a building façade that is not street facing. Typically this consideration is made when the street-front façade is deemed to be in compliance with the Old East Village Commercial Corridor Urban Design Manual, as well as Building and Fire Codes.

Determination of Façade Improvements where there are Two Street Frontages

If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Façade Improvement Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Façade Improvement Loans. All façade designs must be deemed in compliance with the Old East Village Commercial Corridor Urban Design Manual, as well as Building and Fire Codes, to be eligible for loans.

Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan. **The City will not provide partial loan amounts or progress payments.**

Loan Security and Postponement

Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by

the City. The Director, City Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions

Loan repayments will begin six months after the advancement of funds, unless the repayment will begin during a *road construction* project; in that instance, the applicant can decide if the loan repayment will begin six months after the advancement of funds or after the *road construction* deferral period as determined in the Loan Repayment Deferral Due to Road Construction section has concluded. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Façade Improvement Program – Forgivable Loan – Grant Terms

Subject to the eligibility criteria detailed in the program guidelines, forgivable loans are set up to grant a percentage of the annual loan repayment back to the applicant over a 10-year period.

Forgivable Grant Amount

Where applicable, and if confirmed in the City's *Commitment Letter*, a portion of the Façade Improvement loan may be forgivable and paid back to the applicant in the form of a grant to cover the lesser of:

- A maximum of \$12,500; or
- 25% of the loan amount.

Annual Grant Value

Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

For example:

\$50,000 Façade Improvement Loan
Yearly Loan Repayments = \$50,000 / 114 payments = \$438.60 / month x 12 monthly payments = \$5,263.20

Maximum Yearly Grant Value = \$5,263.20 x 25% = \$1,315.80

Maximum Yearly Grant Value multiplied by *Pro-rated Yearly Grant Percentage* =
Yearly Grant Value

\$1,315.80 x 50% (assumes ground floor was only occupied for 50% of the *Calendar Year*) = \$657.90.

The grant value may differ from year to year based on targeted use occupancy. Grant amounts will be monitored to ensure the maximum Forgivable Grant Amount is not exceeded.

Grant Disbursement

PO – The disbursement of the grant requires action by the applicant. During the first quarter of the *Calendar Year* the City will send out an acknowledgment letter requesting that the applicant verify the number of actual months in which a targeted or non-targeted use actively occupied the ground floor of the building for the previous *Calendar Year*.

PO – To be eligible to receive the annual grant, the applicant must meet all conditions detailed in the program guidelines including:

- The loan must be in good standing with no arrears owing;
- All City of London realty taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property;
- The acknowledgement letter is completed by the applicant and returned to City of London City Planning.

Having confirmed that the applicant has met all conditions of the program guidelines, the annual grant can be disbursed. *Providing misleading information can result in the default of the balance of the loan and the forfeiture of the ongoing grant.*

15. Upgrade to Building Code Loan Program

Upgrade to Building Code Loan Program – Purpose

The Upgrade to Building Code Loan Program is intended to assist property owners with the financing of building improvements that are often necessary to ensure older buildings comply with current Building Code Requirements. The costs associated with these improvements frequently pose a major issue for building owners wanting to upgrade their properties. This issue is amplified in the Old East Village where much of the building stock is older and needs major rehabilitation. Through this program, the City provides a no interest 10-year loan for an eligible property. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$200,000. In some locations (see the targeted incentive zone map for specific locations) a portion of these loans may be partially forgivable in the form of a grant from the City.

Upgrade to Building Code Loan Program – Objectives

The overarching goals of this Program are to:

- Support the maintenance, improvement, beautification, and viability of the historic building stock in the Old East Village;
- Encourage the development of residential units in older buildings through conversion and adaptive re-use;
- Support the development of distinctive, interesting and attractive commercial spaces in existing buildings to assist in the regeneration of the Old East Village;
- Help ensure that buildings are safe for residents, patrons, and visitors alike by meeting Ontario Building Code and Fire Code regulations;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Upgrade to Building Code Loan Program – Eligible Works

Eligible works that will be financed through this program include improvements that are demonstrated to be necessary to meet Building and Fire Code requirements, address one or more health and safety issues, and accessibility and/or environmental sustainability issues. Examples of works that may be eligible under this program include:

- The installation or alteration of fire protection systems such as sprinklers, stand pipes, fire alarms, emergency power, lighting, and exit signs;
- Installation or alteration of fire separations, fire doors, fire shutters and other fire protection devices;
- The relocation of fire escapes and the installation of new exit facilities;
- The extension of plumbing and electrical services for the creation of habitable space;
- The replacement of plumbing, electrical, and mechanical systems that no longer meet Building Code requirements;
- The construction or alteration of stairs, guards, handrails, etc.;
- The reinforcement or reconstruction of floors, walls, ceilings or roofs;
- The installation or alteration of required window openings to residential spaces;
- Required improvements to ventilation systems;
- Improvements for barrier-free accessibility including elevators, ramps, and washrooms;
- Improvements for green, or sustainable developments such as living walls and green roofs;

- Improvement to basements, or other such spaces that can be occupied and are located below the first storey;
- Asbestos abatement, including the removal, enclosure and/or encapsulating to prevent building occupant from being exposed to the fibers;
- Renovations required to remove moulds (or other materials caused by water-damage from interior building materials), replace affected materials and install vapour barriers;
- Professional fees for the preparation of drawings and/or technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan);
- Other improvements related to health and safety issues at the discretion of the Director, City Planning and City Planner or designate.

Upgrade to Building Code Loan Program – Loan Terms

Period

The loan will be interest free and will be amortized over a 10 year period.

Loan Amount

Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per buildings; or
- A maximum of \$200,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that relate to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$200,000 per *discrete building*.

Loan Distribution

The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan, (2) the Loan Agreement has been signed, and (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan. **The City will not provide partial loan amounts or progress payments.**

Loan Security and Postponement

Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Director, City Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement

Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions

Loan repayments will begin six months after the advancement of funds, unless the repayment will begin during a *road construction* project; in that instance, the applicant can decide if the loan repayment will begin six months after the advancement of funds or after the *road construction* deferral period as determined in the Loan Repayment Deferral Due to Road Construction section has concluded. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans

At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan

value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

Upgrade to Building Code Loan Program – Forgivable Loan – Grant Terms

Subject to the eligibility criteria detailed in the program guidelines, Forgivable Loans are set up to grant a percentage of the annual loan repayments back to the applicant over a 10-year period.

Forgivable Grant Amount

Where applicable, and if confirmed in the City's *Commitment Letter*, a portion of the Upgrade to Building Code loan may be forgivable and paid back to the applicant in the form of a grant to cover the lesser of:

- Maximum of \$25,000; or
- 12.5% of the loan amount.

Annual Grant Value

Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 12.5% to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

For example:

\$150,000 Upgrade to Building Code Loan
Yearly Loan Repayments = \$150,000 / 114 payments = \$1,315.79 / month x 12 monthly payments = \$15,789.48

Maximum Yearly Grant Value = \$15,789.48 x 12.5% = \$1,973.69

Maximum Yearly Grant Value multiplied by *Pro-rated Yearly Grant Percentage* = *Yearly Grant Value*

\$1,973.69 x 100% (assumes ground floor was occupied for the entire *Calendar Year*) = \$1,973.69.

The grant value may differ from year to year based on targeted use occupancy. Grant amounts will be monitored to ensure the maximum Forgivable Grant Amount is not exceeded.

Grant Disbursement

PO – The disbursement of the grant requires action by the applicant. During the first quarter of the calendar year the City will send out an acknowledgment letter requesting that the applicant verify the actual number of months in which a targeted or non-targeted use actively occupied the ground floor of the building for the previous *Calendar Year*.

PO – To be eligible to receive the annual grant, the applicant must meet all conditions detailed in the program guidelines including:

- The loan must be in good standing with no arrears owing;
- All City of London realty taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property;
- The acknowledgement letter is completed by the applicant and returned to City of London City Planning.

Having confirmed that the applicant has met all conditions of the program guidelines, the annual grant can be disbursed. *Providing misleading information can result in the default of the balance of the loan and the forfeiture of the ongoing grant.*

16. Rehabilitation and Redevelopment Tax Grant Program (“Tax Grant”)

* This program does not apply to the Entertainment and Recreation Zone as identified in the Old East Village Community Improvement Plan (see Map 1) *

Tax Grant Program – Purpose

The Tax Grant is intended to provide economic incentive for the rehabilitation and/or

redevelopment of residential and commercial properties in the Old East Village Improvement Project Area. The program helps property owner's transition to a higher tax assessment as a result of property improvements. Through this program, the City provides a ten-year tax grant for an eligible property, with annual grant amounts declining over this ten-year period. The total grant value is based on the increase in municipal taxes resulting from the rehabilitation and/or redevelopment of the property according to the MPAC assessment.

Tax Grant Program – Objectives

The overarching goals of the Tax Grant are to:

- Stimulate and assist private property owners to rehabilitate buildings in the Old East Village to ensure long term viability;
- Encourage preservation of significant heritage resources;
- Foster a diverse and resilient economy.

Tax Grant Program – Eligible Works

Eligible works that will be financed through this program include:

- Construction, erection, or placing of one or more buildings or structures on land that has the effect of increasing municipal property taxes;
- Additions or alterations to a building or structure that has the effect of increasing municipal property taxes;
- Other improvements related to health and safety issues at the discretion of the Director, City Planning and City Planner, or designate, that have the effect of increasing municipal property taxes.

Tax Grant Program – Additional General Eligibility Criteria and Conditions

- All applicable property taxes owing for each year must be fully paid prior to the disbursement of any annual grant amount under this program. If property taxes are owing on a property for more than one full year, the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant;
- The City is not responsible for any costs incurred by an applicant in relation to the Grant program, including without limitation, costs incurred in application of a grant;
- Notwithstanding any other calculations relating to the grant amount, the City will not pay an annual grant which is greater than the municipal portion of the property tax collected for a property in any one year (i.e. if a general reassessment substantially reduces annual property taxes on a property, the annual grant amount will be capped at the municipal portion of the property tax collected for that property in any one year);
- The annual grant is based upon changes in property taxes as a result of construction and improvement to the property, and is not based upon occupancy or changes in occupancy;
- If the property is under an assessment appeal, the application will be held in abeyance until the appeal is resolved;
- The amount of the grants provided for a property over the life of this program will not exceed the value of the work done that resulted in the increased level of municipal tax assessment. For this reason the amount of grants may be monitored in relation to the total value of work done and the grants will cease if they equal the value of the work done;
- The applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering grant cheques. If applicants cannot be reached over a protracted period (greater than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant. **PO** – The property owner will notify the City if mail or email address changes throughout the term of the Tax Grant program;
- In instances where a participating Level 1, Level 2, or Level 3 Grant property has undergone a tax reclassification during the period of an executed grant agreement, the municipality reserves the right to recalculate the grant schedule to reflect the new tax class of the participating property. Should it be determined that the grant agreement and grant schedule is no longer appropriate because it results in grants not reflecting the new tax class, the value of the taxes received and the value of grants provided, the municipality reserves the right to amend the current agreement and establish a new grant schedule and grant agreement for the balance of the grant period. This amended grant agreement and grant schedule may be pro-rated to reflect the date of reclassification;
- Tax increases that result from a general reassessment, a change in tax legislation or an increase in the mill rate will not be considered for the purposes of calculating the grant.

The annual tax increment will be held constant over the ten-year grant period (i.e. changes in mill rate or phased in assessment increases after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment;

- If buildings are to be demolished in order to clear the site for redevelopment, a demolition permit must be obtained prior to any demolition work. Failure to obtain a demolition permit will result in the application being ineligible for this program;
- In instances where a participating Level 1 or Level 2 Grant property is demolished in whole before the grant period elapses the grant shall become forfeit and is to be repaid to the City no later than 30 days after the demolition has occurred;
- For participating Level 1, Level 2, or Level 3 Grant properties, demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for grant repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City and a demolition permit is obtained;
- Proposed development within the Old East Village Community Improvement Project Area must be consistent with the vision for the Village Core and the vision for the Village Annex as outlined in the Old East Village Community Improvement Plan to the satisfaction of the Director, City Planning and City Planner or designate. This condition does not apply to properties within the Area of Transition.

Eligibility for Level 1: Grants for Rehabilitation of Heritage Designated Properties

Grant Level 1 of the Tax Grant program applies to properties that are individually designated under Part IV of the *Ontario Heritage Act* and where the buildings or structures are rehabilitated or renovated in such a way that would not compromise the reasons for designation. The eligibility requirements for this program level are:

- The property shall be designated under Part IV of the *Ontario Heritage Act* (in other words, is not just listed in the Inventory of Heritage Resources);
- The property shall be rehabilitated/renovated such that it will not compromise the reasons for designation;
- A Heritage Alteration Permit shall be required prior to undertaking any work on a designated property;
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Eligibility for Level 2: Rehabilitation / Renovation Grants

This level of the Tax Grant program applies to existing buildings that are rehabilitated or renovated to ensure longer-term viability. The purpose of this grant level is to further encourage finer-grained, small-scale revitalization projects. The eligibility requirements for this program level are:

- Property shall contain an existing building;
- For properties listed as Priority 1, 2 or 3 in the City of London's "Inventory of Heritage Resources" a Heritage Planner will be consulted to assess works to be undertaken;
- The property shall be rehabilitated/renovated such that it will be consistent with Council-approved Guidelines;
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Eligibility for Level 3: Redevelopment Grants

This level of the Tax Grant program applies to new buildings that are developed on vacant or cleared sites. The purpose of this level is to encourage the rehabilitation of vacant or under-utilized sites. The eligibility requirements for this level of the program are:

- The property shall be redeveloped, such that the design of the new structure is consistent with Council-approved Guidelines;
- The amount of renovations undertaken shall be sufficient to result in a re-assessment of the property.

Tax Grant Program – Grant Terms

Period

Grants will be paid over a ten-year period, with Year 1 being the first full calendar year that taxes are paid after the project is completed and reassessed. For example, where a project is completed and the property is reassessed on February 28, 2017 the grant recipient will receive a Year 1 grant at the end of 2018 (after a full year of taxes are paid at the new rate in 2018). However, where the total value of the grant is less than or equal to one thousand dollars

(\$1,000), a one-time lump sum payment of the total grant amount as detailed in the grant agreement will be issued.

Calculation of Annual Tax Increment

See Definitions.

Grant Amount

The amount of the grant will vary from project to project and will decline over the course of the 10-year payback period. The grant will be based on the increase in the municipal portion of property taxes that is directly related to the eligible project (in other words, the tax increase that results from the improvements to the property) and the assigned *Year/Level Factor*, as shown below:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

PO – Please note that the reassessment could take one to two years or longer. It is the property owner’s responsibility to notify City Planning about an increase in property assessment related to the improvement project in order to activate the grant program.

Grant Agreement

Participating property owners in the Tax Grant program shall be required to enter into a grant agreement with the City. This agreement shall specify such items as (but not limited to) the applicable grant level, the duration of the grant, and the owner's obligation to repay the City for any grants received if the property is demolished before the grant period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Grant Distribution

At the end of each year, City Planning will provide a list of grant properties to the Finance and Corporate Services Taxation Division requesting confirmation that all taxes have been paid for the previous year and that the tax accounts are in good standing. City Planning will also confirm that any outstanding loans relating to the properties are in good standing and finally City Planning will verify that there are no outstanding orders or bylaw contraventions relating to the properties. Upon receiving such confirmation, City Planning will contact applicants and provide them with their grant cheques. The City aims to provide grant cheques in the first quarter of the following year.

Transferable Grants / Condominium Projects

If a participating property is sold, in whole or in part, before the grant period elapses, the applicant and/or the subsequent landowner is not entitled to outstanding grant payments (on either the portion sold or retained by the applicant). The City may, entirely at its own discretion, enter into a new agreement with any subsequent owners of the property to receive outstanding grant payments under this program.

For the purposes of sale of condominium units, the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement.

PO - The property owner who is selling a property with active loans or grants should contact City Planning prior to finalizing the sale in order to either repay the loans to remove the liens or transfer the outstanding loan or grant balance to the new property owner (if the new property owner agrees to take on the loan or grant).

17. Combined Residential Development Charges (DC) and Tax Grant Program

* This program does not apply to the Entertainment and Recreation Zone as identified in the Old East Village Community Improvement Plan (see Map 1) *

DC & Tax Grant Program – Purpose

The Combined Residential Development Charges (DC) and Tax Grant program is intended to provide economic incentive for the development of residential properties in the Old East Village Community Improvement Project Area. Through this program, the City provides a combined 10-year grant for an eligible property. For property owners who pay property taxes, the grants cover 100% of the residential development charges and a portion of the increase in municipal taxes resulting from the development of the property (as outlined in the Tax Grant Program Section). For property owners who are exempt from paying property taxes, the grants cover 100% of the residential development charges.

DC & Tax Grant Incentive – Objectives

The overarching goals of this combined program are to:

- Promote intensification and redevelopment within the existing built-up area;
- Encourage the development of residential units in older buildings through conversion and adaptive re-use;
- Strengthen the Old East Village property assessment base;
- Bring participating buildings and properties within the Old East Village Community Improvement Project Area into conformity with the City of London Property Standards By-law and Building Code.

DC & Tax Grant Program – Eligible Works

Eligible works that will be financed through this program include:

- The construction, erection, or placement of one or more buildings or structures on a property that has the effect of creating new dwelling units for which residential Development Charges are required to be paid in accordance with the Development Charges By-law;
- The addition or alteration to a building or structure that has the effect of creating new dwelling units for which residential Development Charges are required to be paid in accordance with the Development Charges By-law;
- Multi-unit residential and mixed use buildings will be considered and funded as single projects; however, the Grant will only apply to the residential DC portion of a mixed use building.

DC & Tax Grant Incentive – Additional Application Requirements

- The application must be submitted prior to or coincident with the application of a building permit and approved by City Planning prior to construction on the project beginning;
- Under no circumstances shall an applicant have their Development Charges payable waived by this program and also receive DC grant funding disbursed by the City to the applicant;
- Applicants who select to pay development charges over 21 annual installments are not eligible for application to this grant program;
- All additional application requirements found in the Rehabilitation and Redevelopment Tax Grant Program ("Tax Grant") section also apply to the Combined DC & Tax Grant Program, unless the property owner is exempt from paying property taxes, then requirements regarding the payment of property taxes are not valid.

DC & Tax Grant Incentive – Grant Terms

- All construction and improvements made to buildings and/or land shall be made pursuant to a building permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable Official Plan, Zoning By-law, and any other planning requirements and approvals.

Calculation of Annual Tax Increment

See Definitions.

Period

If the property owner is exempt from paying property taxes, please see the section entitled Period – Property Tax Exempt Property Owners. The combined Residential Development Charge and Tax Grant commences in the same year (after re-assessment by MPAC). The scheduled grant will be equivalent to 100% of the municipal portion of the tax increment each

year until all the DCs have been repaid. The grants will generally be over a 10 year period, equivalent to 100% of the municipal portion of the *Annual Tax Increment* each year until all the DCs have been repaid. The Residential Development Charge grant payment period may extend beyond 10 years with annual payments being made, until such time that the applicant receives a grant for the full amount of the Residential DCs paid. The Tax Grant program will expire after 10 years.

Example of a Level 3 Project with a net residential development charge of \$4 million and an *Annual Tax Increment* of \$650,000:

Table 3 – Level 3 Combined DC and Tax Grant Example

Development Charges:	\$4,000,000				
Annual Tax Increment:	\$650,000				
Assessed Value:	\$55,000,000				
Year	Tax Grant		DC Grant		Annual Grant Amount
	Rate (%)	\$	Rate (%)	\$	= (100% of increment)
1	60	\$390,000	40	\$260,000	\$650,000
2	60	\$390,000	40	\$260,000	\$650,000
3	50	\$325,000	50	\$325,000	\$650,000
4	40	\$260,000	60	\$390,000	\$650,000
5	30	\$195,000	70	\$455,000	\$650,000
6	20	\$130,000	80	\$520,000	\$650,000
7	10	\$65,000	90	\$585,000	\$650,000
8	10	\$65,000	90	\$585,000	\$650,000
9	10	\$65,000	90	\$585,000	\$650,000
10	10	\$65,000	90	\$35,000	\$100,000
Total		\$1,950,000		\$4,000,000	\$5,950,000

Period – Property Tax Exempt Property Owners

For property owners who do not pay property taxes, the Residential Development Charges Grant commences the year after the residential units in the building can be occupied. For example, if the building can be occupied in 2021, the first grant is issued in the first quarter of 2022.

City Planning will monitor the payment of development charges to ensure that at no time, a grant is issued before development charges have been paid and to ensure the amount of development charges collected by the City of London is always equal to or more than the amount of the Residential Development Charges Grant provided to the applicant.

The Residential Development Charges Grant will be paid in 10 equal annual installments until such time that the applicant receives a grant for the full amount of the Residential DCs paid.

Example of a Level 3 Project with a net residential development charge of \$4 million:

Table 4 – Level 3 Residential DC Grant for Tax Exempt Property Owner Example

Development Charges:	\$4,000,000				
Annual Tax Increment:	N/A				
Assessed Value:	\$55,000,000				
Year	Tax Grant		DC Grant		Annual Grant Amount
	Rate (%)	\$	Rate (%)	\$	
1	N/A	N/A	N/A	\$400,000	\$400,000
2	N/A	N/A	N/A	\$400,000	\$400,000
3	N/A	N/A	N/A	\$400,000	\$400,000
4	N/A	N/A	N/A	\$400,000	\$400,000
5	N/A	N/A	N/A	\$400,000	\$400,000
6	N/A	N/A	N/A	\$400,000	\$400,000
7	N/A	N/A	N/A	\$400,000	\$400,000
8	N/A	N/A	N/A	\$400,000	\$400,000
9	N/A	N/A	N/A	\$400,000	\$400,000
10	N/A	N/A	N/A	\$400,000	\$400,000
Total		\$0		\$4,000,000	\$4,000,000

Lump Sum Payment Option

Where the total value of the Residential Development Charges Grant is less than or equal to fifty thousand dollars (\$50,000), a one-time lump sum payment of the total grant amount will be issued, after confirmation that the residential units in the building are occupied and as detailed in the grant agreement.

Grant Amount

The amount of the grant will be based upon:

- The value of net residential Development Charges paid to the City for the eligible project as calculated by the Chief Building Official (or designate);
- For property owners required to pay property taxes, the increase in the municipal portion of property taxes that is directly related to the eligible project (in other words, the tax increase that results from improvements to the property).

Grant Agreement

Participating property owners in the combined Residential Development Charges and Tax Grant program shall be required to enter into a grant agreement with the City. This agreement shall specify such items as (but not limited to) the applicable grant level, the duration of the grant, and the owner's obligation to repay the City for any grants received if the property is demolished before the grant period elapses. The agreement shall include the terms and conditions included in the program guidelines. The agreement will be altered for property owners exempt from paying property taxes to modify the terms and conditions regarding reassessment and property tax payments.

Grant Distribution

At the end of each year, City Planning will provide a list of grant properties to the Finance and Corporate Services Taxation Division requesting confirmation that all taxes have been paid for the previous year and that the tax accounts are in good standing. The Taxation Division will also confirm that any property owners who were previously exempt from paying property taxes are still exempt. City Planning will also confirm that any outstanding loans relating to the properties are in good standing and finally City Planning will also verify that there are no outstanding orders or bylaw contraventions relating to the properties. Upon receiving such confirmation, City Planning will contact applicants and provide them with their grant cheques. The City aims to provide grant cheques in the first quarter of the following year.

Transferable Grants / Condominium Projects

If a participating property is sold, in whole or in part, before the grant period elapses, the applicant and/or the subsequent landowner is not entitled to outstanding grant payments (on either the portion sold or retained by the applicant). The City may, entirely at its own discretion, enter into a new agreement with any subsequent owners of the property to receive outstanding grant payments under this program.

For the purposes of sale of condominium units, the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement.

PO - The property owner who is selling a property with active loans or grants should contact City Planning prior to finalizing the sale in order to either repay the loans to remove the liens or transfer the outstanding loan or grant balance to the new property owner (if the new property owner agrees to take on the loan or grant).

EXAMPLE OLD EAST VILLAGE GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

Application No.:

Name of Property Owner(s):

Address of Project:

Legal Description of Property (Lot and Plan Number):

Roll Number(s):

Mailing Address of Owner:

Telephone No.:

Fax No.:

Heritage Alteration Permit Information:

Date Permit Approved (attach copy):

Designating By-Law:

PROJECT INFORMATION (Attach copy of Building Permit)

Building Permit Number:

Date of Permit:

Value of Project (from Building Permit):

Application Tracking Information (for Staff use only)	Date and Staff Initials
Application Accepted	
Pre-improved Assessment Value Determined	
Commitment Letter Issued	
Project Completion (applicant's written confirmation)	
Request to Finance and Corporate Services for Preparation of Schedules	
Post-improved Assessed Value Determined	
City Planning Receives Grant Schedules from Finance	
Applicant Chooses Grant Schedule	
Date of Lump Sum Payment (if applicable)	
First Grant Cheque Issued	
Last Grant Cheque Issued - File Closed	

EXAMPLE OLD EAST VILLAGE GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

GRANT CALCULATION:

Grant Level:

Pre-improved assessed value:

Date:

Post-improved assessed value:

Date:

Increase in assessed value after adjustments:

Applicable tax (mill) rate (municipal portion):

Annual tax increment:

Net Residential Development Charges paid:

Schedule 1

Year (Tax Year)	Year/Level Factor	Tax Grant (\$)	Residential Development Charges Grant (\$)
1	%	\$	\$
2	%	\$	\$
3	%	\$	\$
4	%	\$	\$
5	%	\$	\$
6	%	\$	\$
7	%	\$	\$
8	%	\$	\$
9	%	\$	\$
10	%	\$	\$
Total		\$	\$

Lump Sum Payment Amount (if applicable):

EXAMPLE OLD EAST VILLAGE GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

Conditions:

1. The term "Applicable Tax (Mill) Rate" refers to the General, or Municipal portion only of the total tax (mill) rate paid. It does not include such taxes/charges as Education, Transportation, Local Improvement, or other "area charges", Business Improvement Area (BIA) levy, or any Phase In, or Encroachment Fee. Changes in the tax (mill) rate or phased in assessment increases after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment.
2. Grants are not payable by the City until such time as all additional assessment eligible for grant has been added to an assessment roll by the Municipal Property Assessment Corporation, all taxes eligible for grant have been billed by the City, and all taxes outstanding including billed taxes that have not yet become due are paid in full for all years by the taxpayer. Grants are also not payable by the City until such time as all possible assessment appeals relating to value of the land before the additional assessment or to the value of the additional assessment have been filed and decided. If property taxes are owing on a property for more than one full year, the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant.
3. Notwithstanding any other calculations relating to the grant amount, the City will not pay an annual grant which is greater than the municipal portion of the property tax collected for a property in any one year (i.e. if a general reassessment substantially reduces annual property taxes on a property, the annual grant amount will be capped at the municipal portion of the property tax collected for that property in any one year).
4. The applicant(s) for a Tax Grant and Residential Development Charges Grant must be the registered owner(s) of the subject property.
5. Separate applications must be made for each discrete property under consideration for a grant.
6. The annual grant is based upon changes in property taxes as a result of construction and improvement to the property, and is not based upon occupancy or changes in occupancy.
7. The total value of the grants provided under this program over the full term of the grant payment shall not exceed the value of the work done. Furthermore, the amount of the grant shall not exceed the municipal portion of the tax bill. Taxes and charges including transit and education taxes and cap adjustments, phase-ins or claw back amounts are excluded in the calculation.
8. Tax increases that result from a general reassessment, a change in tax legislation or an increase in the mill rate will be not be considered for the purposes of calculating the grant. The annual tax increment will be held constant over the ten-year grant period (i.e. changes in mill rate after the post-improvement date is established will not be incorporated into the calculation of the annual tax increment).

EXAMPLE OLD EAST VILLAGE GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

9. If a participating property is demolished in whole before the rebate grant elapses it shall cause the grant to be forfeited and be repayable to the municipality. Demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City. In the event of demolition in the absence of the consent of the City, either partial or complete, the forfeited grant shall be repayable within ninety (90) days of notice being provided by the City to the applicant that the funds already provided have been deemed to be forfeited and are now due to be repaid. In addition, any amount of future grant money to be paid in accordance with Schedule 1 is deemed forfeited.
10. The amount of the grants provided for a property over the life of this program will not exceed the value of the work done that resulted in the increased level of municipal tax assessment. For this reason the amount of grants may be monitored in relation to the total value of work done and the grants will cease if they equal the value of the work done.
11. The applicant will be responsible for ensuring that they can be contacted by the City for the purpose of delivering grant cheques. The City will make reasonable efforts to reach the applicant by way of written correspondence to the address in this Agreement, or any last known address provided by the applicant to the City. If applicants cannot be reached over a protracted period (greater than 2 years), the City will have the option, without notice and at its own discretion, of terminating all future grant payments, thereby eliminating all grant obligations to the applicant.
12. In those instances where the total value of the grant over the full term of the grant period is less than or equal to one thousand dollars (\$1,000), the City may exercise, at its own discretion, the option of issuing a one-time lump sum payment of the total grant amount. In those instances where the total value of the Residential Development Charges Grant is less than or equal to fifty thousand dollars (\$50,000), the City may exercise, at its own discretion, the option of issuing a one-time lump sum payment of the total grant amount.
13. Any portion of the property that is sold (excluding one or more condominium units) during a calendar year, will not be eligible for a grant rebate for that entire year or subsequent years of the grant schedule. The grant schedule included in this agreement will be modified each year, as necessary, to reflect the sale of the property or portions thereof. For the purposes of sale of condominium units, where the property owner, as signatory to the grant agreement, is and remains entitled to receive the grant in accordance with the terms of the grant agreement
14. Any appeals of the property's assessed value that result in a reduction in the assessed value of the property, will cause the entire 10-year grant schedule to be re-calculated recognizing the property's revised assessed value.
15. In those instances where a participating property has undergone a tax reclassification and the municipality has determined that an amended grant agreement and grant schedule is required, the participating property owner agrees to the amendment of the grant agreement and grant schedule and the execution of an amended grant agreement and grant schedule.

EXAMPLE OLD EAST VILLAGE GRANT AGREEMENT

THIS AGREEMENT CONSISTS OF FIVE PAGES

- A. I/WE HEREBY AGREE TO ALL OF THE CONDITIONS IN THIS GRANT AGREEMENT (consisting of five pages) and the terms and conditions of the Tax Grant Program and Residential Development Charge Grant Program guidelines (as attached).
- B. I/WE HEREBY CERTIFY that the information given above is true, correct and complete in every respect and may be verified by the municipality. The City is relying upon the information provided by the applicant and if the information in this agreement, or the associated application, proves to be false or substantially inaccurate, the grant will be forfeited and be repayable to the City.
- C. I/WE HEREBY AGREE that in the event this property is demolished in whole, prior to the expiration of the grant period, any funds paid under this Program shall immediately be forfeited and all previously received grant payments will become due and repayable to the City. Demolition, in part, may be permitted entirely at the discretion of the City of London without a requirement for repayment, but only in those instances where a written request by the property owner is received and a corresponding letter of permission is granted by the City.
- D. I/WE HEREBY AGREE that if the ownership of the lands described herein, and in receipt of a grant under this program, is transferred to any person other than the signatory of this agreement (Owner), by sale, assignment, or otherwise, then this agreement shall no longer apply. The City may enter into an agreement with any subsequent owner to continue the agreement pursuant to any conditions that the City may apply or may choose to discontinue the applicable grant schedule.

I, _____ agree to the above conditions, and have the authority to bind the corporation named as property owner on page 1 of this agreement.

SIGNATURE (TITLE)

DATE

CO-SIGNATURE (TITLE)

DATE

This agreement is hereby approved, subject to the above-specified conditions.

SIGNATURE
City Planning

DATE

Bill No. 317
2020

By-law No. C.P.-1512(____)-_____

A by-law to amend The London Plan for the
City of London, 2016 relating to the Meadowlily
Environmentally Significant Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change policy 1719_10 of The London Plan for the City of London to add Meadowlily Woods Environmentally Significant Area Conservation Master Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. To change Policy 1719_10. Natural Heritage System Guidelines is amended by adding the following:
 - i) Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

Bill No. 318
2020

By-law C.P.-____-____

A by-law respecting the payment of
Development Charges.

WHEREAS the *Development Charges Act, 1997 S.O. 1997, c.27*, as amended authorizes by-laws of the council of a municipality for the imposition of Development Charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.

NOW THEREFORE the Municipal Council of The Corporation of the City of London hereby enacts as follows:

DEVELOPMENT CHARGES BY-LAW

PART I INTERPRETATION

1. Definitions

In this By-law, unless a contrary intention appears,

"Accessory use" means the part of a Development that is incidental, subordinate and exclusively devoted to the principal use;

"Agricultural use" means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock, raising of other animals for food, fur or fibre, including poultry and fish, aquaculture, apiaries, agro-forestry, maple syrup production, and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment, but excluding in all circumstances any residential or commercial component thereof;

"Arterial" refers to street classifications of Rapid Transit Boulevard, Urban Thoroughfare, Civic Boulevard, Main Street and Rural Thoroughfare in the Council-adopted London Plan;

"Apartment" means a residential building, divided vertically and/or horizontally, containing two or more Dwelling units each of which has an independent entrance either directly from the outside or through a common corridor, hallway or vestibule, and does not include Rowhousing or Semi-detached dwellings;

"Application Approval" means the day a Zoning By-law Amendment or Site Plan Application is in force in accordance with the *Planning Act*;

"Built Area" means the Built Area existing from time to time as identified in the City's Official Plan as approved and identified on Schedule 3;

"Chief Building Official" means the individual appointed by Municipal Council in accordance with the *Building Code Act*;

"City" means the Corporation of the City of London;

"City Engineer" means individual holding the title of City Engineer in accordance with the City's Civic Administration By-law;

"City Services" are services that serve, in whole or in part, growth needs which are normally constructed or provided by the City or its Boards or Commissions, including, but not limited to services related to a highway (Roads and Related Services), Wastewater, Stormwater, Water, Fire, Police, Library, Waste Diversion, Parks and Recreation and Transit;

“City Services Reserve Fund” (CSRF) means any one of several reserve funds used as a depository for collection of Development Charges and as a funding source for growth works and administered in accordance with the *Development Charges Act*,

“City Treasurer” means the individual appointed by Municipal Council in accordance with the *Municipal Act*,

“Claim” may represent an Owner request for reimbursement from a Development Charge reserve fund or a draw made on the City Services Reserve Fund all in accordance with the provisions made for such work in the Development Charges Background Study and the provisions of this By-law;

“Commercial Development” is a building used for:

- (a) Office or administrative uses, including the practice of a profession, or the carrying on of a business or occupation or where most of the activities in the building provide support functions to an enterprise in the nature of trade, and for greater certainty shall include, but not be limited to, the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, contractor, builder, land Owner, employment agency, security broker, mortgage company, medical clinic; or
- (b) Retail purposes including activities of offering foods, wares, merchandise, substances, articles or things for sale or rental directly to the public and includes offices and storage within the same building, which support, are in connection with, related or ancillary to such uses, or activities providing entertainment and recreation. Retail purposes shall include but not be limited to: conventional restaurants; fast food restaurants; night clubs, concert halls, theatres, cinemas, movie houses, and other entertainment related businesses; automotive fuel stations with or without service facilities; special automotive shops/vehicle repairs/collision services/car or truck washes; vehicle dealerships; commercial truck service establishments, regional shopping centres; community shopping centres; neighbourhood shopping centres, including more than two stores attached and under one ownership; department/discount stores; banks and similar financial institutions, including credit unions (excluding freestanding bank kiosks), money handling and cheque cashing facilities; warehouse clubs or retail warehouses; food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres (but not a garden centre defined as exempt under section 35 of this By-law), government owned retail facilities, private daycare, private schools, private lodging and retirement homes, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, funeral homes, motels, hotels, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, passenger stations and depots, dry cleaning establishments, laundries, establishments for commercial self-service uses, automotive recycling/wrecking yards, kennels;

“Committed Financing” is the funding that has been assigned to the respective growth capital project for works where a contractor/consultant has been engaged and a cost estimate is known;

“Complete Application” means:

- (a) for Site Plan applications, the day the City deems all requirements of the record of site plan consultation have been met; or
- (b) if Site Plan application does not apply, the day a Zoning By-law Amendment application is deemed complete as defined in the *Planning Act*;

“Deferred Development Type” means development types for a:

- (a) Non-profit Housing Development;
- (b) Rental Housing Development that is not a Non-profit Housing Development; or
- (c) Deferred institutional development for use:

- a. as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act*,
- b. as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act*,
- c. by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act*,
- d. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e. as a hospice to provide end of life care;

"Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of changing the size or usability thereof, and includes all enlargement of existing Development which creates new Dwelling units or additional Non-residential space and includes work that requires a change of use building permit as per Section C.1.3.1.4 of the Ontario Building Code; and "Redevelopment" has a corresponding meaning;

"Development Agreement" means an agreement between the City and an Owner required as a condition of an approval under Sections 41, 51 or 53 of the *Planning Act* and Section 9 of the *Condominium Act* entered into prior to the date this By-law comes into effect;

"Development Charge" means any Development Charge that may be imposed pursuant to this By-law under the *Development Charges Act*;

"Dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities;

"Frozen Period" means for Site Plan and Zoning By-law applications, the period of time extending two (2) years from the Application Approval date.

"First storey" is defined as the storey that has its floor closest to grade and its underside of finished ceiling more than 1.8m above the average grade;

"Force majeure" means any act of God, any act of the Queen's enemies, wars, blockades, insurrections, riots, civil disturbances, landslides, lightening, earthquakes, storms, floods, washouts, fires, or explosions;

"Gross floor area" means the total floor space, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of the First storey and all storeys or part of storeys (including mezzanines) above the First storey;

"Growth Management Implementation Strategy" (GMIS) is the strategy adopted by Council that provides a framework for the timing and locating of future infrastructure works required to serve growth;

"Industrial Development" is a building used for:

- (a) manufacturing, producing, fabricating, assembling, compounding or processing of raw materials, goods, component parts or ingredients where the physical condition of such materials, goods, parts or components is altered to produce a finished or semi-finished tangible product, or the packaging, crating, bottling, of semi-processed goods or materials, but not including any of these activities where they primarily serve retail purposes to the general public;

- (b) storing or distributing something derived from the activities mentioned in a) above and for greater certainty, shall include the operation of a truck terminal, warehouse or depot and does not include self-storage warehousing for use by the general public or retail sales associated with the goods stored or distributed, or accessory storage of a Commercial Development;
- (c) research or development in connection with activities mentioned in (a) above;
- (d) retail sales of goods produced by activities mentioned in section a) at the site where the manufacturing, producing or processing from raw materials or semi-processed goods takes place and for greater certainty, includes the sale of goods or commodities to the general public where such sales are accessory or secondary to the Industrial use, and does not include the sale of goods or commodities to the general public through a warehouse club;
- (e) office or administrative purposes, if they are carried out:
 - i. with respect to the activity mentioned in section (a), and
 - ii. in or attached to the building or structure used for activities mentioned in section a) and
 - iii. for greater certainty, shall include an office building located on the same property as, and used solely to support, the activities mentioned in section a);
- (f) a business that stores and processes data for retrieval, license or sale to end users and are on lands zoned for Industrial uses; or
- (g) businesses that develop computer software or hardware for license or sale to end users that are on lands zoned for Industrial uses; and
- (h) Industrial Use shall have the corresponding meaning;

“Institutional Development” is a building used for or designed or intended for use by:

- (a) a government entity, not in the nature of trade;
- (b) an organized body, society or religious group promoting a public or non-profit purpose and shall include but not be limited to: public hospitals, schools, churches and other places of worship, cemetery or burial grounds, a college established under the *Ontario Colleges of Applied Arts and Technology Act*, a university as defined in the *Education Act*, other buildings used for not-for-profit purposes defined in, and exempt from taxation under, section 3 of the *Assessment Act*;
- (c) and Institutional Use shall have the corresponding meaning;

“Lawfully demolished” means a residential or Non-residential building that was demolished according to the provisions of a demolition permit or due to a Force majeure;

“Lawfully existing” with reference to a Dwelling unit means a Dwelling unit:

- (a) that is not prohibited by a By-law passed under section 34 of the *Planning Act* or a predecessor of that section; or
- (b) that is a legal non-conforming use; or
- (c) that is allowed by a minor variance authorized under section 45 of the *Planning Act* or a predecessor of that section;

“Long-term Care Home” means a place that is licensed as a long-term care home under the Act, and includes a municipal home, joint home or First Nations home approved under Part VIII of the *Long-Term Care Homes Act*;

“Mixed Use Development” means a Development, building or structure used, designed or intended for any combination of Residential, Commercial, Institutional or Industrial uses;

“Non-residential” means a Commercial, Institutional or Industrial use but excludes Agricultural use;

“Non-profit Housing Development” means development of a building or structure intended for use as a residential premises by:

- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

“Occupied” means the earlier of when occupation of a building or part thereof is authorized by a permit under the *Building Code Act* or occupation has occurred for the use or intended use of a building or part thereof to shelter animals, persons or property;

“Official Plan” means the in-force and effect policies of either the 1989 City of London Official Plan or the London Plan, as may be amended from time to time;

"Owner" means the registered Owner of the property and includes the authorized agent in lawful control of the property;

"Parking structure" means an attached or detached building or structure or part thereof,

- (a) that is used principally for the purpose, whether or not for profit, of providing parking space to the general public for a fee; or
- (b) that provides parking space in connection with the use for Residential, Commercial, Industrial or Institutional purposes or any combination thereof of any attached or detached building or structure or part thereof;

“Rental Housing Development” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

“Reserve funds” means the reserve funds, new and continued, under section 22 of this By-law;

“Retirement Home” means a residential complex or part of the residential complex:

- (a) that is occupied primarily by persons who are 65 years of age or older;
- (b) that is occupied or intended to be occupied by at least the prescribed number of persons who are not related to the operator of the home under the *Retirement Homes Act* and accompanying regulations, and
- (c) where the operator of the home makes at least two care services available, directly or indirectly, to the residents as provided for under the *Retirement Homes Act*, but does not include,
- (d) premises or parts of premises that are governed by or funded under the *Homes for Special Care Act*, the *Long-Term Care Homes Act*, the *Ministry of Community and Social Services Act* or the *Private Hospitals Act*;
- (e) premises at which emergency hostel services are provided under the *Ontario Works Act*, or
- (f) the other premises that are prescribed under the *Retirement Homes Act* and accompanying regulations;

“Rowhousing” means a building divided vertically into three or more attached Dwelling units by common walls;

"Semi-detached dwelling" means a building which contains two single Dwelling units which are attached vertically by a common wall;

"Single detached dwelling" means a residential building consisting of one Dwelling unit and not attached to another building or structure;

“Single Source” means that there is more than one source of supply in the open market, but only one source is recommended due to predetermined and approved specifications;

“**Source of Financing**” means a schedule (or report) issued by the City’s Finance Division outlining the source of funding for capital work triggered by Development;

“**Statistics Canada Index**” means the Statistics Canada Non-residential Building Construction Price Index (Toronto) table number 18-10-0135-02 as amended from time to time;

“**Temporary garden suite**” means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential Dwelling structure;

“**Urban Growth Area (UGA)**” means the Urban Growth Area existing from time to time as identified in the City’s Official Plan as approved and identified on Schedule 3;

“**Waste Diversion**” means services related to waste management but not including (i) landfill sites and services and (ii) facilities and services for the incineration of waste;

“**Wastewater**” means sanitary sewage including human, commercial and industrial waste, septic waste and greywater and such other matter or substances as is specified by regulations made under the *Ontario Water Resources Act* but does not include Stormwater; and

“**Work Plan**” is a document prepared by an engineering consultant that outlines the various tasks related to an engineering design. The document will outline the associated construction cost estimate for each task and will serve as an upset cost limit for the engineering design assignment.

PART II RATES AND CALCULATIONS

2. Owner to Pay Development Charge

The Owner of any land in the City of London who develops or redevelops the land or any building or structure thereon shall pay Development Charges to the City in accordance with the terms of this by-law.

3. Mixed Use Development

- (1) Where the Development of land, or any building or structure thereon is a Mixed Use Development, the Chief Building Official (or designate) shall determine the total Development Charge payable according to the sum of the Development Charges payable on the individual uses.
- (2) The Development Charge on an Accessory use to the principal use of a building shall be determined in accordance with the charges applicable to the principal use, unless the Accessory use is specifically exempted elsewhere in this By-law.

4. Calculation of Development Charge

For all development types, unless application is made under a Site Plan or a Zoning By-law Amendment, a Development Charge under section 2 shall be calculated on the date a building permit is issued under the *Building Code Act*.

For development types under a Site Plan Application or a Zoning By-law Amendment, the Development Charge is calculated at the day a Complete Application is received. If a building permit has not been issued within the Frozen Period, the Development Charge shall be calculated on the date a building permit is issued under the *Building Code Act*.

5. Time of Payment – Non-Deferred Developments

For all non-deferred development types, a Development Charge under section 2 shall be paid on the date a building permit is issued under the *Building Code Act*.

5.1 Interest

Interest shall apply to the Development Charge for non-deferred Site Plan Applications or Zoning By-law Amendments, where a building permit has been issued within the

Frozen Period. Interest shall accrue from the date a Complete Application is received and shall be paid on the date a building permit is issued under the *Building Code Act*.

The interest rate shall be calculated based on the Council approved Development Charge Interest Rate Policy, as amended from time to time.

6. Time of Payment – Deferred Development Types

For Deferred Development Types defined under Non-profit Housing subsection (a), a Development Charge is payable in annual instalments beginning on the date the building is first Occupied and continuing on the following twenty (20) anniversaries of that date.

For Deferred Development Types defined under Rental Housing Development subsection (b) and institutional subsection (c), a Development Charge is payable in annual instalments beginning on the date the building is first Occupied and continuing on the following five (5) anniversaries of that date.

6.1 Notice of Occupation

An Owner required to pay a Development Charge that is eligible as a Deferred Development Type, shall notify the Chief Building Official within five (5) business days of the building or part thereof first being Occupied.

6.2 Failure to Provide Notice

For Deferred Development Types, if an Owner fails to provide notice of occupation within five (5) business days, the Development Charge, including any applicable interest, shall be paid immediately.

6.3 Interest

For Deferred Development Types, interest shall accrue on the Development Charge starting from the date the Development Charge is calculated until the final payment is received. Interest shall be paid on each annual instalment until the final payment is received.

The interest rate shall be calculated based on the Council approved Development Charge Interest Rate Policy.

6.4 Unpaid Amounts Added to Taxes

For Deferred Development Types, any unpaid amounts, including interest, shall be added to the Owner's property taxes.

6.5 Change in Development Type

If any part of a Deferred Development Type is changed so that it no longer meets the criteria for deferred payment instalments, the remaining Development Charge, including interest, shall be paid immediately.

7. City Hall Year-end Closure – Deemed Receipt of Application

Where a building permit application is submitted to the Chief Building Official after the close of business prior to the holiday break being the period generally between December 24 and December 31 each year, then the application shall be deemed to be received in the new year.

8. Development Charge Rates Commencing January 1, 2021

On and after January 1, 2021, Development Charges designated in Schedule 1 shall be levied for the uses of land, buildings or structures as defined in section 1 at the total of the rates shown.

9. Development Charge Rates – January 1, 2022 and beyond

- (1) The development charge rates set out in Schedule 1 shall be adjusted without amendment to this By-law commencing on the first day of January, 2022 and annually thereafter on the first day of January in accordance with the most recent twelve month change in the Statistics Canada Index.
- (2) Every rate derived by adjustment under subsection (1) shall, in the case of residential rates, be correct to the nearest dollar, fifty cents being raised to the

next higher dollar, and, in the case of Non-residential rates, be correct to the nearest cent.

10. Allocation of Charge To Reserve Funds

Each Development Charge for City Services received by the City shall be paid into a Reserve fund for each component identified in Schedule 1 and shall be apportioned according to the proportion that each service component of the rate is of the total rate.

11. Additional Units In Enlarged or Converted Residential Building

Where an existing residential building is enlarged or converted for the purpose of residential use and not exempt under Section 35, the number of Dwelling units for which a Development Charge is payable shall be calculated using the following formula:

$$A - B = C$$

Where:

- A = the total number of Dwelling units actually existing after the enlargement or conversion;
- B = the number of Dwelling units Lawfully existing immediately before the enlargement or conversion; and
- C = the number of Dwelling units for which a Development Charge is payable, a negative difference being converted to zero.

Where a service is not provided (e.g. water or Wastewater) to a residential building or structure prior to its enlargement or conversion, that component of the Development Charge shall be excluded from the rate applied in item B above.

12. Residential Building Converted To Non-Residential Use

Where, in conjunction with a change from a residential use to a Non-residential use, an existing building or structure is enlarged or wholly or partially converted, the Development Charge which is payable shall be calculated using the following formula:

$$A - B = C$$

Where:

- A = the Development Charge that would be payable under this By-law for the Non-residential use in respect of the area involved in the enlargement or conversion;
- B = the Development Charge that would be payable in respect of the Lawfully existing Dwelling units eliminated by the enlargement, conversion or replacement calculated at the same time as item A above; and
- C = the Development Charge payable in respect of the area involved in the enlargement or conversion, a negative difference being converted to zero.

Where a service is not provided (e.g. water or Wastewater) to a residential building or structure prior to its conversion, that component of the Development Charge shall be excluded from the rate applied in item B above.

13. Non-Residential Building Converted To Residential Use

Where, in conjunction with a change to a residential use from a Non-residential use, an existing building or structure is enlarged or wholly or partially converted, the Development Charge which is payable shall be calculated using the following formula:

$$A - B = C$$

Where:

- A = the Development Charge that would be payable under this By-law in respect of the Dwelling units comprising the Gross floor area existing after the enlargement or conversion;
- B = the Development Charge that would be payable in respect of the previous Lawfully existing Non-residential Gross floor area involved in the enlargement, conversion or replacement calculated at the same time as

item A above; and

C = the Development Charge payable in respect of the successor residential units, a negative number being converted to zero.

Where a service is not provided (e.g. water or Wastewater) to a Non-residential building or structure prior to its conversion, that component of the Development Charge shall be excluded from the rate applied in item B above.

14. Conversion From One Form Of Non-Residential Use To Another Form Of Non Residential Use

Where in conjunction with a change from one form of Lawfully existing Non-residential use to another form of Non-residential use, a Lawfully existing building or structure is wholly or partially converted, no Development Charge will be imposed on the existing Non-residential Gross floor area so converted. However, if there is a conversion plus expansion of a Non-residential use to another form of Non-residential use, the applicable Development Charges would be imposed on the expansion.

Notwithstanding the above, where the building permit for the Non-residential building for which the use is being converted was issued within the past ten (10) years and where the applicant for that permit was not required to pay a Development Charge by virtue of a tax supported program, discount or exemption that reduced or eliminated Development Charges otherwise payable at the time of the permit, the Owner shall pay the portion funded by a taxpayer supported program, discount or exemption at the current rate at the time of issuance of the building permit, and the same shall be returned to the original City funding source (i.e. Reserve fund or General fund) by the City Treasurer, in cooperation with the Chief Building Official.

15. Replacement Of Demolished Or Destroyed Non-Residential Premises or Dwelling unit(s) with Dwelling units

(1) In this section and section 16, "specified period" means the period of time that is up to ten (10) years prior to the application for a building permit for a replacement building, except in the Downtown and Old East Village Areas identified on Schedule 2, in which case, the "specified period" means the period of time that is up to twenty (20) years prior to the application for a building permit for replacement Dwelling units.

(2) Where a Lawfully existing Non-residential premises ("former premises") or Dwelling unit, is destroyed by a Force majeure or accidental fire, or is Lawfully demolished or removed, the Development Charge payable in respect of a replacement Dwelling unit that is to be constructed, erected or placed on the site of the former Non-residential premises or Dwelling unit shall be calculated using the following formula, so long as the former Non-residential premises or Dwelling unit was destroyed, demolished or removed during the specified period:

$$A - B = C$$

Where:

A = the Development Charge that, were it not for this section, would otherwise be payable under this By-law in respect of the replacement Dwelling unit(s);

B = the Development Charge that would be payable in respect of the Non-residential premises or former Dwelling unit(s) (by using the applicable rate for the particular type of unit destroyed, demolished or removed) if that Non-residential premises or Dwelling unit(s) were currently being constructed, erected or placed for the first time calculated at the same time as item A above; and

C = the Development Charge payable in respect of the successor building or Dwelling unit, a negative number being converted to zero.

Where a service is not provided (e.g. water or Wastewater) to a Non-residential premises or Dwelling units prior to its demolition, that component of the Development Charge shall be excluded from the rate applied in item B above.

16. Replacement of Demolished or Destroyed Non-Residential Premises or Dwelling unit(s) with Non- Residential Premises

Where Non-residential premises (“former premises”) or Dwelling units are destroyed by a Force majeure or accidental fire, or are Lawfully demolished or removed, the Development Charge payable in respect of replacement Non-residential premises that are constructed, erected or placed on the site of the former premises shall be calculated using the following formula so long as the former premises were destroyed, demolished or removed during the specified period:

$$A - B = C$$

Where:

- A = the Development Charge that, were it not for this section, would otherwise be payable under this By-law in respect of the Gross floor area of the replacement Non-residential premises;
- B = the Development Charge that would be payable in respect of the former Non-residential premises or former Dwelling units (by using the applicable rate for the particular type of Non-residential premises or Dwelling units destroyed, demolished or removed), as the case may be, as if those premises or Dwelling units were currently being constructed, erected or placed for the first time calculated at the same time as item A above; and
- C = the Development Charge payable in respect of the successor premises, a negative number being converted to zero.

Where a service is not provided (e.g. water or Wastewater) to a Non-residential premises or Dwelling units prior to its demolition, that component of the Development Charge shall be excluded from the rate applied in item B above.

17. Phased Building Replacement – prohibition against duplicate use of demolition credit

For greater clarity, the calculation of Redevelopment credits provided in sections 15 and 16 of this By-law (item B in the formulas in those sections) can only be applied once to the construction of replacement buildings on the site of a former Lawfully demolished or replaced unit or Non-residential premises. For the purposes of sections 15 and 16 above, when the first building that replaces a demolished building (the value B exceeds A) the excess can be referred to as “surplus Redevelopment credit.” In the event of subsequent building construction on the same site of a former Lawfully demolished or replaced unit or Non-residential premises, only the value of any surplus Redevelopment credits may be used as item B in the formula derived from the calculation of Development Charges under sections 15 or 16 of this By-law. This may be repeated only until the entire value of the surplus demolition credit has been used up. This provision limits the total demolition credit applied to all charges to the value of the demolition credit on the original building demolished. All of the above is also subject to the restriction that any replacement buildings on the site be built within the specified period.

18. Building Replacement Prior to Demolition

Where a building or structure (“former premises”) is replaced by another building or structure on the same site prior to demolition of the former premises, the Owner of the building or structure who has paid a Development Charge on the construction of the replacement building may submit a request to the Chief Building Official for a refund from the Development Charge Reserve funds for all or part of the Development Charge paid under this By-law, or a predecessor By-law. The refund shall be granted so long as:

- (1) the former premises is Lawfully demolished or removed from the land within thirty six (36) months from the date the interior final inspection process has been closed by the Chief Building Official or an occupancy permit has been issued where applicable for the replacement building or structure; and
- (2) the replacement building uses the existing municipal services which serviced the former premises.

The refund shall be calculated by determining the Development Charge that was payable at the same time as the rate calculated for the replacement building. The rate applied shall be based on the building being demolished.

19. Demolition or Removal of Temporary Buildings

Where a building or structure is demolished or removed in its entirety from the land on which it is located within twenty-four months (24) from the date of issuance of the building permit for the construction, erection or placing of the building or structure at such location, the Owner of the building or structure may submit a request to the Chief Building Official for refund from the Reserve funds, of the amount paid at the issuance of the building permit toward all or part of the Development Charge paid under section 2 of this By-law or a predecessor of that section.

20. Revocation or Cancellation of Building Permit

Where, upon the application for a building permit or the issuance of a building permit, an amount is paid toward all or part of the Development Charge payable under section 2 of this By-law or a predecessor of that section, that amount is to be refunded in the event that the application for the building permit is abandoned or the building permit is revoked or surrendered.

PART III RESERVE FUNDS

21. Purpose of the Reserve Funds

The money in the Reserve funds shall be used by the City toward the growth-related portion of capital costs incurred in providing the services listed in Schedule 1 as described in section 2.

22. Reserve Funds – New and Continued

- (1) Reserve funds established by By-law C.P.-1535-144, for Fire, Police, Transit, Roads and Related Services, Wastewater, Stormwater, Water Distribution, Waste Diversion, Library, and Parks & Recreation for the City Service categories shown in Schedule 1, are hereby continued;
- (2) The balances and commitments of the reserve fund established by By-law C.P.-1535-144 for Operation Centres shall be transferred to the Roads and Related Services City Service Reserve Fund upon the termination of the predecessor Development Charge By-law;
- (3) The following actions be taken with respect to the reserve fund established by By-law C.P.-1535-144 for Corporate Growth Studies upon the termination of the predecessor Development Charge By-law:
 - (a) The commitments directly attributable to a service component contained in Schedule 1 shall be transferred to the respective City Service Reserve Fund;
 - (b) The commitments for Planning and Growth Management Studies and Finance and Corporate Service Studies that are not directly attributable to a service component, but are required to support growth shall be transferred to the Roads and Related Services City Service Reserve Fund; and
 - (c) The balances shall be apportioned according to the proportion of the commitments transferred in subsections (a) and (b).

23. Composition of Reserve Funds

- (1) Money deposited into the ten Reserve funds referred to in section 22 may include,
 - (a) the Development Charge portion relating to each service component mentioned in Schedule 1 of this By-law; and

(b) interest earnings derived through the investment of the money deposited in the Fund as part of the City's cash management program.

24. Reserve Funds for the Purpose of Funding Development Charge Exemptions

- (1) The City Treasurer is authorized to establish such Reserve funds as are deemed necessary for the purpose of financing an exemption under this By-law.
- (2) The Chief Building Official shall, in respect of every building permit issued for any Development Charge otherwise payable but for which an exemption is permitted under this By-law, provide such information from time to time as may be required by the City Treasurer regarding the Development Charges that would have been paid were it not for the exemption.
- (3) The City Treasurer is authorized to transfer from time to time from the Reserve funds mentioned in subsection (1) to the Reserve funds established and continued under section 22 an amount in respect of the Development Charges mentioned in subsection (2) and, in so doing, the City Treasurer shall have regard to the amounts and proportions referred to in section 10 of this By-law.
- (4) The City Treasurer shall provide in the annual estimates of the City such sums as may be considered necessary to make the transfers mentioned in subsection (3), noting that the contributions for any single Development shall be financed over a period of not more than ten years.
- (5) Money deposited in the Reserve fund or funds mentioned in subsection (1) may include,
 - (a) the amount provided in the annual estimates mentioned in subsection (4); and
 - (b) interest earnings derived through the investment of the money deposited in the fund or funds as part of the City's cash management program.
- (6) The money withdrawn from the Reserve funds mentioned in subsection (1) shall be used only for the purpose of transfers to the Reserve funds, under subsection (3).

25. Claims

Re-imbusement for Owner constructed works shall be in accordance with the provisions of Schedule 4. No payment shall be made from the City Services Reserve Fund and no credit under section 38 of the *Development Charges Act* shall be given except as provided for in an agreement entered into pursuant to the *Planning Act* or the *Development Charges Act*.

**PART IV
COMPLAINTS**

26. Corporate Services Committee to Hear Complaints

The Corporate Services Committee is hereby appointed pursuant to section 23.1 of the *Municipal Act* to act in the place and stead of Council to deal with complaints under section 20 of the *Development Charges Act*.

27. Grounds of Complaint

An Owner may complain in writing to the Corporate Services Committee (with a copy provided to the Chief Building Official) upon such grounds as are established by and in accordance with the *Development Charges Act* in respect of the Development Charge imposed by the City:

- (1) that the amount of the Development Charge was incorrectly determined;
- (2) whether a credit is available to be used against the Development Charge, or the amount of the credit or the service with respect to which the credit was

- given, was incorrectly determined; or
- (3) that there was an error in the application of this By-law.

28. When Complaint to be Made

A complaint may not be made under section 27 later than ninety (90) days after the day the Development Charge, or any part of it, is payable.

29. Particulars of Complaint

The complaint must be in writing, must state the complainant's name, the address where notices can be given to the complainant and the reasons for the complaint, which reasons shall be consistent with sections 27.

30. Hearing

The Corporate Services Committee shall hold a hearing into the complaint and shall give the complainant an opportunity to make representations at the hearing.

31. Notice of Hearing

The Clerk of the municipality shall mail a notice of the hearing to the complainant at least fourteen (14) days before the hearing.

32. Determination by Council

After hearing the evidence and submissions of the complainant, the Corporate Services Committee shall as soon as practicable make a recommendation to Council on the merits of the complaint and Council may,

- (1) dismiss the complaint; or
- (2) rectify any incorrect determination or error that was the subject of the complaint.

33. Notice of Decision

The Clerk of the municipality shall mail to the complainant a notice of the Council's decision, and of the last day for appealing the decision, which shall be the day that is forty (40) days after the day the decision is made. The notice required under this section must be mailed not later than twenty (20) days after the day the Council's decision is made.

PART V EXEMPTIONS AND EXCEPTIONS

34. City And School Boards Exempt

- (1) In accordance with the *Development Charges Act*, no land is exempt from a Development Charge by reason only that it is exempt from taxation under section 3 of the *Assessment Act*, with the following exceptions:
 - (a) land owned by and used for the purposes of City; and
 - (b) land owned by and used for the purposes of a board as defined in subsection 1(1) of the *Education Act*.
- (2) For the purpose of subsection (1)(a), land owned by and used for the purposes of the City shall include lands owned by the City and used for the purposes of:
 - (a) The London Public Library Board;
 - (b) The Covent Garden Market Corporation;
 - (c) The London Convention Center Corporation;
 - (d) The London Transit Commission; or
 - (e) London Police Service.

35. Certain Developments Exempt

No Development Charge under section 2 is payable where the Development or Redevelopment;

- (1) is an enlargement of an existing Dwelling unit;
- (2) creates one or two additional Dwelling units in an existing Single detached dwelling if the total Gross floor area of the additional Dwelling unit or units does not exceed the Gross floor area of the Dwelling unit already in the building;
- (3) creates one additional Dwelling unit in a Semi-detached or Rowhousing Dwelling if the Gross floor area of the additional Dwelling unit does not exceed the Gross floor area of the Dwelling unit already in the building;
- (4) creates additional Dwelling unit(s) in an existing Rental Housing Development containing four or more Dwelling units up to a maximum of the greater of one additional unit and 1% of the existing units in the building;
- (5) creates one additional Dwelling unit in any existing residential building other than a Single detached dwelling, a Semi-detached dwelling, a Rowhousing Dwelling or a Rental Housing Development if the Gross floor area of the additional Dwelling unit does not exceed the Gross floor area of the smallest Dwelling unit already in the building;
- (6) creates one Dwelling unit contained within an accessory building per parcel if the Gross floor area of the additional Dwelling unit does not exceed the Gross floor area of the primary Dwelling unit located on the parcel;
- (7) creates one additional Dwelling unit in a proposed new residential building that would not be attached to other buildings and that is permitted to contain a second Dwelling unit, that being either of the two Dwelling units, if the units have the same Gross floor area or the smaller of the Dwelling units. The proposed new detached dwelling must only contain two Dwelling units and must be located on a parcel of land on which no other detached dwelling, Semi-detached dwelling or Rowhousing Dwelling would be located;
- (8) creates one additional Semi-detached or Rowhousing Dwelling unit in a proposed new residential building that would have one or two vertical walls, but no other parts attached to other buildings and that are is permitted to contain a second Dwelling unit, that being either of the two Dwelling units, if the units have the same Gross floor area or the smaller of the Dwelling units. The proposed new Semi-detached or Rowhousing Dwelling must only contain two Dwelling units and must be located on a parcel of land on which no other detached dwelling, Semi-detached dwelling or Rowhousing Dwelling would be located;
- (9) creates one new residential building that would be ancillary to a proposed new detached, Semi-detached or Rowhousing Dwelling unit and is permitted to contain a single Dwelling unit. The proposed new detached, Semi-detached or Rowhousing Dwelling to which the proposed new residential building would be ancillary shall only contain one Dwelling unit. The Gross floor area of the Dwelling unit in the proposed new residential building shall be equal to or less than the Gross floor area of the detached, Semi-detached or Rowhousing Dwelling to which the proposed new residential building is ancillary;
- (10) is a parking building or structure;
- (11) is a bona fide Non-residential farm building used for an Agricultural use;
- (12) is a structure that does not have municipally provided water and Wastewater facilities and that is intended for seasonal use only; or
- (13) is a 'Temporary garden suite' installed in accordance with the provisions of the *Planning Act*, as amended.

36. Industrial Use Exemptions

In accordance with the *Development Charges Act*, and except as exempted under part (4) below, if a Development includes the enlargement of the Gross floor area of an existing Industrial building, the amount of the Development Charge that is payable in respect of the enlargement is determined in accordance with this section.

- (1) For the purpose of this section, the term "existing Industrial building" shall have the same meaning as that term has in the Regulation made pursuant to the *Development Charges Act*.

- (2) If the Gross floor area of an existing Industrial building is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero.
- (3) If the Gross floor area of an existing Industrial building is enlarged by more than 50 per cent, the amount of the Development Charge in respect of the enlargement is calculated by multiplying the amount by which the enlargement exceeds 50 per cent of the Gross floor area before the enlargement by the Development Charge rate calculated in accordance with this By-law.
- (4) For greater certainty in applying the exemption in this section, the Gross floor area of an existing Industrial building is enlarged where there is a bona fide increase in the size of the existing Industrial building, the enlarged area is attached to the existing Industrial building, there is a direct means of ingress and egress from the existing Industrial building to and from the enlarged area for persons, goods and equipment and the existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in Regulation made pursuant to the *Development Charges Act*. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing Industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.
- (5) The exemption for an existing Industrial building provided by this section shall be applied up to a maximum of 50 percent of the Gross floor area before the first enlargement for which an exemption from the payment of Development Charges was granted pursuant to this By-law or any previous Development Charges By-law of the City made pursuant to the *Development Charges Act* or its predecessor legislation.

37. City Services Reserve Fund – Institutional Discount

Development Charges calculated in accordance with this By-law, shall be reduced by 50% with respect to the following:

- (1) lands, buildings or structures used or to be used for a public hospital as defined under the *Public Hospitals Act*, and used for the purposes set out in the Act;
- (2) lands, buildings or structures that are exempt from taxation under the enabling legislation of a college established under the *Ontario Colleges of Applied Arts and Technology Act* or a university as defined in the *Education Act*, and used for the purposes set out under such enabling legislation;
- (3) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground; and
- (4) other land, buildings or structures used for not-for-profit purposes defined in, and exempt from taxation under, section 3 of the *Assessment Act*.

38. Development Outside Urban Growth Area

Where a Development occurs outside the Urban Growth Area as shown in Schedule 3 to this By-law, the Development Charge payable under section 2 shall exclude the following rate service components identified in Schedule 1: Wastewater, Water Distribution and Stormwater.

PART VI MISCELLANEOUS

39. Administration of By-law

- (1) The administration of this By-law, except as otherwise provided in this section, is assigned to the Chief Building Official.
- (2) The administration of Part III is assigned to the City Treasurer.

40. Former By-laws Repealed

By-law C.P.-1535-144 of the Corporation of the City of London, respecting Development Charges is hereby repealed effective January 1, 2021.

41. Commencement

This By-law comes into force on January 1, 2021 or, in the event of an appeal pursuant to the *Development Charges Act*, in accordance with that Act.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Bill No. 319
2020

By-law No. L.S.P.- _____ - _____

A by-law to authorize and approve an application to expropriate land in the City of London, in the County of Middlesex, for the Fanshawe Park Road / Richmond Street Intersection Improvements Project.

WHEREAS The Corporation of the City of London has made application to the Council of The Corporation of the City of London for approval to expropriate lands for the Fanshawe Park Road / Richmond Street Intersection Improvements Project

THEREFORE The Corporation of the City of London, as the expropriating authority, enacts as follows:

1. An application be made by The Corporation of the City of London as Expropriating Authority, to the Council of The Corporation of the City of London as approving authority, for approval to expropriate lands for the Fanshawe Park Road / Richmond Street Intersection Improvements Project which land is more particularly described in attached Appendix "A" of this by-law.
2. The Corporation of the City of London as Expropriating Authority serve and publish notice of the application referred to in section 1 of this by-law in the form attached hereto as Appendix "B", being the "Notice of Application for Approval to Expropriate Lands," in accordance with the requirements of the *Expropriations Act*.
3. The Corporation of the City of London as Expropriating Authority forward to the Chief Enquiry Officer, any requests for a hearing that may be received in connection with the notice of this expropriation and report such to the Council of The Corporation of the City of London for its information.
4. The Civic Administration be hereby authorized to carry out all necessary administrative actions in respect of the said expropriation.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

APPENDIX "A"
To By-law L.S.P.-_____

DESCRIPTION OF LANDS TO BE EXPROPRIATED FOR THE FANSHAWE PARK
ROAD / RICHMOND STREET INTERSECTION IMPROVEMENTS PROJECT

The following lands are required in fee simple:

Parcel 1: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20485, being Part of PIN 08084-2248(LT)

Parcel 2: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20485, being Part of PIN 08084-2248(LT)

Parcel 3: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20485, being Part of PIN 08084-1056(LT)

Parcel 4: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20485, being Part of PIN 08084-1056(LT)

Parcel 5: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 6: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 7: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 8: Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20496, being Part of PIN 08083-2233(LT)

Parcel 9: Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20496, being all of PIN 08083-0001(LT)

Parcel 10: Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-20496, being all of PIN 08083-0003(LT)

Parcel 11: Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-20496, being Part of PIN 08083-2233(LT)

Parcel 12: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20472, being part of PIN 08066-0033(LT)

Parcel 13: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20472, being part of PIN 08066-0033(LT)

Parcel 14: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20472, being part of PIN 08066-0183(LT)

Parcel 15: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20472 being part of PIN 08066-0183(LT)

Parcel 16: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-20472 being part of PIN 08066-0183(LT)

Parcel 17: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20472 being part of PIN 08066-0183(LT)

APPENDIX "B"

To By-law L.S.P.-_____

EXPROPRIATIONS ACT, R.S.O. 1990, CHAPTER E.26

NOTICE OF APPLICATION FOR APPROVAL TO EXPROPRIATE LAND
Expropriations Act

IN THE MATTER OF an application by The Corporation of the City of London for approval to expropriate lands being, Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20485, being Part of PIN 08084-2248(LT), Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20485, being Part of PIN 08084-2248(LT), Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20485, being Part of PIN 08084-1056(LT), Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20485, being Part of PIN 08084-1056(LT), Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20496, being Part of PIN 08083-2235(LT), Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20496, being Part of PIN 08083-2235(LT), Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20496, being Part of PIN 08083-2235(LT), Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20496, being Part of PIN 08083-2233(LT), Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20496, being all of PIN 08083-0001(LT), Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-20496, being all of PIN 08083-0003(LT) Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-20496, being Part of PIN 08083-2233(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20472, being part of PIN 08066-0033(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20472, being part of PIN 08066-0033(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20472, being part of PIN 08066-0183(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20472 being part of PIN 08066-0183(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-20472 being part of PIN 08066-0183(LT), Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20472 being part of PIN 08066-0183(LT)

for the purpose of the Fanshawe Park Road / Richmond Street Intersection Improvements Project.

NOTICE IS HEREBY GIVEN that application has been made for approval to expropriate the following lands described as follows:

Fee Simple:

Parcel 1: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20485, being Part of PIN 08084-2248(LT)

Parcel 2: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20485, being Part of PIN 08084-2248(LT)

Parcel 3: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20485, being Part of PIN 08084-1056(LT)

Parcel 4: Part of Lot 16, Concession 5, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20485, being Part of PIN 08084-1056(LT)

Parcel 5: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 6: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 7: Part of Block 2, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20496, being Part of PIN 08083-2235(LT)

Parcel 8: Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20496, being Part of PIN 08083-2233(LT)

Parcel 9: Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20496, being all of PIN 08083-0001(LT)

Parcel 10: Part of Lot 16, Concession 4, Geographic Township of London, in the City of London, County of Middlesex, designated as Part 7 on Plan 33R-20496, being all of PIN 08083-0003(LT)

Parcel 11: Part of Block 1, Registered Plan 33M-103, in the City of London, County of Middlesex, designated as Part 8 on Plan 33R-20496, being Part of PIN 08083-2233(LT)

Parcel 12: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 1 on Plan 33R-20472, being part of PIN 08066-0033(LT)

Parcel 13: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 2 on Plan 33R-20472, being part of PIN 08066-0033(LT)

Parcel 14: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 3 on Plan 33R-20472, being part of PIN 08066-0183(LT)

Parcel 15: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 4 on Plan 33R-20472 being part of PIN 08066-0183(LT)

Parcel 16: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 5 on Plan 33R-20472 being part of PIN 08066-0183(LT)

Parcel 17: Part of Lot 33, Registrar's Compiled Plan No. 1029, in the City of London, County of Middlesex, designated as Part 6 on Plan 33R-20472 being part of PIN 08066-0183(LT)

Any owner of land in respect of which notice is given who desires an inquiry into whether the taking of such land is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority shall so notify the approving authority in writing,

- a) in the case of a registered owner, served personally or by registered mail within thirty days after the registered owner is served with the notice, or, when the registered owner is served by publication, within thirty days after the first publication of the notice;
- b) in the case of an owner who is not a registered owner, within thirty days after the first publication of the notice.

The approving authority is:

The Council of The Corporation of the City of London
City Hall
300 Dufferin Avenue
P.O. Box 5035
London ON N6A 4L9

The expropriating authority is:

THE CORPORATION OF THE CITY OF LONDON

CATHARINE SAUNDERS
CITY CLERK

Notes:

1. The *Expropriations Act, R.S.O. 1990, c. E.26*, provides that:
 - (a) where an inquiry is requested, it shall be conducted by an Inquiry Officer appointed by the Attorney General;
 - (b) the Inquiry Officer,
 - i) shall give every party to the inquiry an opportunity to present evidence and argument and to examine and cross-examine witnesses, either personally or by his counsel or agent, and
 - ii) may recommend to the approving authority that a party to the inquiry be paid a fixed amount for his costs of the inquiry not to exceed \$200 and the approving authority may in its discretion order the expropriating authority to pay such costs forthwith.
2. "Owner" and "Registered Owner" are defined in the *Act* as follows:

"Owner" includes a mortgagee, tenant, execution creditor, a person entitled to a limited estate or interest in land, a guardian of property, and a guardian, executor, administrator or trustee in whom land is vested;

"Registered Owner" means an owner of land whose interest in the land is defined and whose name is specified in an instrument in the proper land registry or sheriff's office, and includes a person shown as a tenant of land on the last revised assessment roll;
3. The Expropriating Authority, each owner who notifies the approving authority that he desires a hearing in respect of the lands intended to be expropriated and any owner added as a party by the inquiry officer are parties to the inquiry.

This notice first published on the _____ day of _____, 2020.

Bill No. 320
2020

By-law No. PS-113-20_____

A by-law to amend By-law PS-113 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London."

WHEREAS subsection 10(2) paragraph 7. Of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS subsection 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. No Parking

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **deleting** the following rows:

Central Avenue	North	A point 31 m west of Waterloo Street	A point 55 m east of Waterloo Street	Anytime
Chesham Avenue	South	Citation Road	Chesham Grove	4:00 pm to 9:00 pm Except Saturday
Forward Avenue	North & West	Wood Street	Riverside Drive	Anytime
Glenora Drive	West	Fanshawe Park Road E	Dunboyne Crescent	Anytime
Glenroy Avenue	South, East and North	Glenroy Road (north intersection)	Glenroy Road (south intersection)	Anytime
Glenroy Road	West	A point 45 m north of Glenroy Court	Glenroy Avenue (north intersection)	Anytime
Main Street	North	Colonel Talbot Road	A point 90 m east of Bainard Street	Anytime
Main Street	South	Colonel Talbot Road	A point 60 m east of Bainard Street	Anytime

Schedule 2 (No Parking) of the By-law PS-113 is hereby amended by **adding** the following rows:

Central Avenue	North	A point 90 m west of Waterloo Street	A point 90 m east of Waterloo Street	Anytime
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Chesham Avenue	South	Citation Road	A point 128m west of Chesham Grove	4:00 p.m. to 9:00 p.m.
Chesham Avenue	South	A point 128m west of Chesham Grove	Castlegrove Boulevard	Anytime
Forward Avenue	East, North & West	West Limit of Forward Avenue	Riverside Drive	Anytime
Glenora Drive	Both	Dunboyne Crescent (north intersection//0	Fanshawe Park Road E	Anytime
Glenroy Crescent	South, East and North	Glenroy Road (north intersection)	Glenroy Road (south intersection)	Anytime
Kains Road	East	A point 72 m south of Shore Road	A point 107 m south of Shore Road	Anytime
Main Street	North	A point 425 west of Colonel Talbot Road	Campbell Street	Anytime
Main Street	South	A point 425 west of Colonel Talbot Road	A point 135 m east of Colonel Talbot Road	Anytime
Main Street	South	A point 156 west of Colonel Talbot Road	A point 250 m east of Colonel Talbot Road	Anytime
Main Street	South	A point 272 m west of Colonel Talbot Road	A point 115 m east of Bainard Street	Anytime
Main Street	South	A point 136 m east of Bainard Street	Campbell Street	Anytime
Murray Street	East	Devonshire Avenue	Dunkirk Place	Anytime
Wood Street	West	Forward Street	Maurice Street	Anytime

2. Bus Stops

Schedule 3 (Prohibited Parking at Bus Stops) of the PS-113 By-law is hereby amended by **adding** the following row:

Kains Road	East	A point 73 m south of Shore Road	A point 107 m south of Shore Road
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3. Limited Parking

Schedule 6 (Limited Parking) of the PS-113 By-law is hereby amended by **adding** the following row:

Waterman Avenue	North, West & South	A point 95 m west of Wellington Road to a point 150 m west of Wellington Road	8:00 a.m. to 6:00 p.m.	2 Hours
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4. Limited Parking – Residential Parking Pass

Schedule 6.1 (Limited Parking) of the PS-113 By-law is hereby amended by **adding** the following rows:

Devonshire Avenue	North	A point 20 m east of Murray Street to a point 20 m west of Wortley Road	Anytime	4
Murray Street	West	A point 20 m north of Devonshire Road to a point 20 m south of Dunkirk Place	Anytime	4

5. Stop Signs

Schedule 10 (Stop Signs) of the PS-113 By-law is hereby amended by **adding** the following rows:

Northbound	Apricot Drive	Cherryhaven Drive
Southbound	Apricot Place	Cherryhaven Drive
Northbound	Bayham Lane	Raleigh Boulevard
Northbound	Byronhills Drive	Cherryhaven Drive
Eastbound	Cherryhaven Drive	Byronmanor Road
Westbound	Cherryhaven Drive	Apricot Drive
Northbound	Gristmill Lane	Raleigh Boulevard
Northbound	Maidstone Lane	Raleigh Boulevard
Southbound	Raleigh Crescent (east & west Intersections)	Raleigh Boulevard
Northbound	Settlement Trail	Raleigh Boulevard
Northbound & Southbound	Turner Crescent	Asima Boulevard (east intersection)
Northbound	Turner Crescent	Asima Boulevard (west intersection)
Northbound	Turner Crescent	Evans Boulevard
Northbound & Southbound	Upper Canada Cross	Raleigh Boulevard (east intersection)
Southbound	Upper Canada Cross	Raleigh Boulevard (west intersection)
Westbound	Upper Canada Cross	Tillman Road

6. Yield Signs

Schedule 11 (Yield Signs) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Northbound	Apricot Drive	Cherryhaven Drive
Southbound	Apricot Drive	Cherryhaven Drive
Northbound	Byronhills Drive	Cherryhaven Drive
Eastbound	Cherryhaven Drive	Byronmanor Road
Westbound	Cherryhaven Drive	Apricot Drive
Northbound	Maidstone Lane	Raleigh Boulevard
Northbound	Settlement Trail	Raleigh Boulevard
Northbound	Turner Crescent	Asima Boulevard (west intersection)
Northbound & Southbound	Turner Crescent	Asima Boulevard (east intersection)
Northbound	Turner Crescent	Evans Boulevard

7. **Pedestrian Crossovers**

Schedule 13.1 (Pedestrian Crossovers) of the PS-113 By-law is hereby amended by **adding** the following rows:

Main Street	317 m west of Colonel Talbot Road
Main Street	At the west side of the intersection with Bainard Street

8. **Higher Speed Limits**

Schedule 17 (Higher Speed Limits) of the PS-113 By-law is hereby amended by **deleting** the following rows:

Highbury Avenue N	A point 150 m north of Blackwell Drive	A point 150 m north of Jenson Road	70 km/h
Southdale Road W	Wickerson Road	A point 160 m east of Tillman Road	60 km/h
Southdale Road W	A point 160 m east of Tillman Road	A point 400 m west of Wonderland Road S	70 km/h
Southdale Road E	A point 150 m west of Adelaide Street S	A point 400 m west of Wonderland Road S	60 km/h
Sunningdale Road W	A point 200 m west of Richmond Street	Richmond Street	60 km/h
Sunningdale Road E	Richmond Street	A point 300 m east of South Wenige Drive (east intersection)	60 km/h

Schedule 17 (Higher Speed Limits) of the PS-113 By-law is hereby amended by **adding** the following rows:

Highbury Avenue N	A point 150 m north of Jensen Road	A point 150 m north of Blackwell Drive	60 km/h
Southdale Road E	Wharncliffe Road S	A point 150 m west of Adelaide Street S	60 km/h
Southdale Road W	Wickerson Road	Wharncliffe Road S	60 km/h
Sunningdale Road E	Adelaide Street N	A point 300 m east of South Wenige Drive (east intersection)	60 km/h

9. Designated Parking Spaces – Disabled Persons

Schedule 27 (Designated Parking Spaces – Disabled Persons) of the PS-113 By-law is hereby amended by **adding** the following row:

Main Street	South	A point 250 m east of Colonel Talbot Road to a point 258 m east of Colonel Talbot Road
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This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 27th, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Bill No. 321
2020

By-law No. S.-_____ - ____

A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Stoneybrook Crescent, south of Fanshawe Park Road East)

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Stoneybrook Crescent, south of Fanshawe Park Road East, namely:

“Part of Lot 8 on Registered Plan 704 in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-20781.”

2. This by-law comes into force and effect on the day it is passed.

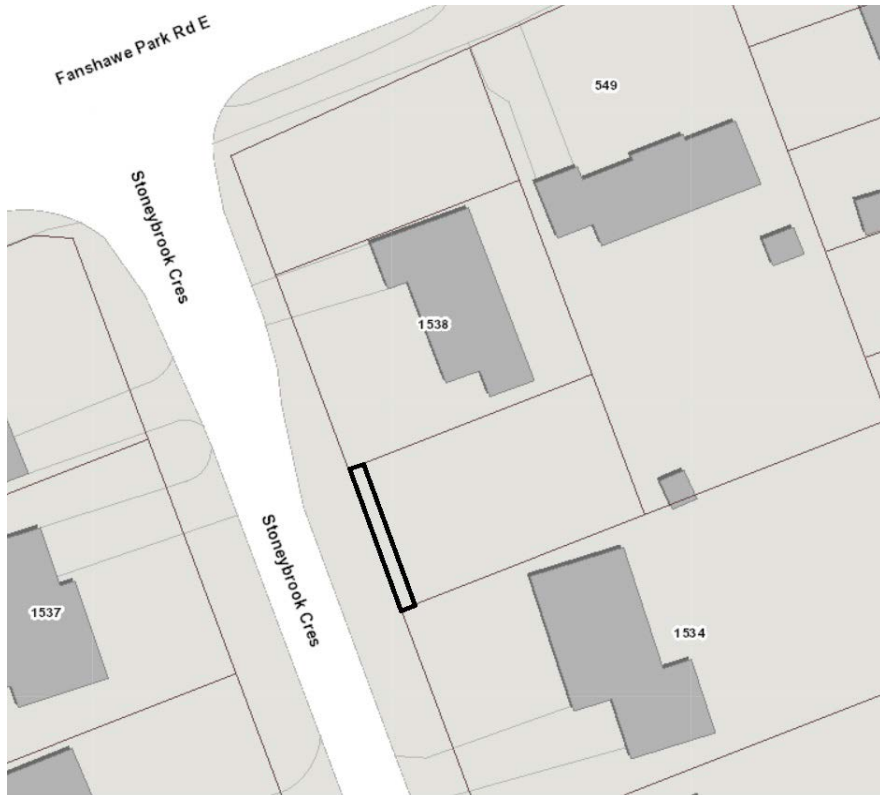
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

LOCATION MAP



 SUBJECT LANDS

Bill No. 322
2020

By-law No. S.-____-____

A by-law to lay out, constitute, establish, name, and assume lands in the City of London as public highway to be known as Veterans Memorial Parkway (namely Veterans Memorial Parkway, between Huron Street and Clarke Road).

WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The lands and premises hereinafter described are laid out, constituted, established, named, and assumed as public highway to be known as Veterans Memorial Parkway, (namely Veterans Memorial Parkway, between Huron Street and Clarke Road):

Part of Lot 4 in Concession 3, in the geographic Township of London, now in the City of London, designated as Parts 2, 3, 4, 5, 6 and 7 on Reference Plan 33R-20347.

and

Part of Lots 3 and 4 in Concession 3, in the geographic Township of London, now in the City of London, designated as Parts 1, 2, 3, 5, 7, 10, 11, 14 and 18 on Reference Plan 33R-20316.

2. This by-law comes into force on the day it is passed.

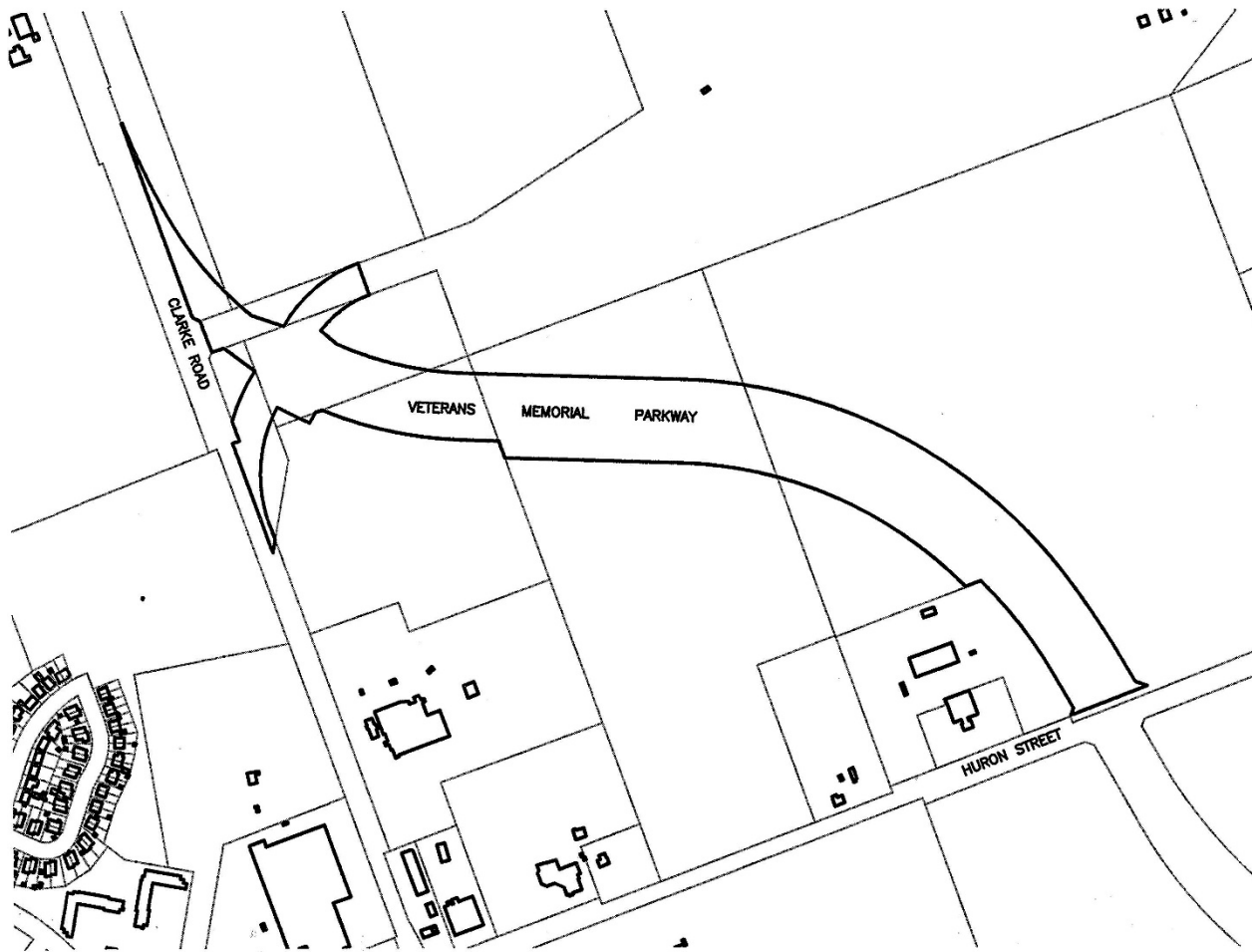
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

LOCATION MAP



 SUBJECT LANDS

Bill No. 323
2020

By-law No. W-8-20_____

A by-law to amend By-law W-8 being “A by-law to provide for the Regulation of Water Supply in the City of London”, as amended, by providing for an increase in the rates and charges.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O .2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 11 of the *Municipal Act, 2001*, provides for a municipality to pass by-laws respecting matters within the sphere of jurisdiction, including Public Utilities which incorporates a system that is used to provide water services for the public;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- (c) for the use of its property including property under its control;

AND WHEREAS it is deemed expedient to pass this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That By-law W-8 being “A by-law to provide for the Regulation of Water Supply in the City of London”, as amended, be amended by deleting Schedule “A” – Water Rates and Charges in its entirety and by replacing it with a new Schedule “A” – Water Rates and Charges attached to this by-law as Schedule “A”.
2. This by-law comes into force and effect on January 1, 2021.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

SCHEDULE "A"
WATER RATES AND CHARGES

1. Monthly Water Usage Charges - Water rates

The Water consumed on all properties in the City shall be charged on a per cubic metre basis for each respective Metre at the rates as indicated in the table below. The total monthly Water Usage Charge is the sum of usage in all blocks at the rate for each block.

Range within Block (m ³)	Monthly Water Consumption (m ³)	January 1, 2021 Rate (\$/m ³)	January 1, 2022 Rate (\$/m ³)	January 1, 2023 Rate (\$/m ³)
0 - 7	First 7	-	-	-
8 - 15	Next 8	\$2.3646	\$2.4237	\$2.4843
16 -25	Next 10	\$3.0400	\$3.1160	\$3.1939
26 - 35	Next 10	\$3.3780	\$3.4625	\$3.5491
36 - 250	Next 215	\$1.2837	\$1.3158	\$1.3487
251 - 7,000	Next 6,750	\$1.2161	\$1.2465	\$1.2777
7,001 - 50,000	Next 43,000	\$1.1081	\$1.1358	\$1.1642
50,001+	Over 50,000	\$0.9867	\$1.0114	\$1.0367

2. Monthly Water Fixed Charges

Water monthly fixed charges shall be the sum of infrastructure connection charge, fire protection charge and customer assistance charge (as applicable) as noted in the tables below.

2.1 Infrastructure Connection charge

All Customers shall be charged an infrastructure connection charge based on the Metre size as shown in the table below.

Metre Size (mm)	January 1, 2021 Monthly Charge (\$)	January 1, 2022 Monthly Charge (\$)	January 1, 2023 Monthly Charge (\$)
16	\$16.61	\$17.03	\$17.46
19	\$24.90	\$25.52	\$26.16
25	\$41.50	\$42.54	\$43.60
40	\$83.01	\$85.09	\$87.22
50	\$132.83	\$136.15	\$139.55
76	\$290.52	\$297.78	\$305.22
100	\$498.06	\$510.51	\$523.27
150	\$1,162.15	\$1,191.20	\$1,220.98
200	\$1,992.22	\$2,042.03	\$2,093.08
250	\$2,490.41	\$2,552.67	\$2,616.49

2.2 Fire Protection Charge

All Customers shall be charged a fire protection charge as shown in the table below.

Property Classification	January 1, 2021 Monthly Charge (\$)	January 1, 2022 Monthly Charge (\$)	January 1, 2023 Monthly Charge (\$)
Residential and Low-density Residential	\$1.70	\$1.74	\$1.78
Institutional, Commercial, Industrial, Medium-density Residential, High Rise under 5.0 hectares	\$11.40	\$11.69	\$11.98

Property Classification	January 1, 2021 Monthly Charge (\$)	January 1, 2022 Monthly Charge (\$)	January 1, 2023 Monthly Charge (\$)
Institutional, Commercial, Industrial, Medium-density Residential, High Rise 5.0 hectares and over	\$56.93	\$58.35	\$59.81

2.3 Customer Assistance Charge

All Residential individually metred Customers shall pay the charges as noted in the table below to provide funding for low income crisis support, low income crisis prevention and the customer assistance program.

Property Classification	January 1, 2021 Monthly Charge (\$)	January 1, 2022 Monthly Charge (\$)	January 1, 2023 Monthly Charge (\$)
Residential	\$0.25	\$0.25	\$0.25

3. Miscellaneous Water Rates and Charges

3.1 Temporary connection charges for construction

Temporary connection charges shall be charged as shown in the table below.

Building Type	January 1, 2021 Charge (\$)	January 1, 2022 Charge (\$)	January 1, 2023 Charge (\$)
Single Family	\$61.49	\$63.03	\$64.61
Duplex	\$61.49	\$63.03	\$64.61
Up to 4 Units	\$76.84	\$78.76	\$80.73
5 to 10 Units	\$115.19	\$118.07	\$121.02
11 to 15 Units	\$153.63	\$157.47	\$161.41
16 to 20 Units	\$192.11	\$196.91	\$201.83
21 to 25 Units	\$231.28	\$237.06	\$242.99
26 to 30 Units	\$268.85	\$275.57	\$282.46
31 to 35 Units	\$307.42	\$315.11	\$322.99
36 to 40 Units	\$345.84	\$354.49	\$363.35
41 to 50 Units	\$384.20	\$393.81	\$403.66
Over 50 Units	\$7.79 per unit	\$7.98 per unit	\$8.18 per unit
Other Buildings	\$15.64 per 93 m ² of floor space (min charge \$39.07)	\$16.03 per 93 m ² of floor space (min charge \$40.05)	\$16.43 per 93 m ² of floor space (min charge \$41.05)

3.2 Main Tap charges

Main Tap charges shall be charged as shown in the table below.

Type of Main Tap	January 1, 2021 Charge (\$)	January 1, 2022 Charge (\$)	January 1, 2023 Charge (\$)
Tap size 50 mm or less	\$368.95	\$378.17	\$387.62
Tap size greater than 50 mm	\$737.90	\$756.35	\$775.26
Tapping concrete Mains or tap size of greater than 300 mm	\$2,213.70	\$2,269.04	\$2,325.77

3.3 Miscellaneous Charges

Miscellaneous charges shall be as noted in the table below.

Service or Activity	January 1, 2021 Charge	January 1, 2022 Charge	January 1, 2023 Charge
Change of occupancy/ Account set-up/Security deposit	As set by London Hydro	As set by London Hydro	As set by London Hydro
Late payment	As set by London Hydro	As set by London Hydro	As set by London Hydro
NSF cheques	As set by London Hydro	As set by London Hydro	As set by London Hydro
Collection charges	As set by London Hydro	As set by London Hydro	As set by London Hydro
Bulk Water User charges Cost of Water per 1,000 litres	\$3.95	\$4.05	\$4.15
Inspecting Waterworks installations/ disconnections	\$136.58 per hour	\$139.99 per hour	\$143.49 per hour
Disconnection of Water Service During regular hours After regular hours	\$35.00 \$185.00	\$35.00 \$185.00	\$35.00 \$185.00
Arrears Certificate charges (non-payment/arrears)	As set by and payable to London Hydro	As set by and payable to London Hydro	As set by and payable to London Hydro
Disconnect and Reconnect Metre at customer request 16 and 19 mm 25 mm and larger	\$136.58 \$273.16	\$136.58 \$273.16	\$136.58 \$273.16
Install Water Metre and Remote Read-Out Unit at customer request 16 and 19 mm 25 mm and larger	\$315.19 Time and material	\$323.07 Time and material	\$331.15 Time and material
Repair damaged Water Metre 16 and 19 mm 25 mm and larger	\$241.64 Time and Material	\$247.68 Time and Material	\$253.87 Time and Material
Metre checked for accuracy at customer's request and found to be accurate 16 and 19 mm 25 mm and larger	\$278.42 \$415.00	\$285.38 \$425.38	\$292.51 \$436.01
Builder and Developer Frontage Charges: (based on actual frontage which directly abuts City right-of-way) Residential (maximum 50 metres) Commercial, Institutional and Industrial	\$240.19 per metre \$255.46 per metre	\$246.19 per metre \$261.85 per metre	\$252.34 per metre \$268.40 per metre
Illegal Hydrant Connection	\$787.97/offence + water consumption	\$807.67/offence + water consumption	\$827.86/offence + Water consumption
Temporary Hydrant Connection Hydrant connection/ disconnection Hydrant occupancy Water consumption Minimum charge (up to 300 m ³) All additional m ³	\$405.50 \$42.03/week \$1,155.00 \$3.85/m ³	\$415.64 \$43.08/week \$1,183.88 \$3.95/m ³	\$426.03 \$44.16/week \$1,213.48 \$4.05/m ³

Service or Activity	January 1, 2021 Charge	January 1, 2022 Charge	January 1, 2023 Charge
Water Metre Installation Options (by application):			
Radio Device Wired to Outside of House	No Charge	No Charge	No Charge
Touch Pad Wired Outside of House	Materials	Materials	Materials
Metre Pit Installation	Time and Material (\$2,500.00 deposit)	Time and Material (\$2,500.00 deposit)	Time and Material (\$2,500.00 deposit)
Valve Rod Extensions (by length):			
2 Foot	\$69.31	\$71.04	\$72.82
2 1/2 Foot	\$70.63	\$72.40	\$74.21
3 Foot	\$71.93	\$73.73	\$75.57
3 ½ Foot	\$73.26	\$75.09	\$76.97
4 Foot	\$74.57	\$76.43	\$78.34
4 ½ Foot	\$75.90	\$77.80	\$79.75
5 Foot	\$77.21	\$79.14	\$81.12
5 ½ Foot	\$78.54	\$80.50	\$82.51
6 Foot	\$79.84	\$81.84	\$83.89
6 ½ Foot	\$81.16	\$83.19	\$85.27
7 Foot	\$82.47	\$84.53	\$86.64
7 ½ Foot	\$83.79	\$85.88	\$88.03
8 Foot	\$85.12	\$87.25	\$ 89.43
9 Foot	\$87.74	\$89.93	\$92.18
10 Foot	\$90.37	\$92.63	\$94.95

Bill No. 324
2020

By-law No. WM-28-20_____

A by-law to amend By-law WM-28 being “A by-law for regulation of wastewater and stormwater drainage systems in the City of London”, as amended, by providing for an increase in the rates and charges.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 11 of the *Municipal Act, 2001*, provides for a municipality to pass by-laws respecting matters within the sphere of jurisdiction, including Public Utilities, which includes systems to provide for services relating to sewage, which is defined to include wastewater and stormwater and other drainage from land and commercial wastes and industrial wastes that are disposed of in a sewage (wastewater or stormwater) system;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- (a) for services and activities provided or done by or on behalf of it;
- (b) for costs payable by it for services and activities provided or done by or on behalf of any other municipality or local board; and
- (c) for the use of its property including property under its control;

AND WHEREAS it is deemed expedient to pass this by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That By-law WM-28 being “A by-law for regulation of wastewater and stormwater drainage systems in the City of London”, as amended, be amended by deleting Schedule “A” – Wastewater and Stormwater Charges in its entirety and by replacing it with a new Schedule “A” – Wastewater and Stormwater Charges attached to this by-law as Schedule “A”.
2. This by-law comes into force and effect on January 1, 2021.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

**SCHEDULE “A”
WASTEWATER AND STORMWATER CHARGES**

This Schedule should be read in conjunction with Wastewater and Stormwater By-law, Drainage By-law and Waste Discharge By-law.

1. Monthly Wastewater Usage Charges

A Wastewater Usage Charge shall be based on the amount of Water consumption on a per cubic metre basis for each respective Water Metre at the rates as indicated in the table below. Where a Customer has an approved Flow Monitor, the monthly Wastewater Usage Charge will be based on that volume. The total monthly Wastewater Usage Charge is the sum of usage in all blocks at the rate for each block.

Range within Block (m ³)	Monthly Water Consumption (m ³)	January 1, 2021 Rate (\$/m ³)	July 1, 2021 Rate (\$/m ³)	January 1, 2022 Rate (\$/m ³)	January 1, 2023 Rate (\$/m ³)
0 - 7	First 7	-	-	-	-
8 - 15	Next 8	\$2.1016	\$2.1583	\$2.2123	\$2.2676
16 -25	Next 10	\$2.7020	\$2.7750	\$2.8444	\$2.9155
26 - 35	Next 10	\$3.0022	\$3.0833	\$3.1604	\$3.2394
36 - 250	Next 215	\$1.1406	\$1.1714	\$1.2007	\$1.2307
251 - 7,000	Next 6,750	\$1.0808	\$1.1100	\$1.1378	\$1.1662
7,001 - 50,000	Next 43,000	\$0.9847	\$1.0113	\$1.0366	\$1.0625
50,001+	Over 50,000	\$0.8767	\$0.9004	\$0.9229	\$0.9460

2. Monthly Wastewater Fixed Charges

Wastewater Fixed Charges shall be the infrastructure connection charge based on the Metre or Flow Monitor size as shown in the table below.

Metre Size (mm)	January 1, 2021 Monthly Charge (\$)	July 1, 2021 Monthly Charge (\$)	January 1, 2022 Monthly Charge (\$)	January 1, 2023 Monthly Charge (\$)
16	\$14.06	\$14.44	\$14.80	\$15.17
19	\$21.07	\$21.64	\$22.18	\$22.73
25	\$35.13	\$36.08	\$36.98	\$37.90
40	\$70.24	\$72.14	\$73.94	\$75.79
50	\$112.38	\$115.41	\$118.30	\$121.26
76	\$245.84	\$252.48	\$258.79	\$265.26
100	\$421.41	\$432.79	\$443.61	\$454.70
150	\$983.33	\$1,009.88	\$1,035.13	\$1,061.01
200	\$1,685.69	\$1,731.20	\$1,774.48	\$1,818.84
250	\$2,107.71	\$2,164.62	\$2,218.74	\$2,274.21

3. Monthly Stormwater Fixed Charges

Stormwater Fixed Charges shall be the infrastructure connection charge as shown in the table below.

Property Type & Size	January 1, 2021 Storm Drainage Charge	July 1, 2021 Storm Drainage Charge	January 1, 2022 Storm Drainage Charge	January 1, 2023 Storm Drainage Charge
Residential, Land area equal to or below 0.40 hectares without storm sewer within 90m of property	\$12.87 (\$/Month)	\$13.22 (\$/Month)	\$13.55 (\$/Month)	\$13.89 (\$/Month)
Land area equal to or below 0.40 hectares	\$17.13 (\$/Month)	\$17.59 (\$/Month)	\$18.03 (\$/Month)	\$18.48 (\$/Month)

Property Type & Size	January 1, 2021 Storm Drainage Charge	July 1, 2021 Storm Drainage Charge	January 1, 2022 Storm Drainage Charge	January 1, 2023 Storm Drainage Charge
Land area above 0.40 hectares	\$142.58 (\$/hectare/Month)	\$146.43 (\$/hectare/Month)	\$150.09 (\$/hectare/Month)	\$153.84 (\$/hectare/Month)

4. Miscellaneous Rates and Charges

4.1 Frontage Charge

A Frontage Charge shall be levied as shown in the table below.

Type of Sewer Connection	January 1, 2021 Frontage Charge (\$ per metre of calculated frontage)	July 1, 2021 Frontage Charge (\$ per metre of calculated frontage)	January 1, 2022 Frontage Charge (\$ per metre of calculated frontage)	January 1, 2023 Frontage Charge (\$ per metre of calculated frontage)
Sanitary Sewer	\$261.43	\$268.49	\$275.20	\$282.08
Storm Sewer – Residential	\$242.02	\$248.55	\$254.76	\$261.13
Storm Sewer – All Lands, excluding Residential	\$484.06	\$497.13	\$509.56	\$522.30

4.2 Private Drain Connection (PDC) Charges

<i>Services provided by the Engineer – single detached residential, low density residential dwellings</i>	January 1, 2021 (\$)	July 1, 2021 (\$)	January 1, 2022 (\$)	July 1, 2021 (\$)
<u>Repair or replace existing PDC – no construction</u>	\$5,000 Each PDC	\$5,000 Each PDC	\$5,000 Each PDC	\$5,000 Each PDC

4.3 Hauled Liquid Waste Disposal

The Hauled Liquid Waste Disposal charge shall be levied based on the volume of waste at the rate shown in the table below.

Type of Waste	January 1, 2021 Rate (\$ per 1,000 litres)	July 1, 2021 Rate (\$ per 1,000 litres)	January 1, 2022 Rate (\$ per 1,000 litres)	January 1, 2023 Rate (\$ per 1,000 litres)
Hauled Liquid Waste, excluding Leachate	\$14.88	\$15.28	\$15.66	\$16.05
Leachate	\$27.42	\$28.16	\$28.86	\$29.58

4.4 High Strength Sewage Service Charge

The High Strength Sewage Service charge shall be levied based on the volume of Wastewater measured by a Metre or Flow Monitor approved by the Engineer at the rate shown in the table below.

Type of Service	January 1, 2021 Rate (\$ per m ³)	July 1, 2021 Rate (\$ per m ³)	January 1, 2022 Rate (\$ per m ³)	January 1, 2023 Rate (\$ per m ³)
High Strength Sewage Service	\$0.689	\$0.708	\$0.726	\$0.744

Bill No. 325
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3635 Southbridge Avenue; legally described as Block 127 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3635 Southbridge Avenue, legally described as Block 127 Plan 33M-785, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3635 Southbridge Avenue, legally described as Block 127 Plan 33M-785, as shown on the attached map, to remove the h, h-100 and h-198 holding provisions so that the zoning of the lands as a Residential R5 Special Provision/ Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

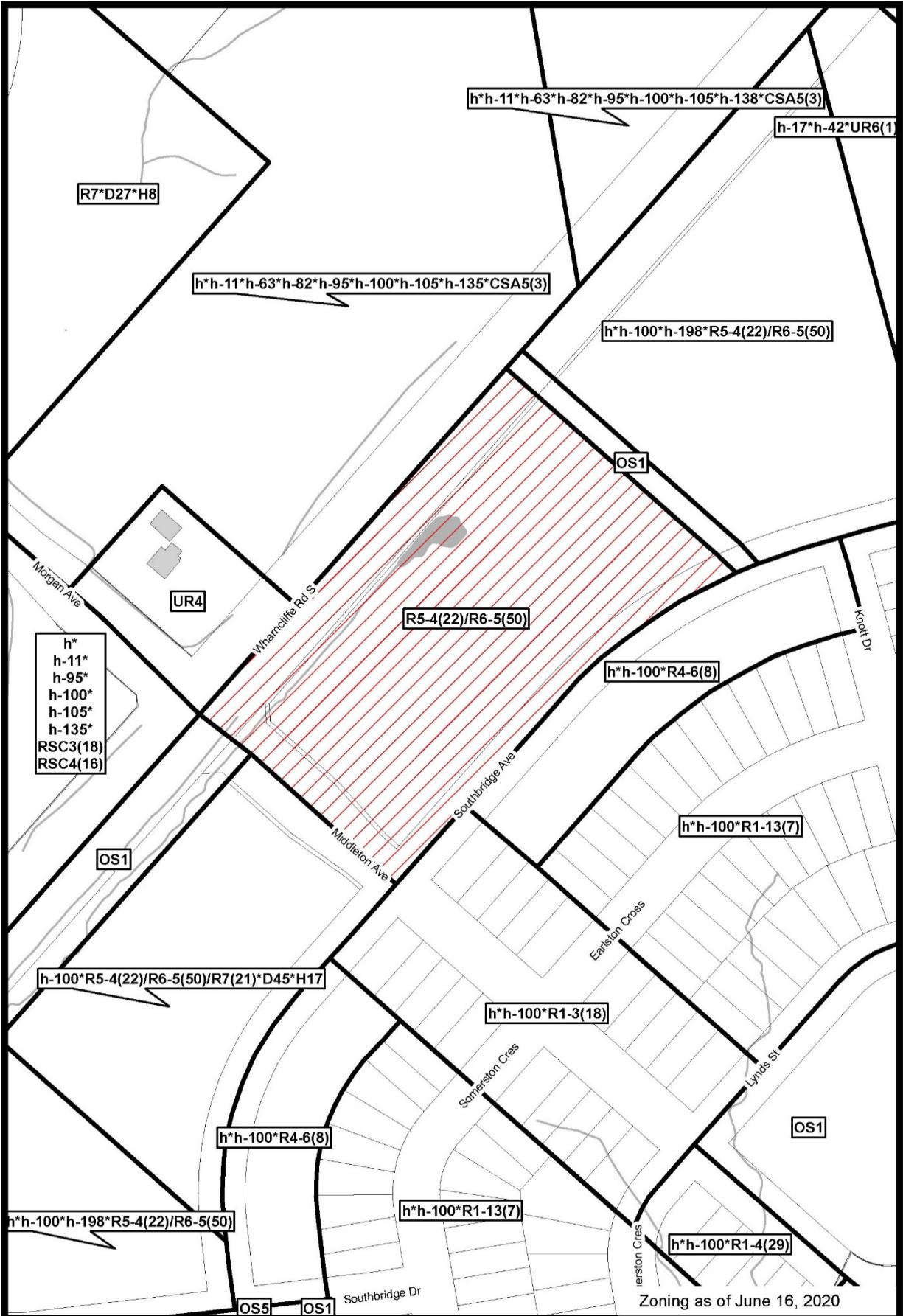
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: H-9236
 Planner: LM
 Date Prepared: 2020/07/22
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geodatabase

Bill No. 326
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3575 Southbridge Avenue; legally described as Block 125 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, as shown on the attached map, to remove the h, h-100 and h-198 holding provisions so that the zoning of the lands as a Residential R5 Special Provision/ Residential R6 Special Provision (R5-4(22)/R6-5(50)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

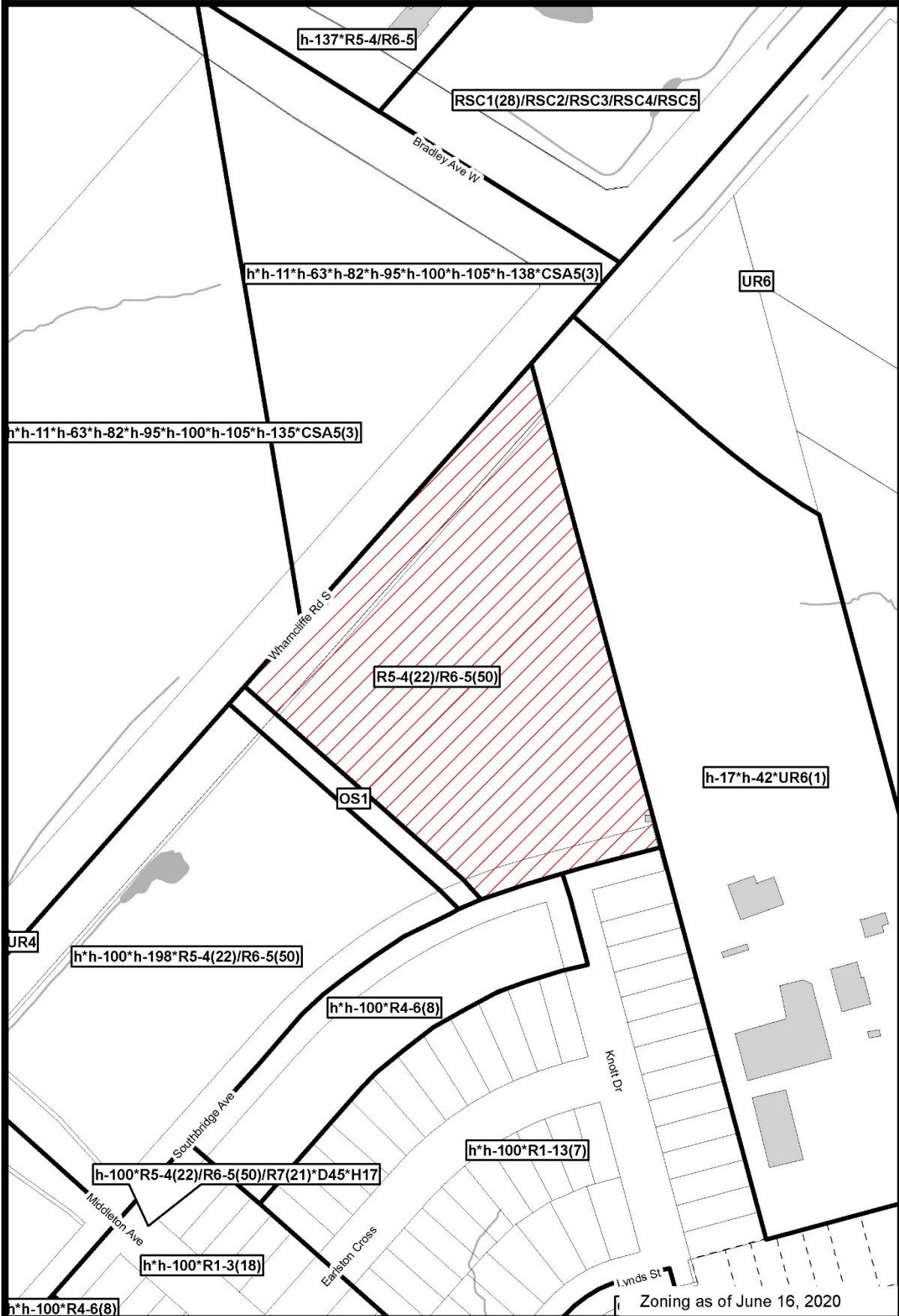
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 16, 2020

File Number: H-9237
 Planner: LM
 Date Prepared: 2020/7/22
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Bill No. 327
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 1605 Twilite Boulevard.

WHEREAS Foxwood Building Company have applied to remove the holding provisions from the zoning for the lands located at 1605 Twilite Boulevard, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1605 Twilite Boulevard, as shown on the attached map, to remove the h, h-54, h-71 and h-100 holding provisions so that the zoning of the lands as a Residential R5/R6 (R5-6/R6-5) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

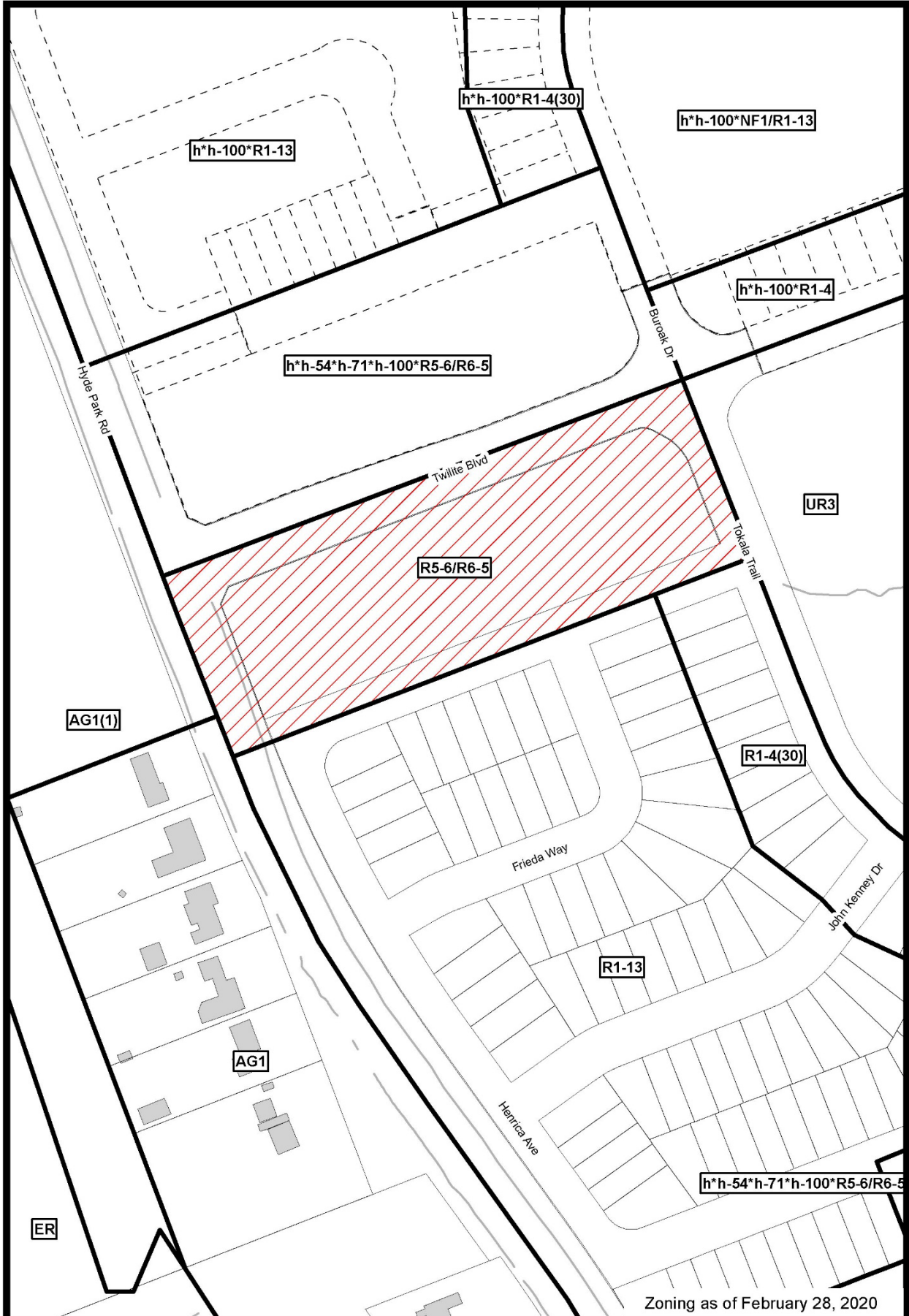
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020


AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

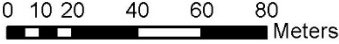


File Number: H-9201
 Planner: AR
 Date Prepared: 2020/04/30
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000



 Meters

Bill No. 328
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3620 Southbridge Avenue; legally described as Block 124 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3620 Southbridge Avenue, legally described as Block 124 Plan 33M-785, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3620 Southbridge Avenue, legally described as Block 124 Plan 33M-785, as shown on the attached map, to remove the h and h-100 holding provisions so that the zoning of the lands as a Residential R4 Special Provision (R4-6(8)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

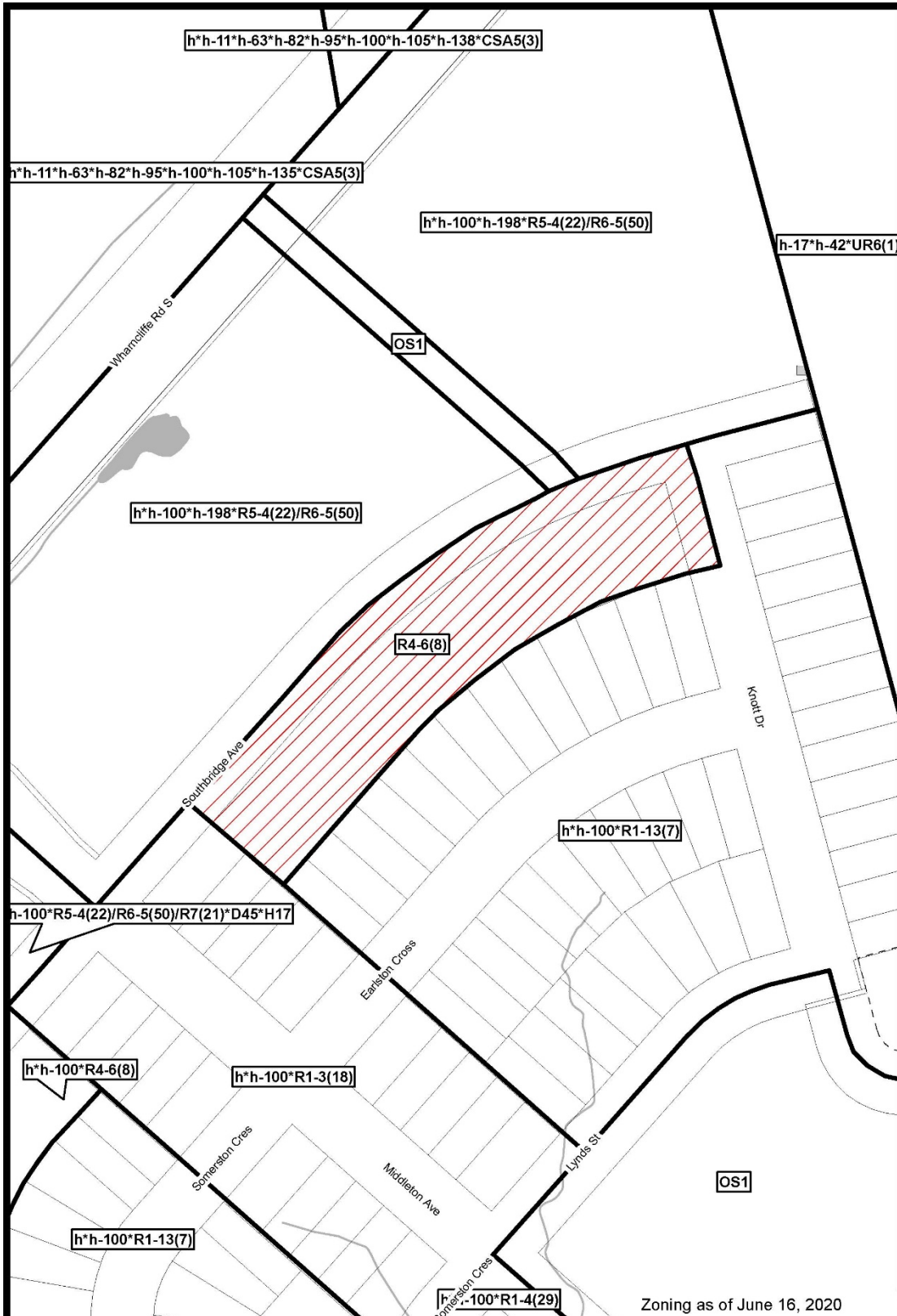
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 16, 2020

File Number: H-9229
 Planner: SM
 Date Prepared: 2020/07/06
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters



Geodatabase

Bill No. 329
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 3740 Southbridge Avenue; legally described as Block 130 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3740 Southbridge Avenue, legally described as Block 130 Plan 33M-785, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3740 Southbridge Avenue, legally described as Block 130 Plan 33M-785, as shown on the attached map, to remove the h and h-100 holding provisions so that the zoning of the lands as a Residential R4 Special Provision (R4-6(8)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

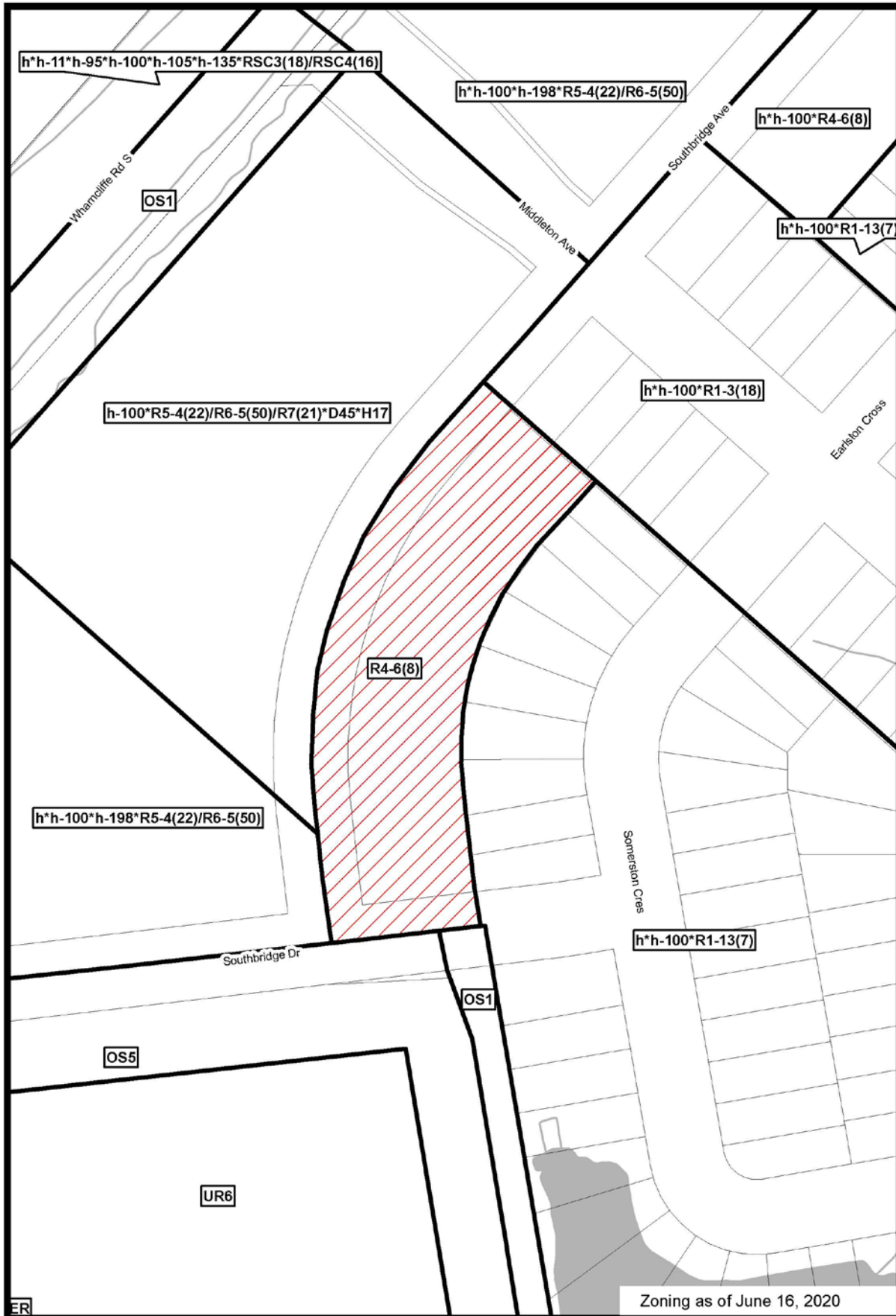
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-9230
 Planner: SM
 Date Prepared: 2020/07/06
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 
 1:1,250
 0 5 10 20 30 40 Meters 


Bill No. 330
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for portions of the lands located at 965 Upperpoint Avenue.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning for portions of the lands located at 965 Upperpoint Avenue, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to portions of the lands located at 965 Upperpoint Avenue, as shown on the attached map comprising part of Key Map No. 105, to remove the holding provisions so that the zoning of the lands as a Residential R4/R5/R6/R8 Special Provision (R4-6(11)R5-7(9)/R6-5(61)/R8-3(5))Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

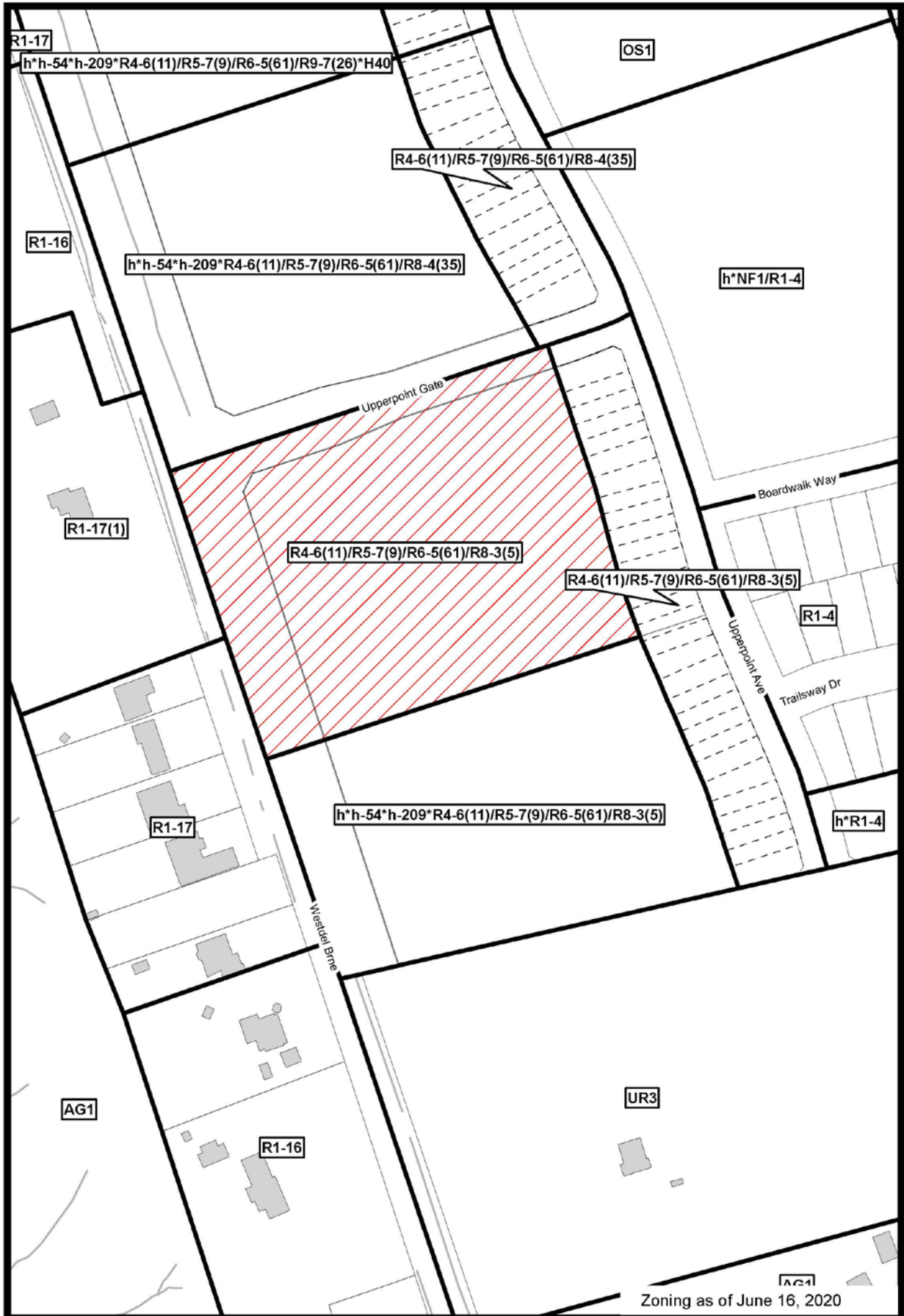
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)




File Number: H-9233
 Planner: SM
 Date Prepared: 2020/07/06
 Technician: RC
 By-Law No: Z-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Geodatabase

Bill No. 331
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone lands located at 355 Marconi Boulevard.

WHEREAS JNF Group Inc. has applied to rezone lands located at 355 Marconi Boulevard, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 355 Marconi Boulevard, as shown on the attached map, FROM a Restricted Service Commercial RSC1/RSC3/RSC5 Zone TO a Holding Residential R1 (h•R1-1) Zone and a Holding Residential R1 Special Provision (h•R1-1()) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following special provisions:

R1-1()

a) Regulations:

i) Exterior Side Yard Depth (Minimum)	4.5 metres
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3. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

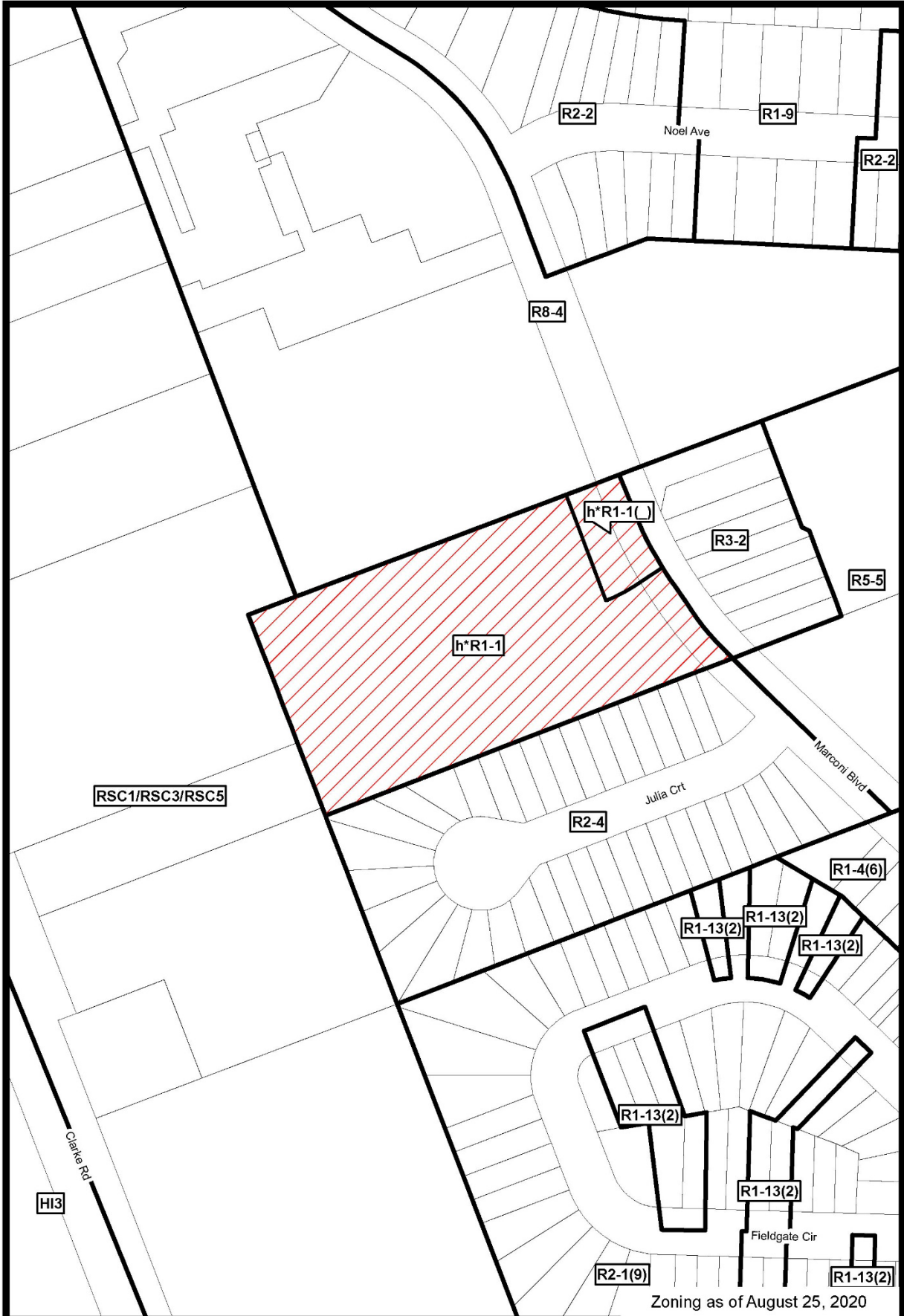
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9210 / 39T-20501
 Planner: LM
 Date Prepared: 2020/9/23
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



Bill No. 332
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone the Meadowlily Environmentally Significant Area.

WHEREAS the City of London has applied to rezone the Meadowlily Environmentally Significant Area, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located within the Meadowlily Environmentally Significant Area, as shown on the attached map, from a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone to an Open Space (OS5) Zone.
2. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

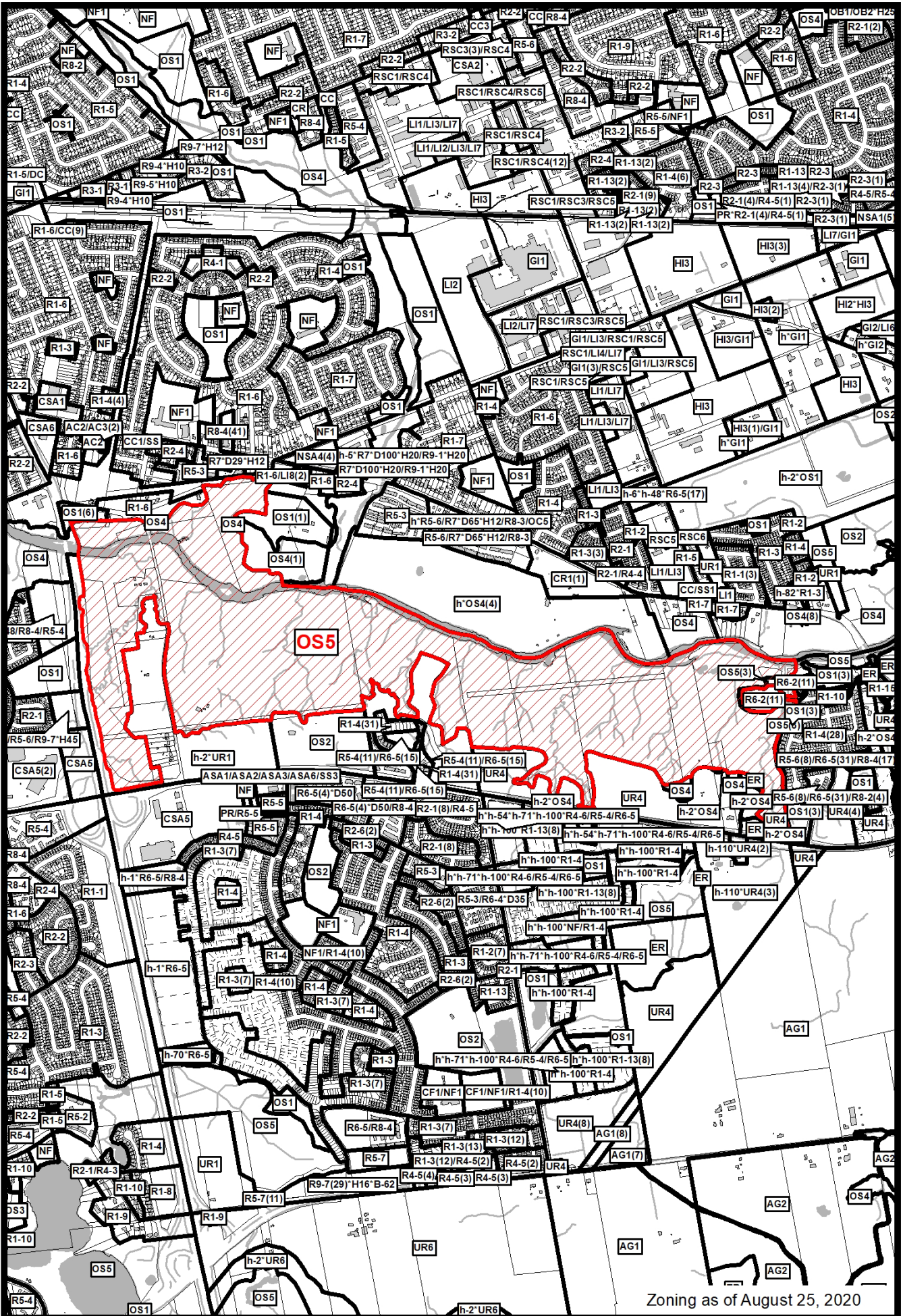
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk


First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)




Zoning as of August 25, 2020

File Number: OZ-9245
Planner: CS
Date Prepared: 2020/10/16
Technician: JTS
By-Law No: Z-1-

SUBJECT SITE 

1:20,000

0 100 200 400 600 800 Meters



Geodatabase

Bill No. 333
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 348 Sunningdale Road East.

WHEREAS Westchester Homes Ltd. has applied to rezone an area of land located at 348 Sunningdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 348 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A102, from an Urban Reserve (UR1) Zone to a Holding Residential R5 Special Provision (h-17*R5-3(_)) Zone and an Open Space Special Provision (OS5(_)) Zone.

2. Section Number 9.4 of the Residential R5 (R5-3) Zone is amended by adding the following Special Provision:

R5-3()	348 Sunningdale Road East	
a)	Regulations	
i)	Lot Frontage (Minimum)	11.0 metres (36.1 feet)
ii)	Interior Side Yard Depth (East) (Minimum)	3.2 metres (10.5 feet)
iii)	Interior Side Yard Depth (South) (Minimum)	5.0 metres (16.4 feet)
iv)	Interior Side Yard Depth (West) (Minimum)	3.0 metres (9.84 feet)
v)	Rear Yard Depth (Minimum)	7.5 metres (24.6 feet)
vi)	Landscaped Open Space (Minimum)	35 percent
vii)	Lot Coverage (Maximum)	33.5 percent

3. Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:

OS5()		
a)	Regulations	
i)	Lot Area (Minimum)	1500 square metres (16,145 square feet)

4. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

5. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

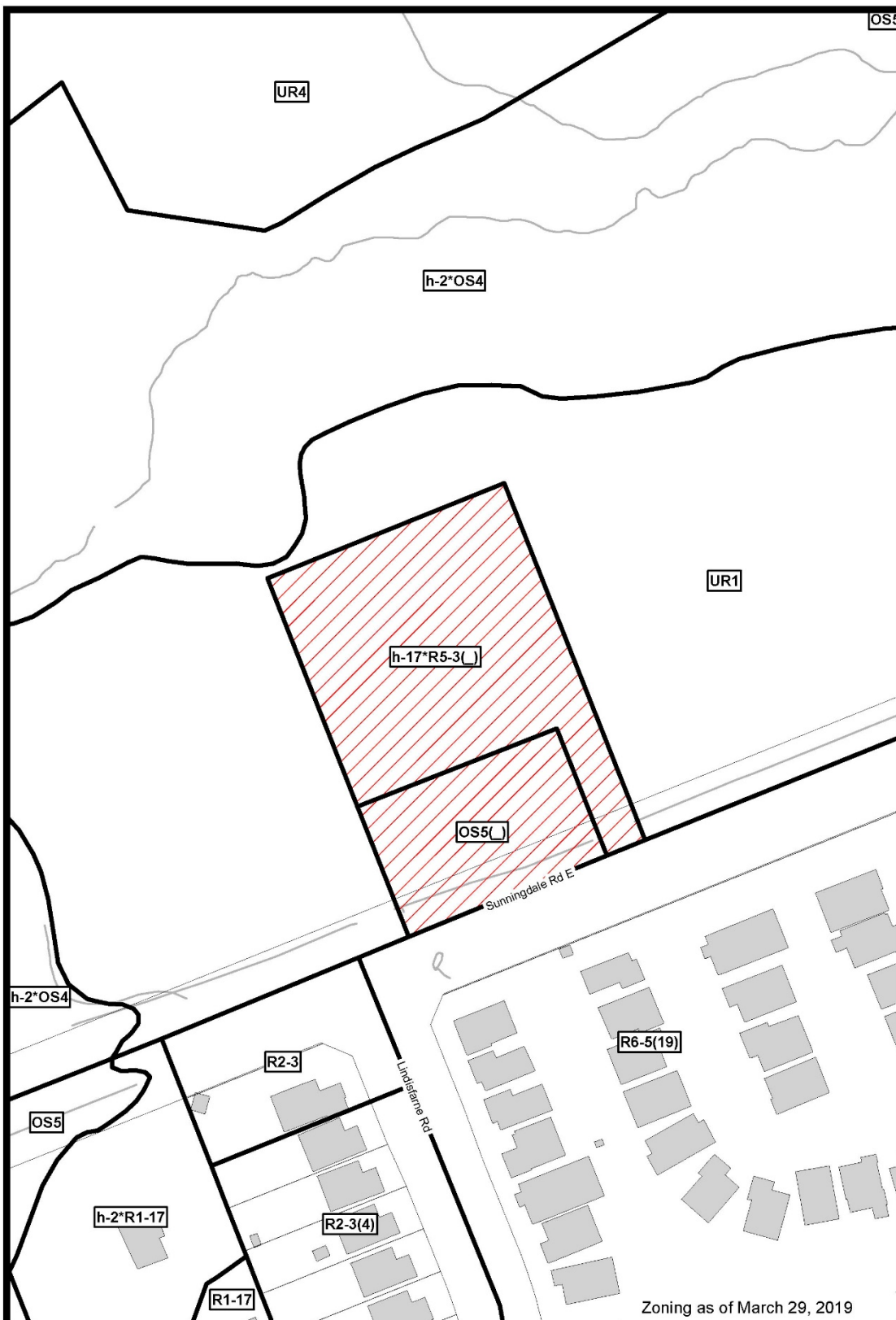
PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of March 29, 2019

File Number: Z-9011

Planner: BD

Date Prepared: 2020/09/23

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters



Geodatabase