



## The Corporation of the Township of Malahide

### CORRESPONDENCE AGENDA

**June 16, 2022 – 7:30 p.m.**

#### (G) Correspondence:

1. Association of Municipalities of Ontario - Watch File – dated June 2, 2022.  
**(Pages C3-5)**
2. District of Muskoka – Resolution seeking an amendment to Ontario Regulation 380/04 under the Emergency Management and Civil Protection Act to permit exemptions for municipalities that have responded to an actual emergency during the respective calendar year. **(Pages C6-9)**
3. County of Elgin – Council Highlights – May 2022. **(Pages C10-14)**
4. County of Elgin – Response regarding the request for Installation of Signs Prohibiting Engine Brakes in Village of Springfield and Hamlet of Lyons.  
**(Pages C15-20)**
5. City of Kitchener – Resolution requesting the Province of Ontario adopt energy performance tiers and timelines. **(Pages C21-22)**
6. Town of Aurora – Private Member's Bill C-233 "Keira's Law - Resolution that Aurora Town Council calls upon the House of Commons to support Member of Parliament Anju Dhillon's Private Member's Bill C-233, that will raise the level of education on domestic violence and coercive control for federally appointed Judges. **(Pages C23-25)**
7. Municipality of Chatham-Kent – Resolution requesting the Ontario Government for additional support for Retirement Homes. **(Pages C26-27)**
8. Town of Aylmer – Letter of Appreciation – letter of support in principle towards Aylmer's Water Tower Replacement. **(Page C28)**

9. The Corporation of the Town of Fort Erie – Resolution requesting the Federal & Provincial Governments enact legislation that prevents both open and closed bidding on both rental units and residential sales and prohibit sales beyond the list price. **(Pages C29-30)**
10. The Corporation of the Town of Fort Erie – Resolution requesting the Federal Government to review the proposed exemption framework for seasonal vacation properties to better reflect the reality of where these properties are located and how they are used. **(Pages C31-32)**
11. Federal Funding for Rural Communities - Request to forward issues impacting your economic development challenges as a rural community for an upcoming community forum. **(Page C33)**
12. Municipality of Thames Centre - Information Report on School Enrollment and Planning Implications within Thames Centre jurisdiction. **(Pages C34-53)**
13. Town of Blue Mountains - Voter's List Information to Candidates. **(Page C54).**

## Allison Adams

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**From:** AMO Communications <Communicate@amo.on.ca>  
**Sent:** June 2, 2022 10:01 AM  
**To:** Allison Adams  
**Subject:** AMO Watchfile - June 2, 2022

AMO Watchfile not displaying correctly? [View the online version](#)  
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June 2, 2022

### In This Issue

- Call for nominations to AMO Board of Directors.
- Save the Date - *Conservation Authorities Act* webinar.
- Request your delegation meetings at AMO 2022.
- New date for AMO's Advanced Land Use Planning training - June 14.
- Jump-start your digital transformation with an e-signature solution.
- Ministry webinars for energy reporting.
- Tuned up your car? How about your buildings?
- Nominate your town to win an epic concert!
- Careers.

### AMO Matters

In accordance with the Association's governing by-law, the Secretary-Treasurer is requesting nominations to the 2022-2024 AMO Board of Directors. [Nomination package available here](#). To participate in the AMO Board of Directors election and caucus lunches, make sure to choose your caucus when [registering](#) for the 2022 AMO Conference.

On Wednesday, June 22 at 1:30 pm Conservation Ontario and AMO will host a webinar on the recent Phase II regulations to the *Conservation Authorities Act*. Registration details coming soon.

### Eye on Events

Delegation meetings with Cabinet Ministers are a key feature of the AMO Conference experience. You can now request an in-person meeting with a minister or parliamentary assistant at the AMO conference. The **deadline to submit your request is June 24, 2022**. To request a meeting click [here](#). To register for AMO 2022 click [here](#).

AMO's advanced land use planning training provides the supports and insights Ontario's elected officials need in the strategic decision making and management of the many

facets of land use planning. This training is for elected officials only. Limited space available for the June 14 session. Register [here](#).

As municipalities move from paper to electronic filing, authentication of these files is a critical challenge. On June 22 at 12 pm ET, join AMO's partner, Notarius, and learn how ConsignO Cloud can reduce the signing time of documents and allow anyone to sign legally reliable documents electronically with a phone, a tablet, or a computer. [Register here](#).

## **LAS**

We're in the home stretch – less than a month left! Ministry hosted reporting webinars will be from 11am to 12pm on [June 7](#) and [21](#). [O. Reg. 507/18](#) reporting for energy used in 2020 is due by July 1, 2022. For questions, email [BPSsupport@ontario.ca](mailto:BPSsupport@ontario.ca).

Keep your buildings tuned up for optimal efficiency. The IESO and Stephen Dixon are hosting a free webinar, *Building Tune Up - Existing Building Commissioning* on June 23 at 2 pm. Limited space available - [register here](#) by Friday June 10 to secure your spot. Contact LAS for more [Energy Training](#) workshops!

## **Municipal Wire\***

Bringing big sounds to small communities across Canada - [SiriusXM Music Town](#) is bringing a once-in-a-lifetime concert experience to four lucky communities in Canada. Nominate your town now for the chance to host the biggest show its ever seen!

## **Careers**

[Chief Information Officer - City of Brampton](#). Oversight and accountability over a broad portfolio of digital, information and technology and related programs and services. Apply to [arthur@wmc.on.ca](mailto:arthur@wmc.on.ca) by June 27.

[Executive Assistant to the Deputy Chief Administrative Officer/Treasurer - Town of Georgina](#). Responsible for providing administrative support to the, including handling sensitive political and human resource issues; preparing correspondence and reports. [Apply online](#) by June 12.

[Director & Chief, Paramedic Services - County of Simcoe](#). Responsible for the strategic and innovative planning with operational accountability of the County's Paramedic Services. [Apply online](#) by June 10.

[General Manager - Conservation Ontario](#). Responsible for the strategic leadership in the development and implementation of policies and programs. Apply to [careers@waterhousesearch.ca](mailto:careers@waterhousesearch.ca) by June 17.

[Economic Development Officer \(EDO\) - Township of Espanola](#). A leadership role in promotion of four communities, and for creating strategies and programs to enhance the business environment. Apply to [town@espanola.ca](mailto:town@espanola.ca) by June 15.

[Inquiry Officer, Designated Bilingual \(English-French\) - The Ministry of Labour, Training and Skills Development](#). You will provide detailed information on the program

requirements of the Ontario Immigrant Nominee Program with exceptional customer service to resolve client concerns and inquiries. [Apply online](#) by June 14.

Project Manager, Capital Engineering - Town of New Tecumseth. This position is responsible for the management and coordination of assigned capital projects, programs, and studies related to the implementation for all aspects of municipal infrastructure. [Apply online](#) by June 28.

### About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

### AMO Contacts

[AMO Watchfile](#) Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

### AMO's Partners



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Association of Municipalities of Ontario  
200 University Ave. Suite 801, Toronto ON Canada M5H 3C6  
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**SENT VIA EMAIL** ([premier@ontario.ca](mailto:premier@ontario.ca))

June 1, 2022

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

Dear Premier Ford,

**RE: Annual Emergency Exercise Exemption**

On behalf of The District Municipality of Muskoka, I am writing to express key concerns regarding the requirement for Ontario municipalities to conduct an annual practice exercise for a simulated emergency incident as prescribed by Regulation 380/04. The simulations aim to validate response plans and procedures, train staff and identify areas of improvement to ensure emergency response is delivered at optimal levels. Exemptions are not currently permitted under this legislation. While the District of Muskoka acknowledges and supports the need for emergency exercises, Muskoka District Council strongly encourages the amendment of Regulation 380/04 to permit exemptions for municipalities who have responded to an actual emergency during the respective calendar year. A copy of the District's Health Services Committee resolution, as adopted by Muskoka District Council, is attached as Appendix I.

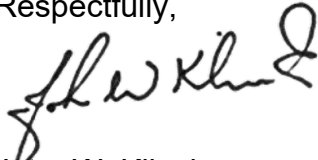
In 2021, The District's Emergency Control Group (ECG) convened twenty-four (24) times amounting to approximately 435 hours spent on emergency related activities. One of these incidents involved a watermain break in the Town of Bracebridge. Murray Advisory Services performed a critical analysis of the event and confirmed that the goals of an emergency exercise were achieved. The firm's final report included twelve (12) recommendations that helped improve the outcomes of a second water disruption event in the Town of Gravenhurst a few weeks later.

Despite the volume of actual emergencies managed by the ECG, the District of Muskoka must still conduct an annual exercise to remain compliant with the Regulation. This is not an efficient use of municipal resources and does not serve as a useful training mechanism for staff who have been over-extended by the emergency situations they have managed over the past year.

The Solicitor General granted a one-time exemption to municipalities in 2020 recognizing that municipalities were actively engaged in and managing various COVID-19 related initiatives. If pandemic management warrants an exemption to the annual simulation, surely there must be grounds to grant an exemption for the management of other emergency situations.

On behalf of Muskoka District Council, your consideration of this matter is appreciated.

Respectfully,

A handwritten signature in black ink, appearing to read 'John W. Klinck', written in a cursive style.

John W. Klinck  
District Chair

**THE DISTRICT MUNICIPALITY OF MUSKOKA**

Cc: Honourable Steve Clark, Minister of Municipal Affairs and Housing  
Honourable Sylvia Jones, Solicitor General  
Norm Miller, MPP Parry Sound-Muskoka  
All Municipalities in Ontario

## Appendix I

R10/2022-HS

**The District Municipality of Muskoka**

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Health Services Committee  
February 24, 2022

Moved By: J. Klinck

Seconded By: R. Nishikawa

WHEREAS Ontario Regulation 380/04: Standards under the Emergency Management and Civil Protection Act sets the municipal standards for emergency management programs in Ontario and requires municipalities to conduct an annual exercise with their Emergency Control Group in order to evaluate the municipality's emergency response plan and procedures, O. Reg. 380/04, s. 12 (6);

AND WHEREAS Emergency Management Ontario previously granted municipalities exemption for the annual exercise requirement when the municipality experienced an actual emergency with documented proof of the municipality actively engaging their emergency management procedures and plan in response to the emergency;

AND WHEREAS on August 5, 2021 the Chief, Emergency Management Ontario (EMO) issued a memo to Community Emergency Management Coordinators stating that effective immediately, the Chief, EMO would no longer be issuing exemptions to the O. Reg. 380/04 requirement to conduct an annual exercise;

AND WHEREAS municipalities experience significant costs and burden to staff resources when faced with the response to an actual emergency and activation of their Emergency Control Group and/or Emergency Operations Centre;

AND WHEREAS a municipality's response to an actual emergency is more effective than an exercise in evaluating its emergency response plan and procedures as mandated by O. Reg. 380/04;



## Appendix I

### The District Municipality of Muskoka

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AND WHEREAS planning, conducting and evaluating an emergency exercise requires significant time and effort for the Community Emergency Management Coordinator and Municipal Emergency Control Group that is duplicated when the municipality experiences a real emergency;

NOW THEREFORE, BE IT RESOLVED THAT Muskoka District Council hereby **requests** the Province of Ontario to amend Ontario Regulation 380/04 under the Emergency Management and Civil Protection Act to provide an exemption to the annual exercise requirement for municipalities that have activated their Emergency Control Group and/or Emergency Response Plan in response to an actual emergency that year in recognition of the significant resources used to respond to the emergency and the effectiveness of such response in evaluating the municipality's emergency response plan and procedures;

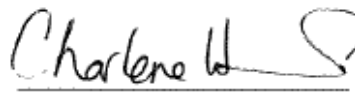
AND THAT a copy of this resolution **be forwarded** to the Honourable Doug Ford, Premier of Ontario; the Honourable Norm Miller, MPP for Parry Sound-Muskoka; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; the Honourable Sylvia Jones, Solicitor General; and all other municipalities of Ontario.

Carried

✓

Defeated

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Deputy Clerk

# Elgin County Council Highlights



## COVID-19 Update Long-Term Care Homes and Elgin County Administration

After careful review of pandemic trends, scientific/medical evidence, updated ministry and public health guidance, resident and family council feedback, labour relations outcomes, and policy and procedure recommendations Council made the decision to continue the following COVID-19 health and safety measures for a period of ninety (90) days. The following details health and safety measures, as related to COVID-19 in place at Elgin County Long-Term Care Homes and Elgin County Administration.

## In this Issue

- COVID-19 Update Long-Term Care Homes and Elgin County Administration
- County of Elgin Approves Disconnecting from Work Policy
- Council Approves Request for Proposal for Agenda Management Software
- Pay Equity Review
- Council Approves Official Plan Amendment for Township of Malahide
- Council Approves Parking By-Law Amendment for Port Stanley

## Elgin County Long-Term Care Homes

- Continue two (2) dose COVID-19 vaccination requirements for all staff, students, support workers, volunteers and visitors (essential caregivers and general visitors) to enter the Home;
- Continue encouraging COVID-19 vaccination booster doses for all residents, staff, students, support workers, volunteers and visitors;
- No vaccination requirement for visitors for outdoor visits or absences from the Home Screening, Testing and Personal Protective Equipment (PPE);
- Continue daily rapid antigen testing (RAT) prior to all entry to the Home for all staff, students, support workers, volunteers and visitors; and, for visitors prior to outdoor visits and absences from the Home;
- Continue active screening to be completed prior to entry to the Home and prior to outdoor visits/absences from the Home;
- Masks and other PPE requirements as per public health/ministry recommendations visiting;
- Absences and Outings – policy updated to align with the Fixing Long-Term Care Act, 2021 legislation (Minor wording and reference updates);
- Updates to outdoor masking requirements when physical distancing can be achieved.

## Elgin County Administration

- Continue two (2) dose COVID-19 vaccination requirements for all Councillors, staff, volunteers, Committee Members, and contractors as per the Vaccination Verification Policy;
- Continue active (online) screening tool for staff in alignment with Southwestern Public Health recommendations. This will continue to provide self-direction regarding self-isolation requirements and will ensure employees stay home when they are ill or experiencing symptoms of COVID-19.

More details are provided in the reports titled “Updated COVID-19 Measures” and “Homes – Infection Control Policy 2.10 – Immunization – Staff COVID-19 and “Administration Policy 1.35 Visitors and Resident Absences During a Pandemic” as contained within the May 24, 2022 County Council Agenda Package.



## County of Elgin Approves Disconnecting from Work Policy

On December 2, 2021, the provincial government passed Bill 27 the “Working for Workers Act, 2021”. This Bill requires all employers with over 25 employees to implement a Disconnecting from Work policy.



At its meeting on May 24, 2022, County Council approved Policy 2.170 – Disconnecting from Work. The purpose of this policy is to encourage and support its employees in balancing their professional and personal lives, whether working traditional hours in the workplace or remotely/flexibly. Additionally, the policy encourages employees to disconnect from work outside of their normal working hours in accordance with applicable legislation.

The full policy is included in the May 24, 2022 County Council Agenda Package.

## Council Approves Request for Proposal for Agenda Management Software

Council awarded the contract for the provision of agenda management services to eSCRIBE Software Ltd. in the amount of \$25,900 (annual cost) for a term of three (3) years. Agenda Management Software will streamline the agenda and minutes creation process for Elgin County Council and Committees of Council and will provide public access to these documents and time-stamped meeting videos through a public access portal.



## Pay Equity Review

By resolution August 10, 2021, Council directed Human Resources staff to retain an external consultant to undertake a compensation and pay equity review of non-union staff, Council, and Boards. This process met the 2007 County Council direction to Human Resources staff to conduct a compensation review once in every term of Council to remain competitive and avoid potential spikes/gaps in compensation practices. The last non-union staff, Council, and Boards compensation review was completed in 2015–2016.

Gallagher Benefit Services (Canada) Group Inc. was awarded the Request for Proposal (RFP 2021-P36) on November 23, 2021. Analysis of the County’s pay equity plan was done through this process to ensure compliance with the legislation.

Compensation and pay equity reviews are beneficial for recruiting and retaining top-talent, and support the County in becoming an Employer of Choice. Ensuring employee compensation and council/board remuneration reflects market competitiveness and flexibility will assist for future growth and organizational changes.

Council approved the proposed 2022 adjusted Non-Union Staff salary grid for implementation retroactive to January 1, 2022. Additionally, in regards to County of Elgin elected official’s remuneration, Council voted to maintain the existing levels of base, subject to annual cost of living adjustments, as per current practice.



The “Non-Union Market Review Final Report” and the “County of Elgin Elected Officials Market Review Final Report” are contained within the May 24, 2022 County Council Agenda Package.

## **Council Approves Official Plan Amendment for Township of Malahide**

In its role as Approval Authority, County Council granted approval to the Township of Malahide Official Plan Amendment No. 20.

On December 16, 2021, the Council of the Township of Malahide adopted Official Plan Amendment No. 20 constituting the Township's statutory five-year review and update to their Official Plan. The amendment was developed in accordance with the Planning Act, the Provincial Policy Statement, and the County of Elgin Official Plan and contains goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the Township including policies and measures to ensure the adequate provision of affordable housing, the protection of agricultural resources, and a description of the measures and procedures for informing and obtaining the views of the public in respect of various Planning Act processes.

## **Council Approves Parking By-Law Amendment for Port Stanley**

In response to a resolution from the Municipality of Central Elgin, County Council approved new restricted parking zones in select downtown Port Stanley locations.

By-Law 20-05, "being a consolidated By-Law for the regulation of traffic including parking on County roads" was amended to establish two (2) hour limited parking where parking is permitted within the following road sections:

- Bridge Street (CR 4), from the west property limits of Carlow Road to the east limits of Colborne Street, being a distance of 290 metres;
- Colborne Street (CR 4), from the south limit of Bridge Street to the north limit of Warren Street, being a distance of 1,140 metres;
- Joseph Street (CR 23), from the east limits of Colborne Street to the east limits of East Road, being a distance of 280 metres.

For the complete May 24, 2022 County Council Agenda Package  
please visit the Elgin County [website](#).



## REPORT TO COUNTY COUNCIL

**FROM:** Brian Lima, General Manager of Engineering, Planning, & Enterprise (EPE) / Deputy CAO

**DATE:** May 6, 2022

**SUBJECT:** Request to Install Prohibiting Engine Brake Signs – Village of Springfield

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### RECOMMENDATIONS:

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THAT the report titled “Request to Install Prohibiting Engine Brake Signs – Village of Springfield” from the General Manager of Engineering, Planning, & Enterprise (EPE) / Deputy CAO, dated May 24, 2022, be received and filed.

### INTRODUCTION:

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The County of Elgin has received a resolution from the Township of Malahide (attached) requesting:

THAT Elgin County Council conduct a truck study count to inform on volume of truck traffic entering and exiting the Village of Springfield on Elgin Road 52, Elgin Road 49 and Elgin Road 40;

AND THAT Elgin County Council install prohibiting engine brake signage on Elgin Road 52, Elgin Road 49 and Elgin Road 40 entering the Village of Springfield, and Elgin Road 48 entering the Hamlet of Lyons.

This report will discuss this request and its implications.

### DISCUSSION:

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The County of Elgin has received a resolution from the Township of Malahide requesting truck traffic data on County roads within the Village of Springfield as well as the installation of signage prohibiting truck engine brake use on the County roads entering the Village of Springfield and the Hamlet of Lyons.

### Truck Traffic Data - Springfield

Data collected in 2021 within the Village of Springfield is presented in the table below. The data illustrates an above average percentage of truck use as compared to other similar County roads. It is presumed that this truck traffic volume emanates from local commercial industry as well as truck traffic utilizing Imperial Road (CR 73) and Putnam Road (CR 47) on either side of the Village of Springfield where truck traffic is recorded to be approximately 10% to 15% of the total daily traffic. Average truck traffic use along County roads is approximately 5%.

County Road #	County Road Name	Average Daily Traffic	% Trucks	# Trucks Daily
40	Springfield Road	998	7.5	75
49	Whittaker Road	586	8.4	49
52	Ron McNeil Line	2017	11.5	232

A map illustrating total weekday truck traffic on Elgin County roads, taken from the Transportation Master Plan - Phase One Report is attached to this report for Council's information.

### Prohibiting Engine Brake Use Signage

The Township of Malahide has also requested that signage prohibiting truck engine brake use be installed on roads entering the Village of Springfield and the Hamlet of Lyons.

Some communities across Ontario have implemented such signage as a courtesy request to truck drivers in an attempt to reduce traffic noise. The County has received similar requests in the past, and does not recommend installation of such signs on County roads for the following reasons:

- Such signage is not included within any Ontario Traffic Manual nor recognized in any regulation. Therefore, there is no enforcement mechanism available and such signage provides a courtesy request message only. The County typically refrains from installing non-standard road signage in order to limit sign pollution and provide messaging to drivers that assist in their driving task.
- The use of engine brakes serves as a supplement to the vehicle's braking system and are permitted by law. Engine brakes can provide faster, steadier, and more efficient braking performance and reduce wear on engines, tires and brakes.
- There are thirty-five (35) communities across Elgin County that are similar in nature and in order to be consistent, could qualify for such signage. Installing consistent signage across the County may translate into approximately 100 such signs needing to be installed.



**FINANCIAL IMPLICATIONS:**

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None.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

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<b>Serving Elgin</b>	<b>Growing Elgin</b>	<b>Investing in Elgin</b>
<input checked="" type="checkbox"/> <b>Ensuring alignment of current programs and services with community need.</b>  <input type="checkbox"/> <b>Exploring different ways of addressing community need.</b>  <input type="checkbox"/> <b>Engaging with our community and other stakeholders.</b>	<input type="checkbox"/> <b>Planning for and facilitating commercial, industrial, residential, and agricultural growth.</b>  <input type="checkbox"/> <b>Fostering a healthy environment.</b>  <input type="checkbox"/> <b>Enhancing quality of place.</b>	<input type="checkbox"/> <b>Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future.</b>  <input checked="" type="checkbox"/> <b>Delivering mandated programs and services efficiently and effectively.</b>

**LOCAL MUNICIPAL PARTNER IMPACT:**

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None.

**COMMUNICATION REQUIREMENTS:**

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A copy of this report and Council's resolution shall be sent to the Township of Malahide.

**CONCLUSION:**

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The County has received a request from the Township of Malahide to provide truck traffic data for the Village of Springfield and request the installation of prohibited engine brake use in two of their communities.

This report provides truck traffic data as requested and provides information as to why the use of engine brake prohibition signage is not recommended.

All of which is Respectfully Submitted

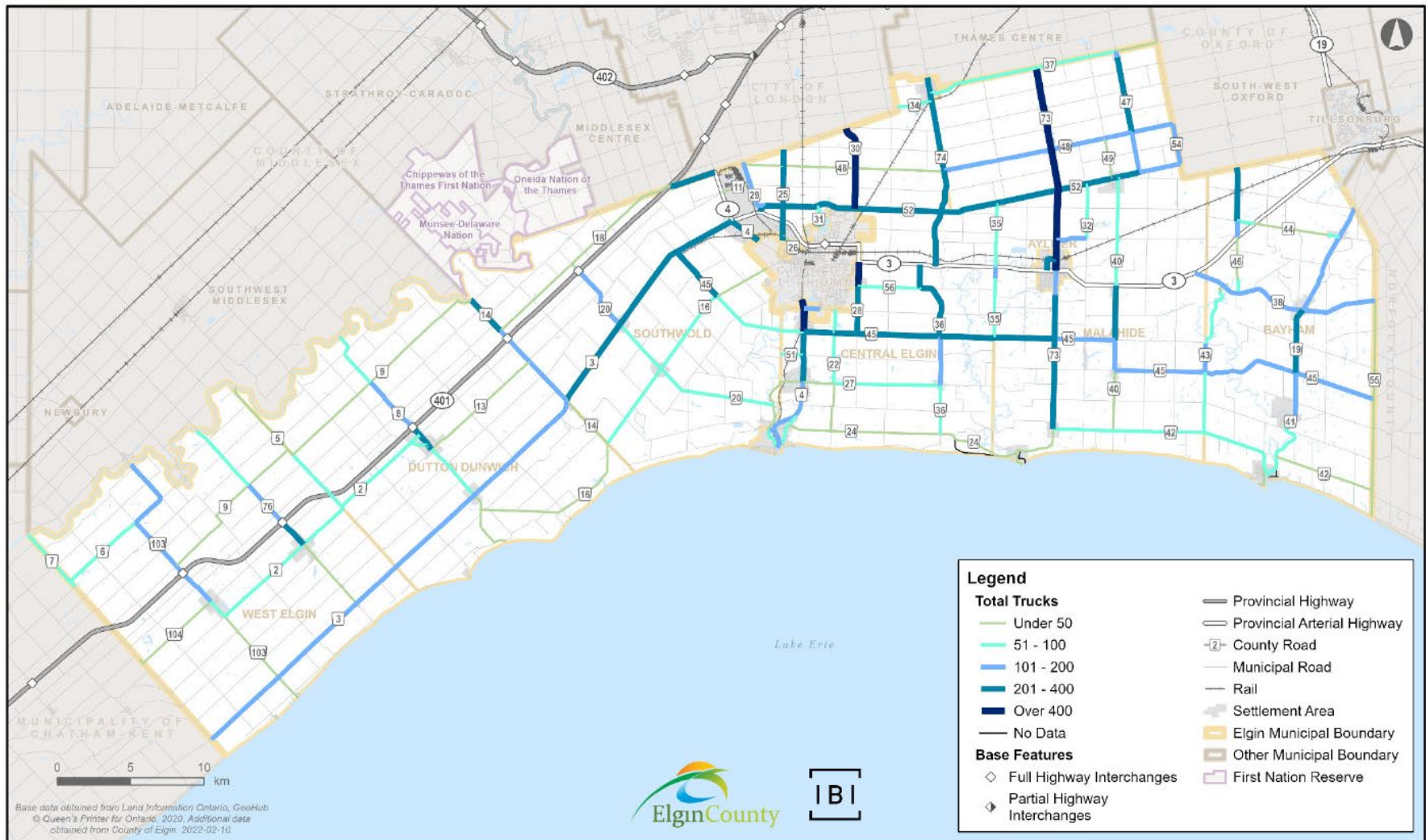
Approved for Submission

Brian Lima, General Manager of  
Engineering, Planning, & Enterprise  
(EPE) / Deputy CAO

Julie Gonyou  
Chief Administrative Officer

Peter Dutchak  
Manager of Transportation Services

## 2021 Weekday Total Truck Traffic on Elgin County Roads



Mayor Dave Mennill and Malahide Township Council  
Township of Malahide  
87 John Street South  
Aylmer, ON N5H 2C3

May 24, 2022

***Re: Request for Installation of Signs Prohibiting Engine Brakes in Village of Springfield and Hamlet of Lyons***

Dear Mayor Mennill,

The Township of Malahide requested that the County of Elgin consider the installation of signage prohibiting truck engine brake use on the County roads entering the Village of Springfield and the Hamlet of Lyons.

At its meeting held on May 24, 2022 Elgin County Council passed the following resolution:

“Moved by: Councillor Mennill  
Seconded by: Councillor Jones

RESOLVED THAT the report titled “Request to Install Prohibiting Engine Brake Signs – Village of Springfield” dated May 24, 2022 from the General Manager of Engineering, Planning & Enterprise/Deputy CAO be received and filed.

-Carried.”

The report titled “Request to Install Prohibiting Engine Brake Signs – Village of Springfield” is attached for ease of reference. Please feel free to contact me should you have any questions.

Sincerely,



Brian Lima  
General Manager of Engineering, Planning, & Enterprise (EPE) /Deputy CAO  
[blima@elgin.ca](mailto:blima@elgin.ca)



**AMANDA FUSCO**

Director of Legislated Services & City Clerk

Corporate Services Department

Kitchener City Hall, 2<sup>nd</sup> Floor

200 King Street West, P.O. Box 1118

Kitchener, ON N2G 4G7

Phone: 519.741.2200 x 7809 Fax: 519.741.2705

[amanda.fusco@kitchener.ca](mailto:amanda.fusco@kitchener.ca)

TTY: 519-741-2385

May 31, 2022

Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto ON M5G 2E5

Dear Mr. Clark:

This is to advise that City Council, at a meeting held on May 9, 2022, passed the following resolution:

"WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions,

WHEREAS all Waterloo Region municipalities, including the City of Kitchener, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030 interim target that requires the support of bold and immediate provincial and federal actions,

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the TransformWR community climate action strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector,

WHEREAS the City of Kitchener recently adopted a policy requiring new City buildings greater than 500m<sup>2</sup> to have an energy intensity-based target of 25% energy improvement above Ontario Building Code Regulation 388/18 or NetZero Ready/NetZero energy, where site conditions allow;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS while expensive retrofits of the current building stock to achieve future net zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net zero ready will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario to include energy performance tiers and timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier in the next edition of the Ontario Building Code, consistent with the intent of the draft National Model Building Code and the necessity of bold and immediate provincial action on climate change;

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario to adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the next edition of the Ontario Building Code than those currently proposed;

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario encourage and provide authority to municipalities to adopt higher energy performance tiers than the Ontario Building Code and Green Development Standards;

THEREFORE BE IT FURTHER RESOLVED THAT Council request the Province of Ontario to facilitate capacity, education and training in the implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and

THEREFORE BE IT FINALLY RESOLVED THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all Ontario Municipalities."

Yours truly,



---

A. Fusco  
Director of Legislated Services & City Clerk



Legislative Services  
Michael de Rond  
905-726-4771  
clerks@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

May 31, 2022

**Delivered by email**  
**justin.trudeau@parl.gc.ca**  
**karina.gould@parl.gc.ca**

The Right Honourable Justin Trudeau, P.C., M.P.  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, ON K1A 0A2

The Honourable Karina Gould, P.C., M.P.  
Minister of Families, Children and Social Development  
House of Commons  
Ottawa, ON K1A 0A6

Dear Prime Minister Trudeau and Minister Gould:

**Re: Town of Aurora Council Resolution of May 24, 2022**  
**Motion 10.1 - Councillor Humfries; Re: Private Member's Bill C-233 "Keira's Law"**

Please be advised that this matter was considered by Council at its meeting held on May 24, 2022, and in this regard, Council adopted the following resolution:

**Whereas violence against women is a Canadian public health crisis that demands urgent action; and**

**Whereas one in four women experience domestic violence in their lifetime. One woman or girl is killed every other day, on average, somewhere in our country; and**

**Whereas the most dangerous time for a victim of abuse is when she separates from her partner. According to research from the U.S. Centre for Disease Control and Prevention, when there is a history of coercive control, violence and a recent separation, a woman's risk of domestic homicide goes up 900 times; and**

**Whereas the current Canadian court system is not equipped to protect women. According to the National Judicial Institute, there is no mandatory education for Judges on domestic violence. Judges need education on what constitutes domestic violence or coercive control. A formal education program would ensure**



another line of defense for victims, as well as preventing violence and abuse before it happens; and

Whereas the COVID-19 pandemic has only exacerbated the domestic violence crisis. Women's shelters and crisis centres have reported a marked increase in requests for services this year. The concerns for children are significant.

According to recent research from The Children's Hospital of Eastern Ontario, doctors have seen more than double the number of babies with serious injuries as this time last year. These include head injuries, broken bones or in some cases death. Institutions across the country are reporting a similar trend; and

Whereas, according to Article 19 of the UN Convention on the Rights of the Child, children must be protected from "all forms of physical or mental violence, injury or abuse, neglect or negligent treatment, maltreatment or exploitation, including sexual abuse, while in the care of parent(s), legal guardian(s) or any other person who has care of the child." Our current family justice system often fails our children in this regard; and

Whereas, in worst case scenarios, children are killed by a violent parent. As reported by the Canadian Domestic Homicide Prevention Initiative, recent separation and domestic violence are the two biggest risk factors for domestic violence related child homicides; and

Whereas custody disputes are an additional risk factor. Each year in Canada, about 30 children are killed by a parent. Mothers are responsible about 40 per cent of the time, often due to postpartum depression or mental illness. In the 60 per cent of cases where fathers are the murderers, anger, jealousy or post-separation retaliatory revenge are the usual motivations; and

Whereas Keira's Law is named after four-year-old Keira Kagan, who was killed while in the custody of her father, in 2020; and

Whereas many cases of domestic violence are inappropriately labelled as "high conflict" in the family court system. According to research by Rachel Birnbaum, a Social Work Professor at the University of Western Ontario who specializes in child custody, approximately one third of cases called "high conflict" by the court had substantiated evidence of valid concerns about domestic violence. These cases must be recognized and treated differently by judges; and

Whereas voting in favour of "Keira's Law", contained in Private Member's Bill C-233, will not only protect victims of violence and children, it will save lives by



**amending the *Judges Act* to establish seminars for judges on intimate partner violence and coercive control;**

- 1. Now Therefore Be It Hereby Resolved That Aurora Town Council calls upon the House of Commons to support Member of Parliament Anju Dhillon's Private Member's Bill C-233, that will raise the level of education on domestic violence and coercive control for federally appointed Judges; and**
- 2. Be It Further Resolved That a copy of this resolution be sent to: The Right Honourable Justin Trudeau, Prime Minister of Canada; The Honourable Karina Gould, MP, Minister of Families, Children and Social Development; The Honourable Candice Bergen, Interim Leader of the Conservative Party of Canada; Yves-Francois Blanchet, MP, Leader of the Bloc Quebecois; Jagmeet Singh, MP, Leader of the New Democratic Party; MP Tony Van Bynen; and MP Leah Taylor Roy; and**
- 3. Be It Further Resolved That a copy of this resolution be circulated to all Ontario municipalities and the Federation of Canadian Municipalities (FCM).**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond  
Town Clerk  
The Corporation of the Town of Aurora

MdR/lb

Copy: Hon. Candice Bergen, M.P., Interim Leader of the Conservative Party of Canada  
Yves-François Blanchet, M.P., Leader of the Bloc Québécois  
Jagmeet Singh, M.P., Leader of the New Democratic Party of Canada  
Tony Van Bynen, M.P. Newmarket—Aurora  
Leah Taylor Roy, M.P. Aurora—Oak Ridges—Richmond Hill  
Federation of Canadian Municipalities (FCM)  
All Ontario municipalities

Municipality of Chatham-Kent  
 Corporate Services  
 Municipal Operations  
 31 in Street East, Box  
 0 Chatham, ON M

The Honourable Doug Ford,  
[premier@ontario.ca](mailto:premier@ontario.ca)

### **Re: Retirement Home Funding**

Please be advised the Council of the Municipality of Chatham-Kent, at its regular meeting passed the following resolution:

“Whereas there are 700 retirement homes in Ontario regulated by the Retirement Homes Regulatory Authority in accordance with the Retirement Homes Act; this includes the Residential Tenancies Act, the Occupational Health and Safety Act, the Ontario Fire Protection Act, the Personal Health Information Protection Act and College of Nurses standards;

And Whereas Retirement Homes are privately owned, renting private accommodation to seniors without access to public funding by the government the same way home care services and long term care homes do;

And Whereas currently 60% of these Ontario Retirement Homes, that are small facilities under 70 beds, are failing financially and/or are facing imminent closure risking loss of supportive, safe and secure environments for 60,000 retirement home residents in Ontario, as per Ontario Retirement Communities Association (ORCA);

And Whereas the cost of living in a retirement home is \$1500 - \$6000 a month which is significantly more expensive versus the cost of homecare services and/or long term care homes, as most assisted living/retirement homes do not provide personal care as a part of the basic fee; instead requiring residents to pay full cost of accommodation and any care services they require;

And Whereas home care services may be provided at no cost to resident “only if” appropriate level(s) of community service provider staffing is available;

And Whereas many Retirement Home residents or individuals in the community, who do not require long term care levels of service, are forced into long term beds due to extinguishing funds and/or lack of adequate financial means to pay for Retirement Home and/or required extra personal care services, inappropriately burdening limited long term care bed or acute hospital bed capacity;

And Whereas many seniors living in Retirement Homes and who experience worsening medical conditions, increased number of falls and overall increased frailty, often do “not” move onto long term care due to lack of long term bed availability and/or family preference, placing significant stress on Retirement Home staffing complements and financial resources;

And Whereas Retirement Homes have not been afforded recent government Nursing and/or PSW staff subsidies as provided to home care service providers and long term care homes;

And Whereas Retirement Homes have not been included in recent reduction of resident activity restrictions.

Therefore Be It Resolved that the Municipality of Chatham-Kent request that the Ontario Government:

1. Enable individuals in the community opportunity to apply for financial assistance from the Ministry of Seniors and Accessibility to help cover accommodation costs and/or required personal care service costs at Retirement Home level, similar to available funding assistance for home care services and long term care homes.
2. Recognize Retirement Homes as an essential community health care partner and implement an equitable service funding program that facilitates/enables Retirement Homes to safely care for residents who require significant personal care assistance while awaiting a long term care bed.
3. Afford equitable Nursing and PSW staffing subsidies retroactively across all divisions of the community health care provision sector, including Retirement Homes.
4. Allow for equitable resident activity levels across all divisions of the community health care provision sector, including Retirement Homes.

And further that this resolution be forwarded to the Premier of Ontario, the Ministry of Seniors and Accessibility and all Ontario municipalities.

If you have any questions or comments, please contact Judy Smith at [ckclerk@chatham-kent.ca](mailto:ckclerk@chatham-kent.ca)

Sincerely,



Judy Smith, CMO  
Director Municipal Governance  
Clerk /Freedom of Information Coordinator

C

Ministry of Seniors and Accessibility  
Ontario Municipalities



The Corporation of the Town of Aylmer  
46 Talbot Street West, Aylmer Ontario  
N5H 1J7  
Office: 519-773-3164  
Fax: 519-773-1446  
[www.aylmer.ca](http://www.aylmer.ca)

May 30, 2022

Chair Barbour & Members  
Aylmer Area Joint Secondary Line Board

**RE: Letter of Appreciation**

The Town of Aylmer extends its gratitude to the Board for your 2021 letter of support in principle towards our Water Tower Replacement.

Your letter was submitted as part of the Town's ICIP Green Stream application. Aylmer was subsequently successful in securing \$3.66 million towards this project.

The ICIP grant establishes that the Water Tower Replacement must be completed prior to September 2026. Further reports upon this project will come before the Board. At this point the Town just wanted to reach out to and thank the Board for your assistance in securing grant funding for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'g Grozelle'.

Andy Grozelle, CAO  
Town of Aylmer



## Community Services

### Legislative Services

May 31, 2022  
File #120203

The Right Honourable Justin Trudeau  
Prime Minister  
House of Commons  
Ottawa, ON K1A 0A6  
[Justin.trudeau@parl.gc.ca](mailto:Justin.trudeau@parl.gc.ca)

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

Honourable and Dear Sirs:

**Re: Bidding Wars on Apartment Rentals**

The Municipal Council of the Town of Fort Erie at its meeting of May 30, 2022 passed the following resolution:

**Whereas** Canada's housing market has not only made it difficult for many Canadians to afford to purchase a home but also to rent apartments, and

**Whereas** there is a disconnect between affordability of housing and apartment rentals versus wages that have not kept pace with them nor has it kept pace with inflation, cost of living expenses, the rising costs of goods & services including – food, gas and utility, and

**Whereas** Ontario has now become the least affordable jurisdiction suffering the worst erosion in the last 50 years, and

**Whereas** many Canadians continue to be locked out of the housing & rental market for many reasons including the affordability of a down payment, rising inflation rates, and the escalation of bidding wars, and

**Whereas** bidding wars do not stop at home purchases but have now transitioned to apartment rentals as a ripple effect of the real estate market, and

**Whereas** there is a profound psychological effect to those individuals who continue to be shut out of the housing and rental market as a direct result, and

**Whereas** both blind bids and open bids are bad for the housing and apartment market which can lead to a housing bubble, and while blind bids offer no transparency, both types create unrealistic values that helps the seller and the rental owner but hurts the purchaser and renter, and

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Mailing Address:

The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: [www.forterie.ca](http://www.forterie.ca)

**Whereas** there are multiple sites that encourage and teach how to win at bidding wars, and

**Whereas** there is no comprehensive data or statistics that currently tracks prices for rentals, and

**Whereas** the Government of Ontario will be introducing new legislation with respect to blind bidding only which does not prohibit the seller from entering into a bidding war but, rather, would give sellers the option to "opt for an open offer process", and

**Whereas** the changes to the *Trust in Real Estate Services Act* provides an advantage to the seller(s) and largely weakens opportunities of the buyer and renter further adding to the disparity between the two;

**Now therefore, be it resolved,**

**That:** Both the Federal & Provincial Governments enact legislation that prevents both open and closed bidding on both rental units and residential sales, and further

**That:** Both the Federal & Provincial Government prohibit sales beyond the list price, and further

**That:** A copy of this resolution be circulated to The Right Honourable Justin Trudeau, The Honourable Doug Ford, Premier of Ontario, All Members of Parliament, All Members of Provincial Parliament, and all Municipalities for their support.

**References:**

<https://www.truenorthmortgage.ca/blog/how-the-blind-offer-is-hurting-the-canadian-housing-market>

<https://www.cbc.ca/news/bidding-wars-to-rent-a-house-in-ontario-tenants-and-agents-say-it-s-a-new-reality-1.6094412>

<https://nationalpost.com/news/canada/extremely-stressful-bidding-wars-no-longer-limited-to-purchase-of-houses-now-its-rentals-too>

<https://www.blogto.com/real-estate-toronto/2022/04/ontario-new-regulations-bidding-wars-homes/>

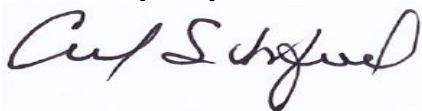
<https://www.cp24.com/news/ontario-to-allow-new-home-sales-tactic-that-would-change-the-bidding-process-1.5867054?cache=yes&clipId104062%2F7.493183>

<https://www.ontario.ca/laws/statute/s20001>

[https://www.gensqueeze.ca/housing\\_affordability\\_analysis](https://www.gensqueeze.ca/housing_affordability_analysis)

Thank you for your attention to this matter.

Yours very truly,



Carol Schofield, Dipl.M.A.  
 Manager, Legislative Services/Clerk

[cschofield@forerie.ca](mailto:cschofield@forerie.ca)

CS:dlk

c.c. All Members of Parliament  
 All Members of Provincial Parliament  
 All Ontario Municipalities



## Community Services

### Legislative Services

May 31, 2022

File #120203

Sent via email: [Justin.trudeau@parl.gc.ca](mailto:Justin.trudeau@parl.gc.ca)

The Right Honourable Justin Trudeau,  
Prime Minister of Canada  
House of Commons  
Ottawa, ON K1A 0A6

Honourable and Dear Sir:

**Re: Federal Government's Plans to Tax Vacant Foreign Owned Properties**

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of May 30, 2022 passed the following resolution:

**Whereas** the Federal Government proposed a tax on vacant non-resident foreign owned properties in the 2021 budget, and

**Whereas** the intent of this tax is to reduce speculation in the real estate market which is believed to contribute to housing unaffordability in Canada, and

**Whereas** Fort Erie and other vacation destinations across Ontario have a high number of non-resident American-owned vacation properties that are vacant during the tourism off-season during the winter months, and

**Whereas** the Federal Government signaled their intent to exempt non-resident foreign owned vacation properties in Canada so long as they meet certain requirements including being located in a Census Agglomeration with a population of less than 30,000 people, and

**Whereas** Fort Erie and numerous other seasonal vacation destinations across Southern Ontario are in Census Metropolitan Areas and Census Agglomerations with populations well in excess of 30,000 people despite the communities themselves being small and medium-sized municipalities, and

**Whereas** Fort Erie and other communities across Ontario have a long history of being a vacation destination for American visitors, many of which have owned the same property for generations, and would be taxed yearly on their assessed value of their vacation property based on this proposal, and

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Mailing Address:

The Corporation of the Town of Fort Erie  
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: [www.forterie.ca](http://www.forterie.ca)

**Whereas** vacant property taxes would be allocated to the general revenues of the federal government and not directly benefit the municipalities where these properties are located and serviced, and

**Whereas** vacation properties that are seasonally vacant do not contribute to the speculation that is believed to contribute to housing unaffordability in Canada,

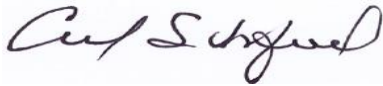
**Now therefore be it resolved,**

**That:** The Municipal Council of the Town of Fort Erie requests the Federal Government to review the proposed exemption framework for seasonal vacation properties to better reflect the reality of where these properties are located and how they are used, and further

**That:** This resolution be circulated to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Chrystia Freeland, Deputy Prime Minister of Canada and Minister of Finance, the Honourable Diane Lebouthillier, Minister of National Revenue (Canada), Tony Baldinelli, Member of Parliament for Niagara Falls, the Association of Municipalities of Ontario, and all municipalities located in Ontario.

Thank you for your attention to this matter.

Yours very truly,



Carol Schofield, Dipl.M.A.  
Manager, Legislative Services/Clerk

[cschofield@forterie.ca](mailto:cschofield@forterie.ca)

CS:dlk

c.c. The Honourable Chrystia Freeland, Deputy Prime Minister of Canada and Minister of Finance

[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)

The Honourable Diane Lebouthillier, Minister of National Revenue (Canada) [diane.lebouthillier@parl.gc.ca](mailto:diane.lebouthillier@parl.gc.ca)

Tony Baldinelli, MP, Niagara Falls [tony.baldinelli@parl.gc.ca](mailto:tony.baldinelli@parl.gc.ca)

Association of Municipalities of Ontario [AMO@amo.on.ca](mailto:AMO@amo.on.ca)

All Ontario Municipalities



JUN 06 2022



MAYOR DAVE MENNILL  
87 JOHN ST. SOUTH  
AYLMER ON N5H 2C3

Ottawa, June 2022

Dear MAYOR DAVE MENNILL and Council,

The economic contributions from rural communities are integral to Canada's success. Rural areas are home to many key industries such as manufacturing, forestry, agriculture, and energy.

Yet, municipalities under 20,000 residents receive less support from the federal government in comparison to their much larger counterparts. Red tape duplications and certain application requirements disproportionately burden small rural communities with very few staff.

This is unfair, unjust, and needs to be addressed urgently. As such, Conservative Shadow Minister for Rural Economic Development and Rural Broadband Strategy, M.P. Shannon Stubbs, Deputy Shadow Ministers M.P. Damien Kurek and M.P. Jacques Gourde, are seeking to convene a townhall with you to address federal funding for rural communities.

Rural Canadians must band together for fairer and more robust funding for communities all over rural Canada.

It is integral to our economy that the federal government works for everyone no matter where they live. The voices of rural Canadians need to be heard. We kindly ask you to express the three most important issues impacting your economic development as a rural community. We will use this feedback to ensure our work for rural Canada is as productive as possible and will determine the agenda for our proposed townhall. This is an opportunity to network, share your priorities, and solutions to the challenges we face.

We value hearing from you and should you wish to attend our forum, please email M.P. Stubbs at [shannon.stubbs@parl.gc.ca](mailto:shannon.stubbs@parl.gc.ca), M.P. Kurek at [damien.kurek@parl.gc.ca](mailto:damien.kurek@parl.gc.ca), or M.P. Gourde at [jacques.gourde@parl.gc.ca](mailto:jacques.gourde@parl.gc.ca).

Thank you for your time.

Shannon Stubbs, M.P.  
Shadow Minister for Rural Economic Development  
and Rural Broadband Strategy  
Lakeland

Damien C. Kurek, M.P.  
Deputy Shadow Minister for Rural Economic  
Development and Rural Broadband Strategy  
Battle River—Crowfoot

Jacques Gourde, M.P.  
Deputy Shadow Minister for Rural Economic  
Development and Rural Broadband Strategy  
Lévis—Lotbinière

**PLANNING AND DEVELOPMENT SERVICES**

**REPORT NO.** LSBAC-001-22

**TO:** Chair and Members of Committee  
**FROM:** Marc Bancroft, Director of Planning and Development Services  
**MEETING DATE:** May 3, 2022  
**SUBJECT:** Information Report on School Enrollment and Planning Implications

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**RECOMMENDATION:**

THAT Report No. LSBAC-001-22 be received for information.

**PURPOSE:**

To provide the Committee with information concerning current schools within the Municipality including enrollment and possible planning implications.

**BACKGROUND:**

At the October 21, 2021 Local School Board Advisory Committee being a Committee of Thames Centre Council, the following resolution was passed:

THAT Director Bancroft be directed to make a report detailing the current education facilities within the Municipality including an enrollment report, and any possible planning implications.

AND THAT Director Bancroft solicit comments from School Board Administration having jurisdiction, along with schools in the municipality.

**COMMENTS:**

School Boards having jurisdiction were consulted to confirm current and future enrollment projections for the schools located in Thames Centre including St. David's Elementary School, Northdale Central PS, River Heights PS, West Nissouri PS and Lord Dorchester SS. Those projections are attached to this report.

Also attached to this report is an Annual Housing Forecast which includes historical and the projected housing units as part of Thames Centre's Development Charges Background Study.

This report also includes a copy of the Housing Policies Discussion Paper as part of the Official Plan Review currently underway for the Municipality. The Paper provides an overview of existing housing policies, projected housing needs and related topics of interest.

Considering the unprecedented growth witnessed by the Municipality being consistent with the region, planning staff have developed a relationship with the Thames Valley District School Board to share building data on a quarterly basis so that the Board can be better equipped with their enrollment projection modeling.

### **CONSULTATION:**

London District Catholic School Board  
Thames Valley District School Board

### **REFERENCES/ATTACHMENTS:**

Part of the LDCSB Capital Plan – 2021 – Appendix A - Historic, Current and Projected Enrollment & Appendix B – Elementary Facilities – Enrollment and Facility Utilization  
(Not posted online)

Part of the TVDSB Accommodation Plan – June 2021 – Planning Area 17 – East Middlesex  
<https://www.tvdsb.ca/en/our-board/resources/Documents/Future-Development-and-Planning/Documents/Accommodation-Studies/Accommodation-Plan.pdf>

Part of the Thames Centre Development Charges Background Study, December 27, 2021 – Figure A-1 – Annual Housing Forecast <https://www.thamescentre.on.ca/do-business/2021-development-charges-background-study>

Municipality of Thames Centre Official Plan Review – Discussion Paper – Housing Policies – April 2022

Prepared by:

Marc Bancroft,  
Director of Planning and Development  
Services

Historical (2015 - 2019), Current (2020), and Projected (2021 to 2035) Elementary Enrolments By School

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Assumption School	155	154	182	191	197	189	198	209	210	216	219	221	226	232	238	237	238	239	239	239	239
Blessed Sacrament	190	206	233	273	291	316	340	358	378	394	405	405	405	404	400	398	400	400	396	396	396
Holy Cross (London)	149	135	109																		
Holy Family (London)	142	140	148	216	203	207	202	200	193	201	206	206	208	211	216	215	218	220	221	221	220
Holy Family FI (Woodstock)	194	209	231	247	264	229	238	247	262	278	287	290	293	301	301	301	302	302	300	299	298
Holy Rosary	155	148	151	169	178	196	210	218	228	234	234	239	240	242	245	243	245	245	244	245	244
Jean Vanier	409	424	464	515	546	569	595	612	640	645	672	665	655	636	635	626	618	616	616	617	617
Mrsgr. Morrison	297	295	302	316	292	295	292	293	291	286	285	281	274	275	281	274	273	272	272	271	270
Mrsgr. JH O'Neil	147	158	176	182	193	170	173	171	176	204	196	199	201	189	203	207	212	212	209	208	208
Notre Dame	246	251	261	292	304	297	300	319	317	319	322	315	316	310	315	319	320	314	314	315	316
Our Lady Immaculate	365	338	333	322	325	307	310	309	311	309	312	315	311	305	318	316	315	313	312	311	309
Our Lady of Lourdes	392	377	397	416	420	437	438	458	459	470	476	488	495	486	496	497	503	502	502	502	502
Sacred Heart	103	100	107	109	117	100	112	110	108	114	120	119	118	120	122	124	125	124	125	126	127
Sir Arthur Carl	423	416	427	475	496	478	512	514	516	521	520	526	522	515	501	495	487	483	479	475	472
St. Anne (London)	166	193	226	242	269	268	276	282	286	289	295	293	279	283	277	280	278	279	281	280	282
St. Anne (St. Thomas)	505	542	591	625	707	720	769	812	837	849	825	818	804	803	804	818	826	836	838	841	839
St. Anthony FI	565	605	628	546	505	468	459	454	444	435	415	397	388	390	408	405	402	401	400	399	398
St. Bernadette	168	175	183	279	287	289	281	278	287	300	300	300	307	306	301	305	304	309	307	307	306
St. Catherine of Siena	634	728	745	747	749	731	775	790	796	798	794	790	799	787	786	781	778	776	776	776	777
St. Charles	101	113	105	109	129	115	121	121	128	123	131	131	131	137	133	132	133	130	127	125	124
St. David	224	215	215	236	243	252	256	258	271	270	262	273	264	265	268	264	262	262	257	257	256
St. Francis (London)	371	378	397	458	462	469	480	501	500	501	502	497	503	487	480	470	464	460	463	463	463
St. George	224	236	239	251	255	250	262	262	269	255	265	270	255	249	246	245	244	242	240	239	238
St. John FI	393	400	502	497	492	511	521	529	553	562	563	571	568	568	578	581	583	584	582	581	580
St. Joseph's (Tillsonburg)	243	233	226	236	243	250	247	254	261	252	261	266	269	268	268	266	265	265	265	265	265
St. Jude (London)	222	231	240	254	258	256	258	256	254	254	257	261	254	256	257	262	264	265	268	269	269
St. Jude's (Ingersoll)	256	268	282	295	288	297	310	337	360	373	389	402	407	414	407	415	415	412	409	408	406
St. Kateri	318	351	359	389	392	386	379	369	362	357	362	372	376	378	379	379	378	377	379	379	379
St. Marguerite d'Youville	420	433	467	508	572	588	613	639	644	652	671	672	682	662	652	647	635	629	622	617	616
St. Mark	370	378	401	411	415	414	406	394	407	406	408	407	414	409	409	408	407	409	407	406	406
St. Martin	260	267	283	301	313	309	328	337	343	350	363	366	365	368	365	361	357	361	359	356	356
St. Mary Choir	235	233	235	240	238	231	231	231	236	236	236	236	236	236	236	236	236	236	236	236	236
St. Mary (West Lorne)	163	175	177	182	178	171	170	170	178	183	192	192	202	198	205	210	215	215	215	216	216
St. Michael (London)	185	215	235	301	319	308	321	325	338	358	358	361	372	379	376	388	390	394	396	398	400
St. Michael (Woodstock)	310	357	393	400	445	439	460	473	480	502	518	512	512	516	517	519	519	517	513	509	507
St. Nicholas	249	292	330	359	396	394	418	442	453	476	485	460	465	457	460	458	455	453	449	446	445
St. Patrick (Lucan)	217	218	211	221	236	242	261	274	276	289	299	295	291	293	292	293	292	287	287	286	286
St. Patrick (Woodstock)	327	349	353	360	351	369	377	390	408	414	427	443	449	459	455	448	444	441	434	430	428
St. Paul	256	244	238	248	269	269	281	299	309	311	306	312	308	308	300	306	303	301	299	297	296
St. Pius X	192	189	209	364	368	347	356	351	342	349	350	350	350	351	357	361	360	363	366	367	368
St. Robert	249	257	234																		
St. Sebastian	235	221	226	239	226	210	215	208	225	224	233	235	243	241	239	237	236	233	231	230	231
St. Theresa	264	272	294	322	310	322	335	354	361	372	372	378	373	368	381	384	378	370	367	366	366
St. Thomas More	191	210	221	265	253	247	254	261	260	255	258	255	255	252	257	260	263	263	264	265	266
St. Vincent de Paul	207	208	215	219	226	203	216	217	214	216	221	221	222	221	220	222	223	223	223	224	223
<b>TOTAL</b>	<b>12,087</b>	<b>12,537</b>	<b>13,181</b>	<b>13,827</b>	<b>14,220</b>	<b>14,115</b>	<b>14,556</b>	<b>14,886</b>	<b>15,171</b>	<b>15,402</b>	<b>15,572</b>	<b>15,605</b>	<b>15,607</b>	<b>15,535</b>	<b>15,584</b>	<b>15,591</b>	<b>15,565</b>	<b>15,535</b>	<b>15,489</b>	<b>15,463</b>	<b>15,446</b>

Historical (2015 to 2019), Current (2020), and Projected (2021 to 2035) Secondary Enrolments By School - Head Counts

School	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Catholic Central HS	1,091	1,088	1,115	1,152	1,143	1,085	1,079	1,100	1,121	1,134	1,148	1,142	1,144	1,192	1,208	1,222	1,226	1,216	1,213	1,212	1,208
Holy Cross Catholic SS	850	752	787	776	852	861	873	886	914	903	900	920	916	952	966	962	964	957	956	963	962
John Paul II Catholic SS	735	732	779	839	899	1,042	1,181	1,314	1,380	1,392	1,419	1,427	1,470	1,474	1,423	1,418	1,411	1,396	1,441	1,437	1,436
Mother Teresa Catholic SS	721	735	714	711	663	624	655	667	675	682	701	693	699	727	737	737	735	734	748	737	725
Regina Mundi College	721	735	714	711	663	624	655	667	675	682	701	693	699	727	737	737	735	734	748	737	725
St. Andrew's Catholic HS	881	897	919	945	979	988	995	1,005	1,015	1,025	1,035	1,045	1,055	1,065	1,075	1,085	1,095	1,105	1,115	1,125	1,135
St. Joseph's Catholic HS	697	625	589	601	588	591	607	620	618	618	624	642	667	697	726	744	751	771	784	787	793
St. Mary's Catholic HS	792	739	764	817	921	983	1,014	1,057	1,038	1,070	1,094	1,162	1,228	1,292	1,323	1,305	1,300	1,278	1,294	1,296	1,285
St. Thomas Aquinas Catholic SS	792	739	764	817	921	983	1,014	1,057	1,038	1,070	1,094	1,162	1,228	1,292	1,323	1,305	1,300	1,278	1,294	1,296	1,285
<b>TOTAL</b>	<b>6,698</b>	<b>6,658</b>	<b>6,761</b>	<b>6,994</b>	<b>7,276</b>	<b>7,562</b>	<b>7,907</b>	<b>8,239</b>	<b>8,443</b>	<b>8,510</b>	<b>8,657</b>	<b>8,832</b>	<b>9,035</b>	<b>9,322</b>	<b>9,413</b>	<b>9,464</b>	<b>9,503</b>	<b>9,423</b>	<b>9,498</b>	<b>9,504</b>	<b>9,474</b>

**Table 1**  
**Elementary Facilities - Enrolment and Facility Utilization - Historical 2015/16, Current 2020/2021, Projected 2025/26**

School Name	OTG Capacity 2015	2015/16 ADE Enrol	diff Enrol vs Cap 2015/16	2015/16 Enrol vs OTG Cap	OTG Capacity 2020	2020/21 ADE Enrol	diff Enrol vs Cap 2020/21	2020/21 Enrol vs OTG Cap	OTG Capacity 2025	Proj 2025/26 ADE Enrol	diff Enrol vs Cap Proj 2025/26	Proj 2025/26 Enrol vs OTG Cap
Assumption	320	155	165	48.4%	320	189	131	59.1%	320	219	101	68.4%
Blessed Sacrament	280	190	90	67.9%	280	316	36	112.9%	280	405	125	144.6%
Holy Cross	257	149	108	58.0%	0	0	0	0.0%	0	0	0	0.0%
Holy Family	294	142	152	48.3%	294	207	87	70.4%	294	206	88	70.1%
Holy Family FI	268	194	74	72.4%	268	229	39	85.4%	268	287	19	107.1%
Holy Rosary	234	155	79	66.2%	234	196	38	83.8%	234	234	0	100.0%
Jean Vanier	447	409	38	91.5%	447	589	122	127.3%	447	672	225	150.3%
Monsignor Morrison	406	297	109	73.2%	423	295	128	69.7%	423	285	138	67.4%
Monsignor O'Neill	161	147	14	91.3%	161	170	9	105.6%	161	196	35	121.7%
Notre Dame	248	246	2	99.2%	248	297	49	119.8%	248	323	74	129.8%
Our Lady Immaculate	363	385	(2)	100.6%	340	307	33	90.3%	340	312	28	91.8%
Our Lady of Lourdes	366	392	(26)	107.1%	366	437	71	119.4%	366	476	110	130.1%
Sacred Heart	118	103	15	87.3%	118	100	18	84.7%	118	120	(2)	101.7%
Sir Arthur Carty	405	423	(20)	105.0%	426	478	(52)	112.2%	426	520	(94)	122.1%
St. Anne	268	166	102	61.9%	268	268	0	100.0%	268	295	(27)	110.1%
St. Anne's (St. Thomas)	573	505	68	88.1%	553	720	(167)	130.2%	553	825	(272)	149.2%
St. Anthony FI	248	565	(317)	227.8%	527	468	59	88.8%	527	415	112	78.7%
St. Bernadette	259	168	91	64.9%	259	289	(30)	111.6%	259	300	(41)	115.8%
St. Catherine of Siena	596	634	(38)	106.4%	576	731	(155)	126.9%	576	794	(218)	137.8%
St. Charles	141	101	40	71.6%	141	115	26	81.6%	141	131	10	92.9%
St. David	294	224	70	76.2%	294	252	42	85.7%	294	262	32	89.1%
St. Francis	455	371	84	81.5%	409	489	(80)	114.7%	409	502	(93)	122.7%
St. George	242	224	18	92.6%	245	250	(5)	102.0%	245	265	(20)	108.2%
St. John FI	334	393	(59)	117.7%	507	511	(4)	100.8%	507	563	(56)	111.0%
St. Joseph's (Mill)	271	243	28	89.7%	271	250	21	92.3%	271	261	10	96.3%
St. Jude	291	222	69	76.3%	291	256	35	88.0%	291	257	34	88.3%
St. Jude's (Ingersoll)	314	256	58	81.5%	314	297	17	94.6%	314	389	(75)	123.9%
St. Kateri	222	318	(96)	143.2%	222	386	(164)	173.9%	222	362	(140)	163.1%
St. Marguerite d'Youville	389	420	(31)	108.0%	389	588	(199)	151.2%	389	671	(282)	172.5%
St. Mark	317	370	(53)	116.7%	317	414	(97)	130.6%	317	408	(91)	128.7%
St. Martin	386	260	126	67.4%	386	309	77	80.1%	386	363	23	94.0%
St. Mary (West Lorne)	268	163	105	60.8%	268	171	97	63.8%	268	192	76	71.6%
St. Mary Choir	311	235	76	75.6%	311	231	80	74.3%	311	236	75	75.9%
St. Michael	268	185	83	69.0%	268	308	(40)	114.9%	268	358	(90)	133.6%
St. Michael's (Woodstock)	378	310	68	82.0%	378	439	(61)	116.1%	378	518	(140)	137.0%
St. Nicholas	412	249	163	60.4%	415	394	21	94.9%	415	485	(70)	116.9%
St. Patrick	236	217	19	91.9%	236	242	(6)	102.5%	236	299	(63)	126.7%
St. Patrick's (Woodstock)	368	327	39	89.3%	368	369	(9)	100.8%	368	427	(61)	116.7%
St. Paul	386	256	130	66.3%	386	269	117	69.7%	386	306	80	79.3%
St. Pius X	369	192	177	52.0%	369	347	22	94.0%	369	350	19	94.9%
St. Robert	317	249	68	78.5%	0	0	0	0.0%	0	0	0	0.0%
St. Sebastian	291	235	56	80.8%	291	210	81	72.2%	291	239	58	80.1%
St. Theresa	291	264	27	90.7%	340	322	18	94.7%	340	372	(32)	109.4%
St. Thomas More	236	191	45	80.9%	236	247	(11)	104.7%	236	258	(22)	109.3%
St. Vincent de Paul	294	207	87	70.4%	294	203	91	69.0%	294	221	73	75.2%
ELEMENTARY TOTAL	14,188	12,087	2,101	85.19%	14,052	14,115	(63)	100.45%	14,052	15,572	(1,520)	110.82%

**Table 2**  
**Secondary Facilities - Enrolment and Facility Utilization - Historical 2015/16, Current 2020/2021, Projected 2025/26**

School Name	OTG Capacity 2015	2015/16 ADE Enrol	diff Enrol vs Cap 2015/16	2015/16 Enrol vs OTG Cap	OTG Capacity 2020	2020/21 ADE Enrol	diff Enrol vs Cap 2020/21	2020/21 Enrol vs OTG Cap	OTG Capacity 2025	Proj 2025/26 ADE Enrol	diff Enrol vs Cap Proj 2025/26	Proj 2025/26 Enrol vs OTG Cap
Catholic Central High School	1,110	1,069	41	96.3%	1,110	1,056	54	95.1%	1,110	1,126	(16)	101.4%
Holy Cross CSS	669	430	239	64.3%	610	384	226	63.0%	610	420	190	68.8%
John Paul II CSS	882	796	86	90.3%	882	824	59	93.4%	882	843	39	95.6%
Mother Teresa CSS	1,047	704	344	67.2%	1,047	1,024	23	97.8%	1,047	1,358	(311)	129.7%
Regina Mundi College	921	699	222	75.9%	942	608	334	64.5%	942	680	262	72.1%
Saint Andre Besette CSS	1,008	724	284	71.9%	1,008	1,164	(156)	115.5%	1,008	1,379	(371)	136.8%
St. Joseph's CSS	726	626	100	86.3%	726	769	(43)	105.9%	726	928	(202)	127.8%
St. Mary's CSS	849	669	180	78.8%	849	578	271	68.1%	849	599	250	70.6%
St. Thomas Aquinas CSS	945	772	173	81.7%	945	969	(24)	102.5%	945	1,066	(121)	112.8%
SECONDARY TOTAL	8,157	6,490	1,667	79.56%	8,119	7,376	743	90.85%	8,119	8,398	(279)	103.4%

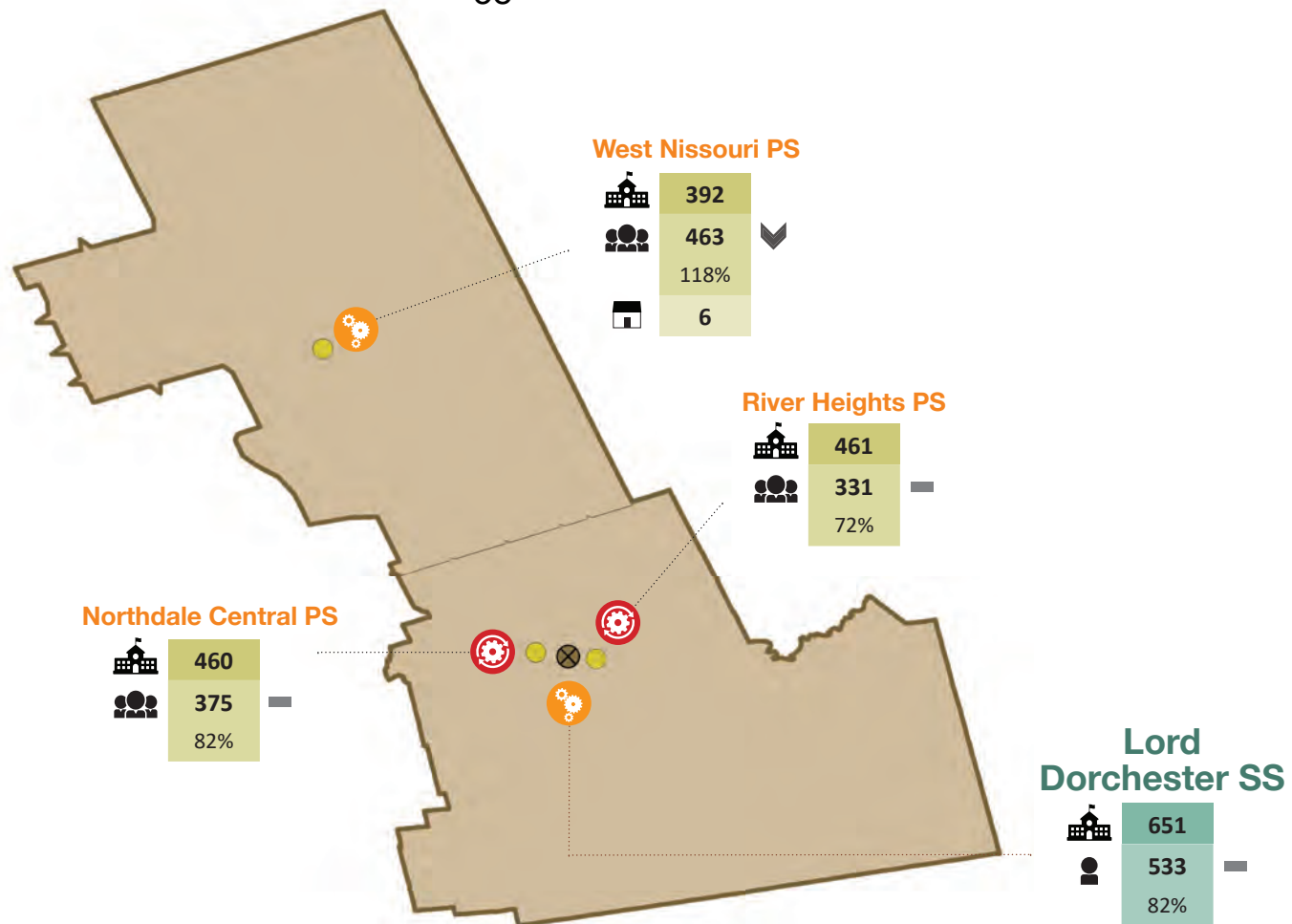
**Table 3**

School Panel	OTG Capacity 2015	2015/16 ADE Enrol	diff Enrol vs Cap 2015/16	2015/16 Enrol vs OTG Cap	OTG Capacity 2020	2020/21 ADE Enrol	diff Enrol vs Cap 2020/21	2020/21 Enrol vs OTG Cap	OTG Capacity 2025	Proj 2025/26 ADE Enrol	diff Enrol vs Cap Proj 2025/26	Proj 2025/26 Enrol vs OTG Cap
Elementary	14,188	12,087	2,101	85.2%	14,052	14,115	(63)	100.4%	14,052	15,572	(1,520)	110.8%
Secondary	8,157	6,490	1,667	79.6%	8,119	7,376	743	90.8%	8,119	8,398	(279)	103.4%
Board Total	22,345	18,577	3,768	83.1%	22,171	21,491	680	96.9%	22,171	23,970	(1,799)	108.1%

# Planning Area 17

East Middlesex

38



## Elementary Panel

### Strategies for Action

- Proceed with renovations to create child care facility at River Heights PS, subject to approval from the Ministry
- Consider opportunities to enhance access to special education programming
- Consider an elementary attendance area review to balance utilization

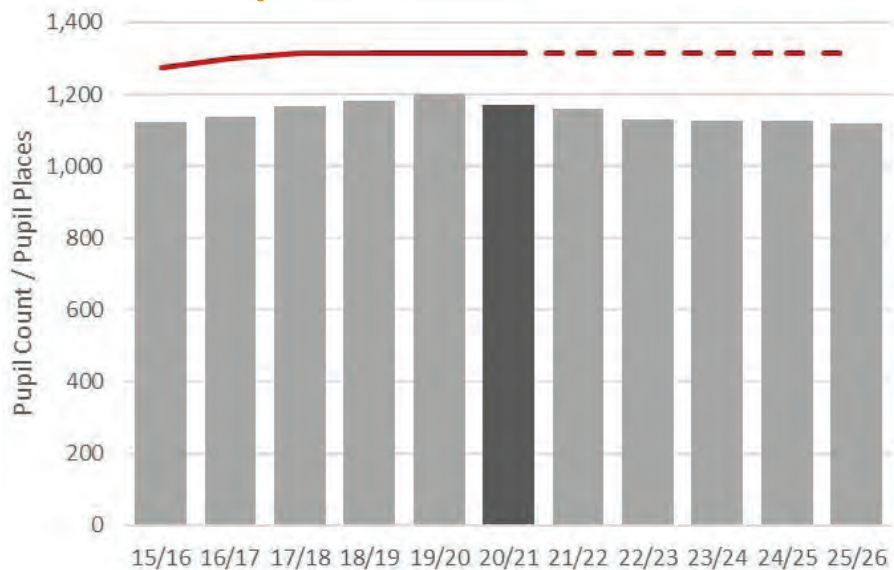
## Secondary Panel

### Strategies for Action

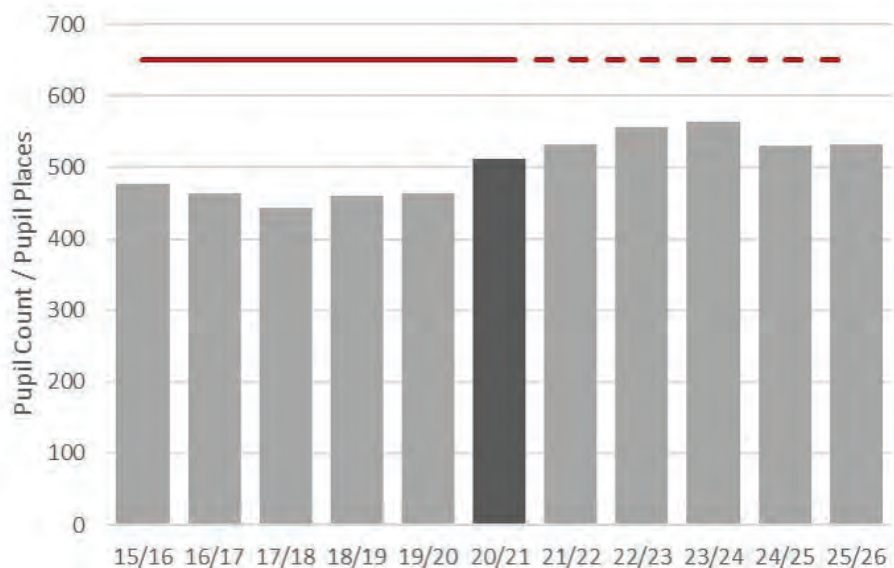
- Undertake a secondary school attendance area review to balance utilization across London and adjacent areas in Middlesex and to align secondary attendance area with elementary school attendance areas



## Elementary Panel



## Secondary Panel



39

3

Schools

6

Portables



IMPLEMENT



REVIEW

### Activity in the Area

- 17/18: Northdale Central PS and River Heights PS included in EPAR01 revisions to attendance areas as part of the approval of a new elementary school in Belmont
- June 2020: Capital Priorities funding approved for construction of new Belmont elementary school

### Observations

- Moderate development anticipated, primarily in the Thorndale and Dorchester communities
- Average annual projected enrolment change: decrease of 1.2%
- Slight decline in existing community
- Persistent underutilization projected with surplus of approximately 195 pupil places in 25/26 if status quo
- Localized and declining overutilization at West Nissouri PS projected to persist with deficit of 33 pupil places in 25/26 if status quo maintained

### Programming Profile

**Northdale Central PS**

JK – Grade 3 English Track

**River Heights PS**

Grade 4 – 8 English Track

**West Nissouri PS**

K-8 English Track

1

School



REVIEW

### Observations

- Average annual projected enrolment change: increase of 2.45%
- Stable existing community projected with some growth due to residential development
- Persistent underutilization projected with surplus of approximately 118 pupil places in 25/26 if status quo maintained

### Programming Profile

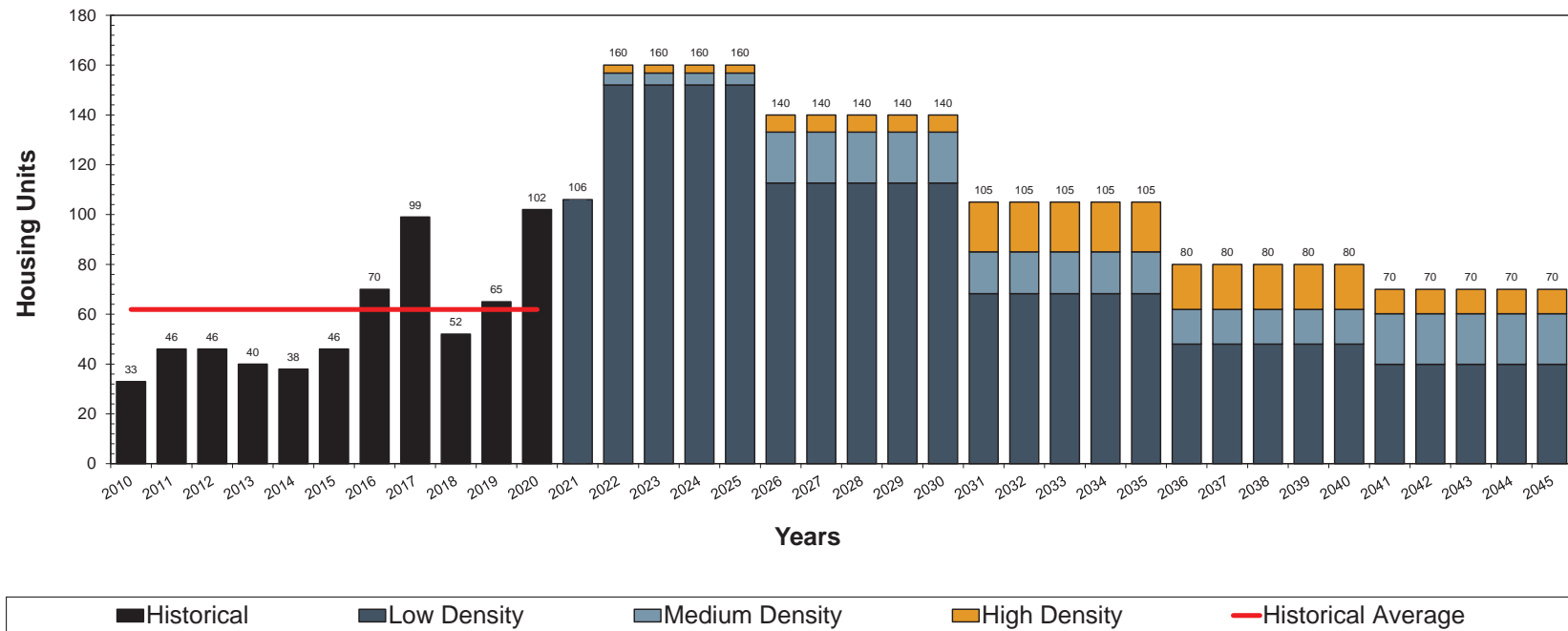
**Grade 9 – 12 English Track**

Specialist High Skills Majors:

Health and Wellness, Arts and Culture



**Figure A-1**  
**Municipality of Thames Centre**  
**Annual Housing Forecast <sup>[1]</sup>**



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from building permits from the Municipality of Thames Centre.





TOGETHER, WE GROW – AGAIN!

# Municipality of Thames Centre Official Plan Review

## Discussion Paper: Housing Policies

April 2022

## Table of Contents

Introduction.....	2
Policy Background .....	2
Provincial Policy Statement (2020).....	2
County of Middlesex Official Plan.....	3
Thames Centre Official Plan .....	4
Housing Assessment.....	4
Housing Supply .....	5
Housing Forecast .....	7
Housing Needs.....	8
Topics of Interest.....	9
Housing Crisis .....	9
Promoting Housing Mix.....	10
Additional Dwelling Units .....	10
Garden Suites .....	10
Recommendations and Next Steps.....	11

## Introduction

The designated Urban Settlement Areas of Dorchester and Thorndale are intended to be the primary focus of future growth and development opportunities the Municipality. Both areas contain the highest concentration and mix of land uses including housing and both have municipal water and wastewater services capable of accommodating new development, being the highest level and preferred method of servicing following direction from the Province.

The Municipality also contains nine (9) designated Hamlet Settlement Areas including Avon, Crampton, Gladstone, Harrietsville, Mossley, Nilestown, Putnam, Waubuno and Wellburn. They are characterized by smaller populations consisting of residential areas with limited commercial, industrial or institutional function. Under the Official Plan, development opportunities in these hamlet areas are limited considering there are no municipal services available. The cost required to provide such services would be financially unfeasible.

This Discussion Paper has been prepared to provide a background of the current housing policies to be considered during Thames Centre's Official Plan Review. This paper also highlights several topics of interest related to housing in the Municipality including an analysis of the current housing supply and demand and concludes with recommended next steps for the Official Plan Review.

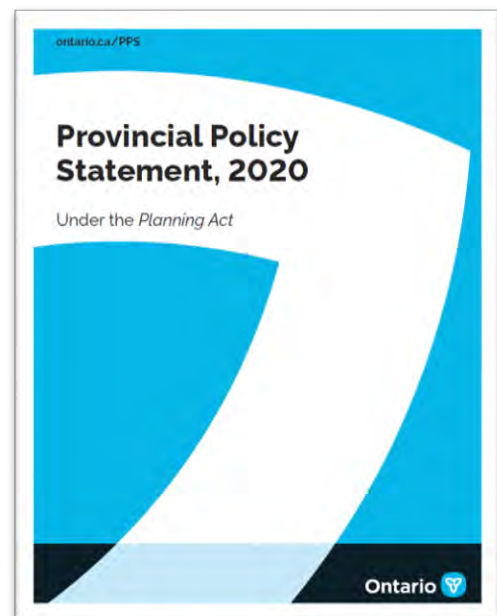
## Policy Background

Housing policies that inform the Thames Centre Official Plan come from the direction of the Province of Ontario through the Provincial Policy Statement and the County of Middlesex through their Official Plan. This section will provide an overview of that policy context in relation to housing policies.

### Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the Planning Act, lays out the foundation for land use planning in Ontario with respect to matters of provincial interest, including housing. The policies that are set out in the PPS pertain to building strong healthy communities, the wise use and management of resources, and protecting public health and safety. As an important tool to describe the policies within the PPS at a local level and with local context, the Thames Centre Official Plan is required to be consistent with the PPS. This includes ensuring that the updated Official Plan provides planning strategies for the next 25 years. (Ministry of Municipal Affairs and Housing, 2020)

The provision of housing is a key component of the PPS which seeks to encourage strong, sustainable and resilient communities for people of all ages while protecting the environment, public health and safety, and facilitating



economic growth. The PPS seeks to achieve this objective by ensuring that not only a wide range of housing options are available to meet current and projected needs but that the necessary infrastructure is in place and efficiently used to meet changing needs.

The PPS stipulates that healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons). To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and in designated growth areas. The findings in this regard are in the housing assessment section found later in this Discussion Paper.

The PPS also requires a minimum 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, as well as draft approved and registered plans. The findings in this regard are in the housing assessment section found later in this Discussion Paper.

Settlement area expansions under the PPS can only occur at the time of a comprehensive review and only where it has been demonstrated that sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate projected needs over the identified planning horizon (being the next 25 years), provided the evaluation criteria is satisfied including infrastructure and public service facilities being available or planned for the development over the long term and the assessment for prime agricultural areas is met. The findings in this regard are in the housing assessment section found later in this Discussion Paper.

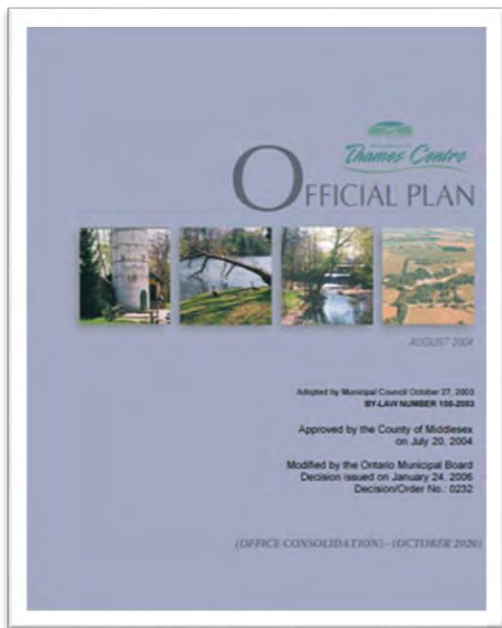
### County of Middlesex Official Plan

The County of Middlesex is an upper-tier government comprised of eight local municipalities, including Thames Centre. The County has an Official Plan that directs land use planning policy on a broad basis and is intended to set forth an upper tier policy foundation to provide policy direction to local municipalities in the development of local Official Plans and Zoning By-laws (County of Middlesex, 2021). Currently, the County is undergoing an Official Plan update to ensure that the policies within the Official Plan are consistent with the PPS.

Both Dorchester and Thorndale are designated as Urban Settlement Areas under the County of Middlesex Official Plan being the highest concentration and intensity of land uses in the County. They are the focus for future growth in the Municipality and are expected to accommodate a significant portion of projected growth over the planning period due to their ability to provide full municipal services.



The County Plan encourages a wide range of housing types, size and tenure to meet projected needs of current and future residents of Middlesex County. To achieve this objective, local municipalities are required to support intensification and redevelopment opportunities and housing accessible to low to moderate income households. In this regard, the County requires that 15 percent of all development occur by means of intensification and redevelopment and that 20 percent of all housing be affordable (equivalent to in the case of home ownership), being at least 10 percent below the average purchase price of a resale unit in the regional market area.



### Thames Centre Official Plan

Existing policies primarily direct residential growth and development opportunities to the Urban Settlement Areas of Dorchester and Thorndale where municipal water and municipal sewage services are available. These communities contain the highest concentration and mix of land uses within the Municipality. To a lesser extent, limited development and growth opportunities are available within Hamlet Settlement Areas considering individual wells and septic systems are required.

Following the direction of the PPS and the County Plan, the Thames Centre Official Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, the Plan supports housing types that promote continuum of lifestyle to allow residents to remain within the community throughout the course of their lives. This would include opportunities for low density residential

development in the form of single-detached, semi-detached, duplex and tri-plex housing. The Plan also encourages opportunities for medium density residential uses including townhouses, horizontal multiples and low-rise apartments (3 storeys or less). The Plan also encourages the addition of a second dwelling either within a single-detached, a semi-detached, or townhouse dwelling unit; or within an accessory building (i.e. detached garage) located on the same lot.

Consistent with the County Plan, the 15 percent target for all housing opportunities must be in the form of intensification and redevelopment. Furthermore, the Municipality is also required to meet the 20 percent affordable housing target imposed by the County.

### Housing Assessment

The following assessment provides a review of the residential supply inventory, a housing forecast and the anticipated residential land needs to the year 2046 to determine the Municipality's capacity to accommodate future housing growth.

## Housing Supply

The supply of housing is provided in **Table 1** below and broken down according to development status for the entire Municipality. As of April 2022, a total of 2,716 housing units were identified within the development approvals process including preliminary submissions. This includes final approved, draft plan approved, proposed applications as well as concepts. The following observations are worth noting:

- Dorchester accounts for just over 74% of the total residential housing supply in Thames Centre over the short and long term, with Thorndale taking up the balance.
- Both Dorchester and Thorndale are however more evenly split with short-term housing supplies of approximately 500 and 450 units, respectively, which are classified as being final approved or draft plan approved.
- Hamlet areas only account for less than 1 percent of the housing potential being 5 housing units in regards to a draft plan of subdivision situated in Nilestown. This is not surprising considering there are no municipal services in hamlet areas which have growth opportunities limited to infilling and intensification.
- Thames Centre's future potential housing supply includes 62% comprised of singles and semi-detached units, 28% comprised of townhouse units and 10% comprised of apartment units. This represents a significant shift in the housing market considering the 2016 Statistics Canada Profile for Thames Centre indicates 92% for singles and semi-detached units, 1% for townhouse units and 3.5% for apartment units.

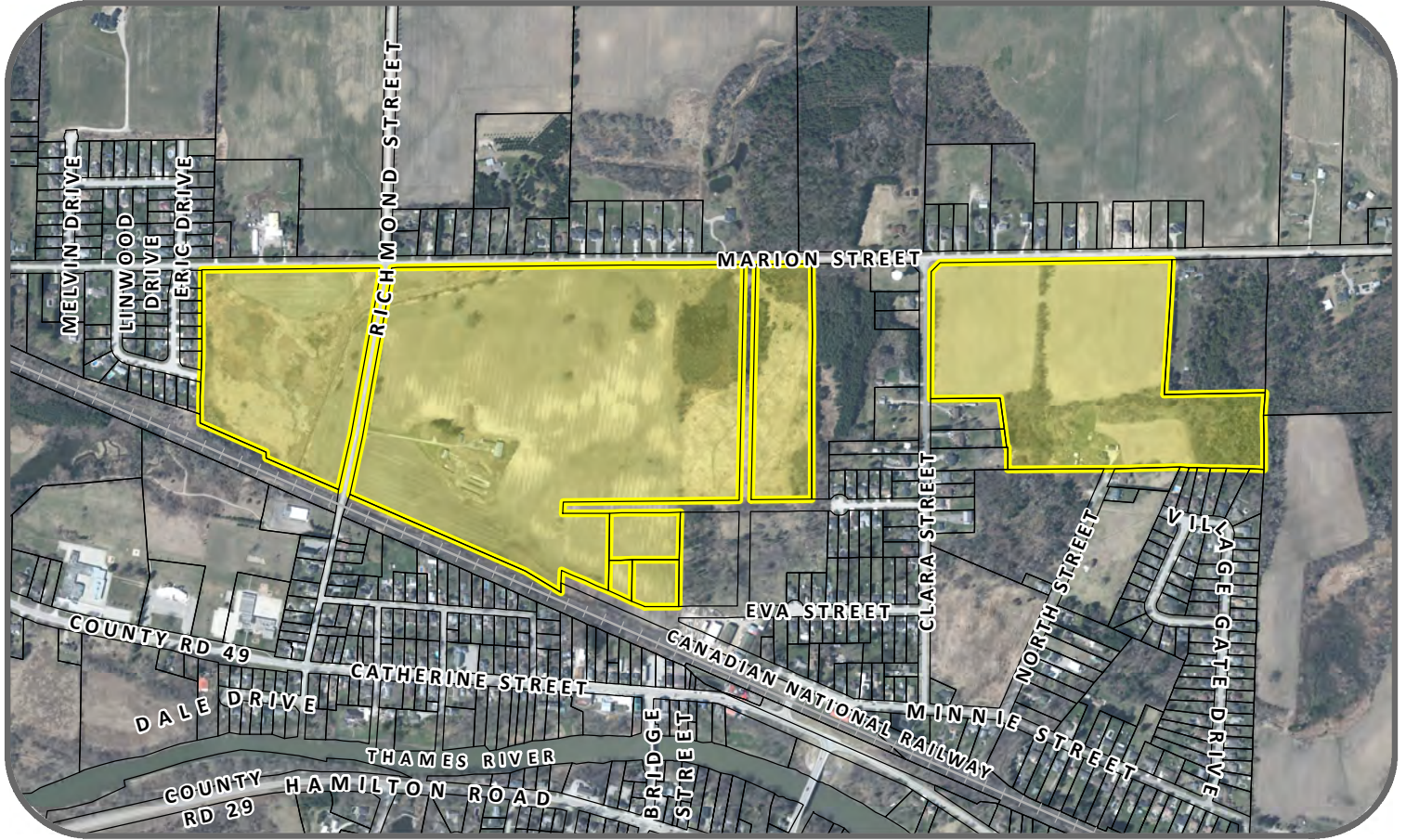
**Table 1- Total Housing Potential, Municipality of Thames Centre**

Subdivision Status	Total Housing Potential			Total
	Singles & Semi	Townhouse Units	Low Rise Apartments	
Final Approved	126	0	0	126
Draft Plan Approved	658	0	0	658
Proposed	343	397	232	972
Preliminary	555	350	55	960
<b>Total</b>	<b>1,682</b>	<b>747</b>	<b>287</b>	<b>2,716</b>
<b>Percentage Share</b>	<b>62%</b>	<b>28%</b>	<b>10%</b>	<b>100%</b>

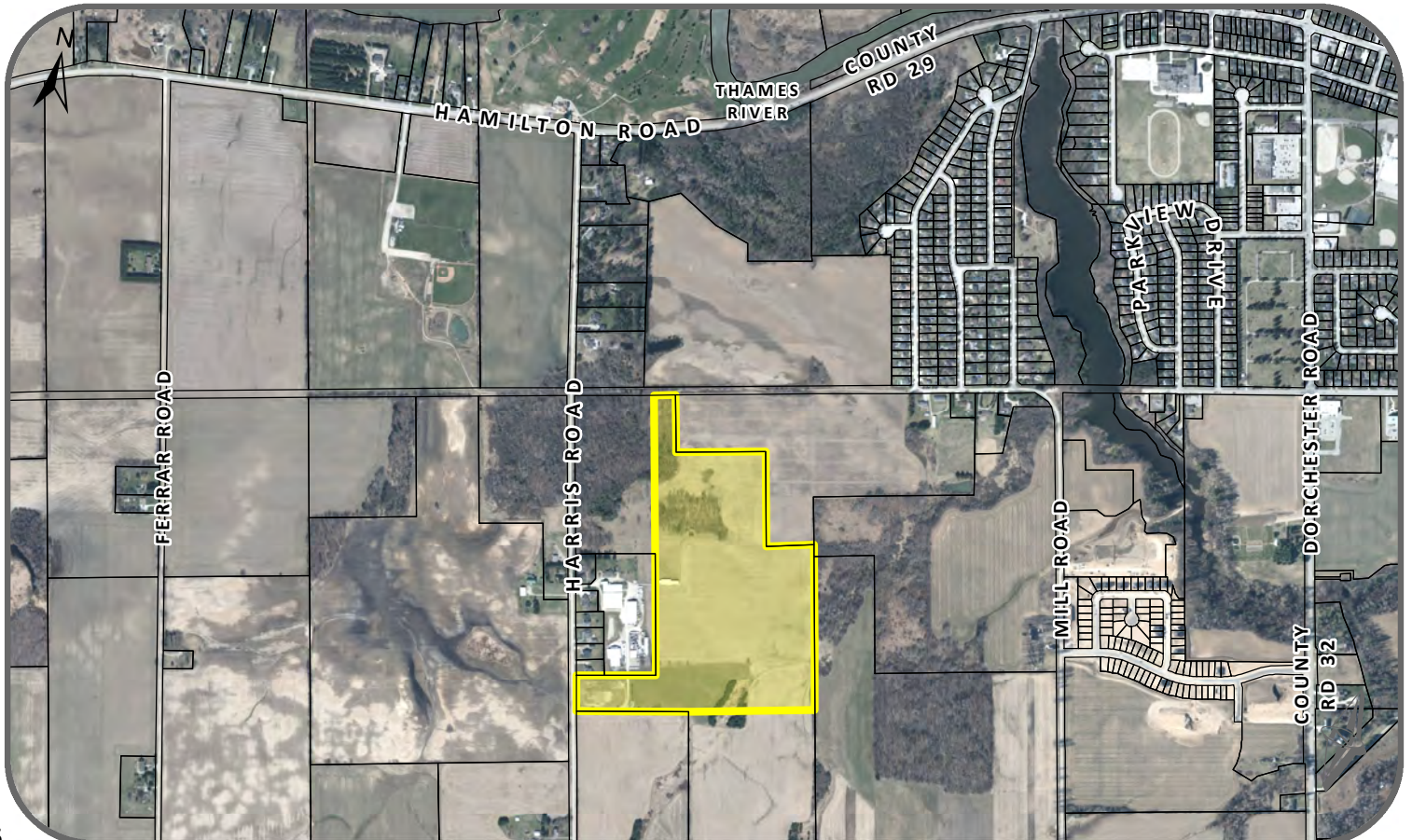
In addition to the foregoing inventory, there are also vacant lands designated Residential that are not within the development approvals process including preliminary submissions. These lands are limited to Dorchester on both sides of the Thames River and account for a total of 83 hectares of land as shown on **Figure 1** below. This total however needs to be discounted by 25% to exclude environmental features (woodlots, floodplains) which cannot be developed. As a result, the 83 hectares of gross land represents 62 hectares of net land. Applying a density of 13 units per hectare, this would translate into an additional 806 housing units over the long-term.



**Figure 1- VACANT RESIDENTIAL LAND SUPPLY**  
**NORTH SIDE OF THE THAMES RIVER, DORCHESTER**



**SOUTH SIDE OF THE THAMES RIVER, DORCHESTER**





**Table 2- Total Residential Supply, Municipality of Thames Centre**

	Development Stage	Housing Units
A	Total Housing Potential within development approvals process	2,716
B	Residential Intensification Factor (15%)	407
C	Vacant Residential Designated Lands Unit Yield (13 u/ha)	806
D	Total Residential Supply (A+B+C)	3,929
E	<b>Total Residential Supply Less Land Vacancy Factor<sup>1</sup> (E=D-15%)</b>	<b>3,339</b>

Note

<sup>1</sup>Vacancy Factor is to applies to recognize that long-term vacancy of lands may occur with sites that remain undeveloped due to physical constraints, site inactivity or unwillingness to develop lands.

The Municipality's total residential supply indicates that there are 3,339 potential housing units which includes the total number of housing units within the development approvals process, opportunities for intensification and the unit yield anticipated from vacant lands designated Residential. These findings will be compared to the Housing Forecast to generate a Housing Need to confirm whether the Municipality has a potential housing deficit or surplus.

### Housing Forecast

The County of Middlesex retained Watson & Associates to undertake population and housing projections for local municipalities under the report entitled Middlesex County Housing Growth Forecast and Allocations by Local Municipality (2020). This report included a low scenario, reference scenario and high growth projection scenarios including a review of anticipated trends including not limited to age groups and average household size.

More recently, the Municipality of Thames Centre retained Watson & Associates to update their development charges and prepared the Development Charges Background Study (2021). As part of that exercise, **Table 3** below provides an estimate of the anticipated amount, type and location of housing units between period of 2021 and 2046.

**Table 3- Housing Unit Forecast By Location and Unit Type (2021-2046) Municipality of Thames Centre**

Development Location	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Housing Units
Dorchester	1,282	358	256	1,897
Thorndale	602	19	30	651
Hamlets and Rural Areas	174	0	0	174
<b>Total</b>	<b>2,058</b>	<b>377</b>	<b>286</b>	<b>2,721</b>

Notes

<sup>1</sup>Includes townhouse and duplex units

<sup>2</sup>Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom units

Source: Watson & Associates – DC Background Study 2021

Key observations from the foregoing analysis indicate:

- Dorchester is anticipated to account for over 69% of housing development for the long term which is generally consistent with the total residential housing supply, compared to 24% for Thorndale.
- Low-density residential development in the form of single and semi-detached units are anticipated to account for 75% of the total housing demand with the remaining 25% comprised of medium density residential development in the form of townhouse and apartment unit.

### Housing Needs

To recap, the Municipality is anticipating a housing demand of 2,721 units up to year 2046. The housing supply analysis concluded that the Municipality has 3,339 potential housing units to satisfy its future growth needs over the same period which includes potential units in the development approvals process including conceptual designs along with the development yield through vacant lands designated Residential which are not subject to the development approvals process. As such, the Municipality of Thames Centre has sufficient lands designated Residential to satisfy its future growth need for the next 25 years.

As previously indicated, the PPS requires a minimum 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, as well as draft approved and registered plans. Based on the average number of housing starts per year projected for the next 25 years by Watson Associates, being 109, and 784 draft approved or registered lots, the Municipality exceeds the PPS's minimum requirement yielding a 7-year supply. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents, the PPS also required that planning authorities maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and in designated growth areas. Based on the average number of housing starts per year projected for the next 25 years by Watson Associates, being 109, and the total potential number of housing units in the order of 3,339, the Municipality exceeds the PPS's minimum requirement yielding a 30 year supply.

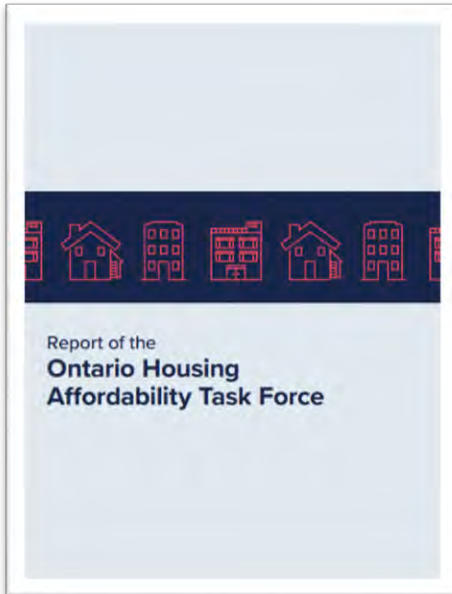
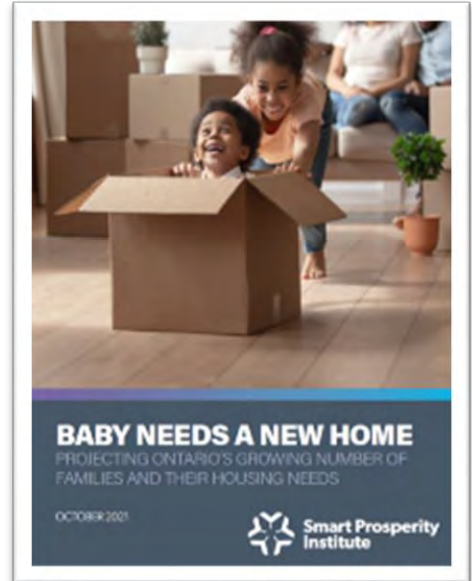
## Topics of Interest

This section will explore topics of interest related to housing policies, including new policies to be considered and the review of current policies to help inform the Official Plan Review.

### Housing Crisis

In response to the housing crisis, the Smart Prosperity Institute including Mike Moffat, Professor at Western University's Ivey Business School, authored a recent report in entitled Baby Needs A New Home – Projecting Ontario's Growing Number of Families and Their Housing Needs. It is a comprehensive report based on a projection for housing demand in Ontario. Over the next ten (10) years, this report projects that one (1) million new homes will be required considering the demand for housing has outpaced supply resulting in escalating housing prices. This trend is not limited to the GTA since it is affecting all of southern Ontario.

Following that, the Province of Ontario released a document entitled a Report of the Ontario Housing Affordability Task Force, which recommends five (5) keys areas to quickly increase the supply of market housing being 1.5 million homes over the next ten (10) years. Those key areas include:



- Make changes to planning policies and regulations to allow for greater density and increase the variety of housing
- Reduce and streamline urban design rules to lower costs of development
- Depoliticize the approvals process to address NIMBYism and cut red tape to speed up housing.
- Prevent abuse of the appeal process and address the backlog at the Ontario Land Tribunal by prioritizing cases that increase housing.
- Align efforts between all levels of government to incentivize more housing.

It remains to be seen what changes are to come about to the land use planning framework following this report.

### Promoting Housing Mix

The Municipality is currently experiencing a change with development community proposing more housing options than ever before. Historically comprised of a predominantly single-detached housing stock, the housing market has evolved in response to the housing supply shortage, escalating land prices and the need to provide a more affordable housing alternative. Despite this market response, municipalities have a role to encourage a mix and wide range of housing types. To promote that objective, it is recommended that the Municipality implement targets for low and medium residential development being 65% and 35% respectively. These targets will assist in addressing housing affordability and create a more sustainable community by having housing choices to satisfy a broad demographic and give local residents the choice to stay in the community.

Under the Thames Centre Official Plan, proposals for medium density residential uses in the form of low-rise apartments and townhouse dwellings are required to satisfy at least two of the following locational criteria: frontage on an arterial road; abut a major park; abut a commercial area; and, overall development application has a land area of at least 2 hectares (5 ac). Should two of the criteria not be satisfied, an Amendment to the Official Plan is required. Compared to other local municipalities in the County, this policy direction is the most restrictive. To further encourage a mix of housing types, existing policies should be revised to alternatively encourage these types of uses to locate in proximity to those areas and to remove the minimum area requirement. Standards governing height and density are more appropriately addressed through zoning. The remaining evaluation criteria under the Plan would continue to apply which would warrant an Amendment to the Official Plan if not met.

To further encourage a mix of housing types, it is recommended that street townhouse dwellings be allowed in a low-density residential settings similar to single-detached and semi-detached dwellings. This would be appropriate considering street townhouse dwellings offer a similar layout to single-detached or semi-detached dwellings with units facing the street including a driveway for garage access and a rear yard. Cluster townhouse dwellings which form part of a residential complex however would continue to be treated as medium density residential.

### Additional Dwelling Units

To address housing affordability, municipalities are mandated to permit additional dwelling units (ADUs) in both the primary building and an accessory building to a total of three (3) dwelling units on the same lot, following the Province's direction through an amendment to the Planning Act. For example, an existing dwelling can be converted to include a basement apartment unit as well as a dwelling unit within a detached garage. For clarity, the primary building can include a single-detached, semi-detached or townhouse dwelling. As such, the Thames Centre Official Plan needs to be amended accordingly. Currently, the Official Plan only permits second units in either the primary building or an accessory building.

### Garden Suites

Another means of addressing housing affordability is through the provision of a garden suite or granny flat, being a self-contained portable dwelling unit typically in the form of a mobile home to provide temporary accommodation for an elderly person. Currently, a garden suite is permitted through an approved temporary rezoning limited to a maximum of ten (10) years as noted in the Official Plan. The Planning Act has been amended to allow garden suites to a maximum of twenty (20) years. As such, the Official Plan should be amended accordingly.

## Recommendations and Next Steps

This discussion paper has provided a background of the current housing policy framework and a housing needs assessment to help inform the draft official plan policies for the Thames Centre OP. The following recommendations are provided to ensure conformity with the County Plan and consistency with the PPS:

- It is recommended that a housing mix targets apply in the form of 65% for low density residential development and 35% apply for medium density residential development.
- It is recommended to encourage a further mix of housing types that street townhouse dwellings be recognized as low density residential uses.
- It is recommended that to further encourage a mix of housing types, the locational criteria for medium density residential proposals for low-rise apartments and cluster townhouse dwellings be revised to alternatively encourage these types of uses to locate in adjacent to arterial roads, major parks and commercial areas as well as remove the minimum 2 hectare land requirement.
- It is recommended that policy direction be provided to allow Additional Dwelling Units (ADU) and Garden Suites/Granny Flats consistent with the direction from the Province.
- It is recommended that the definitions within the Thames Centre OP are revised if necessary and include new definitions that are laid out in the PPS and within the County Official Plan.

Questions and comments for consideration can be submitted to [mbancroft@thamescentre.on.ca](mailto:mbancroft@thamescentre.on.ca)

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54  
The Town of The Blue Mountains  
Council Meeting

**Title:** Mayor Soever Notice of Motion May 10, 2022

**Date:** Tuesday, May 24, 2022

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**Moved by:** Mayor Soever

**Seconded by:** Councillor Hope

WHEREAS it is in the best interest of good government and the democratic process that all Ontarians have access to candidate information during the upcoming municipal elections; and,  
WHEREAS the clerks of some municipalities do not supply the mailing addresses of voters on the voters list to candidates, thereby limiting the access of voters who have mailing addresses outside the municipality to candidate information, effectively disenfranchising them;  
BE IT RESOLVED THAT the Council of the Town of The Blue Mountains expresses its support for the inclusion of the mailing addresses of voters on voter's lists provided to candidates;  
AND THAT a copy of this resolution be sent to all municipalities in Ontario to ask for their support;  
AND THAT a copy of this resolution be sent to the Premier of Ontario and the Minister of Municipal Affairs and Housing;  
AND THAT a copy of this resolution be sent to the Canadian Civil Liberties Association

**YES: 6**

**NO: 0**

**CONFLICT: 0**

**ABSENT: 1**

**The motion is Carried**

**YES: 6**

Mayor Soever

Deputy Mayor Bordignon Councillor Hope

Councillor Matrosovs

Councillor Sampson

Councillor Bill Abbotts

**NO: 0**

**CONFLICT: 0**

**ABSENT: 1**

Councillor Uram