



October 6, 2016

Dear Friends,

Re: Introduction of Legislation to Amend the Aggregate Resources Act

I am writing to inform you of the introduction of a bill to amend the *Aggregate Resources Act* in the Ontario legislature on October 6, 2016. The proposed bill is the foundation of our plan to modernize and strengthen Ontario's framework for managing aggregate resources.

In fall 2015, the Ministry of Natural Resources and Forestry, through an Environmental Registry posting, consulted on proposed changes through a document called 'A Blueprint for Change: a proposal to modernize and strengthen the Aggregate Resources Act policy framework'.

The proposals described in the Blueprint were developed in consideration of the recommendations from the Standing Committee and input from fall 2014 discussions with stakeholders, Indigenous communities and organizations. The comments and the recommendations received were considered in the development of this proposed Bill. This information will also be considered in the development of future changes to regulations and policy.

The proposed bill is the first step in a phased process that will modernize and strengthen the way aggregate operations are managed in Ontario. Should the bill pass, Ontario would move forward with public consultations on any future proposed regulatory and policy changes under the revised act, including future proposals related to changes to fees and royalties.

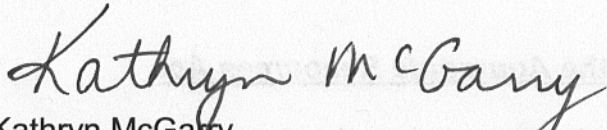
The changes proposed to the legislation provide the framework for stronger oversight in the management of aggregate operations, increased and equalized fees and royalties, enhanced environmental accountability, and improved information on operations and enhanced public participation.

The bill to amend the *Aggregate Resources Act* is available on the Legislative Assembly of Ontario website (www.ontla.on.ca) and has also been posted on the Environmental Registry (www.ontario.ca/environmentalregistry, posting number 012-8443) for public consultation for a period of 60 days ending on December 5, 2016. We welcome feedback on the legislative changes proposed. Alternatively, written comments can be sent to ARAreview@ontario.ca.

If you have any questions about the introduction of the bill, please contact Pauline Desroches, Manager, Resource Development Section, at 705-755-2140 or Pauline.Desroches@ontario.ca.

Thank you for your ongoing support in this initiative. I look forward to hearing your thoughts.

Best,



Kathryn McGarry
Minister of Natural Resources and Forestry

October 6, 2016

Dear Clerks:

AMO Seeks Council Resolution

On behalf of the AMO Board, I would ask you to place the attached resolution on council's next agenda along with this letter.

AMO wants every council to be involved in the [*What's Next Ontario?*](#) project. There is a looming fiscal gap facing Ontario's municipalities. *What's Next Ontario?* is about recognizing the gap and seeking sector support for closing it. The response has been impressive, but there's more to be done! We've boiled down the essence of the challenge we face in the next ten years to a one-page resolution. We urge every council in Ontario to adopt the resolution, and reply to AMO by December 1, 2016.

What does it say? We know Ontarians see infrastructure as the number one challenge facing their community. We know that even if we raise property taxes and user fees by inflation (1.8%), we will still be \$3.6 billion short to fix the infrastructure gap, every year for ten years. This is what we need to address. As elected officials, how do we deal with this challenge? What is the best approach? Ontarians already pay the highest property taxes in the country. How high is too high?

We could finance this gap by increasing property taxes. It would require property tax revenue increases of 4.6% annually for 10 years, sector-wide. And, what happens if the federal or provincial governments pull back on future commitments? We know that could mean property tax revenue increases of up to 8.35% annually for 10 years, sector-wide. How might these numbers translate locally as an annual rate increase?

The attached resolution is a starting point. Thank you for bringing this to your council's attention. My e-mail address is on the resolution and I look forward to receiving council's support.

If you have questions, please contact Matthew Wilson, Senior Advisor, mwilson@amo.on.ca, 416-971-9856 Ext. 323.

Yours sincerely,



Lynn Dollin
AMO President

WHAT'S NEXT ONTARIO? RESOLUTION

WHEREAS recent polling, conducted on behalf of the Association of Municipalities of Ontario indicates 76% of Ontarians are concerned or somewhat concerned property taxes will not cover the cost of infrastructure while maintaining municipal services, and 90% agree maintaining safe infrastructure is an important priority for their communities;

AND WHEREAS infrastructure and transit are identified by Ontarians as the biggest problems facing their municipal government;

AND WHEREAS a ten-year projection (2016-2025) of municipal expenditures against inflationary property tax and user fee increases, shows there to be an unfunded average annual need of \$3.6 billion to fix local infrastructure and provide for municipal operating needs;

AND WHEREAS the \$3.6 billion average annual need would equate to annual increases of 4.6% (including inflation) to province-wide property tax revenue for the next ten years;

AND WHEREAS this gap calculation also presumes all existing and multi-year planned federal and provincial transfers to municipal governments are fulfilled;

AND WHEREAS if future federal and provincial transfers are unfulfilled beyond 2015 levels, it would require annual province-wide property tax revenue increases of up to 8.35% for ten years;

AND WHEREAS Ontarians already pay the highest property taxes in the country;

AND WHEREAS each municipal government in Ontario faces unique issues, the fiscal health and needs are a challenge which unites all municipal governments, regardless of size;

NOW THEREFORE BE IT RESOLVED that this Council supports the Association of Municipalities of Ontario in its work to close the fiscal gap; so that all municipalities can benefit from predictable and sustainable revenue, to finance the pressing infrastructure and municipal service needs faced by all municipal governments.

Please forward your resolution by December 1, 2016 to:
AMO President Lynn Dollin amopresident@amo.on.ca.

123 Johnson Street, P.O. Box 867
Niagara-on-the-Lake, ON L0S 1J0
905 468-1380

September 12, 2016

Ms. Holly Dowd
Town Clerk
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0



Ms. Denise Horne
Heritage Advisor
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0

Dear Ms. Dowd and Ms. Horne:

RE: Rezoning — 115-119 Johnson Street, Niagara-on-the-Lake

My name is Brodie Townley. My wife and I own 123 Johnson Street which abuts the property in question. We are new to NOTL having arrived in December 2015. We were in attendance at the information meeting held in your offices on August 29, 2015.

We would firstly like to say that Mr. David Jones has done a very nice job in renovating 115-119 Johnson Street. We support the rezoning of the property into three town homes, but only subject to the rear property line being moved farther back than currently proposed.

As you may know, Mr. Jones not only owns the property in question, but also 129 Johnson Street as well as the property behind our house. It is effectively a large "U" shape which surrounds our home and Mr. Gary Weigandt's house at 127 Johnson Street.

We do not believe that the proposed severance line should be looked at in isolation of the current application of severance, but rather, should be viewed in the context of the likely development of the property behind us. While there is no current application in place to develop that land, it is only a matter of time before an application to build town homes on the remaining lots is submitted. This has, in fact, been suggested by Mr. Jones so it is not conjecture but likely an eventual reality. Even though no formal applications have been put forth to develop the land behind our house, it cannot be ignored when determining the rear severance line of the current proposal for 115-119 Johnson Street.

As mentioned earlier, the proposed severance line, if approved, could severely impact our property. Rather than sever the property as proposed by Mr. Jones, we propose that it be moved back approximately 35-40 feet to coincide with the rear property line of our house and that of 127 Johnson Street.

Looking at a worse case scenario, should that rear severance line be passed as proposed by Mr. Jones, we could end up with a two-story town home abutting the rear 35-40 feet of our property effectively blocking any sunlight and looking right down into our yard. This would not only severely impact our life in the house, but also the real estate value of our property.

In conclusion, we support the rezoning subject to the enlargement of the backyards of 115-119 Johnson Street to parallel our property line. (Please see the diagram in Mr. Andrew Henwood's letter to Ms. Dowd dated August 21, 2016.)

We object to the severance as proposed.

We request that our input be considered with the application from Mr. Jones and that we be informed in writing of the outcome.

Sincerely yours,

A handwritten signature in black ink that reads "Brodie & Maria Townley". The signature is written in a cursive, flowing style. The word "Brodie" is followed by an ampersand, and "Maria Townley" is written in a larger, more prominent script.

Brodie & Maria Townley

September 26, 2016

Maurizio Rogato
Land Development Division
Solmar Development Corp
122 Romina Drive
Concord
ON L4K 4Z7



re: Trees on 489-495 Victoria St Property in Niagara-on-the-Lake

Dear Mr Rogato,

I'm writing as a resident at 481 Victoria St in Niagara-on-the-Lake and chairperson of the condo board for our 10-unit property which adjoins 489-495 Victoria St, which is currently under development planning by your company. I understand that you recently had a conversation with one of our owners, Kate Verweij of Unit 1 at 481 Victoria, concerning the trees on the two properties.

We are anxious that as many as possible of the existing trees on your property remain as the property is developed. Of course, we recognize that you have control over the trees on your property, and that you may proceed as you wish, subject to any regulation or policy which the Town of NOTL may or may not have on the books concerning the town's sylvan heritage.

The many trees and hedge provide a very desirable natural amenity and an excellent practical screen and divider between the two properties. We certainly expect that this remains the case.

I have assumed that the fenceline and cedar hedge follow the official/legal property line and that therefore the cedar hedge, a smaller maple and a lilac bush and one of the large maples are on 481 Victoria property and therefore are our exclusive assets and cannot be affected by your development. The sketch I have provided represents my own observation and may not be perfectly accurate or represent the correct legal boundaries of our two properties.

Our expectation is that the cedar hedge, large maple, smaller maple and lilac as well as the cedar and chestnut (in the very back corner, probably on your property) (all highlighted in pink) would remain in place.

We do understand that you will want to exploit the maximum potential of your own property and that disposition of trees on your property are your business. We also believe that the preservation of these natural assets are an advantage to the future owners of the homes at 489-495 Victoria.

We hope that you will maintain as much of the beautiful natural environment and screening as possible. Please contact me at any time as you consider the tree situation in the development, as you proceed with your plans.

Sincerely



Christopher Blake
3- 481 Victoria St
Niagara-on-the-Lake
ON L0S 1J0

905 -- 468 -- 2081
cblake@me.com

cc: Jesse Auspitz, Planning Department, Town of Niagara-on-the-Lake
Holly Dowd, Clerk, Town of Niagara-on-the-Lake

CEDAR

CUSCUT

481 VICTORIA ST

BIG
MAPLE

6 MAPLES

5 BIRCH

BIG
MAPLE

LARGE MAPLE

CEDAR HEDGE

MAPLE

WAC

FENCE / PROPERTY LINE

489 - 495 VICTORIA A

CEDAR

SPRUE SPRUE CEDAR

VICTORIA ST

15
NHOC

CANNERY PARK DEVELOPMENTS INC.
P.O. Box 612
St. Davids ON L0S 1P0
Telephone (905) 262-0346 / Fax (905) 262-0347

October 7, 2016

**** VIA E-MAIL ONLY ****

Town of Niagara-on-the-Lake
Clerk's Department
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Attention: Ms. Holly Dowd, Town Clerk

Re: Public Information Meeting
Four Mile Creek Road @ Line 9 Road

Further to the Notice of Public Meeting received, please be advised that Cannery Park Developments Inc., owner of properties at 329 Four Mile Creek Road and the vacant parcel across the street fully support the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendments.

Thank you.

Yours truly,

CANNERY PARK DEVELOPMENTS INC.



Rainer Hummel
President

/pc

HUMMEL PROPERTIES INC.
P.O. Box 612
St. Davids ON L0S 1P0
Telephone (905) 262-0346 / Fax (905) 262-0347

October 7, 2016

**** VIA E-MAIL ONLY ****

Town of Niagara-on-the-Lake
Clerk's Department
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Attention: Ms. Holly Dowd, Town Clerk

Re: Public Information Meeting
Four Mile Creek Road @ Line 9 Road

Further to the Notice of Public Meeting received, please be advised that Hummel Properties Inc., owner of the adjacent property at 358 Four Mile Creek Road fully support the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendments.

Thank you.

Yours truly,

HUMMEL PROPERTIES INC.



Rainer Hummel
President

/pc

SLEEK DEVELOPMENTS INC.
P.O. Box 612
St. Davids ON L0S 1P0
Telephone (905) 262-0346 / Fax (905) 262-0347

October 7, 2016

**** VIA E-MAIL ONLY ****

Town of Niagara-on-the-Lake
Clerk's Department
1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Attention: Ms. Holly Dowd, Town Clerk

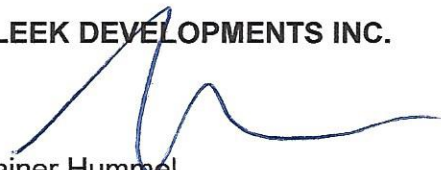
Re: Public Information Meeting
Four Mile Creek Road @ Line 9 Road

Further to the Notice of Public Meeting received, please be advised that Slek Developments Inc., owner of 308 Four Mile Creek Road fully supports the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendments.

Thank you.

Yours truly,

SLEEK DEVELOPMENTS INC.



Rainer Hummel
President

/pc



164 Johnson Street
Niagara-on-the-Lake, Ontario

LOS 1J0

Re: Proposed Change 115-119 Johnson Street.

Town Clerk:

We support the proposed change with conditions as follows:

1. The amendment to the Official Plan does not establish a precedent for the approval of townhouses is what is a single family home area,
2. The amendment to the Official Plan does not, in the future, permit the building of other townhouses on the remainder of the "Subject Property", and
3. The townhouses are not to be part of a pool for short term or daily rentals (from a hotel or other business) or to be used as short term rentals.

Submitted by:

  Patricia Garriock

William C. Garriock and Patricia L Garriock



ONTARIO GOOD ROADS ASSOCIATION

1525 CORNWALL ROAD, UNIT 22
OAKVILLE, ONTARIO L6J 0B2
TELEPHONE 289-291-6472
FAX 289-291-6477
www.ogra.org

August 30, 2016

Town of Niagara-on-the-Lake
P.O. Box 100, 1593 Four Mile Creek Road
Virgil ON L0S 1T0



Attention: Mayor & Members of Council

Re: OGRA Conference, February 26 – March 1, 2017, Fairmont Royal York Hotel

OGRA has received numerous letters from municipalities endorsing a resolution from the Township of South-West Oxford regarding ROMA's decision to end the OGRA/ROMA Combined Conference partnership. OGRA would like to take a moment to set the record straight.

The OGRA Board of Directors was surprised and disappointed by ROMA's unilateral decision to revert back to running a separate conference, thus ending a very productive, 17 year partnership that served Ontario municipalities well. The Combined Conference was a major success that strengthened both organizations. OGRA remains open to re-establish the Combined Conference partnership with ROMA because that is the best way for both organizations to serve their municipal members.

That said, we also want to take a moment to assure you that the 2017 OGRA Conference will continue to offer a diverse cutting edge program for our delegates. We can confirm that:

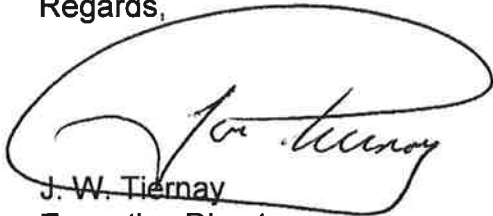
- A number of world class keynote speakers have confirmed their attendance;
- The concurrent sessions will cover the wide spectrum of municipal issues and will continue to be both thought-provoking and applicable to OGRA's municipal members;
- For the third consecutive year, OGRA will convene the Small Town Forum;
- OGRA's Emerging Municipal Leaders Forum will also be held for the third straight year;
- OGRA intends to hold a Ministers' Forum and are in discussions with the Ministry of Municipal Affairs regarding the scheduling of delegations during the

- conference. The fact that the OGRA Conference will be held later in February when the legislature is sitting, will no doubt facilitate Provincial participation;
- The trade show will be substantially enhanced;
- Additional meals will be included in the basic registration fee; and
- Registration fees will be unchanged from 2016 rates.

Should you or any members of your council have any questions, I would encourage to you contact us.

On behalf of the OGRA Board of Directors, we hope to see you at the 2017 OGRA Conference in Toronto, February 26th – March 1st, 2017.

Regards,

A handwritten signature in black ink, appearing to read "J. W. Tiernay", is written over a large, loopy oval shape.

J. W. Tiernay
Executive Director