

Notice and Agenda

For the Township of Rideau Lakes Municipal Services Committee (Public Works/Planning/Community & Leisure Services)

Monday, May 12, 2014

2:30 P.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Emergency Additions to the Agenda**
- 4. Adoption of Agenda**
- 5. Disclosure of Pecuniary Interest or the General Nature Thereof**
- 6. Tender Results**
 - 6.1** Tender PW2014-10 – Surface Treatment
 - 6.2** Tender PW2014-11 – Woven Geotextile
- 7. DEVELOPMENT SERVICES**
Brittany Mulhern, Manager of Development Services
Verbal and Written Report
 - 7.1** Report re: Year to Date Building Permit Activity, April 2014 Permit Application Activity, Source Protection Update and Housekeeping Zoning By-Law Amendments
- 8. TREASURER'S REPORT**
Joe Whyte, Treasurer
Verbal and Written Report
 - 8.1** Report re: Equipment Lease/Purchase
- 9. PUBLIC WORKS**
 - 9.1 Dan Chant, Roads Coordinator**
Verbal and Written Report
 - 9.1.1** Report re: Roads Progress Capital and Maintenance
 - 9.2 Michelle Jones, Supervisor of Municipal Properties & Environmental Services**
Verbal and Written Report
 - 9.2.1** Report re: Municipal Properties Update
 - 9.2.2** Report re: Environmental Services Update
 - 9.2.3** Report re: Upgrades to Infrastructure Transfer Stations

- 10. COMMUNITY & LEISURE SERVICES**
Sue Dunfield, Manager of Community & Leisure Services
Written Report
 - 10.1** Report re: June as Parks & Recreation Month
 - 10.2** Report re: Appointment of Volunteers
- 11. Correspondence Action**
 - 11.1** The College of Physicians and Surgeons of Ontario – Request for Nominations for the Council Award Honouring Outstanding Physicians
 - 11.2** Ministry of Citizenship and Immigration – Request for Nominations for Ontario Medal for Good Citizenship
- 12. New Business**
 - 12.1** Consent to Attend Public Events
 - 12.2** Mayor Holman’s Comments
- 13. Correspondence Information**
 - 13.1** Leeds, Grenville and Lanark District Health Team – Media Release – **Copy in Committee Package**
 - 13.2** Friends of the Tay Watershed Association – New Board of Directors Elected – **Copy in Committee Package**
 - 13.3** Ministry of Natural Resources – Response Letter re: Flooding in Delta – **Copy in Committee Package**
- 14. Questions from the Press**
- 15. Questions from the Public regarding agenda items**
- 16. Close Meeting** – Legal Matters - As per Section 239(2) of the Municipal Act
- 17. Open Meeting**
- 18. Mayor Holman – Report re: Closed Meeting**
- 19. Resolution re: Closed Meeting**
- 20. Resolution – Confirm Proceedings – Committee Meeting – May 12, 2014**
- 21. Adjournment**



REPORT TO COMMITTEE

RE: Surface Treatment Tender PW2014-10 Results Report
 From: Dan Chant, Roads Coordinator
 Date: May 12, 2014

A Tender was sent out for the application of single and double surface treatment and micro surfacing.

The Tender closed on May 8th at 11:00 am and three (3) Tenders were received and opened immediately following the deadline.

SINGLE SURFACE TREATMENT:

Grady Rd, Mahon Rd and Opinicon Road.

DOUBLE SURFACE TREATMENT:

Little Rideau Lake Rd, McCann Rd, 4.4kms on North Shore Rd, .5kms on Opinicon Rd and 100m on Polk Crescent.

Micro Surfacing:

800m on Otter Lake Rd and 1.7 kms on Big Rideau Lake Road.

BIDDER	SINGLE S.T per m2	DOUBLE S.T per m2	Micro Surfacing per m2	TOTAL WITH TAX
DUNCOR ENTERPRISES INC.	\$3.05	\$6.10	\$3.60	\$696,861.00
SMITHS CONSTRUCTION	\$3.02-\$3.19	\$5.77-\$5.82	\$6.16	\$715,599.62
GREENWOOD PAVING	\$2.98	\$5.96-\$5.98	\$6.90	\$732,621.60

COMPARISONS:

2013 - Price of Single Surface Treatment: \$2.83 - \$3.03/m2

2013 - Price for Double Surface Treatment: \$5.32/m2

2013 – Micro Surfacing N/A


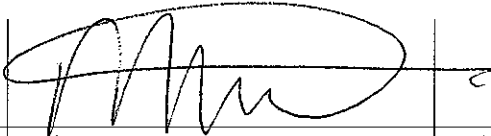


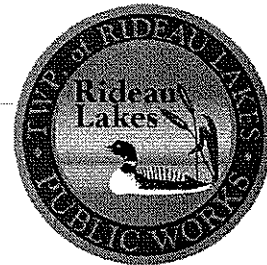
RECOMMENDATION:

WHEREAS A Tender was sent out for the supply and application of single and double surface treatment and micro surfacing;

AND WHEREAS three (3) Bids were received before the closing date on May 8, 2014 at 11:00 am;

NOW THEREFORE the Municipal Services Committee (Public Works/Planning/Community & Leisure Services) Recommends to the Council of the Corporation of the Township of Rideau Lakes that the Tender for supply and application of single and double surface treatment and micro surfacing be awarded to DUNCOR ENTERPRISES INC. for the total tender price of \$696,861.00.

		
Dan Chant Roads Coordinator	Mike Dwyer Chief Administrative Officer	Bob Maddocks Chief Administrative Officer



REPORT TO COMMITTEE

RE: Woven Geotextile Tender PW2014-11 Results Report
 From: Dan Chant, Roads Coordinator
 Date: May 12, 2014

A Tender was sent out for the supply of woven geotextile which the Public Works Department uses in the construction of road bases throughout the Township.

The Tender closed on May 8th at 11:00 am and five (5) Tenders were received and opened immediately following the deadline. All tenders met the required specifications and include delivery.

BIDDER	Unit Price (for +/- 115,000m2)	Total Price (excl. HST)
HANES GEO COMPONENTS	\$0.68	\$78,200.00
GEOSYNTHETIC SYSTEMS	\$0.72	\$82,800.00
NILEX CIVIL ENVIRONMENTAL	\$0.73	\$83,950.00
TERRAFIX GEOSYNTHETICS INC	\$0.74	\$85,100.00
SOLENO TEXTILES TECHNIQUES INC.	\$0.94	\$108,100.00


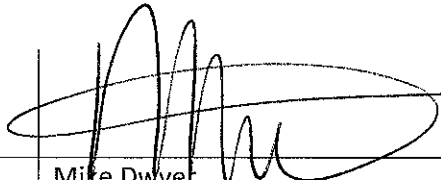
Our last geotextile purchase in 2013 was at a cost of \$0.69/m2.

The cost of geotextile is included within the budget prices for the reconstruction of each road.

RECOMMENDATION:

It is recommended that tender PW2014-11 – Woven Geotextile Supply & Delivery be awarded to HANES GEO COMPONENTS at a cost of \$0.68/m2 and an initial delivery of 115,000m2;

AND FURTHER that staff be authorized to order more at the tender price as needed and as road conditions require.

 Dan Chant Roads Coordinator	 Mike Dwyer Chief Administrative Officer	 Bob Maddocks Chief Administrative Officer
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Report to the Municipal Services Committee

Date of Meeting: May 12th, 2014

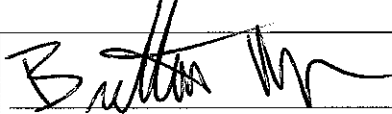
Date of Report: May 9th, 2014

Subject of Report:

- Year to Date Building Permit Activity
- April 2014 Permit & Application Activity
- Source Protection Update
- Housekeeping Zoning By-Law Amendments

Recommendation: For information purposes / See specific sections.

Report Prepared By:



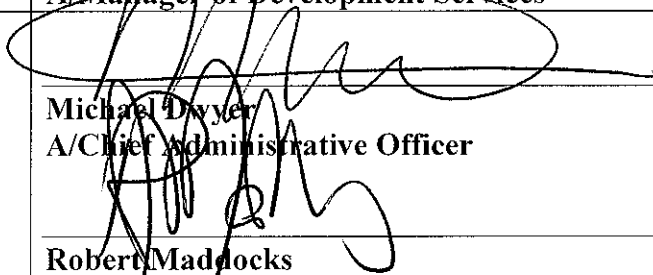
Brittany Mulhern
A/Manager of Development Services

Departmental Approval:



Brittany Mulhern
A/Manager of Development Services

CAO Approval:



Michael Dwyer
A/Chief Administrative Officer

Robert Maddocks
Chief Administrative Officer

Permit Activity – Year to Date (through end of April)

Building Stats - TOTAL 2014

Rideau Lakes			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Multi-Dwelling Complex	0	\$0.00	\$0.00
New Single Family Dwelling	6	\$1,378,000.00	\$20,462.00
Alterations/Additions to SFD	7	\$226,000.00	\$3,750.00
Demolition of SFD	2	\$0.00	\$237.50
New Seasonal Dwelling	2	\$430,000.00	\$6,378.00
Alterations/Additions to Seasonal	3	\$146,700.00	\$2,301.79
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00

New Sleeping Cabin	0	\$0.00	\$0.00
New Mobile Home	0	\$0.00	\$0.00
New Septic	5	\$0.00	\$2,774.00
New Septic Tank/Replacement	1	\$0.00	\$141.50
New Accessory/Garage	9	\$140,000.00	\$2,629.80
Alteration/Addition to Accessory	3	\$10,700.00	\$424.50
Demolition of Accessory	1	\$0.00	\$141.50
New Boathouse	0	\$0.00	\$0.00
Demolition of Boathouse	0	\$0.00	\$0.00
New Woodstove	1	\$2,200.00	\$96.00
Demolition of School Portable	0	\$0.00	\$0.00
New Institutional	0	\$0.00	\$0.00
Alteration/Addition to Institutional	5	\$194,950.00	\$2,195.00
New Commercial	1	\$164,000.00	\$2,260.50
Alterations/Addition to Commercial	1	\$30,000.00	\$411.00
Demolition of Commercial	0	\$0.00	\$0.00
New Inground/Above Ground Pools	0	\$0.00	\$0.00
New Decks	1	\$4,000.00	\$141.50
Change of Use	2	\$0.00	\$192.00
Solar Farm	4	\$275,000.00	\$1,668.00
TOTAL	54	\$3,001,550.00	\$46,204.59

Athens

Type of Construction	Number	Total Construction Value	Permit Fee Total
New Single Family Dwelling	1	\$130,000.00	\$2,031.50
Alteration/Addition to Single Family Dwelling	1	\$16,000.00	\$279.00
Demolition of Single Family Dwelling	0	\$0.00	\$0.00
New Seasonal Dwelling	0	\$0.00	\$0.00
Alteration/Addition to Seasonal Dwelling	0	\$0.00	\$0.00
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Garage/Accessory	1	\$60,000.00	\$927.00
Addition/Alteration to Accessory	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
New Deck	1	\$1,500.00	\$141.50
New Woodstove	0	\$0.00	\$0.00
Alteration/Addition to Commercial/Institutional	0	\$0.00	\$0.00
New Inground/Above Ground Pool	0	\$0.00	\$1,668.00

TOTAL	4	\$207,500.00	\$3,379.00
Westport			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Single Family Dwelling	1	\$150,000.00	\$2,284.00
Demolition of SFD	0	\$0.00	\$0.00
Addition/Alteration to SFD	0	\$0.00	\$0.00
Alterations to Institutional	0	\$0.00	\$0.00
New Commercial Accessory	0	\$0.00	\$0.00
Addition/Alteration to Commercial	1	\$110,000.00	\$1,523.50
Demolition of Commercial	0	\$0.00	\$0.00
New Accessory/Garage	1	\$0.00	\$141.50
Demolition of Accessory	0	\$0.00	\$0.00
Demolition of Institutional (Convent)	0	\$0.00	\$0.00
New Deck	0	\$0.00	\$0.00
New Septic	1	\$0.00	\$550.00
New Woodstove	0	\$0.00	\$0.00
TOTAL	4	\$260,000.00	\$4,499.00

April 2014 Permit & Application Activity

Building Stats - APRIL 2014

Rideau Lakes			
Type of Construction	Number	Total Construction Value	Permit Fee Total
New Multi-Dwelling Complex	0	\$0.00	\$0.00
New Single Family Dwelling	4	\$960,000.00	\$14,412.00
Alterations/Additions to SFD	2	\$40,000.00	\$833.50
Demolition of SFD	1	\$0.00	\$141.50
New Seasonal Dwelling	0	\$0.00	\$0.00
Alterations/Additions to Seasonal	2	\$111,900.00	\$1,684.81
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Sleeping Cabin	0	\$0.00	\$0.00
New Mobile Home	0	\$0.00	\$0.00
New Septic	3	\$0.00	\$1,668.00
New Septic Tank/Replacement/Alteration	1	\$0.00	\$141.50
New Accessory/Garage	5	\$107,000.00	\$1,780.80

Alteration/Addition to Accessory	2	\$5,700.00	\$283.00
Demolition of Accessory	0	\$0.00	\$0.00
New Boathouse	0	\$0.00	\$0.00
Demotion of Boathouse	0	\$0.00	\$0.00
New Woodstove	1	\$2,200.00	\$96.00
Demolition of School Portable	0	\$0.00	\$0.00
New Institutional	0	\$0.00	\$0.00
Alteration/Addition to Institutional	1	\$31,000.00	\$0.00
New Commercial	0	\$0.00	\$0.00
Alterations/Addition to Commercial	0	\$0.00	\$0.00
Demolition of Commercial	0	\$0.00	\$0.00
New Inground/Above Ground Pools	0	\$0.00	\$0.00
New Decks	1	\$4,000.00	\$141.50
Change of Use	2	\$0.00	\$192.00
Solar Farm	4	\$275,000.00	\$1,668.00
TOTAL	29	\$1,536,800.00	\$23,042.61
Athens			
Type of Construction	Number	Construction Value	Permit Fee Total
New Single Family Dwelling	1	\$130,000.00	\$2,031.50
Alteration/Addition to SFD	0	\$0.00	\$0.00
Demolition of SFD	0	\$0.00	\$0.00
New Seasonal Dwelling	0	\$0.00	\$0.00
Alteration/Addition to Seasonal Dwelling	0	\$0.00	\$0.00
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Garage/Accessory	1	\$60,000.00	\$927.00
Addition/Alteration to Accessory	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
New Deck	1	\$1,500.00	\$141.50
New Woodstove	0	\$0.00	\$0.00
Alteration/Addition to Commercial/Institutional	0	\$0.00	\$0.00
New Inground/Above Ground Pool	0	\$0.00	\$0.00
TOTAL	3	\$191,500.00	\$3,100.00

Westport			
Type of Construction	Number	Construction Value	Permit Fee Total
New Single Family Dwelling	0	\$0.00	\$0.00
Demolition of SFD	0	\$0.00	\$0.00
Addition/Alteration to SFD	0	\$0.00	\$0.00
Alterations to Institutional	0	\$0.00	\$0.00
New Commercial Accessory	0	\$0.00	\$0.00
Addition/Alteration to Commercial	0	\$0.00	\$0.00
Demolition of Commercial	0	\$0.00	\$0.00
New Accessory/Garage	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
Demolition of Institutional	0	\$0.00	\$0.00
New Deck	0	\$0.00	\$0.00
New Septic	0	\$0.00	\$0.00
New Woodstove	0	\$0.00	\$0.00
TOTAL	0	\$0.00	\$0.00

Monthly Planning Activity – April

	APRIL
SITE PLAN APPLICATIONS	7
<i>(including delegated SP's)</i>	4
MINOR VARIANCE APPLICATIONS	2
SEVERANCES	5
<i>including: i. new lots</i>	0
<i>ii. lot additions</i>	5
<i>iii. rights-of-w/easements</i>	5
ZONING AMENDMENTS	1
WORK ORDER LETTERS	1
ZONING CERTIFICATES	0

Statistics

Recommendation: For information purposes only

Source Protection Update

As the file continues to move forward, the next step in the Plan is implementation through enforcement which is a requirement under the Source Protection Plan. The Township has three options to enforce the Plan: 1. Train Township staff, 2. Joint enforcement with another municipality, or 3. Agree to transfer enforcement authority to the Mississippi-Rideau office. The Source Protection Authority (Mississippi-Rideau Office) has developed and supplied a draft agreement for this option. The agreement outlines the substantial responsibilities of the authority. Substantial training and staff time would be required to undertake Option 1. As well, depending on the level of responsibility associated with the position the Township may require additional staff to take on this role. Option 2 would also require training and staff time and it is not known at this time what type of agreement and responsibility would be required with the participating municipality. Option 3 is the most viable option as the Source Protection Authority would also be the enforcement authority which is the most logical solution.

Recommendation: That the Township investigate the agreement with the RVCA as a transfer of enforcement authority.

Housekeeping Zoning By-Law Amendments

Attached is a compiled list of proposed general housekeeping amendments that have been discussed by the Planning Advisory Committee (PAC) in recent months. The proposed amendments have been discussed in detail with PAC. The list is provided to MSC for information purposes as the main venue to discuss these types of amendments is through PAC. Essentially this brief report is an update component on the ongoing work of PAC regarding the proposed housekeeping amendments as well as to provide MSC with an update on the next steps in the process.

Staff have been working on general housekeeping amendments to the Zoning By-Law that will help to better facilitate planning principles and refine interpretations made over the last few years. Generally it is a good practice to regularly perform a housekeeping update. While the last major update was completed in 2006, it is likely overdue. The proposed changes include (but are not limited to) adding definitions of words not previously defined, changing definitions to better explain terms, re-working general provisions, and adding permitted uses to specific zones. The changes/ additions/ deletions are a result of updated provincial policies, recent decisions made by the Ontario Municipal Board, and recent direction provided by the Planning Advisory Committee to staff.

Staff have additionally identified specific properties in the Township for proposed zoning amendments. Generally the property specific changes result where owners have notified staff of potential errors in the transition from the former by-laws to the current by-law, or where staff have identified very unique circumstances where development may be unduly hindered, and / or lots that are not consistently zoned in a pattern similar to surrounding land uses.

Ultimately the proposed housekeeping amendments are common sense changes/updates to current regulations that generally help to loosen zoning regulations through a practical and consistent approach. Formal public consultation is to begin in June or July and will involve public notification procedures as well as the holding of a public meeting in the form of an open house to gain public feedback on the proposed changes. Staff will continue to be available to members of the public to discuss all proposed changes.

Recommendation: Information purposes

Attachment: PAC recently discussed housekeeping amendments

BYLAW CHANGES 2013-2014: HOUSEKEEPING
As discussed through PAC

Additions are indicated by *bold italics*. Deletions are indicated by striking through (like this).

SECTION 2 – DEFINITIONS

AGRICULTURAL USE shall mean the use of land, buildings or structures for:

- Growing crops, including the storage and sale of crops produced;
- Raising, breeding, boarding, training, keeping and sale of livestock, including the raising and sale of fish;
- Collection, production, storage and sale of animal products such as milk, eggs, wool, fur or honey;
- Greenhouse or nursery garden, including storage and sale of products produced;
- Planting, harvesting and sale of forest products;
- ***Craft level production and related value added activities including incidental retail;***
- Use and storage of all equipment related to the foregoing activities, including the occasional use of a portable sawmill.

Agricultural use shall not include commercial or industrial activities such as abattoirs, tanneries, kennels or manufacturing activities including crops, animal products or wood products.

CRAFT LEVEL PRODUCTION shall mean small scale, on farm, value added, production or dressing of raw materials from the same property and/or farming operation. Craft production shall generally mean work that is capable of being completed by one individual with limited mechanical assistance.

DWELLING shall mean...

Dwelling shall mean a building occupied or capable of being occupied as the home or the residence of one or more persons. This definition shall not include any vehicle defined herein ***however does include, but is not limited to, structures with the following CSA designations: CSA-Z241 and CSA A277.***

- ~~SEASONAL DWELLING shall mean a dwelling which contains one or more dwelling unit and which is used for vacation, recreation, rest and relaxation purposes from time to time, but which is not occupied or used as a year-round, permanent home or residence.~~

DWELLING UNIT shall mean...

- ~~ACCESSORY DWELLING UNIT shall mean a dwelling unit which is part of and accessory to a permitted non-residential building, and which is occupied by the family of the owner of such non-residential building or by the family of a person employed on the lot where such dwelling unit is located.~~

FEED SUPPLY OUTLET shall mean a building or part of a building, structure or area used for the storage, distribution, sorting, packing and/or retail sale of animal feeds and related products.

FLOOR AREA shall mean:

- For a dwelling or dwelling unit, the total area of the storeys **floors** contained within the exterior walls of the dwelling or dwelling unit exclusive of any **attached** garage, carport, unenclosed porch, **open deck, or any floor area with less than 1.8m in height between the floor and the ceiling.**
- For a building other than a dwelling or dwelling unit, the total area of all floors contained within the exterior walls of the building.

GARDEN SUITE shall mean a single dwelling that is designed to be portable, including a mobile home, **that is ancillary to an existing** for the use of an elderly member of the family occupying a single dwelling on the same lot and for which a temporary use by-law has been adopted, pursuant to the provisions of the Planning Act.

HABITABLE shall mean a space designed to provide living, dining, sleeping, bathroom or kitchen accommodation, or a combination thereof, for persons.

Home-Based Business shall mean an occupation, trade, business, profession or craft conducted as an accessory use to the use of a dwelling by the dwelling occupant(s) and includes the following:

- Instruction of students;
- Respite care or day care, provided that no residential accommodation is provided;
- Occupations in the areas of a personal service, a service outlet or a tradesperson's establishment, all as defined in this By-law;
- Office for conducting a business or profession;
- Studio of an artist, artisan or craftperson;
- **Antique shop.**

KENNEL shall mean a building or structure, where ~~animals other than livestock are bred, boarded or trained for financial compensation.~~ **including the fenced in areas around associated buildings, where more than 5 dogs are raised, kept, bred, boarded, trained, groomed, given medical treatment or housed for similar purposes for any length of time.**

MARINA shall mean.....

DRY-LAND MARINA shall mean an establishment not located on a waterbody that contains facilities where boats and boat accessories are berthed, stored, serviced, repaired, maintained or kept for sale or rent and where facilities for the sale of marine fuels and lubricants, as well as the parking of customers' vehicles, may be provided.

MARINE FACILITY shall mean an **a single storey** accessory building or structure which is used to **store non-hazardous materials related to marine usage and/or** place a boat into or

out of a water body, or used to moor, berth or store a boat. This definition may include a boat launching ramp, boat lift, dock, boathouse, boatport, slip, but shall not include any building used for human habitation nor any marina or boat service, repair or sales facility. **For further clarity a marine facility shall not have any loft or attic space.**

PET CEMETERY shall mean land used as a place of interment for domesticated animals where plots are used for commercial purposes.

SENSITIVE LAND USE shall mean a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby facility. The sensitive land use may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, churches, community centres and educational and health facilities.

TEMPORARY EVENT TENTS shall mean non-permanent structures made of fabric or similar material with support posts for the purposes of events on a short-term basis. Temporary event tents shall not include any structure used for human habitation.

SECTION 3 – GENERAL PROVISIONS

3.1 Accessory Uses

3.1.1. Accessory buildings or structures other than sleeping cabins shall not be used for human habitation **and shall not include kitchen or sanitary facilities (with the exception of a small wash sink)** except as specifically permitted elsewhere in this By-Law.

3.1.2. Accessory buildings shall be included for the purposes of compliance with maximum lot coverage provisions. **Except as otherwise stated in the applicable zones, the maximum lot coverage for accessory structures shall be 10%.**

3.1.3. There shall be no minimum yard or water setback provisions applicable to a marine facility, ~~except that the minimum side yard shall be 4.5m.~~ **Marine facilities are permitted as accessory uses subject to the following provisions:**

- 1. The maximum height shall be 4.5m.**
- 2. The maximum floor area not including attached decks shall be 85m².**
- 3. The minimum side yard setback shall be 4.5m.**

3.1.4. The minimum separation distance between a detached accessory building and the main building **any other building (main and/or accessory)** shall be 1m.

3.1.5 Any building or structure that is attached, **or within 1m, of** to the main building shall not be considered as accessory.

3.1.6 On a lot which abuts a water body and is situated in a Residential **or Rural** zone, one sleeping cabin shall be a permitted accessory use, provided that....

3.1.7 In a Residential zone **or a Rural zone of less than 1ha**, building or structures accessory.....

3.1.9 Notwithstanding the foregoing provisions, an outdoor woodburning furnace shall only be permitted in a **Rural** or Agriculture zone

3.2 Existing Non-Complying Lots

Where, on the date of passing of this By-law, a lot exists with less than the minimum lot frontage, water frontage and/or lot area required by this By-law, or is increased in lot frontage, water frontage and/or lot area but is still undersized, such non-complying lot may be used and a building or structure may be erected, altered or used for a purpose permitted in the zone in which it is located on the date of the passing of this By-law without the requirement to obtain relief from the applicable lot frontage, water frontage and/or lot area provisions of this By-law. ***This policy shall also apply to reductions resulting from expropriates, government acquired lands and/or road widening provided the action was initiated by the Corporation, the County of Leeds, the Government of Ontario or Canada, any agencies, boards, commissions or authorities thereof, and any company providing electricity, natural gas, wired or wireless communications or rail transportation.*** This provision shall not be construed as granting relief from any other provisions of this By-law.

3.4 Frontage on an Improved Street

- A waterfront lot located in a Rural (RU) zone, where development is restricted to that portion of the lot within 100 m of the high water mark and the use of the lot **as well as the lot coverage and floor space index provisions are** is restricted to those permitted in the RW zone.

3.7 Home-Based Businesses

A home based business shall be permitted as an accessory use to a **any dwelling or dwelling unit** residential-use in accordance with the following provisions:

5. **With the exception of antique shops,** ~~There shall be no direct retail sale of goods other than those produced on the premises or those which are clearly incidental to a personal service or service outlet home-based business.~~

8. ~~Except in the case of lots designated Village and Hamlet in the Official Plan,~~ **Up to 40m² of floor area within an accessory building may be used for the home-based business, provided that:**

1. The accessory building shall be located a minimum of 15 m from the closest dwelling on another lot **in accordance with the minimum yard setbacks applicable to the primary use on the property**

3.12 Non-Conforming Uses and Non-Complying Uses, Buildings and Structures

3.12.3.1 A legal non-conforming use or non-complying use, building or structure may be repaired, and restored **or rebuilt** provided that:

- Such repair, or restoration **or rebuild** does not increase the height, size, volume or extent of non-conformity or non-compliance of the use, building or structure, except as required in order to comply with the requirements of the Ontario Building Code **and/or the applicable flood regulations as required by the Conservation Authority**

~~3.12.3.2 A legal non-conforming use or a non-complying use, building or structure that is damaged to an extent which has rendered it unusable or unoccupiable may only be reconstructed provided that:~~

- ~~• The damage which rendered the building or structure unusable or unoccupied must have been the result of fire, flood, wind, earthquake or other causes beyond human control;~~
- ~~• A building permit must be obtained and reconstruction work commenced within 24 months of the date upon which the building or structure became unusable or unoccupied; and~~
- ~~• Such reconstruction does not increase the height, size, volume or extent of nonconformity or non-compliance of the use, building or structure beyond that existing prior to the occurrence of the damage, except as is required in order to comply with the requirements of the Ontario Building Code. (#2006-83—July, 2006)~~

3.12.4 Replacement of Non-Complying Sewage Disposal Systems

Notwithstanding any provision of this By-Law to the contrary, a sewage disposal system which was legally constructed under the regulations governing sewage disposal systems that were in force and effect at the time of such construction but that is non-complying with respect to the water **and natural heritage** setback provisions, may be replaced in accordance with the following:

- Where the sewage disposal system is located on a lot which is less than 45m in depth measured from the high water mark **and/or natural heritage area**, the water **and/or the natural heritage** setbacks for the replacement system shall be that of the existing sewage disposal system or as set out in the Ontario Building Code, whichever is greater.
- Where the sewage disposal system is located on a lot which is greater than 45m in depth measured from the high water mark **and/or natural heritage area**, the minimum water **and/or natural heritage** setbacks for the replacement sewage disposal system shall be 30m.

3.17 Public Uses

Any land may be used and any building or structure erected or used for the purpose of a public use as defined in this By-law, provided that:

- Lot coverage, setback and yard requirements of the zone in which such land, building or structure is located shall be complied with, except in the case of towers, poles, lines and transmission facilities for natural gas, electricity, cable, water, storm and sanitary sewage and wired and wireless communications. **Notwithstanding the foregoing there shall be no minimum water setback for waterfront structures such as decks, gazebos and other similar structures.**

3.18 Residential Separation Distances from Other Land Uses

Notwithstanding any other provisions of this By-law, any new ~~dwelling~~ **sensitive land use** shall be located minimum distances from certain zones or land uses on other lots as follows...

- From livestock facilities As per the Minimum Distance Separation 1 (MDS 1) formula, as issued by the Ontario Ministry of Agriculture and Food, except that MDS 1 shall not apply to a new dwelling to be located on a lot of less than 2ha in area **if such lot was created prior to the implementation of this Zoning By-law.**

3.19 Setbacks from Environmental Protection (EP) Zones in this By-Law and Natural Heritage Designations in the Official Plan

Notwithstanding any other provisions of this By-Law, the minimum setback of any building or structure, **including sewage disposal systems**, from lands zoned Environmental Protection in this By-Law or designated Natural Heritage in the Official Plan shall be as follows...

3.20 Sewage Disposal Systems and the Applicability of this By-Law

Except in relation to water setbacks **and natural heritage setbacks**, sewage disposal....

3.23 Street and Private Right-of-Way Setbacks

The following setbacks shall be required:

- County street 13 m from the centre line of the street plus the minimum required ~~front~~ **applicable** yard for the appropriate zone.
- Township street 10 m from the centre line of the street plus the minimum required ~~front~~ **applicable** yard for the appropriate zone.
- Private right-of-way 6 m from the edge of the right-of-way.

3.24 Temporary Uses

The following uses shall be permitted in any zone, except Environmental Protection (EP) and Flood Plain (FP) zones:

- Construction facilities....
- A temporary real estate....
- A travel trailer, tent trailer or recreational vehicle occupied on a temporary basis during the course of construction of a dwelling on the same lot, provided that:
 - **An appropriate sewage handling system** ~~Temporary connection to an approved on-site sewage disposal system~~ is provided;

- *All other uses on lots designated Village and Hamlet in Official Plan* 50%
- *All other uses on all other lots* 30%
- *Floor Space Index for single dwelling use on a lot abutting a water body (maximum)* 15%

6.2 Local Commercial (CL) Zone

6.2.1 Permitted Uses

... custom workshop

open market

personal service

6.2.2 Zone Provisions

- Lot Coverage (maximum) 20%
 - *Single dwelling use for lot abutting a water body* 10%
 - *For single dwelling use not abutting a water body* 20%
 - *All other uses on lots designated Village and Hamlet in Official Plan* 50%
 - *All other uses on all other lots* 40%
- *Floor Space Index for single dwelling use on a lot abutting a water body (maximum)* 15%

6.3 Tourist Commercial (CT) Zone

6.3.1 Permitted Uses

...bed and breakfast...

open market...

6.3.2 Zone Provisions

- Lot Coverage (maximum) 20% **30%**
- ... Tourist Campground Site (minimum) 60m²
 - *Site Area (minimum)* 60m²
 - *Open Deck (maximum)* 30m²
 - *Accessory Structures (maximum)* 1
 - *Accessory Structure Size (maximum)* 10m²

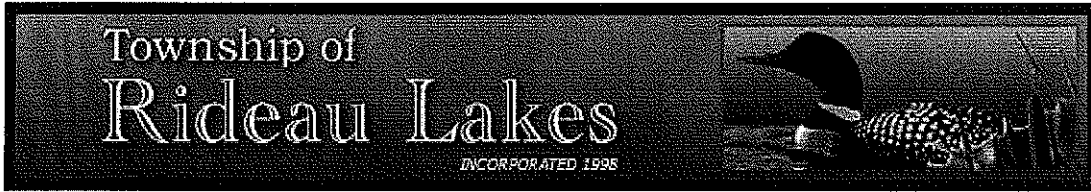
11.1 Rural (RU) Zone

11.1.2. Zone Provisions

- | | |
|--|------------|
| Lot Coverage (maximum) | 20% |
| ● <i>Area within 100m of a water body</i> | 10% |
| ● <i>All other lots / areas</i> | 20% |
| <i>Floor Space Index for area within 100m of a water body (maximum)</i> | 15% |

15.1.2 Zone Provisions

3. Where permissions are gained for legal non-complying structures the zoning provisions of an applicable zone shall apply. For waterfront properties used for residential purposes the Waterfront Residential (RW) zone shall apply. For non-waterfront properties used for purposes as permitted in the Rural (RU) zone, the RU zone provisions shall apply. For commercial/institutional/industrial uses the applicable commercial/institutional/industrial zoning shall apply.



Treasurer's Report to Committee

May 12th, 2014

Recommendation: That this report be received by Committee

Joe Whyte, Treasurer

A handwritten signature in black ink, appearing to be "Joe Whyte", written over a horizontal line.

Dan Chant, Roads Coordinator

A handwritten signature in black ink, appearing to be "Dan Chant", written over a horizontal line.

Bob Maddocks, CAO

A handwritten signature in black ink, appearing to be "Bob Maddocks", written over a horizontal line.

Mike Dwyer, Acting CAO

A handwritten signature in black ink, appearing to be "Mike Dwyer", written over a horizontal line.

**Township of Rideau Lakes
Equipment Lease / Purchase
Report to Committee
May 26th, 2014**

To: Mayor Holman and Committee
From: Joe Whyte, Treasurer

As part of the 2014 budget discussions, staff indicated to Council that the Township will require a new plow truck. It was not provided for in the budget as procurement would be late in the year.

More recently, staff have communicated the immediate need for a new grader.

An alternative to the traditional method of purchasing equipment would be acquiring the use of one through an operating lease. The Township would lease the equipment for a period of 6 years for a monthly payment. The equipment would then be returned to the lease company and the Township could lease or purchase new equipment.

The following chart shows the costs of borrowing and leasing for the equipment:

Plowtruck			
10 year lifespan			
\$240,000			
	purchase	lease	lease
	5 yr term loan	6 yr + 4 yr renewal	6 yr + buyout
payments	\$258,000	\$387,600	\$282,560
repairs	\$60,000	\$20,000	\$60,000
total costs	\$318,000	\$407,600	\$342,560
		Operating lease	Capital lease

Grader			
20 year lifespan			
\$275,000			
	purchase	lease	
	5 yr term loan	6 yrs lease to own	
payments	\$294,000	\$309,600	
		Capital lease	

The advantages of leasing equipment:

- Procuring major equipment through operating leases will allow for additional capital projects.
- The Township will avoid depreciation expenses for equipment.

The Township will own the grader at the end of the lease. Therefore this is a capital lease and there is no depreciation advantage.

From the above tables, it is much more expensive to lease the truck than to borrow and purchase it, even after accounting for additional repairs. The cost difference more than offsets the other lease advantages, therefore the recommendation here is to borrow the funds and purchase the plow truck for delivery in November and invoiced in January 2015.

The grader is more expensive to lease and since there is no operating lease available, it is recommended the Township borrow the funds required. Due to the poor condition of the current equipment, it is recommended the grader be tendered for immediate delivery. The budget would be adjusted to allow for the purchase and the financing.

Recommendation:

That staff be authorized to tender for the purchase of a new plow truck and grader, to be financed through term loans.

