

**THE CORPORATION OF THE TOWNSHIP OF ESSA  
COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY, FEBRUARY 21, 2024  
6:00 p.m.**

**AGENDA**

Members of the public wishing to attend can do so by attending in person to the Council Chambers in the Administration Centre located at 5786 County Road 21, Utopia.

**1. OPENING OF MEETING BY THE MAYOR**

The Township of Essa acknowledges that we are situated on land within the area of Treaty 18, also known as the Lake Simcoe-Nottawasaga Treaty, signed on October 17, 1818 between the Government of Upper Canada and the Anishinaabe Indigenous peoples. The Anishinaabe include the Ojibwe, Odawa and Pottawatomi Nations collectively known as the Three Fires Confederacy. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First nation, Metis and Inuit People.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS**

- p. 1     **a. Public Meeting**  
8949 Smith Road Official Plan Amendment (OPA 47) and Zoning By-Law Amendment (Z15-23) and Draft Plan of Subdivision.
- p. 3     **b. Public Meeting**  
58 Vernon Zoning By-Law Amendment (Z11-23).

**STAFF REPORTS**

**4. PLANNING AND DEVELOPMENT**

- p. 5     **a. Staff Report PD003-24 submitted by the Manager of Planning, re: Extension of Draft Plan Conditions – Baxter Subdivision.**

Recommendation:   **BE IT RESOLVED THAT** That Staff Report PD003-24 be received; and

**THAT** Council consider an extension of draft plan approval for the Baxter Subdivision (Brookfield), to expire March 17, 2027, including two additional conditions.

- p. 42    **b. Staff Report PD004-24 submitted by the Chief Building Official and the Manager of Legislative Services, re: Fleet Capital Purchase - Building and Clerks Department.**

Recommendation:   **BE IT RESOLVED THAT** Staff Report PD004-24 be received; and

**THAT** the quotation as received from Jackson Toyota for the Building and Clerk’s Departments – Fleet Capital Purchase be accepted in the amount of **\$75,997.60 (excluding HST & Licensing)** for the purchase of two 2024 Toyota RAV4 Hybrids for the Building Department and the Clerk’s Department, as per the specifications attached to this Report.

**5. PARKS AND RECREATION / COMMUNITY SERVICES**

**6. FIRE AND EMERGENCY SERVICES**

**7. PUBLIC WORKS**

- p. 50 a. **Staff Report PW003-24 submitted by the Interim CAO / Manager of Public Works, re: Public Works Fleet – One Tonne Pickup.**

Recommendation: **BE IT RESOLVED THAT** Staff Report PW003-24 be received; and **THAT** the quotation as received from Trillium Ford Lincoln Ltd. be accepted in the amount of **\$117,190.00 (excluding applicable tax, licensing, emergency lights and radio communications system)** for the capital purchase of Ford F-450 SD Crew Cab as per the specifications attached to this Report.

**8. FINANCE**

- p. 57 a. **Correspondence from Township Engineer AECOM, re: Reduction in Securities – 2399263 Ontario Limited – 400 Centre Street Townhouses at 5th Line Essa Subdivision.**

Recommendation: **BE IT RESOLVED** that Council approve a reduction in securities relating to 2399263 Ontario Limited – 400 Centre Street Townhouses at 5th Line Essa Subdivision, as recommended by AECOM as follows:

Current Securities Held by Township of Essa:	\$512,558.82
Reduction as Recommended by AECOM:	\$220,469.94
Securities to be Retained by Township of Essa:	\$262,088.88

**And,**  
**THAT** this approval is conditional upon the Developer providing the municipality with a Statutory Declaration indicating that all accounts have been paid in full, including all of the Township's legal and engineering costs.

- p. 69 b. **Staff Report TR003-24 submitted by the Treasurer, re: Statement of Treasurer – Remuneration 2023.**

**REPORT  
 REVISED**

Recommendation: **BE IT RESOLVED THAT** Staff Report TR003-24 be received; and **THAT** the Treasurer’s Statement of Remuneration and Expenses of Council and Members appointed by Council for the year ending December 31, 2023 be received as circulated.

9. CLERKS / BY-LAW ENFORCEMENT / IT

10. CHIEF ADMINISTRATIVE OFFICER (C.A.O.)

11. OTHER BUSINESS

12. ADJOURNMENT

Recommendation: **BE IT RESOLVED THAT** *this meeting of Committee of the Whole of the Township of Essa adjourn at \_\_\_\_\_ p.m., to meet again on the 6<sup>th</sup> day of March, 2024 at 6:00 p.m.*

Corporation of the Township of Essa  
5786 County Road 21  
Utopia, Ontario  
L0M 1T0



Telephone: (705) 424-9917  
Fax: (705) 424-2367  
www.essatownship.on.ca

**NOTICE OF A PUBLIC MEETING pursuant to the PLANNING ACT  
concerning  
AN OFFICIAL PLAN AMENDMENT (OPA 47)  
& A ZONING BY-LAW AMENDMENT (Z15-23)**

(8949 Smith Road, Essa, PT E & W PTS LT 32 CON 6, PT E 1/2 LT 31 CON 6 ESSA PT 4 51R30291  
EXCEPT PT 1 51R33656 & PT 1 51R38860 SUBJECT TO AN EASEMENT OVER PT LT 32 CON 6 PT 1,  
51R37679 IN FAVOUR OF PT LT 32 CON 6 PT 1, 51R33656 AS IN SC906266 TOWNSHIP OF ESSA)

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 21<sup>st</sup> day of February, 2024 at 6:00 p.m.** at the Township of Essa Administration Centre, 5786 County Road No. 21, located three (3) kilometres east of Baxter, to consider a Zoning By-law Amendment under the Planning Act, R.S.O. 1990, c.P.13.


**THE PURPOSE OF THE MEETING** is to review an application for an Official Plan Amendment and a Zoning By-law Amendment for property known as 8949 Smith Road. The subject land is designated as both "Rural" and "Industrial" in the Township of Essa's Official Plan, 2001, and is zoned "Agricultural (A) Zone" and "General Industrial (M1) Zone" in Zoning By-law 2003-50. The applicant is proposing to change the existing Rural-designated lands to "Industrial" and rezone the Agricultural lands to the "General Industrial (M1) Zone". The amendment would support a proposed Draft Plan of Subdivision, which proposes to create twenty-eight (28) Blocks, twenty-five (25) of which will be used for industrial uses, two (2) for the purpose of SWM Blocks and one (1) for an Environmental Protection Block. A site map has been attached.

**ADDITIONAL INFORMATION** relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Township of Essa Administration Centre, Planning and Development Department (lower level) or through email correspondence directed to Oliver Ward, Policy Planner at [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca).

**ANY PERSON** may attend the meeting and make representation or present submissions respecting these matters. If a person or public body that files an appeal of a decision of the Township of Essa in respect of the proposed Amendment(s) does not make oral submissions at the public meeting or make written submissions to the Township of Essa before the proposal is approved or refused, the Ontario Land Tribunal may dismiss all or part of the appeal.

If you wish to be notified of the decision of the Township of Essa in respect of the proposed Amendment(s), you must make a written request to the Clerk, Township of Essa, Administration Centre, 5786 County Road #21, Utopia, ON, L0M 1T0 ([llehr@essatownship.on.ca](mailto:llehr@essatownship.on.ca)).

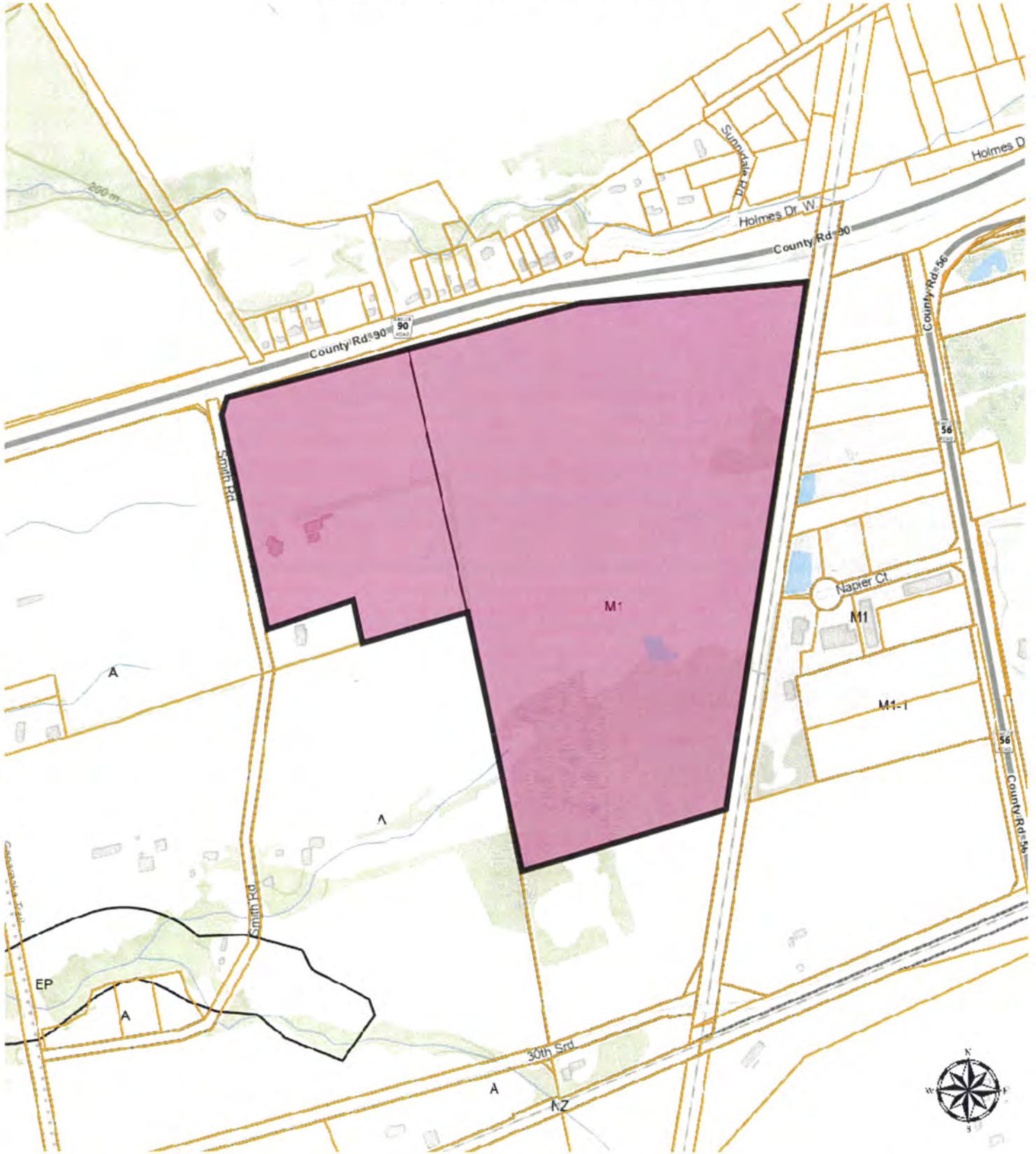
DATED at the Township of Essa this 29<sup>th</sup> day of January, 2024.

  
Oliver Ward  
Policy Planner

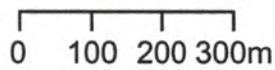


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8949 Smith Road OPA/ZBA/DPS



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Jan. 29, 2024

Corporation of the Township of Essa  
5786 County Road 21  
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Telephone: (705) 424-9917  
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**NOTICE OF A PUBLIC MEETING pursuant to the PLANNING ACT  
concerning  
A ZONING BY-LAW AMENDMENT (Z11-23)**

(58 Vernon Street, Angus, PART E 1/2 LOT 29 CONCESSION 3 ESSA TWP, DESIGNATED AS PART 1, 51R43799; TOGETHER WITH AN EASEMENT OVER PART E 1/2 LOT 29, CONCESSION 3, PART 2, 51R39853 AS IN SC1214663 TOWNSHIP OF ESSA)

**TAKE NOTICE** that the Council of the Corporation of the Township of Essa will hold a **Public Meeting on Wednesday the 21<sup>st</sup> day of February, 2024 at 6:00 p.m.** at the Township of Essa Administration Centre, 5786 County Road No. 21, located three (3) kilometres east of Baxter, to consider a Zoning By-law Amendment under the Planning Act, R.S.O. 1990, c.P.13.

**THE PURPOSE OF THE MEETING** is to review an application for a Zoning By-law Amendment for property known as 58 Vernon Street. The subject land is designated as "Residential" in the Township of Essa's Official Plan, 2001, and is zoned "Residential, Low Density, Detached (R1) Zone" in Zoning By-law 2003-50. The applicant is proposing to change the existing zoning to Residential, Medium Density, Townhome (R3) Zone with site-specific provisions. The amendment would support a proposed Draft Plan of Subdivision, which proposes to create forty (40) new residential units including thirty-two (32) linked homes, eight (8) townhouse units, and two (2) blocks for open space. A site map has been attached.

**ADDITIONAL INFORMATION** relating to the Zoning By-law Amendment is available for inspection during regular office hours at the Township of Essa Administration Centre, Planning and Development Department (lower level) or through email correspondence directed to Oliver Ward, Policy Planner at [plan@essatownship.on.ca](mailto:plan@essatownship.on.ca).

**ANY PERSON** may attend the meeting and make representation or present submissions respecting these matters. If a person or public body that files an appeal of a decision of the Township of Essa in respect of the proposed Amendment(s) does not make oral submissions at the public meeting or make written submissions to the Township of Essa before the proposal is approved or refused, the Ontario Land Tribunal may dismiss all or part of the appeal.

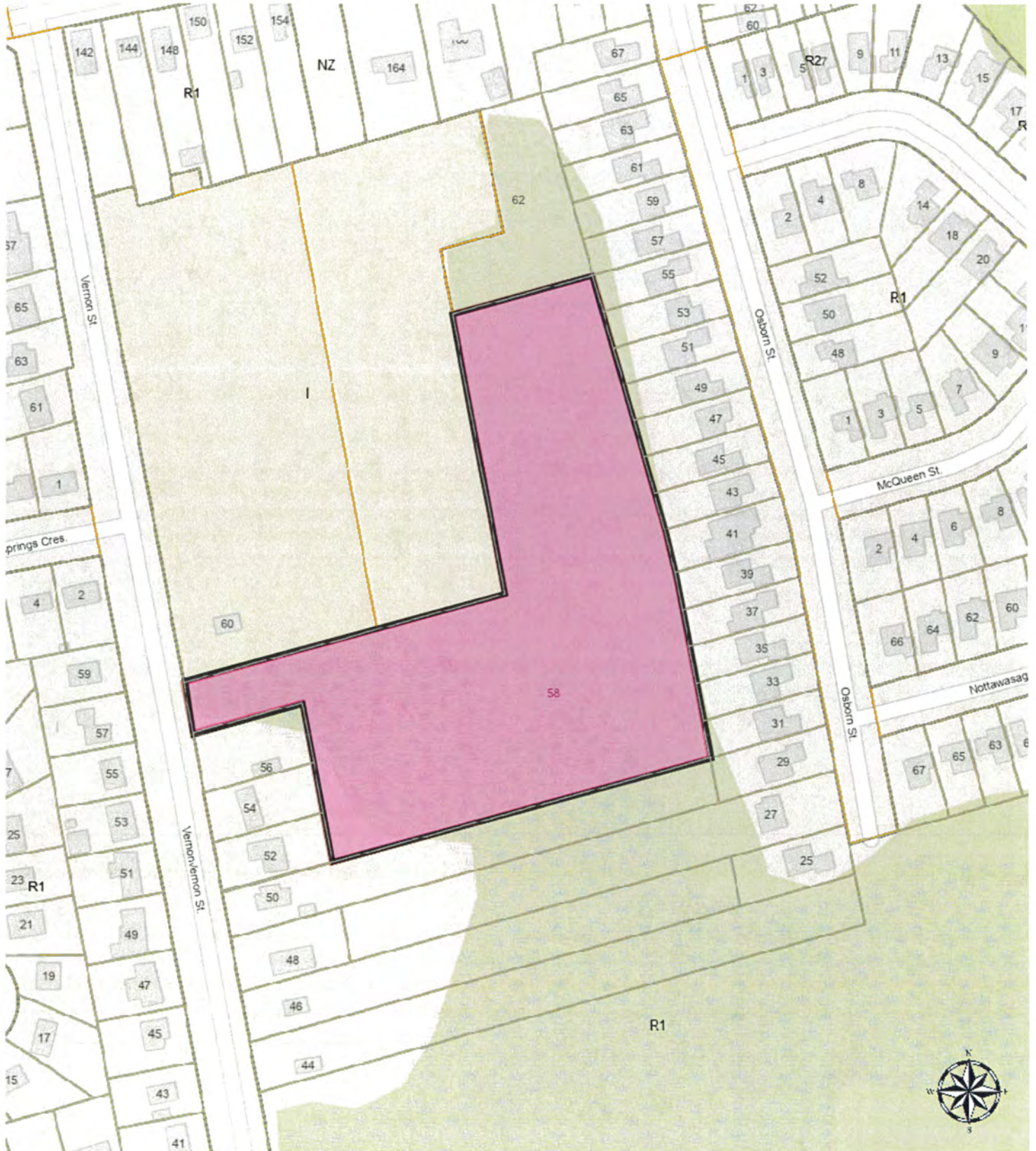
If you wish to be notified of the decision of the Township of Essa in respect of the proposed Amendment(s), you must make a written request to the Clerk, Township of Essa, Administration Centre, 5786 County Road #21, Utopia, ON, L0M 1T0 ([llehr@essatownship.on.ca](mailto:llehr@essatownship.on.ca)).

DATED at the Township of Essa this 29<sup>th</sup> day of January, 2024.

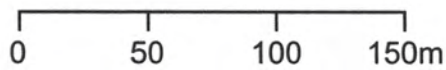
Oliver Ward  
Policy Planner



# 58 Vernon Street ZBA



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### TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD003-24

**RELATED STAFF REPORT:** PD019-23; PD023-23

**DATE:** February 21, 2024

**TO:** Committee of the Whole

**FROM:** Samuel Haniff, Manager of Planning

**SUBJECT:** Extension of Draft Plan Conditions – Baxter Subdivision

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#### RECOMMENDATION

That Staff Report PD003-24 be received; and

That Council consider draft plan approval for the Baxter Subdivision (Brookfield) be extended to expire March 17, 2027, including two additional conditions.

#### BACKGROUND

Further to Staff Report PD023-23, in 2010 the Township draft approved the 253 lot single detached residential subdivision submitted by Brookfield Homes (File No. E-T-0602) for the property located in Part of Lot 14, Concession 4 within the Baxter Settlement Area. Council granted an extension to the Draft Plan for an additional three (3) years on February 3, 2021. The draft plan approval currently lapses on March 15, 2024.

The subdivision is being developed in two (2) phases and will consist of:

- 47 – 12m single residential lots
- 79 – 15m single residential lots
- 127 – 18m single residential lots

The Draft Plan of Subdivision was approved subject to 46 conditions of the draft approval and 6 notes.

#### COMMENTS AND CONSIDERATIONS

At the May 17, 2023 Council meeting, a motion was passed to endorse the addition of a condition of Draft Plan Approval requested by the Simcoe County District School Board to ensure that Baxter Central Public School is provided with a connection to the wastewater treatment plant (WWTP). This condition is captured as Condition #48 in the updated Draft Plan Conditions.



**Condition #48** reads as follows:

*That the Developer shall agree to include in the Subdivision Agreement and/or the WWTP Agreement provisions as required by the Township as follows:*

- a. *To provide adequate sewage capacity and a connection from the new Baxter WWTP to the Baxter Central Public School including all other associated works, to provide for sanitary servicing for students attending the local elementary school, all as a local service in accordance with Section 59(1) and (2)(a) of the Development Charges Act and Section 51(25)(d) of the Planning Act to the satisfaction of the Township and the Simcoe County District School Board (SCDSB); and*
- b. *To enter into a SCDSB WWTP Infrastructure Contribution Agreement outlining the respective financial contributions for the Developer and the SCDSB for the costs associated with these works prior to the commencement of construction of the WWTP.*

In advance of the March 15, 2024 expiry date of Draft Plan Conditions, Brookfield Properties submitted a formal request to the Township dated January 18, 2024 for extension. On January 23, 2024, the Nottawasaga Valley Conservation Authority (NVCA), County of Simcoe, and the Simcoe County District School Board (SCDSB) were asked to provide any comments and requested amendments. Agencies were given until February 9, 2024 to provide feedback.

The SCDSB reiterated that the aforementioned condition related to the Baxter Central Public School (Condition #48) should be included in the Draft Plan Conditions moving forward.

The County of Simcoe requested a new condition related to waste collection services (**Attachment 1**). This has been included as Condition #11.

**Condition #11** reads as follows:

*That the Developer shall agree to include in the Subdivision Agreement a provision, to the satisfaction of the County of Simcoe (the 'County') as follows:*

- a. *Based on the preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection service prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary*

*turnarounds to be constructed depending on the phasing of the development. The Owner acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner is responsible for providing waste collection services until such time as the County confirmed that the access restriction has been satisfactorily remedied.*

- b. Prior to final approval or registration of any phase(s), the Owner shall provide written confirmation to the County that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. Furthermore, the Owner shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.*
- c. Prior to final registration of each phase, the proposed Subdivision Plan for each phase of the subdivision or a reference plan that is prepared based on the proposed Subdivision Plan, shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of vehicles, including County waste collection vehicles and emergency services vehicles, to the satisfaction of the Township and the County. A copy of the proposed Subdivision Plan or reference plan shall be provided to the County for review and approval prior to registration.*
- d. That the Development Charges, processing, and administrative fees be paid in accordance with the current County of Simcoe, Township of Essa, and School Board Development Charges By-law and policies in effect at the time of Building Permit issuance.*

The NVCA provided no comments.

The Developer (Brookfield Developments) also requested an update to Condition #3 to reflect the changes sewage treatment. These changes have been reviewed by Staff and included in the updated Draft Plan Conditions.

**Condition #3** reads as follows:

*That the Developer will design and construct a Wastewater Treatment Plan to service the Subdivision and Baxter Central Public School at the Developer's expense, in accordance with the preferred option of an approved EA Amendment. The design, construction, operation and maintenance of the Wastewater Treatment Plant shall be in keeping with the Wastewater Treatment System Servicing and Responsibility Agreement executed by the Township and Developer dated August 10, 2023, and registered as Instrument No. SC2006486.*

The Draft Plan Conditions were updated by the Township solicitor and includes other housekeeping items such as updated Block numbers and street names that were not available in the previous version of the Draft Plan Conditions, as well as the removal of a redundant note (#5) in the Notes to Draft Approval.

**Attachment 2** highlights the proposed changes to the Draft Plan Conditions. **Attachment 3** is a copy of the existing Draft Plan Conditions with the lapsing date of March 15, 2024.

**FINANCIAL IMPACT**

There are no financial impacts to the Township.

  
Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Receive Staff Report PD003-24; and consider draft plan approval for the Baxter Subdivision (Brookfield) be extended to expire March 17, 2027, including two additional conditions.
2. Direct Staff in another manner as Council deems appropriate.


**CONCLUSION**

Option #1 is recommended as it permits the Baxter subdivision to progress to Phase 2.

Submitted by:

Reviewed by:

  
Samuel Haniff, MCIP, RPP  
Manager of Planning

  
Michael Mikhael  
Interim Chief Administrative Officer /  
Manager of Public Works





County of Simcoe  
Planning Department  
1110 Highway 26,  
Midhurst, Ontario L9X 1N6

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simcoe.ca



Received February 5, 2024  
~~January 5, 2024~~

\*\*\*VIA EMAIL\*\*\*

Samuel Haniff  
Manager of Planner  
Township of Essa  
5786 County Road 21  
Utopia, ON L0M1T0

**RE: Request for Extension of Draft Plan Approval (E-T-0602)**  
**Subject Lands: Part Lot 16, Concession 4 – Baxter Subdivision**  
**County File: E-T-0602**

Thank you for circulating the County of Simcoe for comments with respect to the above noted request. The County understands that the applicant is requesting an extension to the Draft Plan Approval lapse date for this plan of subdivision.

The County has no objection to the extension however request that note number five (5) under Notes to Draft Approval on page 9 be deleted and replaced by the following condition, which would become Condition number 11 on page 3, and existing Condition 11 would be re-numbered to 12 and the balance of the remaining conditions being re-numbered accordingly:

“That the Owner shall agree to include the following clause(s) in the Subdivision Agreement, to the satisfaction of the County of Simcoe (the ‘County’):

- a) Based on preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection services prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner is responsible for providing waste collection services until such time as the County confirmed that the access restriction has been satisfactorily remedied.

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- b) Prior to final approval or registration of any phase(s), the Owner shall provide written confirmation to the County that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. Furthermore, the Owner shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.
- c) Prior to final registration of each phase, the proposed Subdivision Plan for each phase of the subdivision or a reference plan that is prepared based on the proposed Subdivision Plan, shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of vehicles, including County waste collection vehicles and emergency services vehicles, to the satisfaction of the Town and the County. A copy of the proposed Subdivision Plan or reference plan shall be provided to the County for review and approval prior to registration."

The County also requests that this condition be added to the Draft Plan Conditions, under Notes to Draft Approval:

"That the Owner shall agree in the Subdivision Agreement that the development charges, processing, and administrative fees be paid in accordance **with the current County of Simcoe, Township of Essa, and School Board Development Charges By-law and policies in effect at the time of Building Permit issuance.**"

Please circulate future updates or notices with respect to this application to the attention of the County of Simcoe Planning Department via [planning.notices@simcoe.ca](mailto:planning.notices@simcoe.ca).

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

**The Corporation of the County of Simcoe**



Elizabeth Davis  
Planner II  
P: 705-726-9300 ext. 1137  
E: [elizabeth.davis@simcoe.ca](mailto:elizabeth.davis@simcoe.ca)

cc. Dan Amadio, Planning Manager – County of Simcoe

10

Applicant: Brookfield Homes  
File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010  
Date of Last Extension: February 21, 2024  
Date of Last Expiry: March 17, 2024  
Lapsing Date: March 15, 2027

The Township of Essa's conditions to Final Plan Approval for registration of this Plan of Subdivision are as follows:

**No. Conditions**

1. That this approval applies to the draft plan of subdivision/draft M-plan located in the settlement area of Baxter, prepared by JD Barnes, dated Nov 27, 2017 to show:
  - 47 - 12m single residential lots
  - 79 - 15m single residential lots
  - 127 - 18m single residential lots
  - 2 walkways (~~Blocks 254 and 257~~ Block 122, Phase 1 and Block 135, Phase 2)
  - 1 parkette block (Block ~~256~~ 121, Phase 1)
  - Streets A-E with daylighting triangles
  - Road Widening - County of Simcoe (Block 136, Phase 2)
  - 0.3 m. Reserve (Block 123, Phase 1)
  - Easements for Drainage (Lots 22, 24, 27, 32, 35, 38, 40, 42, 44, 47 & 50 in Phase 2)

External Components:

  - 1 external park block (not shown on either of the above but rather Pt 3 of 51R-41354)
  - 1 external stormwater management block and easement to outlet stormwater (not shown on either of the above but rather Pt 1 of 51R-41354)
  - 1 external road to park and public services (not shown on either of the above but rather Pt 2 of 51R-41354)
  - Sidewalk along the west side of Denney Dr between the north limit of the plan and Murphy Rd (not shown on either of the above), including urbanization with concrete curb and storm sewer
  - Water, sewer and sanitary servicing works and/or municipal servicing works necessary to service the plan (not shown on either of the above), including works along Murphy Rd, Denney Dr, intersection improvements and facilities within external blocks
2. That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. A zoning by-law amendment must be adopted and in effect, and shall permit 12m and 15m frontages along with other provisions that may require site specific approval. A further public meeting will be held in conjunction with the zoning by-law amendment prior to Council adoption. All provisions of the Planning Act will apply to the processing of the zoning by-law amendment.
3. That the Developer will design and construct a Wastewater Treatment Plan to service the Subdivision and Baxter Central Public School at the Developer's expense, in accordance with the preferred option of an approved EA Amendment. The design, construction, operation and maintenance of the Wastewater Treatment Plant shall be in keeping with the Wastewater Treatment System Servicing and Responsibility Agreement executed by the Township and Developer dated August 10, 2023, and registered as Instrument No. SC2006486.



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Applicant: Brookfield Homes  
File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010  
Date of Last Extension: February 21, 2024  
Date of Last Expiry: March 17, 2024  
Lapsing Date: March 15, 2027

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4. In order to provide for sufficient water pressure for domestic use and fire protection, the Developer shall agree in the Subdivision Agreement to construct a water treatment and booster facility somewhere near the intersection of Murphy Road and County Road 10 to accommodate this plan, plus to provide water for approx. 75 existing unserved (water) homes along Murphy Road and Denney Drive as identified in the Class EA document for the Baxter area. A Water Supply and Distribution Upgrades/Front-ending Agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule.
5. In order to provide for stormwater management, a stormwater management block will be dedicated to the Municipality, external to the plan, the size of which will be to the satisfaction of the NVCA and the Township of Essa. The size of this block and the related proposed easement for an outlet should be substantiated with a preliminary Stormwater Management Report. A road, to lead into the public facilities, with full access, shall be dedicated and constructed to the Township's satisfaction.
6. In order to provide for parkland, a parkland dedication block of approx. 5.7 ac will be dedicated to the Municipality, external to the plan, to the satisfaction of the Township of Essa. This parkland dedication will be provided on the east side of Denney Drive with a proper road crossing (crosswalk) made available for safe pedestrian access to the parkland. A road, to lead into the park, with parking, shall be dedicated and constructed to the Township's satisfaction, and as well, the parkland is to be graded and seeded also to the satisfaction of the Municipality. Should the Developer opt to develop the park block ahead of the development of the subdivision by means of prepayment of the parks component of the current uniform development charge, in accordance with Council Resolution CW171-2017, then prior to any work commencing, the Developer shall submit a list of proposed works to Council for approval and inclusion into a Park Development Agreement, to be approved and entered into with Council.
7. That the road allowances included within the draft plan shall be named in accordance with the Township's policy on street names (historical names on approval of the Municipality) and dedicated as public highways to the Township of Essa without monetary consideration and free and clear of all encumbrances.
8. That all streets shall be designed and constructed in accordance with the Township of Essa's Engineering Design Standard Specifications and Drawings, to full urban standard, with a sidewalk along one side of the street. As well, there will be a sidewalk constructed along the west side of Denney Drive in a location to be approved by the Township at no cost to the Township, which must include a storm sewer network and catch basin/ditch inlets. The sidewalk and storm sewer network will stretch between Murphy Road, where the sidewalk must be designed to "tie in" with the existing road and drainage system allowing for safe pedestrian movement and appropriate drainage, and the north limits of the plan/north limit of

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Lapsing Date: March 15, 2027

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the settlement area. The costs of all such construction will be at the expense of the Developer. The Developer must enter into a Subdivision Agreement with the Municipality which will describe the required works, internal and external to the plan, and such agreement will require the collection of securities to guarantee all works. If any external works are to be completed prior to the execution of the Subdivision Agreement, then the appropriate legal agreement shall be entered into, prior to permission for these works being granted.

9. That any required daylighting triangles shall be shown on the final plan and shall be conveyed to the Township without monetary consideration, free and clear of all encumbrances, at the Developer's expense and to the satisfaction of the Township.
10. That the Developer shall transfer to the Corporation of the County of Simcoe (County) at no cost, a fee simple, unencumbered interest, in a road widening across the entire frontage of Lot 31, Phase 2, being Block 136, Phase 2 64 to provide a 15.25m right of way from the centerline of Murphy Road/County Road 21, and that prior to final approval, the Developer shall submit a copy of the plan which sets out the road widening, to meet with the approval of the County.
11. That the Developer Owner shall agree to include the following clause(s) in the Subdivision Agreement a provision, to the satisfaction of the County of Simcoe (the 'County') as follows:
  - a. Based on the preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection service prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner is responsible for providing waste collection services until such time as the County confirmed that the access restriction has been satisfactorily remedied.
  - b. Prior to final approval or registration of any phase(s), the Owner shall provide written confirmation to the County that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. Furthermore, the Owner shall submit all engineering drawings to the County of Simcoe to demonstrate that the design

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and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.

c. Prior to final registration of each phase, the proposed Subdivision Plan for each phase of the subdivision or a reference plan that is prepared based on the proposed Subdivision Plan, shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of vehicles, including County waste collection vehicles and emergency services vehicles, to the satisfaction of the Township and the County. A copy of the proposed Subdivision Plan or reference plan shall be provided to the County for review and approval prior to registration.

e.d. That the Development Charges, processing, and administrative fees be paid in accordance with the current County of Simcoe, Township of Essa, and School Board Development Charges By-law and policies in effect at the time of Building Permit issuance.

12. Furthermore, the Subdivision Agreement will stipulate that all Offers of Purchase and Sale affecting Lot 31, Phase 264 will include a statement advising that all above and below grade buildings and structures must adhere to the County of Simcoe Setback By-law (By-law No. 5644); and the Developer is advised that an Entrance Permit will be required to be obtained from the County to provide access to Lot 31, Phase 264.
13. That the Developer shall enter into a Subdivision Agreement with the Township of Essa, agreeing to satisfy all conditions, financial and otherwise, of the Township with regard to the provisions of engineering studies, road and municipal services, grading, water hydrants, landscaping, fencing and payment of development charges. And furthermore, the Subdivision Agreement shall be registered on title at the Developer's expense, and shall not be removed from title or otherwise released without the consent of the Township of Essa.
14. That the Developer shall agree in the Subdivision Agreement that such easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities and construction purposes shall be designed and granted to the appropriate agencies or authorities, free and clear of all encumbrances, to the satisfaction of the Township of Essa and all appropriate agencies or authorities. Such easements/dedications shall be dedicated to the appropriate approval authority at no cost to anyone but the Developer.
15. That the Developer shall agree in the Subdivision Agreement to a pedestrian walkway connecting Henderson Street Street A to Denney Drive along the south side of Lots 41, Phase 274 and 42, Phase 275, and Edgar Street Street B to Felhalzi Trail Street E. These walkways will be 3m in width and will be lined with chainlink fencing unless otherwise discussed and approved. The mature tree(s) along the lot line of 83 Denney Dr must be considered and respected if possible. Drainage patterns must be considered as well and the Township's Engineer and Manager of Public Works must approve of all works/variations associated with a walkway at this location.

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16. That the Developer shall agree in the Subdivision Agreement that they will design and construct, at their expense, highway improvements at the intersection of Murphy Road/County Road 21 and Denney Drive, to the satisfaction of the Township and County: Namely:
- A “pedestrian pad” to provide a safe area for pedestrians to stand while waiting to cross Murphy Road/County Road 21, at the northwest corner of the intersection; and
  - Signalization and/or works as per the recommendations of an approved Traffic Study prepared by GHD and dated ‘Oct 2017’ to the satisfaction of County and Township Engineering/Public Works Staff.

The improvements and/or works that are not to be considered as County-controlled or monitored, shall fall under the jurisdiction of the Subdivision Agreement entered into with Essa, in particular with respect to securities and maintenance.

17. That prior to final approval, the Developer shall enter into a legal agreement with the County whereby the Developer agrees to assume financial and other responsibility for the design and construction of the highway and intersection design improvements identified in the condition above and/or in the approved Traffic Study, to the satisfaction of the County. It is the responsibility of the Developer to prepare engineering drawings and a construction cost estimate for the required road improvements to the satisfaction of the County. The Developer is required to provide the County with a letter of credit representing 100% of the County approved construction cost estimate. The approved engineering road drawings and cost estimate will be referenced in the legal agreement. A Road Occupancy Permit will be required for the completion of all works within the County right of way.
18. That the Developer shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft plan and/or with the watermain system on the periphery of this draft plan as necessary. Additional (external) watermain is to be constructed to access water from the Collingwood-New Tecumseth pipeline with all costs to be borne by the Developer, as detailed in a Water Supply and Distribution Upgrades/Front-ending Agreement.
19. That prior to any works occurring or final approval, the Developer shall agree in either a Preservicing Agreement or the Subdivision Agreement, or another appropriate agreement such as an External Works Agreement, to prepare and/or implement the following to the satisfaction of the Township, and all works shall be in strict accordance with these plans:
- a) Landscape Design Plan or Plans as the case may be,
  - b) Sanitary Servicing Brief,
  - c) Stormwater Management Plan,
  - d) Geotechnical Report,
  - e) Noise and Vibration Study,
  - f) Traffic Impact Study,

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- g) General and overall lot grading plan, and
- h) Erosion and Dust Control Plan.

20. That the Developer shall agree in any Agreement (External/Preservicing/Subdivision Agreement) that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and seeded/sodded in accordance with the standards of the Township of Essa. And furthermore, that disturbed soils be seeded or planted on within five months of their disruption and/or that watering of earth take place during construction to the satisfaction of the Municipality, and that stockpiling of topsoil only take place at a distance of 100m from existing dwellings, or at another lesser distance should the Developer prove to the Municipality that the lesser distance will not give cause to dust complaints as the Developer may be stockpiling in conjunction with mitigation measures known to appropriately address dust and erosion.
21. That the Developer shall agree in any Agreement that there will be no disruption of access during sidewalk construction or ditch or road works for any period *exceeding 24 hours* and that 48 hours' notice of the intent to disrupt be provided to all residents along Denney Drive.
22. That the Developer shall agree in any Agreement that the services installed by the Developer shall be in accordance with the standards and specifications of the Township of Essa, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of the street; street lighting, regulatory signs, street name signs, water hydrants and any other services or facilities as required to meet the Township's Urban Local Roads Standard TESTD 101.01. And furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.
23. That the Developer shall agree in the Subdivision Agreement to urbanization on Denney Drive, from Murphy Road north to the north limits of the plan.
24. That the Developer shall agree in the Subdivision Agreement that Occupancy for dwellings will not be issued until the Township of Essa is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to Occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response, and all construction methods recommended to compensate for railway noise and vibration must have been implemented.
25. That the Developer shall agree in the Subdivision Agreement to install, to the satisfaction of the Township, fencing in accordance with the standards of the Township of Essa. This may generally involve, but is not limited to: 1.8m privacy (wooden) fencing along the rear/side of new lots wherein these lots abut existing residential lots and 1.2m chainlink fencing surrounding the park and walkways. There may be gates and/or openings where approved by the Municipality, including but not limited to, between the park and church lands to the south, and there may possibly be other variations or modifications that are authorized from time to time, ie adjacent to 83 Denney Dr.

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26. That prior to final approval, the MOECC must issue an Environmental Compliance Approval (ECA) for storm sewers and the stormwater management pond, sanitary sewers, sewage pump station and forcemain, water treatment, storage reservoir and the pumping facility.
27. That prior to final approval or prior to any grading or construction on the site, the following shall be prepared and submitted to the satisfaction of the NVCA:
  - a) detailed Stormwater Management Report/Plan consistent with current standards;
  - b) Erosion Control Plan;
  - c) detailed Grading Plan;
  - d) Geotechnical Report for the Stormwater Management Pond;
  - e) Landscape Plan for the Stormwater Management Pond; and
  - f) A detailed stormwater outlet design that ensures that there are no impacts to stream morphology and incorporates restoration as required. Thermal mitigation of stormwater flows will be required to protect coldwater receivers.
28. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and further, that appropriate sediment and erosion control measures be installed and maintained as approved by the NVCA prior to any construction or grading.
29. That the final stormwater management plan and works shall ensure a legal outlet and that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.
30. That the owner shall confirm technical and legally the adequacy of the drainage outlets to the satisfaction of the NVCA and Township.
31. That details on any infrastructure assoc'd with development including the booster pumping station should be provided to the NVCA for review and comment, the booster pumping station should be adequately protected from any natural hazards (ie flood hazard) to the satisfaction of the NVCA and Township.
32. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the NVCA.
33. That prior to any site alteration in a Regulated Area, a permit under the Conservation Authorities Act will be obtained from the NVCA.
34. That prior to final plan approval, the Developer shall agree to pay all development fees to the NVCA as required in accordance with the NVCA's Fees Policy under the Conservation Authorities Act.



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35. That prior to final approval, the Township be advised in writing, by the NVCA, how conditions above have been satisfied.
36. That the Developer shall monitor groundwater elevations following the issuance of draft plan approval until such time that final approval is issued and that all information be submitted to the Township prior to final approval for consideration as baseline data.
37. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that the schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
38. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter cul-de-sacs, and pick up points will generally be located on through-streets convenient to the appropriate school board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
39. That prior to final approval, the Township be advised by the Simcoe County/Simcoe Muskoka Catholic District School Boards that they are satisfied that conditions above have been addressed.
40. That the Developer shall agree in the Subdivision Agreement to locate an accessible pad for a Canada Post community mailbox in close proximity to a streetlight(s) and accessible sidewalk to the satisfaction of the Township - to be identified on the engineered drawings to the satisfaction of Canada Post; and that prior to final approval, the Township be advised, in writing, by Canada Post how this condition has been satisfied. Again, the Township must also be satisfied with the community mailbox location, to ensure safety and accessibility.
41. That the Developer shall agree in the Preservicing/Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and authorities. This composite utility plan must allow for the safe installation of all utilities, including the required separation between utilities.
42. That the Developer shall provide Enbridge Gas Distribution with all road cross-sections if necessary, to show all utilities in the configuration proposed for all of the street widths in the plan, and the Developer shall contact Enbridge by emailing [salesarea50@enbridge.com](mailto:salesarea50@enbridge.com) for service and meter installation details.
43. That the Developer shall agree in the Subdivision Agreement to grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas

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Distribution and that prior to final approval the Township be advised, in writing, by Enbridge Gas Distribution how this condition and the previous condition have been satisfied.

44. The Developer shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada or Rogers, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Developer shall be responsible for the relocation of such facilities or easements.
45. The Developer shall be required to enter into an agreement (or Letter of Understanding) with Bell Canada or Rogers concerning telecommunications service and complying with any underground servicing conditions imposed, and if no such conditions are imposed, the Developer shall advise the Municipality of the arrangement made for telecommunication servicing.
46. That prior to final approval, the Township be advised, in writing, by Bell Canada and/or Rogers how conditions above have been satisfied.
47. That prior to final approval, the Township be advised in writing, by the County of Simcoe, how conditions above have been satisfied.
48. That the Developer Owner(s) shall agree to include in the Subdivision Agreement (and/or the WWTP Agreement) to provisions as required by the Township as follows:
  - a. To provide ~~Provide~~ adequate sewage capacity and a connection from the ~~proposed/new~~ Baxter WWTP to the Baxter Central Public School including ~~and all other associated works~~, to provide for sanitary servicing for students ~~from the new Brookfield subdivision to attend~~ attending the local elementary school, all as a local service in accordance with Section 59(1) and (2)(a) of the *Development Charges Act* and Section 51(25)(d) of the *Planning Act* to the satisfaction of the Township and the Simcoe County District School Board (SCDSB); and
  - b. To enter ~~Enter~~ into a SCDSB WWTP Infrastructure Contribution Agreement outlining the respective financial contributions for the Developer ~~developer~~ and the SCDSB for the costs associated with these works prior to the commencement of construction of the WWTP.

~~In addition, as part of the new SCDSB condition of draft approval, the following wording is to be added to the Subdivision Agreement (and/or the WWTP Agreement):~~

~~“The Developer agrees to provide adequate sewage capacity and a connection from the proposed/new Baxter WWTP to the Baxter Central Public School (and all other associated works to provide for sanitary servicing for students from the new Brookfield subdivision to attend the local elementary school all as a local service in accordance with Section 59(1) and (2)(a) of the *Development Charges Act* and Section 51(25)(d) of the *Planning Act* to the satisfaction of the Simcoe County District School Board and that their respective~~

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~~financial contribution for the costs associated with these works shall be identified in a subsequent agreement between the Developer and all the SCDSB (the "SCDSB WWTP Infrastructure Contribution Agreement") to be entered into prior to the commencement of construction of the WWTP."~~

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### Notes to Draft Approval

1. It is the Developer's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the Approval Authority.
2. The Developer shall apply for any extension at least sixty (60) days prior to the lapsing date.
3. All costs associated with the land transfer to the County shall be borne by the Developer. All documentation is to be prepared and registered by the County's solicitor and to be executed where required by the Developer. The Developer will be required to submit a deposit to the County's solicitor prior to the services being rendered.
4. Works shall be in conformity with all laws and statutes of the Province and by-laws of the applicable municipalities and agencies. Specifically, the Developer is to take note that a Road Occupancy Permit will be required from the County of Simcoe for any proposed works within the Murphy Road/County Road 21 right of way and an Entrance Permit will be required from the County to provide access to Lot 67 from Murphy Road/County Road 21.
- ~~5. That the Owner shall agree in the Subdivision Agreement that the development charges, processing, and administrative fees be paid in accordance with the current County of Simcoe, Township of Essa, and School Board Development Charges By-law and policies in effect at the time of Building Permit issuance.~~
- 6.5. It is suggested that the Developer be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2). Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Developer of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O 1990, Chapter 13, as amended.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024



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Mayor, Essa Township

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The Township of Essa's conditions to Final Plan Approval for registration of this Plan of Subdivision are as follows:

## No. Conditions

1. That this approval applies to the draft plan of subdivision/draft M-plan located in the settlement area of Baxter, prepared by JD Barnes, dated Nov 27, 2017 to show:
  - 47 - 12m single residential lots
  - 79 - 15m single residential lots
  - 127 - 18m single residential lots
  - 2 walkways (Blocks 254 and 257)
  - 1 parkette block (Block 256)
  - Streets A-E with daylighting triangles

External Components:

  - 1 external park block (not shown on either of the above but rather Pt 3 of 51R-\_\_\_\_\_)
  - 1 external stormwater management block and easement to outlet stormwater (not shown on either of the above but rather Pt 1 of 51R-\_\_\_\_\_)
  - 1 external road to park and public services (not shown on either of the above but rather Pt 2 of 51R-\_\_\_\_\_)
  - Sidewalk along the west side of Denney Dr between the north limit of the plan and Murphy Rd (not shown on either of the above), including urbanization with concrete curb and storm sewer
  - Water, sewer and sanitary servicing works and/or municipal servicing works necessary to service the plan (not shown on either of the above), including works along Murphy Rd, Denney Dr, intersection improvements and facilities within external blocks
2. That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. A zoning by-law amendment must be adopted and in effect, and shall permit 12m and 15m frontages along with other provisions that may require site specific approval. A further public meeting will be held in conjunction with the zoning by-law amendment prior to Council adoption. All provisions of the Planning Act will apply to the processing of the zoning by-law amendment.
3. That the Developer will design an (external) sewage connection to the Angus sewage treatment plant (STP) with a pumping station and forcemain to be constructed at the Developer's expense in accordance with the preferred option of an approved EA, which is acceptable to the Municipality in terms of operation, maintenance and future cost to users. Council has accepted that the development will be serviced by the Angus STP through a forcemain connecting the development to the STP on the condition that the developer will pay all capital costs, sewage system costs, and all forcemain costs including but not limited to any upgrade costs that may be required at the STP associated with the forcemain connection. An agreement shall be entered into which provides detail on payment

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arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule if applicable.

*Note: Although the Developer is to pay for the costs of engineering and constructing the force main, pumping station, etc. from Baxter to Angus, they will also be required to pay all regular development charges including but not limited to the sewage component of development charges for their share of the costs of previously expanding the Angus Sewage Treatment plant to accommodate growth.*

4. In order to provide for sufficient water pressure for domestic use and fire protection, the Developer shall agree in the Subdivision Agreement to construct a water treatment and booster facility somewhere near the intersection of Murphy Road and County Road 10 to accommodate this plan, plus to provide water for approx. 75 existing unserved (water) homes along Murphy Road and Denney Drive as identified in the Class EA document for the Baxter area. A Water Supply and Distribution Upgrades/Front-ending Agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule.
5. In order to provide for stormwater management, a stormwater management block will be dedicated to the Municipality, external to the plan, the size of which will be to the satisfaction of the NVCA and the Township of Essa. The size of this block and the related proposed easement for an outlet should be substantiated with a preliminary Stormwater Management Report. A road, to lead into the public facilities, with full access, shall be dedicated and constructed to the Township's satisfaction.
6. In order to provide for parkland, a parkland dedication block of approx. 5.7 ac will be dedicated to the Municipality, external to the plan, to the satisfaction of the Township of Essa. This parkland dedication will be provided on the east side of Denney Drive with a proper road crossing (crosswalk) made available for safe pedestrian access to the parkland. A road, to lead into the park, with parking, shall be dedicated and constructed to the Township's satisfaction, and as well, the parkland is to be graded and seeded also to the satisfaction of the Municipality. Should the Developer opt to develop the park block ahead of the development of the subdivision by means of prepayment of the parks component of the current uniform development charge, in accordance with Council Resolution CW171-2017, then prior to any work commencing, the Developer shall submit a list of proposed works to Council for approval and inclusion into a Park Development Agreement, to be approved and entered into with Council.
7. That the road allowances included within the draft plan shall be named in accordance with the Township's policy on street names (historical names on approval of the Municipality) and dedicated as public highways to the Township of Essa without monetary consideration and free and clear of all encumbrances.
8. That all streets shall be designed and constructed in accordance with the Township of Essa's Engineering Design Standard Specifications and Drawings, to full urban standard,

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with a sidewalk along one side of the street. As well, there will be a sidewalk constructed along the west side of Denney Drive in a location to be approved by the Township at no cost to the Township, which must include a storm sewer network and ~~urbanization~~ catch basin/ditch inlets. The sidewalk and ~~urbanization-storm sewer network~~ will stretch between Murphy Road, where the sidewalk must be designed to "tie in" with the existing road and drainage system allowing for safe pedestrian movement and appropriate drainage, and the north limits of the plan/north limit of the settlement area. The costs of all such construction will be at the expense of the Developer. The Developer must enter into a Subdivision Agreement with the Municipality which will describe the required works, internal and external to the plan, and such agreement will require the collection of securities to guarantee all works. If any external works are to be completed prior to the execution of the Subdivision Agreement, then the appropriate legal agreement shall be entered into, prior to permission for these works being granted.

9. That any required daylighting triangles shall be shown on the final plan and shall be conveyed to the Township without monetary consideration, free and clear of all encumbrances, at the Developer's expense and to the satisfaction of the Township.
10. That the Developer shall transfer to the Corporation of the County of Simcoe (County) at no cost, a fee simple, unencumbered interest, in a road widening across the entire frontage of Lot 64 to provide a 15.25m right of way from the centerline of Murphy Road/County Road 21, and that prior to final approval, the Developer shall submit a copy of the plan which sets out the road widening, to meet with the approval of the County.
11. Furthermore, the Subdivision Agreement will stipulate that all Offers of Purchase and Sale affecting Lot 64 will include a statement advising that all above and below grade buildings and structures must adhere to the County of Simcoe Setback By-law (By-law No. 5644); and the Developer is advised that an Entrance Permit will be required to be obtained from the County to provide access to Lot 64.
12. That the Developer shall enter into a Subdivision Agreement with the Township of Essa, agreeing to satisfy all conditions, financial and otherwise, of the Township with regard to the provisions of engineering studies, road and municipal services, grading, water hydrants, landscaping, fencing and payment of development charges. And furthermore, the Subdivision Agreement shall be registered on title at the Developer's expense, and shall not be removed from title or otherwise released without the consent of the Township of Essa.
13. That the Developer shall agree in the Subdivision Agreement that such easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities and construction purposes shall be designed and granted to the appropriate agencies or authorities, free and clear of all encumbrances, to the satisfaction of the Township of Essa and all appropriate agencies or authorities. Such easements/dedications shall be dedicated to the appropriate approval authority at no cost to anyone but the Developer.



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14. That the Developer shall agree in the Subdivision Agreement to a pedestrian walkway connecting Street A to Denney Drive along the south side of Lots 74 and 75, and Street B to Street E. These walkways will be 3m in width and will be lined with chainlink fencing unless otherwise discussed and approved. The mature tree(s) along the lot line of 83 Denney Dr must be considered and respected if possible. Drainage patterns must be considered as well and the Township's Engineer and Manager of Public Works must approve of all works/variations associated with a walkway at this location.
15. That the Developer shall agree in the Subdivision Agreement that they will design and construct, at their expense, highway improvements at the intersection of Murphy Road/County Road 21 and Denney Drive, to the satisfaction of the Township and County:  
Namely:
  - A "pedestrian pad" to provide a safe area for pedestrians to stand while waiting to cross Murphy Road/County Road 21, at the northwest corner of the intersection; and
  - Signalization and/or works as per the recommendations of an approved Traffic Study prepared by GHD and dated 'Oct 2017' to the satisfaction of County and Township Engineering/Public Works Staff.

The improvements and/or works that are not to be considered as County-controlled or monitored, shall fall under the jurisdiction of the Subdivision Agreement entered into with Essa, in particular with respect to securities and maintenance.

16. That prior to final approval, the Developer shall enter into a legal agreement with the County whereby the Developer agrees to assume financial and other responsibility for the design and construction of the highway and intersection design improvements identified in the condition above and/or in the approved Traffic Study, to the satisfaction of the County. It is the responsibility of the Developer to prepare engineering drawings and a construction cost estimate for the required road improvements to the satisfaction of the County. The Developer is required to provide the County with a letter of credit representing 100% of the County approved construction cost estimate. The approved engineering road drawings and cost estimate will be referenced in the legal agreement. A Road Occupancy Permit will be required for the completion of all works within the County right of way.
17. That the Developer shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft plan and/or with the watermain system on the periphery of this draft plan as necessary. Additional (external) watermain is to be constructed to access water from the Collingwood-New Tecumseth pipeline with all costs to be borne by the Developer, as detailed in a Water Supply and Distribution Upgrades/Front-ending Agreement.
18. That prior to any works occurring or final approval, the Developer shall agree in either a Preservicing Agreement or the Subdivision Agreement, or another appropriate agreement such as an External Works Agreement, to prepare and/or implement the following to the

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File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

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satisfaction of the Township, and all works shall be in strict accordance with these plans:

- a) Landscape Design Plan or Plans as the case may be,
  - b) Sanitary Servicing Brief,
  - c) Stormwater Management Plan,
  - d) Geotechnical Report,
  - e) Noise and Vibration Study,
  - f) Traffic Impact Study,
  - g) General and overall lot grading plan, and
  - h) Erosion and Dust Control Plan.
19. That the Developer shall agree in any Agreement (External/Preservicing/Subdivision Agreement) that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and seeded/sodded in accordance with the standards of the Township of Essa. And furthermore, that disturbed soils be seeded or planted on within five months of their disruption and/or that watering of earth take place during construction to the satisfaction of the Municipality, and that stockpiling of topsoil only take place at a distance of 100m from existing dwellings, or at another lesser distance should the Developer prove to the Municipality that the lesser distance will not give cause to dust complaints as the Developer may be stockpiling in conjunction with mitigation measures known to appropriately address dust and erosion.
  20. That the Developer shall agree in any Agreement that there will be no disruption of access during sidewalk construction or ditch or road works for any period *exceeding 24 hours* and that 48 hours notice of the intent to disrupt be provided to all residents along Denney Drive.
  21. That the Developer shall agree in any Agreement that the services installed by the Developer shall be in accordance with the standards and specifications of the Township of Essa, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of the street, street lighting, regulatory signs, street name signs, water hydrants and any other services or facilities as required to meet the Township's Urban Local Roads Standard TESTD 101.01. And furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.
  22. That the Developer shall agree in the Subdivision Agreement to urbanization on Denney Drive, from Murphy Road north to the north limits of the plan.
  23. That the Developer shall agree in the Subdivision Agreement that Occupancy for dwellings will not be issued until the Township of Essa is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to Occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response, and all construction methods recommended to compensate for railway noise and vibration must have been implemented.
  24. That the Developer shall agree in the Subdivision Agreement to install, to the satisfaction of

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the Township, fencing in accordance with the standards of the Township of Essa. This may generally involve, but is not limited to: 1.8m privacy (wooden) fencing along the rear/side of new lots wherein these lots abut existing residential lots and 1.2m chainlink fencing surrounding the park and walkways. There may be gates and/or openings where approved by the Municipality, including but not limited to, between the park and church lands to the south, and there may possibly be other variations or modifications that are authorized from time to time, ie adjacent to 83 Denney Dr.

25. That prior to final approval, the MOECC must issue an Environmental Compliance Approval (ECA) for storm sewers and the stormwater management pond, sanitary sewers, sewage pump station and forcemain, water treatment, storage reservoir and the pumping facility.
26. That prior to final approval or prior to any grading or construction on the site, the following shall be prepared and submitted to the satisfaction of the NVCA:
  - a) detailed Stormwater Management Report/Plan consistent with current standards;
  - b) Erosion Control Plan;
  - c) detailed Grading Plan;
  - d) Geotechnical Report for the Stormwater Management Pond;
  - e) Landscape Plan for the Stormwater Management Pond; and
  - f) A detailed stormwater outlet design that ensures that there are no impacts to stream morphology and incorporates restoration as required. Thermal mitigation of stormwater flows will be required to protect coldwater receivers.
27. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and further, that appropriate sediment and erosion control measures be installed and maintained as approved by the NVCA prior to any construction or grading.
28. That the final stormwater management plan and works shall ensure a legal outlet and that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.
29. That the owner shall confirm technical and legally the adequacy of the drainage outlets to the satisfaction of the NVCA and Township.
30. That details on any infrastructure assoc'd with development including the booster pumping station should be provided to the NVCA for review and comment, the booster pumping station should be adequately protected from any natural hazards (ie flood hazard) to the satisfaction of the NVCA and Township.
31. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by

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the NVCA.

32. That prior to any site alteration in a Regulated Area, a permit under the Conservation Authorities Act will be obtained from the NVCA.
33. That prior to final plan approval, the Developer shall agree to pay all development fees to the NVCA as required in accordance with the NVCA's Fees Policy under the Conservation Authorities Act.
34. That prior to final approval, the Township be advised in writing, by the NVCA, how conditions above have been satisfied.
35. That the Developer shall monitor groundwater elevations following the issuance of draft plan approval until such time that final approval is issued and that all information be submitted to the Township prior to final approval for consideration as baseline data.
36. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that the schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
37. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter cul-de-sacs, and pick up points will generally be located on through-streets convenient to the appropriate school board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
38. That prior to final approval, the Township be advised by the Simcoe County/Simcoe Muskoka Catholic District School Boards that they are satisfied that conditions above have been addressed.
39. That the Developer shall agree in the Subdivision Agreement to locate an accessible pad for a Canada Post community mailbox in close proximity to a streetlight(s) and accessible sidewalk to the satisfaction of the Township - to be identified on the engineered drawings to the satisfaction of Canada Post; and that prior to final approval, the Township be advised, in writing, by Canada Post how this condition has been satisfied. Again, the Township must also be satisfied with the community mailbox location, to ensure safety and accessibility.
40. That the Developer shall agree in the Preservicing/Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and authorities. This composite utility plan must allow for the safe installation of all utilities, including the required separation between utilities.
41. That the Developer shall provide Enbridge Gas Distribution with all road cross-sections if

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necessary, to show all utilities in the configuration proposed for all of the street widths in the plan, and the Developer shall contact Enbridge by emailing [salesarea50@enbridge.com](mailto:salesarea50@enbridge.com) for service and meter installation details.

- 42. That the Developer shall agree in the Subdivision Agreement to grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines; all to the satisfaction of Enbridge Gas Distribution and that prior to final approval the Township be advised, in writing, by Enbridge Gas Distribution how this condition and the previous condition have been satisfied.
- 43. The Developer shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada or Rogers, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Developer shall be responsible for the relocation of such facilities or easements.
- 44. The Developer shall be required to enter into an agreement (or Letter of Understanding) with Bell Canada or Rogers concerning telecommunications service and complying with any underground servicing conditions imposed, and if no such conditions are imposed, the Developer shall advise the Municipality of the arrangement made for telecommunication servicing.
- 45. That prior to final approval, the Township be advised, in writing, by Bell Canada and/or Rogers how conditions above have been satisfied.
- 46. That prior to final approval, the Township be advised in writing, by the County of Simcoe, how conditions above have been satisfied.



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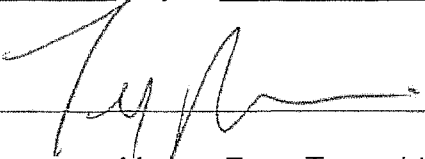
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**Notes to Draft Approval**

1. It is the Developer's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the Approval Authority.
2. The Developer shall apply for any extension at least sixty (60) days prior to the lapsing date.
3. All costs associated with the land transfer to the County shall be borne by the Developer. All documentation is to be prepared and registered by the County's solicitor and to be executed where required by the Developer. The Developer will be required to submit a deposit to the County's solicitor prior to the services being rendered.
4. Works shall be in conformity with all laws and statutes of the Province and by-laws of the applicable municipalities and agencies. Specifically, the Developer is to take note that a Road Occupancy Permit will be required from the County of Simcoe for any proposed works within the Murphy Road/County Road 21 right of way and an Entrance Permit will be required from the County to provide access to Lot 67 from Murphy Road/County Road 21.
5. The Developer is required to comply with the County's Waste Collection Design Standards. Failure to comply could result in waste collection services being withheld or suspended.
6. It is suggested that the Developer be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2). Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Developer of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O 1990, Chapter 13, as amended.

This 28 day of Dec, 2017

  
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Mayor, Essa Township

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The Township of Essa's conditions to Final Plan Approval for registration of this Plan of Subdivision are as follows:

**No. Conditions**

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1. That this approval applies to the draft plan of subdivision/draft M-plan located in the settlement area of Baxter, prepared by JD Barnes, dated Nov 27, 2017 to show:
  - 47 - 12m single residential lots
  - 79 - 15m single residential lots
  - 127 - 18m single residential lots
  - 2 walkways (Block 122, Phase 1 and Block 135, Phase 2)
  - 1 parkette block (Block 121, Phase 1)
  - Streets A-E with daylighting triangles
  - Road Widening - County of Simcoe (Block 136, Phase 2)
  - 0.3 m. Reserve (Block 123, Phase 1)
  - Easements for Drainage (Lots 22, 24, 27, 32, 35, 38, 40, 42, 44, 47 & 50 in Phase 2)

External Components:

  - 1 external park block (not shown on either of the above but rather Pt 3 of 51R-41354)
  - 1 external stormwater management block and easement to outlet stormwater (not shown on either of the above but rather Pt 1 of 51R-41354)
  - 1 external road to park and public services (not shown on either of the above but rather Pt 2 of 51R-41354)
  - Sidewalk along the west side of Denney Dr between the north limit of the plan and Murphy Rd (not shown on either of the above), including urbanization with concrete curb and storm sewer
  - Water, sewer and sanitary servicing works and/or municipal servicing works necessary to service the plan (not shown on either of the above), including works along Murphy Rd, Denney Dr, intersection improvements and facilities within external blocks
2. That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. A zoning by-law amendment must be adopted and in effect, and shall permit 12m and 15m frontages along with other provisions that may require site specific approval. A further public meeting will be held in conjunction with the zoning by-law amendment prior to Council adoption. All provisions of the Planning Act will apply to the processing of the zoning by-law amendment.
3. That the Developer will design and construct a Wastewater Treatment Plan to service the Subdivision and Baxter Central Public School at the Developer's expense, in accordance with the preferred option of an approved EA Amendment. The design, construction, operation and maintenance of the Wastewater Treatment Plant shall be in keeping with the Wastewater Treatment System Servicing and Responsibility Agreement executed by the Township and Developer dated August 10, 2023, and registered as Instrument No. SC2006486.

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4. In order to provide for sufficient water pressure for domestic use and fire protection, the Developer shall agree in the Subdivision Agreement to construct a water treatment and booster facility somewhere near the intersection of Murphy Road and County Road 10 to accommodate this plan, plus to provide water for approx. 75 existing unserved (water) homes along Murphy Road and Denney Drive as identified in the Class EA document for the Baxter area. A Water Supply and Distribution Upgrades/Front-ending Agreement shall be entered into which provides detail on payment arrangements, direct responsibilities, front-ending, and a cost recovery payment schedule.
  
5. In order to provide for stormwater management, a stormwater management block will be dedicated to the Municipality, external to the plan, the size of which will be to the satisfaction of the NVCA and the Township of Essa. The size of this block and the related proposed easement for an outlet should be substantiated with a preliminary Stormwater Management Report. A road, to lead into the public facilities, with full access, shall be dedicated and constructed to the Township's satisfaction.
  
6. In order to provide for parkland, a parkland dedication block of approx. 5.7 ac will be dedicated to the Municipality, external to the plan, to the satisfaction of the Township of Essa. This parkland dedication will be provided on the east side of Denney Drive with a proper road crossing (crosswalk) made available for safe pedestrian access to the parkland. A road, to lead into the park, with parking, shall be dedicated and constructed to the Township's satisfaction, and as well, the parkland is to be graded and seeded also to the satisfaction of the Municipality. Should the Developer opt to develop the park block ahead of the development of the subdivision by means of prepayment of the parks component of the current uniform development charge, in accordance with Council Resolution CW171-2017, then prior to any work commencing, the Developer shall submit a list of proposed works to Council for approval and inclusion into a Park Development Agreement, to be approved and entered into with Council.
  
7. That the road allowances included within the draft plan shall be named in accordance with the Township's policy on street names (historical names on approval of the Municipality) and dedicated as public highways to the Township of Essa without monetary consideration and free and clear of all encumbrances.
  
8. That all streets shall be designed and constructed in accordance with the Township of Essa's Engineering Design Standard Specifications and Drawings, to full urban standard, with a sidewalk along one side of the street. As well, there will be a sidewalk constructed along the west side of Denney Drive in a location to be approved by the Township at no cost to the Township, which must include a storm sewer network and catch basin/ditch inlets. The sidewalk and storm sewer network will stretch between Murphy Road, where the sidewalk must be designed to "tie in" with the existing road and drainage system allowing for safe pedestrian movement and appropriate drainage, and the north limits of the plan/north limit of

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the settlement area. The costs of all such construction will be at the expense of the Developer. The Developer must enter into a Subdivision Agreement with the Municipality which will describe the required works, internal and external to the plan, and such agreement will require the collection of securities to guarantee all works. If any external works are to be completed prior to the execution of the Subdivision Agreement, then the appropriate legal agreement shall be entered into, prior to permission for these works being granted.

9. That any required daylighting triangles shall be shown on the final plan and shall be conveyed to the Township without monetary consideration, free and clear of all encumbrances, at the Developer's expense and to the satisfaction of the Township.
10. That the Developer shall transfer to the Corporation of the County of Simcoe (County) at no cost, a fee simple, unencumbered interest, in a road widening across the entire frontage of Lot 31, Phase 2, being Block 136, Phase 2 to provide a 15.25m right of way from the centerline of Murphy Road/County Road 21, and that prior to final approval, the Developer shall submit a copy of the plan which sets out the road widening, to meet with the approval of the County.
11. That the Developer shall agree to include in the Subdivision Agreement a provision, to the satisfaction of the County of Simcoe (the 'County') as follows:
  - a. Based on the preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection service prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner is responsible for providing waste collection services until such time as the County confirmed that the access restriction has been satisfactorily remedied.
  - b. Prior to final approval or registration of any phase(s), the Owner shall provide written confirmation to the County that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. Furthermore, the Owner shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.

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- c. Prior to final registration of each phase, the proposed Subdivision Plan for each phase of the subdivision or a reference plan that is prepared based on the proposed Subdivision Plan, shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of vehicles, including County waste collection vehicles and emergency services vehicles, to the satisfaction of the Township and the County. A copy of the proposed Subdivision Plan or reference plan shall be provided to the County for review and approval prior to registration.
- d. That the Development Charges, processing, and administrative fees be paid in accordance with the current County of Simcoe, Township of Essa, and School Board Development Charges By-law and policies in effect at the time of Building Permit issuance.
12. Furthermore, the Subdivision Agreement will stipulate that all Offers of Purchase and Sale affecting Lot 31, Phase 2 will include a statement advising that all above and below grade buildings and structures must adhere to the County of Simcoe Setback By-law (By-law No. 5644); and the Developer is advised that an Entrance Permit will be required to be obtained from the County to provide access to Lot 31, Phase 2.
13. That the Developer shall enter into a Subdivision Agreement with the Township of Essa, agreeing to satisfy all conditions, financial and otherwise, of the Township with regard to the provisions of engineering studies, road and municipal services, grading, water hydrants, landscaping, fencing and payment of development charges. And furthermore, the Subdivision Agreement shall be registered on title at the Developer's expense, and shall not be removed from title or otherwise released without the consent of the Township of Essa.
14. That the Developer shall agree in the Subdivision Agreement that such easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities and construction purposes shall be designed and granted to the appropriate agencies or authorities, free and clear of all encumbrances, to the satisfaction of the Township of Essa and all appropriate agencies or authorities. Such easements/dedications shall be dedicated to the appropriate approval authority at no cost to anyone but the Developer.
15. That the Developer shall agree in the Subdivision Agreement to a pedestrian walkway connecting Henderson Street to Denney Drive along the south side of Lots 41, Phase 2 and 42, Phase 2, and Edgar Street to Felhalzi Trail. These walkways will be 3m in width and will be lined with chainlink fencing unless otherwise discussed and approved. The mature tree(s) along the lot line of 83 Denney Dr must be considered and respected if possible. Drainage patterns must be considered as well and the Township's Engineer and Manager of Public Works must approve of all works/variations associated with a walkway at this location.
16. That the Developer shall agree in the Subdivision Agreement that they will design and construct, at their expense, highway improvements at the intersection of Murphy Road/County Road 21 and Denney Drive, to the satisfaction of the Township and County: Namely:



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- A “pedestrian pad” to provide a safe area for pedestrians to stand while waiting to cross Murphy Road/County Road 21, at the northwest corner of the intersection; and
- Signalization and/or works as per the recommendations of an approved Traffic Study prepared by GHD and dated ‘Oct 2017’ to the satisfaction of County and Township Engineering/Public Works Staff.

The improvements and/or works that are not to be considered as County-controlled or monitored, shall fall under the jurisdiction of the Subdivision Agreement entered into with Essa, in particular with respect to securities and maintenance.

17. That prior to final approval, the Developer shall enter into a legal agreement with the County whereby the Developer agrees to assume financial and other responsibility for the design and construction of the highway and intersection design improvements identified in the condition above and/or in the approved Traffic Study, to the satisfaction of the County. It is the responsibility of the Developer to prepare engineering drawings and a construction cost estimate for the required road improvements to the satisfaction of the County. The Developer is required to provide the County with a letter of credit representing 100% of the County approved construction cost estimate. The approved engineering road drawings and cost estimate will be referenced in the legal agreement. A Road Occupancy Permit will be required for the completion of all works within the County right of way.
18. That the Developer shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft plan and/or with the watermain system on the periphery of this draft plan as necessary. Additional (external) watermain is to be constructed to access water from the Collingwood-New Tecumseth pipeline with all costs to be borne by the Developer, as detailed in a Water Supply and Distribution Upgrades/Front-ending Agreement.
19. That prior to any works occurring or final approval, the Developer shall agree in either a Preservicing Agreement or the Subdivision Agreement, or another appropriate agreement such as an External Works Agreement, to prepare and/or implement the following to the satisfaction of the Township, and all works shall be in strict accordance with these plans:
  - a) Landscape Design Plan or Plans as the case may be,
  - b) Sanitary Servicing Brief,
  - c) Stormwater Management Plan,
  - d) Geotechnical Report,
  - e) Noise and Vibration Study,
  - f) Traffic Impact Study,
  - g) General and overall lot grading plan, and
  - h) Erosion and Dust Control Plan.

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20. That the Developer shall agree in any Agreement (External/Preservicing/Subdivision Agreement) that all portions of public lands or highways which are not paved, and all drainage swales on public or private property, shall be graded and seeded/sodded in accordance with the standards of the Township of Essa. And furthermore, that disturbed soils be seeded or planted on within five months of their disruption and/or that watering of earth take place during construction to the satisfaction of the Municipality, and that stockpiling of topsoil only take place at a distance of 100m from existing dwellings, or at another lesser distance should the Developer prove to the Municipality that the lesser distance will not give cause to dust complaints as the Developer may be stockpiling in conjunction with mitigation measures known to appropriately address dust and erosion.
21. That the Developer shall agree in any Agreement that there will be no disruption of access during sidewalk construction or ditch or road works for any period *exceeding 24 hours* and that 48 hours' notice of the intent to disrupt be provided to all residents along Denney Drive.
22. That the Developer shall agree in any Agreement that the services installed by the Developer shall be in accordance with the standards and specifications of the Township of Essa, and shall include stormwater management works, adequate pavement widths for roadways, sidewalks on one side of the street, street lighting, regulatory signs, street name signs, water hydrants and any other services or facilities as required to meet the Township's Urban Local Roads Standard TESTD 101.01. And furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.
23. That the Developer shall agree in the Subdivision Agreement to urbanization on Denney Drive, from Murphy Road north to the north limits of the plan.
24. That the Developer shall agree in the Subdivision Agreement that Occupancy for dwellings will not be issued until the Township of Essa is satisfied that adequate road access and servicing facilities are available to service the proposed development. In addition, prior to Occupancy, each dwelling must portray in a clearly visible location, the assigned municipal address for purposes of emergency response, and all construction methods recommended to compensate for railway noise and vibration must have been implemented.
25. That the Developer shall agree in the Subdivision Agreement to install, to the satisfaction of the Township, fencing in accordance with the standards of the Township of Essa. This may generally involve, but is not limited to: 1.8m privacy (wooden) fencing along the rear/side of new lots wherein these lots abut existing residential lots and 1.2m chainlink fencing surrounding the park and walkways. There may be gates and/or openings where approved by the Municipality, including but not limited to, between the park and church lands to the south, and there may possibly be other variations or modifications that are authorized from time to time, ie adjacent to 83 Denney Dr.
26. That prior to final approval, the MOECC must issue an Environmental Compliance Approval (ECA) for storm sewers and the stormwater management pond, sanitary sewers, sewage pump station and forcemain, water treatment, storage reservoir and the pumping facility.



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27. That prior to final approval or prior to any grading or construction on the site, the following shall be prepared and submitted to the satisfaction of the NVCA:
- a) detailed Stormwater Management Report/Plan consistent with current standards;
  - b) Erosion Control Plan;
  - c) detailed Grading Plan;
  - d) Geotechnical Report for the Stormwater Management Pond;
  - e) Landscape Plan for the Stormwater Management Pond; and
  - f) A detailed stormwater outlet design that ensures that there are no impacts to stream morphology and incorporates restoration as required. Thermal mitigation of stormwater flows will be required to protect coldwater receivers.
28. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above, and further, that appropriate sediment and erosion control measures be installed and maintained as approved by the NVCA prior to any construction or grading.
29. That the final stormwater management plan and works shall ensure a legal outlet and that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.
30. That the owner shall confirm technical and legally the adequacy of the drainage outlets to the satisfaction of the NVCA and Township.
31. That details on any infrastructure assoc'd with development including the booster pumping station should be provided to the NVCA for review and comment, the booster pumping station should be adequately protected from any natural hazards (ie flood hazard) to the satisfaction of the NVCA and Township.
32. That the Developer shall agree in the Preservicing/Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the NVCA.
33. That prior to any site alteration in a Regulated Area, a permit under the Conservation Authorities Act will be obtained from the NVCA.
34. That prior to final plan approval, the Developer shall agree to pay all development fees to the NVCA as required in accordance with the NVCA's Fees Policy under the Conservation Authorities Act.
35. That prior to final approval, the Township be advised in writing, by the NVCA, how conditions above have been satisfied.

Applicant: Brookfield Homes  
File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010  
Date of Last Extension: February 21, 2024  
Date of Last Expiry: March 17, 2024  
Lapsing Date: March 15, 2027

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36. That the Developer shall monitor groundwater elevations following the issuance of draft plan approval until such time that final approval is issued and that all information be submitted to the Township prior to final approval for consideration as baseline data.
37. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that the schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
38. That the Developer shall agree in the Subdivision Agreement to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter cul-de-sacs, and pick up points will generally be located on through-streets convenient to the appropriate school board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
39. That prior to final approval, the Township be advised by the Simcoe County/Simcoe Muskoka Catholic District School Boards that they are satisfied that conditions above have been addressed.
40. That the Developer shall agree in the Subdivision Agreement to locate an accessible pad for a Canada Post community mailbox in close proximity to a streetlight(s) and accessible sidewalk to the satisfaction of the Township - to be identified on the engineered drawings to the satisfaction of Canada Post; and that prior to final approval, the Township be advised, in writing, by Canada Post how this condition has been satisfied. Again, the Township must also be satisfied with the community mailbox location, to ensure safety and accessibility.
41. That the Developer shall agree in the Preservicing/Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected utilities and authorities. This composite utility plan must allow for the safe installation of all utilities, including the required separation between utilities.
42. That the Developer shall provide Enbridge Gas Distribution with all road cross-sections if necessary, to show all utilities in the configuration proposed for all of the street widths in the plan, and the Developer shall contact Enbridge by emailing [salesarea50@enbridge.com](mailto:salesarea50@enbridge.com) for service and meter installation details.
43. That the Developer shall agree in the Subdivision Agreement to grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Gas Distribution and that prior to final approval the Township be advised, in writing, by Enbridge Gas Distribution how this condition and the previous condition have been satisfied.

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Applicant: Brookfield Homes  
File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010  
Date of Last Extension: February 21, 2024  
Date of Last Expiry: March 17, 2024  
Lapsing Date: March 15, 2027

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44. The Developer shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada or Rogers, to grant any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Developer shall be responsible for the relocation of such facilities or easements.
45. The Developer shall be required to enter into an agreement (or Letter of Understanding) with Bell Canada or Rogers concerning telecommunications service and complying with any underground servicing conditions imposed, and if no such conditions are imposed, the Developer shall advise the Municipality of the arrangement made for telecommunication servicing.
46. That prior to final approval, the Township be advised, in writing, by Bell Canada and/or Rogers how conditions above have been satisfied.
47. That prior to final approval, the Township be advised in writing, by the County of Simcoe, how conditions above have been satisfied.
48. That the Developer shall agree to include in the Subdivision Agreement and/or the WWTP Agreement provisions as required by the Township as follows:
  - a. To provide adequate sewage capacity and a connection from the new Baxter WWTP to the Baxter Central Public School including all other associated works, to provide for sanitary servicing for students attending the local elementary school, all as a local service in accordance with Section 59(1) and (2)(a) of the *Development Charges Act* and Section 51(25)(d) of the *Planning Act* to the satisfaction of the Township and the Simcoe County District School Board (SCDSB); and
  - b. To enter into a SCDSB WWTP Infrastructure Contribution Agreement outlining the respective financial contributions for the Developer and the SCDSB for the costs associated with these works prior to the commencement of construction of the WWTP.

Applicant: Brookfield Homes  
File No.: E-T-0602  
Municipality: Township of Essa  
Subject Lands: Part Lot 16, Concession 4

Date of First Draft Plan: March 17, 2010  
Date of Last Extension: February 21, 2024  
Date of Last Expiry: March 17, 2024  
Lapsing Date: March 15, 2027

4a

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**Notes to Draft Approval**

1. It is the Developer's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the Approval Authority.
2. The Developer shall apply for any extension at least sixty (60) days prior to the lapsing date.
3. All costs associated with the land transfer to the County shall be borne by the Developer. All documentation is to be prepared and registered by the County's solicitor and to be executed where required by the Developer. The Developer will be required to submit a deposit to the County's solicitor prior to the services being rendered.
4. Works shall be in conformity with all laws and statutes of the Province and by-laws of the applicable municipalities and agencies. Specifically, the Developer is to take note that a Road Occupancy Permit will be required from the County of Simcoe for any proposed works within the Murphy Road/County Road 21 right of way and an Entrance Permit will be required from the County to provide access to Lot 67 from Murphy Road/County Road 21.
5. It is suggested that the Developer be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2). Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Developer of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O 1990, Chapter 13, as amended.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024

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Mayor, Essa Township

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TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PD004-24

**DATE:** February 21<sup>st</sup>, 2024

**TO:** Committee of the Whole

**FROM:** Pedro Granes – Chief Building Official  
Lisa Lehr – Manager of Legislative Services / Municipal Clerk

**SUBJECT:** Township of Essa Fleet Capital Purchase:  
Building Department – One mid. size SUV  
Clerk Department – One mid. size SUV

**RECOMMENDATION**

That Staff Report PD004-24 be received; and

That the quotation as received from Jackson Toyota for the Building and Clerk’s Departments – Fleet Capital Purchase be accepted in the amount of **\$75,997.60 (excluding HST & Licensing)** for the purchase of two 2024 Toyota RAV4 Hybrids for the Building Department and the Clerk’s Department, as per the specifications attached to this Report.

**BACKGROUND**

In the 2024 Building Department Capital Budget, **\$42,000 (\$42,000 Future Enforcement Reserve)** has been allocated for the purchase of one new mid. size SUV and **\$42,000 (\$21,000 taxation - \$21,000 Future Enforcement Reserve)** in the 2024 Clerk Department Capital Budget for the purchase of one mid. size SUV.

**COMMENTS AND CONSIDERATIONS**

Staff obtained three quotes from three different manufactures/supplier for a combined capital purchase of two mid size SUV to save on the overall cost. They are summarized as follows:

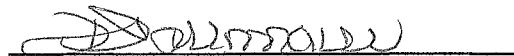
BIDDER	COMBINED MSRP PRICE FOR 2 mid. Size SUV INCLUDING APPLIED CREDIT (Excluding applicable tax & licensing)	MANUFACTURE CREDIT FOR CAPITAL PURCHASE - MSRP	EXPECTED DELIVERY DATES
Barrie Nissan - 2024 Nissan Rogue	\$78,757.00	Loyalty Program- 2 years free oil change	May/June -2024
*Jackson Toyota – 2024 RAV4 Hybrid	\$75,997.60	\$10,000 Federal Rebate for hybrid vehicles \$1,500 Multi Vehicle Purchase Discount	May/June - 2024
Moffatt's Mazda – 2024 Mazda CX-5	\$82,100.00	Nil	March/April 2024

\*Jackson Toyota will prepare the Federal Rebate Applications on behalf of the Township (\$5,000 per SUV).

**FINANCIAL IMPACT**

**Building Department:** 2024 Capital approved budget is \$42,000. The Lowest bid of \$37,998.80 (excluding applicable tax & Licensing and emergency lights) **which is \$4,001.00 less the approved Capital Budget.**

**Clerks Department:** 2024 Capital approved budget is \$42,000. – The Lowest bid of \$37,998.80 (excluding applicable tax & Licensing and emergency lights) **which is \$4,001.00 less the approved Capital Budget.**



Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Award the Quotation to Jackson Toyota. in the amount of \$75,997.60 (excluding applicable tax & Licensing) for the capital purchase of **two** 2024 Toyota RAV4 Hybrid
2. Direct Staff in another course of action

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BIDDER	COMBINED MSRP PRICE FOR 2 mid. Size SUV INCLUDING APPLIED CREDIT (Excluding applicable tax & licensing)	MANUFACTURE CREDIT FOR CAPITAL PURCHASE - MSRP	EXPECTED DELIVERY DATES
Barrie Nissan - 2024 Nissan Roug	\$78,757.00	Loyalty Program- 2 years free oil change	May/June -2024
*Jackson Toyota – 2024 RAV4 Hybrid	\$75,997.60	\$10,000 Federal Rebate for hybrid vehicles \$1,500 Multi Vehicle Purchase Discount	May/June - 2024
Moffatt's Mazda – 2024 Mazda CX-5	\$82,100.00	Nil	March/April 2024

\*Jackson Toyota will prepare the Federal Rebate Applications on behalf of the Township (\$5,000 per SUV).

**FINANCIAL IMPACT**

**Building Department:** 2024 Capital approved budget is \$42,000. The Lowest bid of \$37,998.80 (excluding applicable tax & Licensing and emergency lights) **which is \$4,001.00 less the approved Capital Budget.**

**Clerks Department:** 2024 Capital approved budget is \$42,000. – The Lowest bid of \$37,998.80 (excluding applicable tax & Licensing and emergency lights) **which is \$4,001.00 less the approved Capital Budget.**



Manager of Finance

**SUMMARY/OPTIONS**

Council may:


1. Award the Quotation to Jackson Toyota. in the amount of \$75,997.60 (excluding applicable tax & Licensing) for the capital purchase of **two** 2024 Toyota RAV4 Hybrid
2. Direct Staff in another course of action

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**CONCLUSION**

Staff recommends that option1 be approved.

Respectfully submitted,

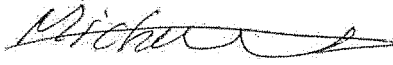
  
\_\_\_\_\_

Lisa Lehr, CMO  
Manager of Legislative Services / Municipal Clerk

  
\_\_\_\_\_

Pedro Granes  
Chief Building Official

Reviewed by,

  
\_\_\_\_\_

Michael Mikael, P.Eng  
CAO (Interim) / Manager of Public Works

Attachment: Toyota RAV 4 Hybrid Specification Report



PRODUCT SUMMARY

# 2024 RAV4 Hybrid

Explore

Build & Price

Competitive Comparison

### MODELS



LE AWD

PACKAGE  
Standard Package



XLE AWD

PACKAGE  
Standard Package  
↳ RAV4 Hybrid XLE Premium  
↳ RAV4 Hybrid Woodland



SE AWD

PACKAGE  
Standard Package



XSE AWD

PACKAGE  
Standard Package  
↳ XSE Technology Package



Limited AWD

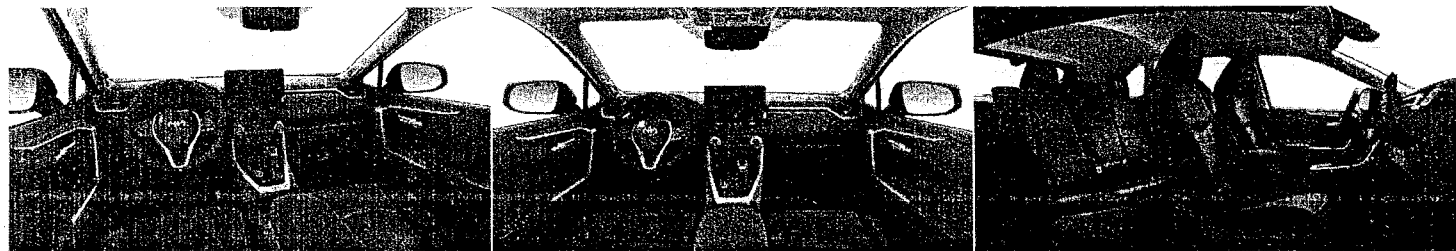
PACKAGE  
Standard Package

### AVAILABLE EXTERIOR COLOURS

- White
- Magnetic Grey Metallic
- Silver Sky Metallic with Black Roof
- Cavalry Blue w/ BLK Roof
- Blueprint
- Wind Chill Pearl
- Midnight Black Metallic
- Magnetic Grey Metallic with Black Roof
- Ruby Flare Pearl
- Army Green With Black Roof
- Silver Sky Metallic
- Wind Chill Pearl with Black Roof
- White With Black Roof
- Cavalry Blue

### AVAILABLE INTERIOR COLOURS

- Black Cloth
- Black SofTex
- Black Mixed Fabric & SofTex
- Light Grey SofTex
- Beige SofTex



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# 2024 RAV4 Hybrid

Explore

Build & Price

Competitive Comparison

## OPTIONAL PACKAGES

### RAV4 HYBRID XLE AWD

#### HYBRID XLE PREMIUM

- Engine Immobilizer Anti-Theft System
- LED Fog Lamps
- 225/60R18
- Driver Seat Memory System
- SofTex Seats
- 18" Alloy Wheels
- Cargo Net

#### HYBRID WOODLAND

- Woodland All Season Floor Mats & Cargo Tray
- 120V/100-watt Power Outlet
- Roof Cross Bars
- 225/60R18
- TRD Tuned Off Road Suspension
- Bridge Type Roof Rails
- Cargo Area Tray
- 18" Bronze Alloy Wheels
- Black Exhaust Tip
- LED Fog Lamps

GPS or

### RAV4 HYBRID XSE AWD

#### XSE TECHNOLOGY PACKAGE

- 10.5" Toyota Multimedia w/ Service/Safety Connect (up to 10yr trial), Remote/Drive Connect (3yr trial)
- Intelligent Clearance Sonar
- Wireless Charging
- Blind Spot Monitoring with RCTA and RCTB
- Driver Seat Memory System
- Power Rear Door with Kick Sensor
- Panoramic View Monitor

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# 2024 RAV4 Hybrid



- Explore
- Build & Price
- Competitive Comparison

## STANDARD SPECIFICATIONS

● Standard    --- Not Available    ↑ Available

LE AWD

XLE AWD

SE AWD

XSE AWD

Limited AWD

## SAFETY & CONVENIENCE

### TOYOTA SAFETY SENSE 2.5

	LE AWD	XLE AWD	SE AWD	XSE AWD	Limited AWD
Right/Left Turn Oncoming Pedestrian Detection /Braking	●	●	●	●	●
Lane Tracing Assist	●	●	●	●	●
Left Turn Oncoming Vehicle Detection/Braking	●	●	●	●	●
Automatic High Beam	●	●	●	●	●
Pre-Collision System with Pedestrian Detection, Cyclist Detection and Night Time Pedestrian Detection	●	●	●	●	●
Lane Departure Alert with Steering Assist	●	●	●	●	●
Toyota Safety Sense 2.5	●	●	●	●	●

### STAR SAFETY SYSTEM

Star Safety System: Smart Stop Technology, Vehicle Stability Control, Anti-Lock Brakes, Traction Control, Electronic Brake Force Distribution, Brake Assist	●	●	●	●	●
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### SAFETY

Driver Knee Airbag	●	●	●	●	●
Front and Rear Side Curtain Airbags	●	●	●	●	●
Dual Stage Driver & Passenger Airbag Supplemental Restraint System (SRS)	●	●	●	●	●
Blind Spot Monitor with RCTA	●	●	●	●	---
Backup Camera	●	●	●	●	●
Front Seat Side Airbags	●	●	●	●	●
Intelligent Clearance Sonar	---	---	---	↑	●
Blind Spot Monitoring with RCTA and RCTB	---	---	---	↑	●
Panoramic View Monitor	---	---	---	↑	●

### SECURITY

Glove Box Lock	●	●	●	●	●
Engine Immobilizer	●	●	●	●	●
Engine Immobilizer Anti-Theft System	---	↑	---	●	●

### CONVENIENCE

Power Door Locks	●	●	●	●	●
Smart Key System	---	●	●	●	●
Push Button Start	---	●	●	●	●
Power Rear Door	---	●	●	●	---
Wireless Charging	---	---	---	↑	●
Power Rear Door with Kick Sensor	---	---	---	↑	●

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PRODUCT SUMMARY

# 2024 RAV4 Hybrid



Evolution
Build & Price
Competitive Comparison

## STANDARD SPECIFICATIONS

● Standard — Not Available ↑ Available

LE AWD

XLE AWD

SE AWD

XSE AWD

Limited AWD

## INFOTAINMENT

### AUDIO

5 USB Charging Ports	●	●	●	●	●
SiriusXM® with 3-month All-Access trial	●	●	●	●	●
Remote Connect capable (paid sub. required; remote engine start and door lock/unlock not available)	●	---	---	---	---
8" Toyota Multimedia w/ Service/Safety Connect (up to 10yr trial), Drive Connect capable (Sub. Required)	●	---	---	---	---
6 Speakers	●	●	●	---	---
8" Toyota Multimedia w/ Service/Safety Connect (up to 10yr trial), Remote Con.(3yr trial), Drive Con. capable (Sub. Required)	---	●	●	---	---
11 Speaker JBL Audio Clari-Fi Audio System	---	---	---	●	●
10.5" Toyota Multimedia w/ Service/Safety Connect (up to 10yr trial), Remote Con.(3yr trial), Drive Con. capable (Sub. Required)	---	---	---	●	---
10.5" Toyota Multimedia w/ Service/Safety Connect (up to 10yr trial), Remote/Drive Connect (3yr trial)	---	---	---	↑	●

### TOYOTA MULTIMEDIA

Wireless Apple CarPlay Compatibility	●	●	●	●	●
Wireless Android Auto Compatibility	●	●	●	●	●

## DIMENSIONS

### DIMENSIONS

Length mm (in.)	4601 (181.1)	4601 (181.1)	4601 (181.1)	4601 (181.1)	4601 (181.1)
Width mm (in.)	1854 (73.0)	1854 (73.0)	1854 (73.0)	1854 (73.0)	1854 (73.0)
Height mm (in.)	1702 (67.0)	1702 (67.0)	1702 (67.0)	1702 (67.0)	1702 (67.0)
Wheelbase mm (in.)	2690 (105.9)	2690 (105.9)	2690 (105.9)	2690 (105.9)	2690 (105.9)
Seating Capacity	5	5	5	5	5
Ground Clearance mm (in.)	206 (8.1)	206 (8.1)	206 (8.1)	206 (8.1)	206 (8.1)
Front Headroom mm (in.)	991 (39.0)	958 (37.7)	958 (37.7)	958 (37.7)	958 (37.7)
Rear Headroom mm (in.)	1016 (40.0)	1001 (39.4)	1001 (39.4)	1001 (39.4)	1001 (39.4)
Front Legroom mm (in.)	1039 (40.9)	1039 (40.9)	1039 (40.9)	1039 (40.9)	1039 (40.9)
Rear Legroom mm (in.)	960 (37.8)	960 (37.8)	960 (37.8)	960 (37.8)	960 (37.8)
Gross Vehicle Weight kg (lbs.)	2231.68 (4920.0)	2231.68 (4920.0)	2231.68 (4920.0)	2231.68 (4920.0)	2231.68 (4920.0)
Towing Capacity kg (lbs.)†	794 (1750)	794 (1750)	794 (1750)	794 (1750)	794 (1750)
Payload (GVWR-curb weight) kg (lbs.)*	542 (1195)	542 (1195)	542 (1195)	542 (1195)	511 (1127)
Base Curb Weight kg (lbs.)	1680.02 (3703.8)	1690.00 (3725.8)	1690.00 (3725.8)	1690.00 (3725.8)	1719.98 (3791.9)
Fuel Capacity litres (gal.)	55 (15)	55 (15)	55 (15)	55 (15)	55 (15)
Fuel Consumption - City/Highway/Combined L /100km	5.8/6.3/6.0	5.8/6.3/6.0	5.8/6.3/6.0	5.8/6.3/6.0	5.8/6.3/6.0

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### TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** PW003-24  
**DATE:** February 21, 2024  
**TO:** Committee of the Whole  
**FROM:** Michael Mikael – CAO (Interim) /Manager of Public Works  
**SUBJECT:** Public Works Fleet – One-Tonne Pickup

#### RECOMMENDATION

That Staff Report PW003-24 be received; and

That the quotation as received from Trillium Ford Lincoln Ltd. be accepted in the amount of \$117,190.00 (excluding applicable tax, Licensing emergency lights and radio communications system) for the capital purchase of Ford F-450 SD Crew Cab as per the attached specification report.

#### BACKGROUND

In the 2024 Capital Public Works budget, **\$160,000 (\$160,000)** has been allocated for the purchase of one new one-tonne Pickup Trucks including flat trailer.

#### COMMENTS AND CONSIDERATIONS

Staff obtained three quotes from three different manufactures/supplier for 1 ton Pickup truck to. They are summarized as follows:

BIDDER	MSRP PRICE FOR 1 TONNE PICKUP TRUCK INCLUDING APPLIED CREDIT, (Excluding applicable tax -License Cost)	TRUCK SPECIFICATION	EXPECTED DELIVERY DATES
Blue Mountain Chrysler 4500 - Dodge	\$109,076.00	Dodge Ram 4500 Chassis –	May/June-2024
Trillium Ford Lincoln 4500 – Ford	\$117,190.00	F-4500 Chassis 4x2 SD Crew Cab 203”	April/May-2024
*MacMaster GM - 3500 - GMC Sierra	\$113,074.41	GMC – 3500 Chassis	April/May-2024

*\*GMC Sierra doesn't manufacture 4500 Chassis*

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Ford 4500 ranks the highest as it is more reliable, and the Trillium Ford Lincoln Ltd. quote included earlier delivery date.

**FINANCIAL IMPACT**

The 2024 approved Capital budget (Public Works) is \$160,000. The Trillium Ford Lincoln quote of **\$117,190** (excluding applicable tax & Licensing & emergency lights & radio communications system) **which is \$42,810.00 less the approved Capital Budget.**

  
\_\_\_\_\_  
Manager of Finance

**SUMMARY/OPTIONS**

Council may:

1. Award the Quotation to Trillium Ford Lincoln Ltd. in the amount of \$117,190.00 (excluding applicable tax, Licensing emergency lights and radio communications system) for the capital purchase of Ford F-450 SD Crew Cab
2. Direct Staff in another course of action

**CONCLUSION**

Staff recommends that option 1 be approved.

Respectfully submitted / Reviewed by,



\_\_\_\_\_  
Michael Mikael, P.Eng  
CAO (Interim) / Manager of Public Works

Attachment: Ford F-4500 Chassis 4x2 SD Crew Cab 203" Specification Report

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2024 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 425

---



**Client Proposal**

Prepared by:  
Peter Hayward  
Office: 705-435-7609  
Quote ID: TownEssa  
Date: 01/09/2024





7a



Prepared by: Peter Hayward

01/09/2024

Trillium Ford Lincoln Ltd. | 4589 Industrial Parkway Alliston Ontario | L9R1W1

## 2024 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 425 | Quote ID: TownEssa

# Selected Equip & Specs

### Dimensions

- Conventional Capacity: 17,500 lbs.
- Fifth-wheel towing capacity: 21,200 lbs.
- Vehicle body length: 289.2"
- Vehicle body height: 81.7"
- Front track: 74.8"
- Vehicle turning radius: 28.6'
- Rear tire outside width: 93.9"
- Frame section modulus: 12.7 cu.in.
- Frame rail width: 34.2"
- Front bumper to back of cab: 158.1"
- Rear brake diameter: 15.8"
- Max interior rear cargo volume: 52.1 cu.ft.
- Headroom first-row: 40.8"
- Leg room first-row: 43.9"
- Shoulder room first-row: 66.7"
- Hip room first-row: 62.5"
- GCWR: 30,000 lbs.
- Gooseneck towing capacity: 21,400 lbs.
- Vehicle body width: 80.0"
- Wheelbase: 203.0"
- Rear track: 74.0"
- Cab to axle: 84.0"
- Axle to end of frame: 47.2"
- Frame yield strength (psi): 50000.0
- Front bumper to front axle: 38.3"
- Front brake diameter: 15.4"
- Interior rear cargo volume with seats folded: 52.1 cu.ft.
- Total passenger volume: 131.7 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 43.6"
- Shoulder room second-row: 65.9"
- Hip room second-row: 64.7"

### Powertrain

- 7.3L V-8 DEVCT variable valve control, engine with 335HP
- Injection Type: sequential MPI
- Horsepower: 335 HP@3750 RPM
- Radiator
- TorqShift 10-speed automatic
- Recommended fuel: regular unleaded
- Driveline managed traction control
- Engine cylinders: V-8
- Spark ignition system
- Torque: 468 lb.-ft.@3750 RPM
- Auxiliary power take-off
- Rear-wheel drive
- Mechanical limited slip differential

### Fuel Economy and Emissions

- Gasoline secondary fuel type
- Federal emissions

### Suspension and Handling

- Firm ride suspension
- Heavy-duty rear shock absorbers
- Heavy-duty front shock absorbers

### Driveability

- 4-wheel disk brakes
- 4-wheel antilock (ABS) brakes
- Brake assist system
- Mono-beam rigid axle front suspension
- Front and rear ventilated disk brakes
- Four channel ABS brakes
- Hill Start Assist
- Front anti-roll bar

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



7a



Prepared by: Peter Hayward  
01/09/2024

Trillium Ford Lincoln Ltd. | 4589 Industrial Parkway Alliston Ontario | L9R1W1

## 2024 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 425 | Quote ID: TownEssa

### Selected Equip & Specs (cont'd)

- Front coil springs
- Leaf spring rear suspension
- Hydraulic power-assist steering system
- 2-wheel steering system
- Rigid axle rear suspension
- Rear anti-roll bar
- Re-circulating ball steering

### Body Exterior

- Trailer wiring harness
- Clearcoat paint
- Black fender flares
- Black windshield trim
- Black front bumper
- 2 front tow hooks
- Black door mirrors
- Convex spotter in driver and passenger side door mirrors
- Conventional left rear passenger door
- LT225/70RS19.5 AS BSW front and rear tires
- 4 doors
- Monotone paint
- Black side window trim
- Black door handles
- Black front bumper rub strip
- Black grille
- Manual extendable trailer mirrors
- Turn signal indicator in door mirrors
- Conventional right rear passenger door
- 19.5 x 6-inch front and dual rear argent steel wheels

### Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- FordPass Connect smart device vehicle start control
- Power first-row windows
- Fixed rear windshield
- Illuminated glove box
- Rear beverage holders
- Instrument panel covered bin
- Retained accessory power
- Trip computer
- Over the air updates
- Keyfob activated door locks
- Cruise control with steering wheel mounted controls
- Day/Night rearview mirror
- \* **Partial floor console**
- Illuminated locking glove box
- Front beverage holders
- 8 beverage holders
- Dashboard storage
- PRND in IP
- Upfitter switches

### Comfort

- Manual climate control
- Rear under seat climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual telescopic steering wheel
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Manual tilting steering wheel
- Urethane steering wheel

### Seats and Trim

- \* **Seating capacity: 5**
- \* **Bucket front seats**

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

7a



Prepared by: Peter Hayward

01/09/2024

Trillium Ford Lincoln Ltd. | 4589 Industrial Parkway Alliston Ontario | L9R1W1

## 2024 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 425 | Quote ID: TownEssa

### Selected Equip & Specs (cont'd)

- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Manual reclining driver seat
- Manual reclining passenger seat
- Fixed rear seats
- Height adjustable rear seat head restraints
- Vinyl front seat upholstery
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control
- Split-bench rear seat
- Manual driver seat lumbar

### Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- In-vehicle audio
- FM radio
- SYNC 4 external memory control
- Standard grade speakers
- SYNC 4 voice activated audio controls
- Bluetooth wireless audio streaming
- 8 inch primary LCD display
- AM/FM stereo radio
- AM radio
- Seek scan
- Speakers number: 6
- Steering wheel mounted audio controls
- Speed sensitive volume
- Fixed audio antenna

### Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display
- Trip odometer
- Compass
- Driver information centre
- Tachometer
- Engine/electric motor temperature gauge
- Engine hour metre
- Aero-composite headlights
- Autolamp auto on/off headlight control
- Delay-off headlights
- Front reading lights
- Rear reading lights
- Daytime running lights
- High mounted centre stop light
- Fade interior courtesy lights
- Configurable instrumentation gauges
- In-radio display clock
- Exterior temperature display
- Gauge cluster display size (inches): 4.20
- Oil pressure gauge
- Transmission fluid temperature gauge
- Light tinted windows
- Halogen headlights
- Multiple enclosed headlights
- Variable intermittent front windshield wipers
- Illuminated entry
- Variable instrument panel light
- Cab clearance lights
- Remote activated perimeter approach lighting

### Technology and Telematics

- SYNC 4 911 Assist emergency SOS system via mobile device
- Smart device wireless mirroring
- 2 USB ports
- SYNC 4 handsfree wireless device connectivity
- FordPass Connect 5G mobile hotspot internet access

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

7a



Prepared by: Peter Hayward  
01/09/2024

Trillium Ford Lincoln Ltd. | 4589 Industrial Parkway Alliston Ontario | L9R1W1

## 2024 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 425 | Quote ID: TownEssa

### Selected Equip & Specs (cont'd)

#### Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- Front height adjustable seatbelts
- Remote panic alarm
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
- \* **Back-up alarm**
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- 6 airbags
- SecuriLock immobilizer
- Lane Departure Warning
- \* **Rear mounted camera**
- Manual rear child safety door locks

#### Dimensions

##### General Weights

Curb weight	7,178 lbs.	Rear curb weight	3,143 lbs.
* <b>GVWR</b>	<b>16,000 lbs.</b>	* <b>Payload</b>	<b>8,820 lbs.</b>

##### Trailer Weights

Fifth-wheel towing capacity	21,200 lbs.	Gooseneck towing capacity	21,400 lbs.
Conventional capacity	17,500 lbs.	GCWR	30,000 lbs.

##### Front Weights

Front curb weight	4,035 lbs.	GAWR front	5,600 lbs.
Axle capacity front	6,500 lbs.	Spring rating front	5,600 lbs.
Tire/wheel capacity front	7,500 lbs.		

##### Rear Weights

GAWR rear	12,880 lbs.	Axle capacity rear	12,880 lbs.
Spring rating rear	12,880 lbs.	Tire/wheel capacity rear	15,000 lbs.

##### Off Road

Min ground clearance	8.2"
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##### Exterior Measurements

Vehicle body length	289.2"	Vehicle body width	80.0"
Vehicle body height	81.7"	Wheelbase	203.0"
Front brake diameter	15.4"	Rear brake diameter	15.8"
Rear frame height loaded	28.5"	Rear frame height unloaded	34.5"
Front track	74.8"	Rear track	74.0"
Vehicle turning radius	28.6'	Cab to axle	84.0"
Rear tire outside width	93.9"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.2"	Front bumper to front axle	38.3"
Front bumper to back of cab	158.1"		

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



AECOM  
55 Cedar Pointe Drive, Suite 620  
Barrie, ON, Canada L4N 5R7  
www.aecom.com

705 721 9222 tel  
705 734 0764 fax

February 7, 2024

By Email & Mail

Mr. Michael Mikael, P.Eng.  
Interim Chief Administrative Officer  
Township of Essa  
5786 County Road 21  
Utopia ON L0M 1T0

Dear Mr. Mikael:

**Project No: 60219081.15-15**

**Regarding: Township of Essa  
400 Centre Street Townhouses at 5<sup>th</sup> Line Essa Subdivision  
Security Reduction # 1**

Further to the request of the Developer's Engineer, we herein provide our recommendation for the reduction in Securities for the 400 Centre Street Subdivision.

- **Security Reduction [51M-1125]**

The total value of work for 400 Centre Street Subdivision is \$1,031,456.94. The current securities posted is **\$512,558.82**. Based on our review, in accordance with Section 2.7, Reduction of Securities; we herein provide a breakdown of our recommendations for the securities to be released by the Township.

3.7.2.1	Installed works to date	\$959,070.83
	<b>Less the sum of:</b>	
3.7.2.2.1	10% of total estimated Cost of Underground Works as Maintenance Holdback	\$57,303.54
3.7.2.2.2	10% of total estimated Cost of Aboveground Works as Maintenance Holdback	\$45,842.15
3.7.2.2.3	05% of total installed Underground Works to date as Security Holdback	\$28,651.77
3.7.2.2.4	15% of total installed Aboveground Works to date as Security Holdback	\$57,905.31
3.7.2.2.5	Sum of Previous Reduction in Securities	\$518,898.12
3.7.2.2.6	Any Increase in Estimated Cost to Complete Works	\$0.00
	Amount of Discharge from Total Value of Work	<u>\$250,469.94</u>
	<b>Security to be Retained</b>	<b>\$262,088.88</b>

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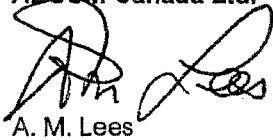
We have attached a copy of our summary sheet, which provides a breakdown of the Completed and Uncompleted Works for 400 Centre Street Subdivision.

In our opinion, the Developer is entitled to a reduction, and therefore **the Township should retain \$262,088.88.**

Reductions require the receipt of a Statutory Declaration, and that all legal and engineering invoices are paid as per Section 3.8.3. **We have attached the STATUTORY DECLARATION that was provided by the Developer.**

We trust that you will find the above in order. We would appreciate confirmation of the reduction in securities for our records.

Sincerely,  
**AECOM Canada Ltd.**



A. M. Lees

AML: wh

Encl.

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**STATUTORY DECLARATION**

CANADA ) In the matter of a development  
 ) agreement dated  
 PROVINCE OF ONTARIO ) OCTOBER 5, 2017  
 ) between 2399263 ONTARIO LIMITED  
 ) and THE CORPORATION OF THE  
 TOWNSHIP OF ESSA  
 ) (the "Agreement") with respect to  
 ) Registered Plan 51M-1125  
 ) COUNTY OF SIMCOE (the "Lands")

TO WIT:

I, RAY ABRAHAM of the CITY of RICHMOND HILL in the PROVINCE OF ONTARIO

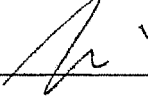
**SOLEMNLY DECLARE THAT**

1. I am RAY ABRAHAM, DIRECTOR OF 2399263 ONTARIO LIMITED and as such have knowledge of the matters hereinafter deposed to.
2. All materials have been supplied and all services and works have been completed upon the Lands with respect to the installation of the PLACEMENT OF SURFACE ASPHALT, BOULEVARD ASPHALT, TREE PLANTING, SODDING, CURBS AND SIDEWALKS, their appurtenances and connections (the "Works");
3. All accounts for work or service performed or materials placed or furnished upon or in respect of the Lands have been fully paid and satisfied and no one is entitled to claim a lien under the Construction Lien Act against the Lands or any part thereof;
4. There are no judgements or executions filed against the Subdivider;
5. Nothing is owing by the Subdivider or claimed against it for Employment Insurance deductions, Income tax deductions or by way of contribution or assessment under the Workplace Safety and Insurance Act;
6. The Subdivider has not made any assignment for the benefit of creditors, nor has any receiving order been made against it under The Bankruptcy and Insolvency Act, nor has any petition for such an order been served upon the Subdivider;
7. Forty-five days have passed since the completion of the construction and installation of the Works.

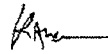
**AND I MAKE THIS SOLEMN DECLARATION** conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared remotely by RAY ABRAHAM stated as being located in the CITY of RICHMOND HILL in the REGIONAL MUNICIPALITY OF YORK, before me at the CITY of VAUGHAN in the Regional Municipality OF YORK, on JANUARY 18, 2024 in accordance with O. Reg 431/20, Administering Oath or Declaration Remotely

Commissioner for Taking Affidavits

  
\_\_\_\_\_

A Commissioner, etc.

  
\_\_\_\_\_

Declarant

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# FORM 9 CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

The Corporation of the Township of Essa

(County/District/Regional Municipality/Town/City in which premises are situated)

Plan 51M-1125, Angus, Township of Essa, County of Simcoe

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Placement of Surface Asphalt, Boulevard Asphalt, Concrete & Sidewalk works, Sodding and Landscape Works

(short description of the improvement)

to the above premises was substantially performed on 11/11/2023

(date substantially performed) Novapave Construction-Tony Imbrogno

DocuSigned by:  
Tony Imbrogno  
0076232924412

Date certificate signed: 1/18/2024

Primrose Contracting- Tony Tassone

DocuSigned by:  
Tony Tassone  
0076232924412

Canadian Greenscapes Inc- Wolfgang Schroetter

DocuSigned by:  
Wolfgang Schroetter  
0076232924412

Cochrane Sodding- Mark Cochrane

DocuSigned by:  
Mark Cochrane  
0076232924412

(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: 2399263 Ontario Limited

Address for service: 31 Brimwood Crescent, Richmond Hill, ON L4B 4B6

Name of contractor: Novapave Construction  
3120 RUTHERFORD RD. UNIT 275  
CONCORD, ON L4K 0B2

Canadian Greenscapes Inc  
491 Grand Trunk St  
Whitby, Ontario L1N 1A8

Address for service: Primrose Contracting  
P.O. Box 400, Schomberg, On L0G 1T0

Cochrane Sodding  
7125 County Road 10  
RR#1, Angus ON L0M 1B1

Name of payment certifier (where applicable):

Address:

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

B. Office to which claim for lien must be given to preserve lien:

2399263 Ontario Limited, 31 Brimwood Crescent, Richmond Hill, ON L4B 4B6

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)

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Township of Essa  
2399263 ONTARIO LIMITED  
**400 CENTRE STREET DEVELOPMENT [51M-1125]**

**SUMMARY SHEET**  
**(SECURITY REDUCTION # 1 - FEB 2024)**

Total Estimated Cost of Works	\$1,031,456.94
Total Estimated Cost of Underground Works	\$573,035.43
Total Estimated Cost of Aboveground Works	\$458,421.51
 Uncompleted Work	 \$72,386.11
 <b>Installed works to date</b>	 \$959,070.83
Total Installed Underground Works to date	\$573,035.43
Total Installed Aboveground Works to date	\$386,035.40
 <i>less</i>	
10% of total estimated Cost of Underground Works to date as Maintenance Holdback	\$57,303.54
10% of total estimated Cost of Aboveground Works to date as Maintenance Holdback	\$45,842.15
05% (Underground) of total installed works to date as security holdback [Section 2.7.4]	\$28,651.77
15% (Aboveground) of total installed works to date as security holdback	\$57,905.31
Sum of previous reductions of securities	\$518,898.12
Any Increase in estimated cost to complete Works	\$0.00
<b>Amount of Discharge from Total Costs of Works</b>	<b>\$250,469.94</b>

**Security to be Retained by Township** \$262,088.88

*less* Current Securities \$512,558.82

**Amount of Discharge from Total Costs of Works** **\$250,469.93**

**NOTE:** In accordance with SECTION 2.7.2.2 of the Subdivision Agreement, the Township is entitled to Retain a Minimum of 20% of the Total Estimated Cost of the Works, which equals \$206,291.38.

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**TOWNSHIP OF ESSA**  
**2399263 ONTARIO LIMITED - 400 Centre Street Development [51M-1125]**  
**Security Requirements for SUBDIVISION AGREEMENT**

CONTRACT		CONSTRUCTION COSTS				SUBDIVISION AGREEMENT			SECURITY REDUCTION # 1 [FEB 2024]		
ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	SECURITY REQUIREMENTS FOR S. A.			SECURITY REQUIREMENTS		
						% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS	% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS
<b>A INTERNAL WORKS</b>											
<b>PART 1: SITE PREPARATION &amp; EARTH WORKS</b>											
1.1	Supply and Install Sediment Control Fence	650.0	m	\$14.00	\$9,100.00	100%	\$9,100.00	\$0.00	100%	\$9,100.00	\$0.00
1.2	Install 8.0m x 30.0m Mud Mat	1	L.S.	\$2,000.00	\$2,000.00	100%	\$2,000.00	\$0.00	100%	\$2,000.00	\$0.00
<b>SUB-TOTAL PART 1: SITE PREPARATION &amp; EARTH WORKS</b>					<b>\$11,100.00</b>		<b>\$11,100.00</b>	<b>\$0.00</b>		<b>\$11,100.00</b>	<b>\$0.00</b>
<b>PART 2: SANITARY SEWER WORKS</b>											
2.1	200mm Dia PVC Sanitary Sewer	353	m	\$165.00	\$58,245.00	100%	\$58,245.00	\$0.00	100%	\$58,245.00	\$0.00
2.2	1200mm Sanitary Manhole- <5m Deep	8	ea.	\$5,500.00	\$44,000.00	100%	\$44,000.00	\$0.00	100%	\$44,000.00	\$0.00
2.3	1200mm Sanitary Manhole- >5m Deep, c/w Drop Structure	1	ea.	\$8,500.00	\$8,500.00	100%	\$8,500.00	\$0.00	100%	\$8,500.00	\$0.00
2.4	125 mm dia. PVC Sanitary Service	57.0	ea.	\$950.00	\$54,150.00	100%	\$54,150.00	\$0.00	100%	\$54,150.00	\$0.00
2.5	Connection to Ex. Sanitary MH # 30	1	ea.	\$9,500.00	\$9,500.00	100%	\$9,500.00	\$0.00	100%	\$9,500.00	\$0.00
<b>SUB-TOTAL PART 2: SANITARY SEWER WORKS</b>					<b>\$174,395.00</b>		<b>\$174,395.00</b>	<b>\$0.00</b>		<b>\$174,395.00</b>	<b>\$0.00</b>
<b>PART 3: STORMWATER MANAGEMENT WORKS</b>											
3.1	1200mm Dia Storm Manhole	4	ea.	\$5,500.00	\$22,000.00	100%	\$22,000.00	\$0.00	100%	\$22,000.00	\$0.00
3.2	Double Inlet Catchbasin 1200x600, c/w 300mm Lead	2	ea.	\$5,500.00	\$11,000.00	100%	\$11,000.00	\$0.00	100%	\$11,000.00	\$0.00
3.3	Single Inlet Catchbasin 600x600, c/w 300mm Lead	2	ea.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
3.4	1200mm Dia Storm Ditch Inlet Manhole	1	L.S.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
3.5	300mm Dia PVC Storm Sewer	107	ea.	\$160.00	\$17,120.00	100%	\$17,120.00	\$0.00	100%	\$17,120.00	\$0.00
3.6	450mm Dia PVC Storm Sewer	35	ea.	\$225.00	\$7,875.00	100%	\$7,875.00	\$0.00	100%	\$7,875.00	\$0.00
<b>Stormwater Management Pond</b>											
3.7	Overland Flow Channel & Inlet Rip Rap 150mm Dia, 300mm Deep	295	ea.	\$40.00	\$11,800.00	100%	\$11,800.00	\$0.00	100%	\$11,800.00	\$0.00
3.8	Hickenbottom Drain Structure	1	ea.	\$2,000.00	\$2,000.00	100%	\$2,000.00	\$0.00	100%	\$2,000.00	\$0.00
3.9	Headwall QPSD B04.030	1	ea.	\$5,000.00	\$5,000.00	100%	\$5,000.00	\$0.00	100%	\$5,000.00	\$0.00
3.10	Cable Mat CC25	19	ea.	\$200.00	\$3,800.00	100%	\$3,800.00	\$0.00	100%	\$3,800.00	\$0.00
3.11	Fine Grade, Topsoil, Seed SWM Pond	1000	L.S.	\$7.50	\$7,500.00	100%	\$7,500.00	\$0.00	100%	\$7,500.00	\$0.00
3.12	Oil Grit Separator	1	L.S.	\$25,000.00	\$25,000.00	100%	\$25,000.00	\$0.00	100%	\$25,000.00	\$0.00
<b>SUB-TOTAL PART 3: STORMWATER MANAGEMENT WORKS</b>					<b>\$127,595.00</b>		<b>\$127,595.00</b>	<b>\$0.00</b>		<b>\$127,595.00</b>	<b>\$0.00</b>
<b>PART 4: WATERMAIN WORKS</b>											
4.1	150mm dia PVC Watermain	205	m	\$145.00	\$29,725.00	100%	\$29,725.00	\$0.00	100%	\$29,725.00	\$0.00
4.2	Fire Hydrants, c/w valve & appurtenances, fiberglass hydrant markers	2	ea.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
4.3	19mm Water service - Long	16	ea.	\$1,000.00	\$16,000.00	100%	\$16,000.00	\$0.00	100%	\$16,000.00	\$0.00
4.4	19mm Water service - Short	28	ea.	\$750.00	\$21,000.00	100%	\$21,000.00	\$0.00	100%	\$21,000.00	\$0.00
4.5	150mm Dia Gate Valve & Box	2	ea.	\$1,400.00	\$2,800.00	100%	\$2,800.00	\$0.00	100%	\$2,800.00	\$0.00
<b>SUB-TOTAL PART 4: WATERMAIN WORKS</b>					<b>\$78,525.00</b>		<b>\$78,525.00</b>	<b>\$0.00</b>		<b>\$78,525.00</b>	<b>\$0.00</b>
<b>PART 5: ROAD AND SURFACE WORKS</b>											
5.1	Fine grading & compacting of subgrade	2230	m <sup>2</sup>	\$1.50	\$3,345.00	100%	\$3,345.00	\$0.00	100%	\$3,345.00	\$0.00
5.2	Supply & place granular B - 300 mm depth	2230	m <sup>2</sup>	\$9.00	\$20,070.00	100%	\$20,070.00	\$0.00	100%	\$20,070.00	\$0.00
5.3	Supply & place granular A - 150 mm depth	1940	m <sup>2</sup>	\$7.50	\$14,550.00	100%	\$14,550.00	\$0.00	100%	\$14,550.00	\$0.00
5.4	50 mm HL8 Base Course Asphalt	1890	m <sup>2</sup>	\$10.25	\$19,372.50	100%	\$19,372.50	\$0.00	100%	\$19,372.50	\$0.00
5.5	50 mm HL4 Surface Course Asphalt	1890	m <sup>2</sup>	\$8.75	\$16,537.50	0%	\$0.00	\$16,537.50	100%	\$16,537.50	\$0.00
5.6	150mm dia sock wrapped perforated P.E. subdrains	430	m	\$14.00	\$6,020.00	100%	\$6,020.00	\$0.00	100%	\$6,020.00	\$0.00
5.7	Concrete Curb & Gutter	430	m	\$65.00	\$27,950.00	100%	\$27,950.00	\$0.00	100%	\$27,950.00	\$0.00
5.8	1.5m Wide Concrete Sidewalk	210	m	\$60.00	\$12,600.00	0%	\$0.00	\$12,600.00	100%	\$12,600.00	\$0.00
5.9	Street Name Signs	2	ea.	\$300.00	\$600.00	0%	\$0.00	\$600.00	100%	\$600.00	\$0.00
5.10	Stop Signs	2	ea.	\$300.00	\$600.00	0%	\$0.00	\$600.00	100%	\$600.00	\$0.00
5.11	ROAD NOT ASSUMED Signs	2	ea.	\$750.00	\$1,500.00	0%	\$0.00	\$1,500.00	100%	\$1,500.00	\$0.00
5.12	Street Lights	5	ea.	\$2,000.00	\$10,000.00	0%	\$0.00	\$10,000.00	100%	\$10,000.00	\$0.00
<b>SUB-TOTAL PART 5: ROAD AND SURFACE WORKS</b>					<b>\$133,145.00</b>		<b>\$91,307.50</b>	<b>\$41,837.50</b>		<b>\$133,145.00</b>	<b>\$0.00</b>



**TOWNSHIP OF ESSA**  
**2399283 ONTARIO LIMITED - 400 Centre Street Development [51M-1125]**  
**Security Requirements for SUBDIVISION AGREEMENT**

CONTRACT		CONSTRUCTION COSTS				SUBDIVISION AGREEMENT			SECURITY REDUCTION # 1 [FEB 2024]		
ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	SECURITY REQUIREMENTS FOR S. A.			SECURITY REQUIREMENTS#		
						% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS	% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS
<b>PART 6: LANDSCAPE PLANTINGS AND FEATURES</b>											
6.1	Landscape and Boulevard Trees	1	L.S.	\$24,600.00	\$24,600.00	0%	\$0.00	\$24,600.00	100%	\$24,600.00	\$0.00
6.2	Stormwater Pond Trees	1	L.S.	\$2,100.00	\$2,100.00	0%	\$0.00	\$2,100.00	100%	\$2,100.00	\$0.00
6.3	Stormwater Pond Shrubs	1	L.S.	\$3,500.00	\$3,500.00	0%	\$0.00	\$3,500.00	100%	\$3,500.00	\$0.00
6.4	Stormwater Pond Livestakes	1	L.S.	\$1,200.00	\$1,200.00	0%	\$0.00	\$1,200.00	100%	\$1,200.00	\$0.00
6.5	Stormwater Pond Seeding	1	L.S.	\$2,500.00	\$2,500.00	0%	\$0.00	\$2,500.00	100%	\$2,500.00	\$0.00
6.6	Buffer Planting Trees	1	L.S.	\$4,500.00	\$4,500.00	0%	\$0.00	\$4,500.00	100%	\$4,500.00	\$0.00
6.7	Buffer Planting Shrubs	1	L.S.	\$2,500.00	\$2,500.00	0%	\$0.00	\$2,500.00	100%	\$2,500.00	\$0.00
6.8	Buffer Hydroseeding	1	L.S.	\$12,000.00	\$12,000.00	0%	\$0.00	\$12,000.00	100%	\$12,000.00	\$0.00
6.9	1.8m High Wood Privacy Fence (Along South Property Limits)	174	lin m	\$240.00	\$41,760.00	0%	\$0.00	\$41,760.00	0%	\$0.00	\$41,760.00
6.10	1.2m High Chainlink Fence (Along East Limits of Erosion Access Allowance)	214	lin m	\$55.00	\$11,770.00	0%	\$0.00	\$11,770.00	0%	\$0.00	\$11,770.00
6.11	1.8m High Chainlink Fence (Around Perimeter of SWM Pond Block B)	183	lin m	\$90.00	\$16,470.00	0%	\$0.00	\$16,470.00	100%	\$16,470.00	\$0.00
6.12	1.8m High High Chainlink Fence Gate - 4.5m Wide (Access to SWM Pond Block B)	1	ea.	\$500.00	\$500.00	0%	\$0.00	\$500.00	100%	\$500.00	\$0.00
6.13	1.8m High Acoustic Fence (East Rear Limits of Blocks 2 & 3)	51	lin m	\$300.00	\$15,300.00	0%	\$0.00	\$15,300.00	100%	\$15,300.00	\$0.00
6.14	2.4m High Acoustic Fence (Top of Railway Berm - NOT REQUIRED)	64	lin m	\$450.00	\$28,800.00	0%	\$0.00	\$28,800.00	100%	\$28,800.00	\$0.00
<b>SUB-TOTAL PART 6: LANDSCAPE PLANTINGS AND FEATURES</b>					<b>\$167,500.00</b>		<b>\$0.00</b>	<b>\$167,500.00</b>		<b>\$113,970.00</b>	<b>\$53,530.00</b>
<b>PART 7: EXTERNAL WORKS</b>											
<b>PART 7: REMOVAL WORKS</b>											
7.1	Remove Existing Curb on Centre Street	90.0	m	\$20.00	\$1,800.00	100%	\$1,800.00	\$0.00	100%	\$1,800.00	\$0.00
7.2	Remove Existing Sidewalk and Asphalt Boulevard on Centre Street	75	m	\$35.00	\$2,625.00	50%	\$1,312.50	\$1,312.50	100%	\$2,625.00	\$0.00
<b>SUB-TOTAL PART 7: REMOVAL WORKS</b>					<b>\$4,425.00</b>		<b>\$3,112.50</b>	<b>\$1,312.50</b>		<b>\$4,425.00</b>	<b>\$0.00</b>
<b>PART 8: STORMWATER MANAGEMENT WORKS</b>											
8.1	1200mm Dia Storm Manhole	1	ea.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
8.2	1200mm Dia Catchbasin Manhole	1	ea.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
8.3	Ditch Inlet Catchbasin 600x600, c/w 300mm Lead	1	ea.	\$3,600.00	\$3,600.00	100%	\$3,600.00	\$0.00	100%	\$3,600.00	\$0.00
8.4	Single Inlet Catchbasin 600x600, c/w 300mm Lead	1	L.S.	\$3,500.00	\$3,500.00	100%	\$3,500.00	\$0.00	100%	\$3,500.00	\$0.00
8.5	300mm Dia PVC Storm Sewer	97	ea.	\$160.00	\$15,520.00	100%	\$15,520.00	\$0.00	100%	\$15,520.00	\$0.00
<b>SUB-TOTAL PART 8: STORMWATER MANAGEMENT WORKS</b>					<b>\$33,620.00</b>		<b>\$33,620.00</b>	<b>\$0.00</b>		<b>\$33,620.00</b>	<b>\$0.00</b>
<b>PART 9: WATERMAIN WORKS</b>											
Watermain includes all tees, crosses, bends, reducers, restraints, bedding, etc.											
9.1	Connect to Existing Watermain	2	L.S.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
9.2	150mm dia PVC Watermain	10	m	\$145.00	\$1,450.00	100%	\$1,450.00	\$0.00	100%	\$1,450.00	\$0.00
9.3	150mm dia Gate Valve & Box	1	ea.	\$1,400.00	\$1,400.00	100%	\$1,400.00	\$0.00	100%	\$1,400.00	\$0.00
9.4	Connect long Services to Existing 200m dia Watermain	13	ea.	\$1,500.00	\$19,500.00	100%	\$19,500.00	\$0.00	100%	\$19,500.00	\$0.00
<b>SUB-TOTAL PART 9: WATERMAIN WORKS</b>					<b>\$31,350.00</b>		<b>\$31,350.00</b>	<b>\$0.00</b>		<b>\$31,350.00</b>	<b>\$0.00</b>
<b>PART 10: ROAD AND SURFACE WORKS</b>											
10.1	Remove Existing Asphalt on 5th Line	800	m <sup>2</sup>	\$1.50	\$1,200.00	100%	\$1,200.00	\$0.00	100%	\$1,200.00	\$0.00
10.2	Supply & place granular B - 300 mm depth	250	m <sup>2</sup>	\$9.00	\$2,250.00	100%	\$2,250.00	\$0.00	100%	\$2,250.00	\$0.00
10.3	Supply & place granular A - 150 mm depth	250	m <sup>2</sup>	\$7.50	\$1,875.00	100%	\$1,875.00	\$0.00	100%	\$1,875.00	\$0.00
10.4	50 mm HL8 Base Course Asphalt	1050	m <sup>2</sup>	\$10.25	\$10,762.50	100%	\$10,762.50	\$0.00	100%	\$10,762.50	\$0.00
10.5	50 mm HL4 Surface Course Asphalt	1050	m <sup>2</sup>	\$10.50	\$11,025.00	100%	\$11,025.00	\$0.00	80%	\$8,820.00	\$2,205.00
10.6	150mm dia sock wrapped perforated P.E. subdrains	180	m	\$14.00	\$2,520.00	100%	\$2,520.00	\$0.00	100%	\$2,520.00	\$0.00
10.7	Concrete Curb & Gutter	305	m	\$65.00	\$19,825.00	100%	\$19,825.00	\$0.00	100%	\$19,825.00	\$0.00
10.8	1.5m Wide Concrete Sidewalk	270	m	\$60.00	\$16,200.00	0%	\$0.00	\$16,200.00	100%	\$16,200.00	\$0.00
10.9	Centre Street Asphalt Restoration	1	L.S.	\$2,500.00	\$2,500.00	100%	\$2,500.00	\$0.00	0%	\$0.00	\$2,500.00
<b>SUB-TOTAL PART 10: ROAD AND SURFACE WORKS</b>					<b>\$68,157.50</b>		<b>\$51,957.50</b>	<b>\$16,200.00</b>		<b>\$63,452.50</b>	<b>\$4,705.00</b>

Spring 2024 Installations  
Spring 2024 Installations

Blvd between Curb & Sidewalk

Blvd between Curb & Sidewalk





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**AECOM**

**Township of Essa  
Construction Status Report**

Sub'n: 400 Centre Street Development [2399263 Ontario Limited] File Number: 60219081; 15-15  
 [Ray Abraham, John Colangelo] Geotech: Sola Engineering  
 Engineer: Pearson Engineering -[NO LONGER INVOLVED] Contractor: Arnott Construction  
**NEW ENGINEER- WAYNE HANCOCK**  
 Date: February 7, 2024 Registered Plan: 51M-1125

**START OF UNDERGROUND WORKS**

	Yes	No	Date Completed and Comments
<b>Siltation Controls</b>			
1) silt fence installed and maintained	✓		
2) rock check dams installed and maintained	✓		
<b>Engineer Fill For Blocks 1, 2 &amp; 3</b>			
1) Engineered Fill Completed	✓		
2) Geotechnical Report with Satisfactory Results	✓		Sola Engineering Report of August 31, 2017
<b>SWM Pond</b>			
1) pond earth works completed	✓		
2) storm outfall works completed	✓		
3) access road constructed to Base Access	✓		
4) pond topsoil / seeding	✓		
5) pond fencing completed with gate	✓		
6) landscaping completed	✓		
7) pond access road Completed	✓		
8) pond survey submitted	✓		
9) pond volume calculations submitted	✓		
10) pond certification by Engineer	✓		
<b>Sanitary Sewer</b>			
1) pipe installed	✓		
2) pipe bedding summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
3) backfill testing summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
4) maintenance holes inspected/approved	✓		
5) benching inspected	✓		
6) top of precast 0.3m below finish grade	✓		
7) video inspection submitted for review	✓		
8) video inspection reviewed/approved	✓		
9) Testing and flushing of sewers	✓		

Inspectors Name: 

Project Manager: 

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**AECOM**

**Township of Essa  
Construction Status Report**

Subd'n: 400 Centre Street Development [2399263 Ontario Limited]  
[Ray Abraham, John Colangelo]  
Engineer: Pearson Engineering -[NO LONGER INVOLVED]  
NEW ENGINEER- WAYNE HANCOCK

File Number: 60219081; 15-15  
Geotech: Sola Engineering  
Contractor: Arnott Construction

Date: February 7, 2024

Registered Plan: 51M-1125

Storm Sewer		Yes	No	Date Completed and Comments
1)	pipe installed	✓		
2)	pipe bedding summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
3)	backfill testing summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
4)	maintenance holes inspected	✓		
5)	benching inspected	✓		
6)	top of precast 0.3m below finish grade	✓		
7)	video inspection submitted for review	✓		
8)	video inspection reviewed/approved	✓		
9)	Testing and flushing of sewers	✓		
Waterman		Yes	No	Date Completed and Comments
1)	pipe installed	✓		
2)	pipe bedding summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
3)	backfill testing summary/acceptance report	✓		Sola Engineering Report of August 31, 2017
4)	by-pass installed and inspected	✓		
5)	pressure testing confirmed by AECOM	✓		
6)	system chlorinated	✓		
7)	water samples received by AECOM	✓		Pearson Engineering submitted September 25, 2017
8)	by-pass removed	✓		
9)	tracer wire - attached to hydrant flange	✓		Pearson Engineering email of Oct 6/17 outlining completion on October 2, 2017
	- continuity test	✓		Pearson Engineering email of Oct 6/17 outlining completion on October 2, 2017
10)	hydrant -water flow charts submitted	✓		
	-Tops & end caps painted to Fire Flow	✓		
	- barrels painted to Twp spec.	✓		
	- Flex Stake Markers installed	✓		
11)	sample stations inspection completed			
12)	Engineer's letter for curb box inspection	✓		Pearson Engineering Submitted on September 25, 2017
13)	Engineer's letter for valve/hydrant inspection.	✓		Pearson Engineering Submitted on September 26, 2017 and September 29, 2017
Utilities		Yes	No	Date Completed and Comments
1)	hydro crossings installed	✓		
2)	bell works completed	✓		
3)	hydro works completed	✓		
4)	streetlights installed	✓		
5)	streetlights energized	✓		
6)	certification from electrical consultant (ESA)	✓		
7)	gas works completed	✓		
8)	as-constructed information submitted	✓		
General		Yes	No	Date Completed and Comments
1)	service record sheets (stage 1)	✓		Pearson Engineering Submitted all on September 26, 2017
2)	as-constructed (underground) submitted	✓		Pearson Engineering Submitted on October 4, 2017
3)	Certificate of Publication by Contractor	✓		
Certificate of S. C. & A. Underground Issued	✓		Recommended October 5, 2017; <u>By-Law 2017-58</u> Issued October 18, 2017	

Inspectors Name: 

Project Manager: 

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**AECOM**

**Township of Essa  
Construction Status Report**

Subd'n: 400 Centre Street Development [2399263 Ontario Limited]  
[Ray Abraham, John Colangelo]

File Number: 60219081; 15-15  
Geotech: Sola Engineering  
Contractor: Arnott Construction

Engineer: Pearson Engineering -[NO LONGER INVOLVED]  
NEW ENGINEER- WAYNE HANCOCK

Date: February 7, 2024

Registered Plan: 51M-1125

**END OF MAINTENANCE PERIOD CHECK FOR UNDERGROUND WORKS**

	Yes	No	Date Completed and Comments
<b>SWM Pond</b>			
1) clean out prior to end of maintenance	✓		
2) pond survey submitted	✓		
3) pond volume calculations submitted	✓		
4) pond certification by Engineer	✓		
<b>Sanitary Sewer</b>			
1) flushing of sewer for final acceptance	✓		
2) video inspection submitted for review	✓		
3) video inspection reviewed/approved	✓		
<b>Storm Sewer</b>			
1) flushing of sewer for final acceptance	✓		
2) video inspection submitted for review	✓		
3) video inspection reviewed/approved	✓		
<b>Watermain</b>			
1) curb box inspection by AECOM	✓		
2) valve & hydrant inspection by AECOM	✓		
<b>General</b>			
1) as-constructed (underground) approved	✓		
Certificate of M. & F. A. Underground Issued			

Inspectors Name:

Project Manager:



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**AECOM**

**Township of Essa  
Construction Status Report**

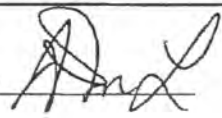
Subd'n: 400 Centre Street Development [2399263 Ontario Limited] File Number: 60219081; 15-15  
 [Ray Abraham, John Colangelo] Geotech: Sola Engineering  
 Engineer: Pearson Engineering - [NO LONGER INVOLVED] Contractor: Arnott Construction  
 NEW ENGINEER- WAYNE HANCOCK  
 Date: February 7, 2024 Registered Plan: 51M-1125

**START OF ABOVEGROUND WORKS**

	Yes	No	Date Completed and Comments
<b>Road Works</b>			
1) subgrade proof rolled witnessed by AECOM	✓		
2) subgrade elevations confirmed by Eng.	✓		Pearson Engineering Submitted all on September 25, 2017
sub-drains installed - sub-grade	✓		Pearson Engineering Submitted all on September 25, 2017
- under curb	✓		Pearson Engineering Submitted all on September 25, 2017
3) granular tested by Soils Consultant	✓		Sola Engineering Report of September 27, 2017
4) granular "B" compaction reports to AECOM	✓		Sola Engineering Report of September 27, 2017
5) granular "A" compaction reports to AECOM	✓		Sola Engineering Report of September 27, 2017
6) concrete curbs completed	✓		54m of curb on 5th Line left out for Ainley's Turn Lane design at 5th line/Centre Street
7) concrete tested by Soils Consultant	✓		Sola Engineering Report of September 29, 2017
8) base asphalt placed	✓		
- Geotechnical Report to AECOM	✓		Sola Engineering Report of September 27, 2017
9) signage - street identification	✓		
- stop signs	✓		
- "Road Not Assumed" Sign	✓		
10) dead-end barricades and signage			
11) driveway aprons paved	✓		
12) sidewalks completed	✓		
13) boulevard topsoiled and sodded	✓		
14) curbs inspected prior to top lift asphalt	✓		
15) base asphalt inspected by AECOM	✓		
16) top lift asphalt completed	✓		
<b>Miscellaneous Works</b>			
1) walkways completed			
2) park works completed			
3) fencing completed - boundary		x	Spring 2024 Install
- 2.4m High Berm fence		x	Spring 2024 Install
- Pond Fencing	✓		
4) Tree Planting in Boulevard & SWM POND	✓		
	✓		
<b>General</b>			
1) service record sheets (stage 2)	✓		
2) as-constructed (aboveground) submitted	✓		
3) Certificate of Publication by Contractor	✓		
Certificate of S. C. & A. Aboveground Issued		x	

**END OF MAINTENANCE PERIOD CHECK FOR ABOVEGROUND WORKS**

	Yes	No	Date Completed and Comments
<b>General</b>			
1) tree planting in boulevard		x	
2) pond landscaping inspected by AECOM		x	
3) fencing inspected by AECOM		x	
4) final lot grading certification		x	
5) OLS certification for monuments		x	
6) AECOM curb box inspection		x	
7) AECOM valve & hydrant inspection		x	
8) Final Inspection - light standards		x	
- transformers		x	
- utility boxes		x	
9) top lift asphalt inspected by AECOM		x	
10) curb inspected by AECOM		x	
11) sidewalks inspected by AECOM		x	
12) boulevards topsoil and sodded/seeded		x	
13) service records and as-constructed information approved by AECOM		x	
Certificate of M. & F. A. Aboveground Issued		x	

Inspectors Name: 

Project Manager: 

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## TOWNSHIP OF ESSA STAFF REPORT

**STAFF REPORT NO.:** TR003-24  
**DATE:** February 21, 2024  
**TO:** Committee of the Whole  
**FROM:** Deborah Dollmaier, Manager of Finance  
**SUBJECT:** Statement of Treasurer – Remuneration 2023

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### RECOMMENDATION

That Staff Report TR003-24 be received; and

That the Treasurer's Statement of Remuneration and Expenses of Council and Members appointed by Council for the year ending December 31, 2023 be received as circulated.

### BACKGROUND

This statement details remuneration and expenses paid to Members of Council and Members appointed by Council in 2023. Council remuneration is authorized by By-Law 2013-53. Other expenses are authorized by the 2023 Final Budget. This report is prepared pursuant to section 284 (1) of the Municipal Act, 2001 (S.O. 2001, c.25).

### COMMENTS AND CONSIDERATIONS

#### Remuneration Paid to Council: (\$)

Name	Remuneration	Per Diem	Health Benefits	Car Allow. & Mileage	Conference & Other Expenses	Total
Mayor S. Macdonald	37,788.72	300.00	7,085.58	1,000.00	\$ 2,896.27	49,070.57
Deputy Mayor M. Smith	29,439.72	300.00	66.18	1,000.00	\$ 4,282.46	35,088.36
Councillors:						
H. Sander	23,626.44	300.00	7,081.38	1,000.00	\$ 2,985.22	34,993.04
L. Maltby	23,626.44	600.00	-	1,000.00	\$ 4,611.17	29,837.61
P. Kiezebrink	23,626.44	600.00	7081.38	1,000.00	5,240.75	37,548.57
M. Smith re: NVCA		82.03		30.60		112.63
P. Kiezebrink re: NVCA		984.36		359.04		1,343.40
<b>Totals</b>	<b>138,107.76</b>	<b>3,166.39</b>	<b>21,314.52</b>	<b>5,389.64</b>	<b>20,015.87</b>	<b>187,994.18</b>

**Remuneration Paid to Committee of Adjustment Members: (\$)**

Name	Remuneration	Total
R. Henderson	1,210.00	1,210.00
J. Pantalone	1,000.00	1,000.00
J. Stelmachowick	1,085.00	1,085.00
J. Truax	1,210.00	1,210.00
<b>Totals</b>	<b>4,505.00</b>	<b>4,505.00</b>

**Remuneration Paid to Essa HACP Committee: (\$)**

Name	Remuneration	Total
P. Foster	200.00	200.00
C. Jackson	200.00	200.00
S. McCann	150.00	150.00
<b>Totals</b>	<b>550.00</b>	<b>550.00</b>

**Remuneration Paid to Library Board : (\$)**

Name	Remuneration	Total
S. Hyatt	240.00	240.00
J. Hunter	600.00	600.00
C. Cryer	600.00	600.00
J. Bushey	600.00	600.00
B. Jackson	360.00	360.00
R. Tracey	600.00	600.00
<b>Totals</b>	<b>3,000.00</b>	<b>3,000.00</b>

**Remuneration Paid to Fence Viewers Committee: (\$)**

Name	Remuneration	Total
B. Kerr	0	0
R. Price	0	0
T. Comella	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>

**Remuneration Paid to Livestock Evaluators: (\$)**

Name	Remuneration	Total
R. Price	181.05	181.05
<b>Totals</b>	<b>181.05</b>	<b>181.05</b>

Statutory deductions and employer remittances for CPP, EI, EHT and WSIB have not been included in the reported amounts.

### **FINANCIAL IMPACT**

Council and Committee remuneration and expenses were included in the 2023 budget.

### **SUMMARY/OPTIONS**

Council may:

1. Take no further action.
2. That the Treasurer's Statement of Remuneration and Expenses of Council and Members appointed by Council for the year ending December 31, 2023 be received as circulated.

### **CONCLUSION**

Respectfully submitted:

Reviewed by:

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Deborah Dollmaier  
Manager of Finance

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Michael Mikael  
Acting CAO