AGENDA - SESSION #18-2011

- Call to order
- Location of emergency exits
- Disclosure of pecuniary interest
- Approval of agenda
- Minutes of Session #17-2011 - to be available at the next meeting

I PUBLIC QUESTION PERIOD

II DELEGATIONS


11:30 - In Camera, McDowell Associates, Market Study report

III UNFINISHED BUSINESS & DEFERRED ITEMS


2. Office building consultant’s report. (item removed from agenda)

3. False alarm fire call policy. Survey of other municipalities incomplete.

IV BYLAWS, CORRESPONDENCE & NEW BUSINESS

1. Memo from the Director of Planning re 5 Year Review of the Official Plan.

2. Flag policy, with email correspondence from the Mayor and Kirsten Ball.
IV  BYLAWS, CORRESPONDENCE & NEW BUSINESS

3.  Ten year road plan presentation by the Director of Public Works.

4.  Memo from the Treasurer re August 31, 2011 year to date budget variances.

5.  Discussion regarding the Baker property. (to be determined)

V  SCHEDULE "A"

1.  Accounts September 3 - 21, 2011.

2.  Draft Rosemont District Fire Board minutes, September 12, 2011.

VI  REPORTS OF MEMBERS OF COUNCIL

VII  NEW BUSINESS

VIII  IN-CAMERA ITEMS

1.  Labour relations matter.

IX  CONFIRMING BYLAW

X  ADJOURNMENT
NOTICE OF COUNCIL MEETING
AND
PLANNING AND ENVIRONMENTAL ADVISORY
COMMITTEE MEETING

RE NIAGARA ESCARPMENT COMMISSION
APPLICATION FOR DEVELOPMENT PERMIT D/C/2011-2012/099

OWNER: JOHN VAN STRALEN
PART OF LOTS 9 AND 10, CONCESSION 6 EHS
308190 HOCKLEY ROAD
TOWN OF MONO, COUNTY OF DUFFERIN

Please be advised that the Niagara Escarpment Commission has requested the Town of Mono to comment on the attached Application for Development Permit for a commercial/recreational property to permit the conversion of a ski lodge into a single family residential dwelling, while maintaining the use of a ski resort on this 105 acre parcel.

Town of Mono Council has requested any comments on the above application to be provided to the municipality by Friday, September 16, 2011. Council will be considering this matter at on or about 9:30 a.m. on Tuesday, September 27th, 2011 at the Town of Mono Council Chambers located at 347209 Mono Centre Road.

The Town’s Planning and Environmental Advisory Committee will be considering this Application on Tuesday, September 6, 2011 at 7:00 P.M. in the evening, at the Town Council Chambers, at the address shown above. The Planning and Environmental Advisory Committee will only make recommendations to Council and does not make statutory decisions on applications.

If you are unable to attend, written submissions are encouraged prior to the meeting. Please provide any written comments to Mark Early, Deputy-Clerk, Town of Mono, 347209 Mono Centre Road, RR 1, Orangeville ON L9W 2Y8. For further information, contact the Town of Mono Planning Department at (519) 941-3599 Ext 26. Alternate formats of this document are available upon request.
January 15, 2011

County of Dufferin – Town of Mono
Mark Early, Planner
Wayne Wilson, Chief Administration Officer, Nottawasaga Valley C.A.
Michael Giles, Chief Building Official, Dufferin County

REQUEST FOR COMMENTS

FILE NUMBER: D/R/2011-2012/099
APPLICANT: John Van Stralen
AGENT: None
OWNER: Same as Applicant
LOCATION: Part Lot 9 and 10, Concession 6
308190 Hockley Road
Town of Mono, County of Dufferin

RELATED FILES: D/S/05-06/217, D/L/02-03/197, D/L/02-03/174, D/L02-03/173,
various associated with Ski Club

DESCRIPTION OF PROPOSED DEVELOPMENT: To change the use of an existing 1
storey 167.2 sq m (1800 sq ft) building from a ski lodge to a single dwelling while
maintaining use of ski resort, and rebuild and extend the existing deck along the front
and side of the building, on a 42.5 ha (105 ac) commercial lot.

The attached Development Permit application, which is summarized above, is being sent to
you for your review. Your comments and recommendations are requested for the Niagara
Escarpment Commission’s consideration.

We request your comments by: August 12, 2011. If we do not receive your comments, we
will assume you have no objection to the proposal. If you require additional time to provide
comments, please call immediately.

If you require further information, please contact Michael Baran, at 905-877-8538 or e-mail:
michael.baran@ontario.ca
NIAGARA ESCARPMENT COMMISSION

NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION

(Revised June 17, 2010)

THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

NIAGARA ESCARPMENT COMMISSION
232 Guelph Street, 3rd Floor
Georgetown, ON L7G 4B1
Phone: (905) 877-5191
Fax: (905) 873-7452
Website: www.escarpment.org

Serving the areas of:
Dufferin County
Region of Halton
Region of Peel
Region of Niagara
City of Hamilton

NIAGARA ESCARPMENT COMMISSION
Box 308, 99 King Street East
Thorburn, ON N0H 2P0
Phone: (519) 599-3340
Fax: (519) 599-8326
Website: www.escarpment.org

Serving the areas of:
Bruce County
Grey County
Simcoe County

- Please ensure that the information you provide in this application is complete and accurate. Incomplete information will delay the processing of your application. Inaccurate information may render any approval void.
- Please contact your local Commission office if you have any questions about completing this application.

1. APPLICANT

Name: John van Stralen
Mailing Address: 1857 Concession Rd 2, Palgrave, ON LON 1PO
Phone: 416 891 94 79 Fax: 1866 941 4701 E-mail: john@vanstralen.ca

2. AGENT (If any) Note: All correspondence will be sent to the Agent where an Agent is designated.

Name:
Mailing Address:
Phone: Fax: E-mail:

3. OWNER (If different from applicant)

Name:
Mailing Address:
Phone: Fax: E-mail:

FMS # (0113)
4. CONTRACTOR (if applicable)

Name: 

Mailing Address: 

Phone: 
Fax: 
E-mail: 

5. PROPERTY LOCATION

County/Region: Dufferin  
Municipality: Mono (former)

Lot: 9810  
Concession: 6  
Lot:  
Plan: 

Civic Addressing #: 308190  
Street Address: 308190 Hockley Road

6. LOT INFORMATION

Lot Size: 105 Acre(s)  
Proposed Lot Size: 

Frontage: 30 ft.  
Frontage: 

Depth: 2000 ft.  
Depth: 

7. SERVICING

Road Frontage: 
Municipal  
Private  
Right-of-Way  
Year-round  
Summer Only

Water Supply: 
Municipal  
Communal  
Private Well  
Other: 

Sewage System: 
Municipal  
Communal  
Private Septic  
Other: 

8. EXISTING LAND USE and PROPOSED DEVELOPMENT

Check applicable boxes and briefly describe on the adjoining line.

Existing Land Use/Buildings: (describe below)  
Proposed Development: (describe below)

Residential: 
Agricultural: 
Commercial: Existing Ski Resort, Continue use
Industrial: 
Institutional: Existing Lodge, Convert to residence
Other: 

9. EASEMENTS, COVENANTS, AGREEMENTS

Please describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property:

---

10. DATE OF PURCHASE

Date the property was purchased by the current owner: May 4, 2012

Date the property will be purchased by the applicant (if purchasing from current owner): ______________________

11. CONSTRUCTION DETAILS

NOTE

DEPENDING ON THE NATURE OF THE PROPOSED DEVELOPMENT AND/OR THE CHARACTERISTICS OF THE PROPERTY, SUPPORTING INFORMATION SUCH AS BUILDING PLANS, LANDSCAPING PLANS, VISUAL ASSESSMENTS, EROSION CONTROL PLANS, GRADING PLANS, OR AN ENVIRONMENTAL IMPACT ASSESSMENT MAY BE REQUIRED, IN ADDITION TO THE FOLLOWING INFORMATION:

Ground Floor Area is the total exterior measurements of the building, including attached garages and enclosed decks (as applicable). Maximum Height is measured from the lowest grade (e.g., walkout side), to the peak of the roof. Total Floor Area (i.e., total mass) is based on the exterior measurements of the building and includes the total of the ground floor area (including attached garages, etc.) + walkout basements + full or ½ second stories, etc.

Please fill in complete details for each proposed building, below:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Ground Floor Area (Exterior measurements)</th>
<th>Total Floor Area</th>
<th># of Storeys</th>
<th>Maximum Height (to peak)</th>
<th>Roof Type (peaked, flat, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Accessory Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Other Building</td>
<td>60' x 30'</td>
<td>1800 sq ft</td>
<td>1</td>
<td>20'</td>
<td>Peaked</td>
</tr>
</tbody>
</table>

12. ACCESSORY FACILITIES, OTHER STRUCTURES, FILLING AND GRADING

(e.g., Gazebos, decks, swimming pools, tennis courts, lighting, signs, retaining walls, filling, grading, berms, parking lots/areas, tree clearing, wind power towers, wind machines (fans), solar panels, geothermal systems, hydro services/poles & lines, etc.) (See next page for pond)

Please describe and provide information such as: location, dimensions, size, height, etc.

Propose to re-build existing deck and extend along the front and side of building.

13. HOME BUSINESS, CHANGE OF USE, NEW USE

(e.g., Establishing a Home Business, Home Occupation, Home Industry or Bed and Breakfast business within an existing dwelling or other building. Converting or changing the use of a dwelling, building, property, etc.)

Please describe the proposed business or new use and provide information such as: type of business, size or area of land or building to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, signage, etc.

Propose to change the use of existing lodge building from a ski lodge to a residence. And maintain existing use of ski resort.
14. POND CONSTRUCTION/POND ALTERATION (dredging, maintenance, repair, etc.)

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report & or an environmental impact assessment is also required.

☐ Proposed New Pond  ☐ Existing Pond

Type of Pond:  ☐ Spring-fed  ☐ By-Pass  ☐ Other (e.g., on-stream pond)

Use of Pond:  ☐ Recreation  ☐ Livestock  ☐ Irrigation  ☐ Other

Water Source:  ☐ Springs  ☐ Precipitation/run-off  ☐ Well  ☐ Other

Size of Pond:  Water Area ___________________________  Depth of Water ___________________________

Height of Banks ___________________________  Width of Banks ___________________________

Distance to nearest watercourse, wetland &/or roadside ditch: ___________________________

Distance to nearest existing or proposed septic system: ___________________________

Constructions Details, Inflow/Outflow Construction Details, Emergency Outflow/Spillway Details:
(describe types, water supply, receiving area or watercourse, etc. Attach drawings)

______________________________

Related erosion/sediment control measures, placement/use of excavated material, finish grading & landscaping:

______________________________

15. LOT CREATION DETAILS (if applicable)

If this application involves the creation / severance of a new lot, please provide the following information:

i) Proposed use of lot to be severed

☐ Residential  ☐ Commercial  ☐ Industrial  ☐ Farm Retirement  ☐ Lot Addition  ☐ Other

ii) Agricultural Information (if applicable)

Type of farming: ___________________________

Do you own this farm? ___________ Date of purchase? ___________

Do you live on this farm? ___________ Since what date? ___________

Do you farm this property? ___________ Do you rent it out? ___________

Is farming your main occupation? ___________

Have you severed a retirement lot previously? ___________

16. OTHER INFORMATION

Additional information to clarify your proposal may be submitted here, or on a separate attachment:

______________________________

______________________________

August 15, 2011

NOTICE OF COUNCIL MEETING

RE NIAGARA ESCARPMENT COMMISSION
APPLICATION FOR DEVELOPMENT PERMIT D/C/2011-2012/115

OWNER: 2218462 ONTARIO LIMITED
APPLICANT: KEITH MAYO
PART OF EAST AND WEST HALVES OF LOT 14, CONCESSION 5 EHS
834235 4TH LINE
TOWN OF MONO, COUNTY OF DUFFERIN

Please be advised that the Niagara Escarpment Commission has requested the Town of Mono to comment on the attached Application for Development Permit to permit the expansion of an existing legal non-conforming commercial/institutional use on this 100 acre parcel.

Town of Mono Council has requested any comments on the above application to be provided to the municipality by Friday, September 16, 2011. Council will be considering this matter at or about 10:00 a.m. on Tuesday, September 27, 2011 at the Town of Mono Council Chambers located at 347209 Mono Centre Road.

The Town’s Planning and Environmental Advisory Committee will be considering this Application on Tuesday, September 6, 2011 at 7:30 p.m. in the evening at the Town Council Chambers, at the address shown above. The Planning and Environmental Advisory Committee will only make recommendations to Council and does not make statutory decisions on applications.

If you are unable to attend, written submissions are encouraged prior to the meeting. Please provide any written comments to Mark Early, Deputy-Clerk, Town of Mono, 347209 Mono Centre Road, RR 1, Orangeville ON L9W 2Y8. For further information, contact the Town of Mono Planning Department at (519) 941-3599 Ext 26. Alternate formats of this document are available upon request.
July 20, 2011

County of Dufferin – Town of Mono
Mark Early, Planner
Wayne Wilson, Chief Administration Officer, Nottawasaga Valley C.A.
Michael Giles, Chief Building Official, Dufferin County
Ministry of the Environment

REQUEST FOR COMMENTS

FILE NUMBER: D/C/2011-2012/115
APPLICANT: Keith Mayo
AGENT: None
OWNER: Same as Applicant
LOCATION: Part Lot 14, Concession 5 EHS
834235 4th Line
Town of Mono, County of Dufferin

RELATED FILES: N/A

DESCRIPTION OF PROPOSED DEVELOPMENT: To allow the following on an existing 39.3 ha (97.09 ac) commercial/residential lot:

a. To demolish an existing 3 storey 338.7 sq m (3646 sq ft) commercial/residential main building and a 1 storey 73.3 sq m (789 sq ft) workshop;
b. To convert an existing 1 storey 13.5 sq m (145 sq ft) commercial suite into a utility building, with a possibility of demolition;
c. To construct a 2 storey 371.6 sq m (4000 sq ft) single dwelling including maximum 92.9 sq m (1000 sq ft) decks, a walk-out basement, septic system, and an attached 92.9 sq m (1000 sq ft) garage;
d. To construct a replacement 2 storey 650.3 sq m (7000 sq ft) main building with a maximum 204.4 sq m (2200 sq ft) wrap around veranda, and a 2 storey 22.1 sq m (238 sq ft) addition to the northeast corner of the conference building;
e. To install solar photovoltaic panels on the new main building, and solar thermal panels and geothermal heating/cooling trenching for the new main building, the conference building, and the single dwelling;
f. To construct a maximum 92.9 sq m (1000 sq ft) open-air covered pagoda in the approximate location of the existing workshop.

The attached Development Permit application, which is summarized above, is being sent to you for your review. Your comments and recommendations are requested for the Niagara Escarpment Commission's consideration.

We request your comments by: **August 17, 2011**. If we do not receive your comments, we will assume you have no objection to the proposal. If you require additional time to provide comments, please call immediately.

If you require further information, please contact Michael Baran, at 905-877-8538 or e-mail: michael.baran@ontario.ca
NIAGARA ESCARPMENT COMMISSION
NIAGARA ESCARPMENT DEVELOPMENT PERMIT APPLICATION

(Revised June 17, 2010) THE NIAGARA ESCARPMENT PLANNING AND DEVELOPMENT ACT, RSO, 1990, AS AMENDED

NIAGARA ESCARPMENT COMMISSION
232 Guelph Street, 3rd Floor
Georgetown, ON L7G 4B1

Phone: (905) 877-5191
Fax: (905) 873-7452
Website: www.escarpment.com

Serving the areas of:
Dufferin County
Region of Halton
Region of Peel
Region of Niagara
City of Hamilton

RECEIVED
JUN 27 2011
NIAGARA ESCARPMENT COMMISSION

D/C/11-12/115

FILE #

Please ensure that the information you provide in this application is complete and accurate. Incomplete information will delay the processing of your application. Inaccurate information may render any approval void.

1. APPLICANT

Name: KEITH MAYO

Mailing Address: 247144 5th Sdrd, RR #1 ORANGEVILLE ONTARIO L9W 2Y8

Phone: 905 601 7282 Fax: E-mail: keithadmayo@yahoo.ca

Home: 519 940 9452

2. AGENT (if any)

Note: All correspondence will be sent to the Agent where an Agent is designated

Name:

Mailing Address:

Phone: Fax: E-mail:

3. OWNER (if different from applicant)

Name: KEITH MAYO - 2218462 ONTARIO LTD.

Mailing Address: 247144 5th Sdrd, RR #1 ORANGEVILLE ONTARIO L9W 2Y8

Phone: 905 601 7282 Fax: E-mail: keithadmayo@yahoo.ca

FMS # (0113)

4. CONTRACTOR (if applicable)
Name: 

Mailing Address: 
Street: 
PO. Box: 
City/Town: 
Province: 
Postal Code: 
Phone: 
Fax: 
E-mail: 

5. PROPERTY LOCATION
County/Region: 
(former) Municipality: 
Lot #: 
Concession #: 
Plan #: 
Civic Address #: 
Street Address: 

6. LOT INFORMATION
Lot Size: 
Frontage: 
Depth: 
Proposed Lot Size: 
Frontage: 
Depth: 

7. SERVICING
Road Frontage: 
☑ Municipal ☐ Private ☐ Right-of-Way ☑ Year-round ☐ Summer Only
Water Supply: 
☐ Municipal ☐ Communal ☑ Private Well ☐ Other: 
Sewage System: 
☐ Municipal ☐ Communal ☑ Private Septic ☐ Other: 

8. EXISTING LAND USE and PROPOSED DEVELOPMENT
Check applicable boxes and briefly describe on the adjoining line.

Existing Land Use/Buildings: (describe below) Proposed Development: (describe below)

Residential ☐ 
☑ 391 ft.² ☑ Move 3 bed 1.5 bath to new dwelling + expand to maximum 2000 ft² (GFA) + 4000 ft² (TFA) (incl bsmt.)
Agricultural ☐ ☐
Commercial ☐ ☑ + 3061
Industrial ☐ ☐
Institutional ☐ ☐
Other ☐ ☐

8. EASEMENTS, COVENANTS, AGREEMENTS
Please describe the type and terms of any easements, right-of-ways, covenants, agreements or other restrictions registered on or affecting the title of the property:

N/A (Hydro line)
10. DATE OF PURCHASE

Date the property was purchased by the current owner: **DEC 24, 2009**

Date the property will be purchased by the applicant (if purchasing from current owner): 

11. CONSTRUCTION DETAILS

<table>
<thead>
<tr>
<th>Ground Floor Area (Exterior measurements)</th>
<th>Total Floor Area</th>
<th># of Storeys</th>
<th>Maximum Height (to peak)</th>
<th>Roof Type (peaked, flat, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellling 2000 sq. ft. (max)</td>
<td>4000 sq. ft. (max)</td>
<td>2 (incl. basement)</td>
<td>28 (max)</td>
<td>Peaked</td>
</tr>
<tr>
<td>Accessory Building 1000 sq. ft. (max)</td>
<td>-</td>
<td>1</td>
<td>18 (max)</td>
<td>Peaked</td>
</tr>
<tr>
<td>Addition - Existing Building 238 sq. ft.</td>
<td>-</td>
<td>2</td>
<td>Existing Height/Peaked</td>
<td></td>
</tr>
<tr>
<td>Demolition - Building 3646 sq. ft.</td>
<td>-</td>
<td>3</td>
<td>32'</td>
<td>Peaked</td>
</tr>
<tr>
<td>Other Building - New Main Building 7000 sq. ft. (max)</td>
<td>3500 sq. ft. (max) (GFA)</td>
<td>2</td>
<td>32'</td>
<td>Peaked</td>
</tr>
</tbody>
</table>

12. ACCESSORY FACILITIES, OTHER STRUCTURES, FILLING AND GRADING

| (e.g., Gazebos, decks, swimming pools, tennis courts, lighting, signs, retaining walls, filling, grading, berms, parking lots/areas, tree clearing, wind power towers, wind machines (fans), solar panels, geothermal systems, hydro services/poles & lines, etc.) (See next page for ponds) |

Please describe and provide information such as: location, dimensions, size, height, etc.

A) SOLAR PHOTOVOLTAIC AND SOLAR THERMAL PANELS ON SOUTH FACING ROOF OF NEW MAIN BUILDING
B) SOLAR THERMAL (INSTALLED) ON SOUTH-FACING ROOF(S) OF CONFERENCE BUILDING
C) GEOTHERMAL TRENCHING FOR NEW BUILDING, CONFERENCE BUILDING, AND NEW DWELLING
D) OPEN AIR GARAGE/PROPELL ON SAME LOCATION (APPROX.) AS EXISTING WORKSHOP BUILD
E) CONVERT "HONEYMOON SUITE" FROM COMMERCIAL USE TO UTILITY BUILDING, OR PERHAPS DEMOLISH
F) SOLAR THERMAL (NOT INSTALLED) ON SOUTH-FACING ROOF OF NEW DWELLING
G) WAFF-AROUND VERANDA TO SURROUND 3/4 SIDES OF NEW MAIN BUILDING - MAX 2200 sq. ft.
H) DECKS OFF NEW DWELLING NOT TO EXCEED 100 sq. ft. (NOT YET DESIGNED)

13. HOME BUSINESS, CHANGE OF USE, NEW USE

| N/A | 1) CONVERT "HONEYMOON SUITE" TO UTILITY BUILDING OR DEMOLISH |

(e.g., Establishing a Home Business, Home Occupation, Home Industry or Bed and Breakfast business within an existing dwelling or other building. Converting or changing the use of a dwelling, building, property, etc.)

Please describe the proposed business or new use and provide information such as: type of business, size or area of land or building to be occupied or altered by the use, construction or alteration details, number of employees, access, parking, storage details, signage, etc.

N/A
14. POND CONSTRUCTION/POND ALTERATION (dredging, maintenance, repair, etc.)  N/A

The following information is the minimum information that is required for pond construction or alteration/maintenance. Generally, a hydrology/hydrogeology report & an environmental impact assessment is also required.

☐ Proposed New Pond  ☐ Existing Pond

Type of Pond:  ☐ Spring-fed  ☐ By-Pass  ☐ Other (e.g. on-stream pond)

Use of Pond:  ☐ Recreation  ☐ Livestock  ☐ Irrigation  ☐ Other

Water Source:  ☐ Springs  ☐ Precipitation/run-off  ☐ Well  ☐ Other

Size of Pond:  

<table>
<thead>
<tr>
<th>Type</th>
<th>Area</th>
<th>Depth of Water</th>
<th>Height of Banks</th>
<th>Width of Banks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Source</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use of Pond</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type of Pond</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Distance to nearest watercourse, wetland &/or roadside ditch:

Distance to nearest existing or proposed septic system:

Constructions Details, Inflow/Outflow Construction Details, Emergency Outflow/Spillway Details:
(describe types, water supply, receiving area or watercourse, etc. Attach drawings)

Related erosion/sediment control measures, placement/use of excavated material, finish grading & landscaping:

15. LOT CREATION DETAILS (if applicable)  N/A

If this application involves the creation / severance of a new lot, please provide the following information:

i) Proposed use of lot to be severed

   Residential  ☐
   Commercial  ☐
   Industrial  ☐
   Farm Retirement  ☐
   Lot Addition  ☐
   Other  ☐

ii) Agricultural Information (if applicable)

   Type of farming:
   Do you own this farm? Date of purchase?
   Do you live on this farm? Since what date?
   Do you farm this property? Do you rent it out?
   Is farming your main occupation?
   Have you severed a retirement lot previously?

16. OTHER INFORMATION

Additional information to clarify your proposal may be submitted here, or on a separate attachment:

PLEASE SEE ATTACHED ADDENDUM
16) OTHER INFORMATION ADDENDUM - Brief description of existing-use and proposed development for each building/use.

Existing Land Use/Buildings:

Existing land use is as a commercial retreat centre, operating since the early 1970's.

The existing retreat centre is comprised of multiple buildings, as shown on the attached site plan and described as follows:

A) The Main Building houses the main kitchen, the main dining facilities, lounge/meeting rooms, library/reading room, and guest/staff bedrooms. This building is comprised of the 19th century clapboard farmhouse, with significant additions made in the early 1970's to the North and East. The building houses a total of 14 beds.

The building sits on a footprint of 1,941 sq. ft. and has a total square footage of 3,646 sq. ft., not including basements. The old rectangular farmhouse is in the centre of the building, with a three-storey addition to the east (the East Addition) and a large single storey (cathedral ceiling) to the north (the North Addition). The current height of the building is approximately 32' in the East Addition.

Proposed Development: This Development Permit Application (DPA) proposes the demolition of the existing Main Building and the re-building of a new Main Building with a maximum footprint of 3,500 sq. ft. and a maximum total floor area of 7,000 sq. ft. The new Main Building will be situated approximately on the same site as the existing one and may share some existing foundation. The existing residential-use component of 391 sq. ft. will be removed from this building and incorporated into a new Residential Dwelling - see E).

B) The Conference Building has meeting room spaces, guest rooms, library/games room, massage treatment rooms, men's and women's change rooms, sauna, indoor pool, and in-ground hot tub. This building is a restored 19th-century log barn with additions to the north and south. The building houses 26 beds.

The building sits on a footprint of approximately 4,933 sq. ft. and has a total square footage of 8,056 sq. ft. The entire east-facing basement area of the Conference & Recreation Facilities Building is at grade (walk-out). The building has 3 storeys including the walk-out level. The estimated height of the building is 44' above grade at the easterly-most side.

Proposed Development: This DPA proposes a small 238 sq. ft. addition to the Total Floor Area of the Conference Building, adding two storeys over an existing basement bedroom (13' 2" X 9' 0") on the Northeast corner of the building. No new footprint is required. This additional space will be used to move and enlarge stairwells, improve bathrooms, and alter bedroom layouts in the Conference Building.

C) The Workshop Building houses guest accommodations and a workshop/arts & crafts room. It was built in the 1970's. The building houses 4 beds. The building is a single-storey structure of 789 sq. ft. with a 70's-style, asymmetrical-gable cathedral ceiling. Part of this roof is a loft area. The estimated height of the building is 15'.
Proposed Development: This DPA proposes the demolition of the Workshop Building and incorporation of its total floor area into the new Main Building (A) and the Conference Building (B).

D) "The Honeymoon Suite" is a separate log cabin - sleeps 2.

The building is a single-storey of 145 sq. ft just to the east of the Conference Building. Its height is approximately 8 ft.

Proposed Development: This DPA proposes the conversion of this small structure into a utility building, or its demolition - depending on final design conception and on structural/cost investigation. This commercial-use floor area is to be incorporated into the proposed new Main Building total floor area.

E) Residential-use Proposed Development: This DPA proposes the construction of a new Residential Dwelling, clustered in the existing "built-area" but clearly separated from the commercial-use buildings, providing future clarity of the residential-use on this property. The proposed Residential Dwelling is a bungalow-style building to sit on a maximum footprint of 2,000 sq. ft. and may have a walk-out basement depending on final design and grade, which would bring the total floor area to a maximum of 4,000 sq. ft. An attached garage/utility building of a maximum 1,000 sq. ft. is proposed.

Summary:

The total floor area of the four existing buildings is 12,638 sq. ft. occupying 7,808 sq. ft. of total footprint.

Summary of Proposed Development: This DPA proposes the reduction of the number of commercial-use buildings from four to two, while expanding the commercial-use total square footage by 3,061 sq. ft. to approximately 15,300 sq. ft. This DPA also proposes the addition of a separate new residential dwelling with attached garage.
16) OTHER INFORMATION ADDENDUM - Summary list of development proposals for approval and conditional approval.

Summary List of Proposals for Approval:

1) to demolish the existing Main Building;

2) to demolish the existing Workshop Building, moving floor area to other buildings. This building would be retained during the construction phase and used for storing construction materials and household items/appliances.

3) to demolish or convert the existing Honeymoon Suite into a utility shed, moving floor area to other buildings. This structure may be used for storage during the construction phases.

Summary List of Proposals for Conditional Approval (full design/technical drawings/details to follow):

1) to design and construct a new Main Building within the following design limits:
   - a footprint of no more than 3500 sq. ft.
   - a total floor area of no more than 7000 sq. ft.
   - a height of no more than 2 storeys and 32'.
   - located in the same place as the existing Main Building (to be demolished).
   - covered verandas attached to and surrounding 3-1/2 sides of the new Main Building to a maximum area of 2,200 sq. ft.;

2) to alter the Conference Building to add roughly 250 sq. ft. floor area over an existing basement room on the northeast corner, with no addition to existing footprint.

3) to design and construct a new Residential Dwelling, in the existing built-area, not exceeding 2000 sq. ft. in ground floor area and 4000 sq. ft. in total floor area. Attached to this building is a proposed new 1000 sq. ft. garage/utility building and 1000 sq. ft. of attached decks;

4) to install solar photovoltaic panels on the south-facing roof of the new Main Building - specs and details to be supplied once Main Building roof design is complete.

5) to install solar thermal panels on the south-facing roofs of the new Main Building, the Conference Building, and the new Residential Dwelling - specs and details to be supplied once roof designs are complete and total system requirements are specified.

6) to install geothermal heating/cooling trenching for the new Main Building, the Conference Building, and the new Residential Dwelling building - specs and detailed trenching requirements to be supplied once building designs are complete and heating/cooling requirements are specified;

7) to construct an open-air covered pagoda/gazebo in the same area as the demolished Workshop Building to a maximum area of 1,000 sq. ft. and a maximum peaked roof height of 18'.
MAP 2
LOT CONFIGURATION

FILE NO. D/C/2011-2012/115

APPLICANT: MAYO

MEMORANDUM

TO: Council

FROM: Mark Early

DATE: September 20, 2011

SUBJECT: 5 Year Review - Official Plan

Section 26(1) of the Ontario Planning Act requires Council to review their Official Plan at least every five years to determine that it is current to Provincial policy statements and land-use planning policy. The current Official Plan should be amended to bring it into conformity with the Provincial Growth Plan, and as requested by the Ministry of Municipal Affairs, be updated to include a 2 zone agricultural policy to designate Prime Agricultural areas. The background studies for these two proposed revisions have been completed.

Section 26(3) of the Planning Act states that before Council can make these revisions, the municipality must:

a) Consult with the approval authority and prescribed bodies with respect to the revisions required. Planning Staff and the municipal Planning Consultant met with representatives of the approval authority, the Ministry of Municipal Affairs, on June 22, 2011 to review our Official Plan and proposed revisions; and,

b) Hold a special meeting of Council, open to the public, to discuss revisions which may be required. Notice for the above meeting shall be published at least once a week in each of two separate weeks at least 30 days before the meeting.

Planning Staff would also suggest utilizing this public meeting as a forum for issue identification for other policy development to be sought by Council and the general public. Planning Staff have also identified other issues that could be considered by Council during this process, which will be forwarded to Council through this process.

The following process is put forward for Council's consideration and approval:

September 27th - Council approves draft timeline and process

October 25th - Council receives a Planning Report setting out the background to this process and detailed issue identification, including proposed revisions to the Official Plan required to meet Provincial Planning Policy and other issues currently identified by Staff. The Planning Report would be available for public review and would also be circulated to the approval authority, other
provincial agencies including the Conservation Authorities and Niagara Escarpment Commission, and municipal advisory Committees for comment;

November 22nd - Council holds a Special Public Meeting in accordance with Section 26 of the Planning Act to provide the public and Council an opportunity to identify other issues to addressed in an Official Plan review. Council should receive input and direct Staff to bring a report back to Council addressing the issues identified. Planning Staff are suggesting that Council holds this Special Council Meeting at night, in addition to the Regular Council Meeting during the day.

It is difficult to anticipate the issues to be raised during this process, or the complexity of the policy development required to implement proposed policy change. At this time Planning Staff would anticipate bringing back a formal Official Plan Amendment(s) back to Council in March/April for consideration and formal public meetings in April/May.

Planning Staff seek Council approval of this proposed timeline and process for 2011 at this time, so public notices can be placed in the local newspaper(s) and on the Town website in early October to meet the statutory notice provisions. The following Resolution is suggested:

“That Council approves the draft timeline set out in the 20 September memo from the Director of Planning regarding the mandatory 5 year review of the Official Plan, and confirms a public meeting date for the night of November 22 for the Statutory Public meeting”.

Respectfully submitted,

Mark Early, MCIP, RPP, CMO
Director of Planning
From: laura ryan [laura.ryan@lincsat.com]
Sent: Tuesday, August 23, 2011 4:40 PM
To: fred.nix@townofmono.com; bob.mitchell@townofmono.com; ken.mcghee@townofmono.com; e.capes@sympatico.ca; KB JP Perreault
Cc: Town of Mono; 'MIKE DUNMORE (TOWN OF MONO)'
Subject: Re: Is the Town asleep at the flagpole?

Thanks, Kirsten for your comments.

Council does not have a policy to address this situation. There are standards set for the federal buildings but the Town does not have a protocol for these occurrences.

I will ask for Keith to put this on a future agenda for Council’s discussion & the development of a policy directing staff in these situations.

At this time, Keith has advised staff to lower the flag to half mast this afternoon.

Thank you for bringing this to our attention.

Laura
From: Mike Dunmore [mike@townofmono.com]
Sent: Wednesday, August 31, 2011 3:26 PM
To: 'Mono - Town of'
Subject: FW: Is the Town asleep at the flagpole?

----- Original Message ----- 
From: KB JP Perreault
To: e.ca~es@svm~atico.ca ; laura wan ; ken.mcqhee@townofmono.com ; bob.mitchell@townofmono.com ; fred.nix@.townofnono.com
Sent: Tuesday, August 23, 2011 1:58 PM
Subject: Is the Town asleep at the flagpole?

Hi all,
The Town appears to be asleep at the flagpole, so to speak.
I mentioned this to Elaine in passing last night, but would like to voice my concern to all of you.
It seems to me the Town should be flying the flag at half mast. Jack Layton may not have had the political stripes of this riding, but he was a good man and a great politician.
I'm embarrassed that our Town is not showing respect it should. He was the leader of the opposition after all! No small feat.
Please see the attached media release from Caledon.
Kirsten Ball

From: Kirsten Ball
Sent: August-23-11 1:29 PM
To: 'KB JP Perreault'
Subject: FW: Media Release: CONDOLENCES EXTENDED ON THE DEATH OF JACK LAYTON, LEADER OF THE NEW DEMOCRATIC PARTY OF CANADA

From: Laura Johnston
Sent: August-22-11 1:26 PM
To: In the Hills Magazine; Adam Martin Robbins, Orangeville Banner; Andrew Livingstone; Bill Bea, Caledon Citizen; Chris Halliday; Cynthia Campbell, Georgetown Independent Free Press; Dave Eccleston, B105.5FM; Erin Cole, Rogers Media; Headwaters Arts; Heather Abrey, Caledon Enterprise; Joan Murray, Erin Advocate; Lynn Morrow, Novae Res Urbis; Mark Pavilons; Matthew Strader, Caledon Enterprise; Novae Res Urbis; Orangeville Banner; Radio Caledon; Richard Furness, Orangeville Citizen; Robyn Wilkinson, Caledon Enterprise; SNAP Caledon; Wellington Advisor; A Channel Barrie; Abbe Edelson; Amy Lazar; CBC; CBC - TV; CBC Stephanie Matteis (stephanie.matteis@cbc.ca); Chris Vernon, Brampton Guardian; Globe & Mail; Jan Dean, Business times; Joan Chang; Lama Nicolas; Lorene Hatlet, Brampton Business Times; Mark Ostler; Mike Funston, Toronto Star; Mississauga News; Municipal Info; Nicole McCormick; Phinjo Gombu; Rick Brennan, Dinsauga News/Brampton Business Times; Tarin Elbert, METRO; Toronto Star
Subject: Media Release: CONDOLENCES EXTENDED ON THE DEATH OF JACK LAYTON, LEADER OF THE NEW DEMOCRATIC PARTY OF CANADA

We are saddened to learn of the death of Jack Layton, the New Democratic Party leader who led his party to Official Opposition status in this year's federal election. The 61-year-old Canadian politician passed away early Monday morning after a lengthy battle with cancer.
Flags at Town of Caledon facilities will be lowered to half-mast and will remain lowered until sunset on the day of Mr. Layton's funeral. 
Please see attached for more information.
Media Releases are also posted to
Laura Johnston / Manager
Corporate Communications
905.584.2272 x4106
www.caledon.ca

Flag policy, with email correspondence from the Mayor and Kirsten Ball.
## Town of Mono

347209 Mono Centre Road  
R.R.#1 Orangeville, Ontario L9W 2Y8

### TOWN OF MONO

**EXPENDITURE BY DEPARTMENT SUMMARY**  
for the period September 3rd - 21st, 2011

<table>
<thead>
<tr>
<th>Department</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Developer Accounts &amp; Liabilities</td>
<td>$10,681.44</td>
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<tr>
<td>Taxation</td>
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</tr>
<tr>
<td>School Board and County Installments</td>
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<tr>
<td>Council</td>
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<tr>
<td>Administration</td>
<td>$5,651.80</td>
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<td>Fire Department</td>
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<td>Planning &amp; Zoning</td>
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<td>Reforestation</td>
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<td><strong>Total Accounts Payments</strong></td>
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<tr>
<td>Payroll Payments Sept 15/11</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$201,779.11</strong></td>
</tr>
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</table>

Accounts certified correct

[Signature]

Treasurer

The Treasurer of the Town of Mono is hereby authorized to issue cheques in payment of accounts certified correct, as listed above.

[Signature]

Mayor

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Telephone: (519)941-3599  Fax: (519)941-9490  E-mail: mono@townofmono.com  Web site: www.townofmono.com

Accounts September 3 - 21, 2011.
A meeting of the Joint Board of Management for the Rosemont District Fire Department of Adjala-Tosorontio, Mulmur and Mono was held at the Fire Station.

Fire Board Members
Laura Ryan, Town of Mono, Present
Elaine Capes, Town of Mono, Present
Doug Little, Adjala-Tosorontio, Present
Ambrose Keenan, Adjala-Tosorontio, Present
Earl Hawkins, Township of Mulmur, Present
Lynn Hilchey, Township of Mulmur, Present
Wayne McLsaac, Fire Chief, Present
Les Halucha, Secretary-Treasurer, Present
Mike Blacklaws, District Fire Chief, Absent (with notice)
Jon Tamlin, Deputy District Fire Chief, Present

1) Call to Order: The Chair called the meeting to order at 7:00 pm.

2) Approval of Agenda:
    Resolution #1 Little/Hawkins: THAT the Agenda of the meeting of the Rosemont District Fire Board be approved.  CARRIED

3) Declarations of pecuniary interest:
The Chair stated that, if any member of the Rosemont District Fire Board had a disclosure of pecuniary interest, they could declare the nature thereof now or at any time during the meeting. The Chair asked if anyone had anything to declare now. None was declared.

4) Approval of Minutes:
    Resolution #2 Keenan/Capes: THAT we approve the minutes of the regular meeting of the Rosemont District Fire Board held on June 7th, 2011.  CARRIED

    Resolution #3 Little/ Keenan: THAT we approve the minutes of the special meeting of the Rosemont District Fire Board held on August 17th, 2011.  CARRIED

5) Public Question Period:
There were no questions from the public.

6) Business from Previous Meeting (Unfinished Business):
-no unfinished business from the previous meeting was discussed.

7(a) Accounts Payable: cheques issued from June 1st, 2011 to September 2nd, 2011 in the amount of $81,931.47 were reviewed by the Board.
Resolution # 4 Little/Keenan: THAT the Board approves the cheques issued from June 1st, 2011 to September 2nd, 2011 in the amount of $81,931.47. CARRIED

7(b) Bank Reconciliations:
The Secretary-Treasurer said that the bank reconciliations were available for the Board's review.

8) Chief's Report:
Deputy District Chief Jon Tamlin reported only one fire call since the last meeting. It was a MVC. He also reported that a fire fighter was injured at home and is now at Toronto General Hospital recovering. VFIS insurance has been contacted. Deputy District Chief Tamlin said that the other fire fighters will cover the duties and responsibilities of the fire fighter in the interim. The Board gave direction to send a get well package signed by the Chair wishing a speedy recovery.

Progress Report on Administration Change: Fire Chief McLsaac reported that there are ongoing discussions with the officers and the fire fighters. Each of the three fire halls has a District Fire Chief and Deputy District Fire Chief. There is no overall Deputy Fire Chief but the Chief said that the departments can continue to operate with the current setup for now. When he's away any of the District Chiefs can step in and run the fire hall. Discussions topics include the fire coverage areas, changing call out numbers and sharing of equipment. Call out number changes will be implemented after January 1st depending on the final decision of the Board on direction of the Chief's position. Public Education and Fire Prevention Committees have been setup. The Mansfield Women's group has requested a presentation. The Board approved the use of the fire hall for this. Lynn requested that the Orange Lodge in Mansfield also be contacted. Other upcoming training courses included a Fire Assessment Course from the Fire Marshall's Office in October and Harassment and Violence in the Workplace this Saturday, which is mandatory for the fire fighters. The Board directed the Chief to submit an invoice to the Secretary-Treasurer for the training costs incurred for the Rosemont fire fighters.

District Chief Blacklaws will continue to be the lead person on any fire reports. Invoice payment will continue as present.

The Chief said that his report to the Board in November will have a long range focus. There will also be for the Board to review and approve a progressive discipline policy so that when someone is hired they know what to expect. This will protect the Fire Department.

The Chief updated the Board on the recent recruitment process. Up to 55 people have shown interest, many of whom are qualified. Some only want to be involved with Fire Prevention and Public Education. The next steps for the applicants are: 1) testing on theory 2) physical fitness testing and 3) interviews by the officers. It's projected that in total 20 to 24 will be brought on for the three halls. In the first six months there is no compensation. They do receive insurance and WSIB coverage and each person will receive a training manual. The Chief has five categories in a value system that must be met before anyone is hired. The ideal number is to have 30 fire fighters at each hall.

The Chief said that the fire fighters at Adjala-Tosorontio fire halls one and two will be updated in a meeting on September 20th.
9) Secretary-Treasurer's Report:
Les distributed the year to date report to September 2nd, 2011. Les said that expenditures were on budget but MVC billings were down.

10) Correspondence Received
- An email was received from the CAO/Clerk of Mulmur Township that Council passed the bylaw appointing Wayne McIaac as Interim Fire Chief of the Rosemont Fire Department.

11) Other/New Business

2012 Budget Preparation:
The Secretary-Treasurer suggested that two meetings be held in November. The first for the Fire Chief's report on the administration change and costing and the second being for the budget knowing the costs of the changeover. Doug said that he would like to see the efficiencies identified in our budget by the Chief with the changeover. The Board requested two budgets be presented; one with the administration change costing and the second budget with costing for no change.

In Camera Session:

Resolution #5 Little/Capes: THAT the Board move into a closed meeting pursuant to section 239 of the Municipal Act, 2001, as amended, at 7:50 pm for the following reason:

o Personal matters about an identifiable individual or individuals, including employees. CARRIED

Resolution #6 Hawkins/Little: THAT we rise from the In Camera Session at 8:07pm with report. Staff was given direction pertaining to the personal matter about an identifiable individual or individuals, including employees. CARRIED

13) Next Meeting
- November 2nd, 2011 at 7:00pm., or at the call of the Chair.

14) Adjournment

Resolution #7 Keenan/Capes: THAT the meeting be adjourned at 8:20 pm. CARRIED

Chair Secretary-Treasurer