



The Corporation of the County of Wellington

Planning Committee

Agenda

September 11, 2014

10:45 am

County Administration Centre

Keith Room

Members: Warden Chris White; Councillors Maieron (Chair), Green, Watters, Whale

	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Financial Statements as of August 31, 2014	
3.1 Planning	2 - 3
3.2 Green Legacy	4 - 4
3.3 Emergency Management	5 - 6
4. Official Plan Amendment No. 92 - Palmerston	7 - 15
5. Official Plan Amendment No. 93 – Mount Forest	16 - 21
6. Environmental Stewardship Initiatives	22 - 30
7. Closed Session	
8. Rise and Report	
9. Adjournment	

Next meeting date October 9, 2014 or at the call of the Chair.



County of Wellington
Planning
Statement of Operations as of
31 Aug 2014

	Annual Budget	August Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$0	\$0	\$22,500	0%	\$(22,500)
Municipal Recoveries	\$40,000	\$2,983	\$18,677	47%	\$21,323
User Fees & Charges	\$240,000	\$12,450	\$166,790	69%	\$73,210
Internal Recoveries	\$500	\$3	\$145	29%	\$355
Total Revenue	\$280,500	\$15,436	\$208,112	74%	\$72,388
Expenditures					
Salaries, Wages and Benefits	\$1,527,900	\$112,030	\$942,989	62%	\$584,911
Supplies, Material & Equipment	\$53,700	\$4,979	\$19,211	36%	\$34,489
Purchased Services	\$284,400	\$8,131	\$97,790	34%	\$186,610
Transfer Payments	\$590,000	\$30,096	\$64,149	11%	\$525,852
Internal Charges	\$6,100	\$225	\$3,121	51%	\$2,979
Total Expenditures	\$2,462,100	\$155,461	\$1,127,260	46%	\$1,334,840
NET OPERATING COST / (REVENUE)	\$2,181,600	\$140,025	\$919,148	42%	\$1,262,452
Transfers					
Transfer to Reserves	\$150,000	\$0	\$150,000	100%	\$0
Total Transfers	\$150,000	\$0	\$150,000	100%	\$0
NET COST (REVENUE)	\$2,331,600	\$140,025	\$1,069,148	46%	\$1,262,452



County of Wellington

Planning

Capital Work-in-Progress Expenditures by Department
All Open Projects For The Period Ending August 31, 2014

	Approved Budget	August Actual	LIFE-TO-DATE ACTUALS			Remaining Budget
			Current Year	Previous Years	Total	
Trans Canada Trail	\$225,000	\$0	\$0	\$0	\$0	\$225,000
Official Plan Update	\$40,000	\$0	\$21,388	\$0	\$21,388	\$18,612
Total Capital	\$265,000	\$0	\$21,388	\$0	\$21,388	243,612



County of Wellington
Green Legacy
Statement of Operations as of
31 Aug 2014

	Annual Budget	August Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$0	\$0	\$7,617	0%	\$(7,617)
Sales Revenue	\$2,000	\$0	\$257	13%	\$1,743
Other Revenue	\$0	\$0	\$1,310	0%	\$(1,310)
Total Revenue	\$2,000	\$0	\$9,184	459%	\$(7,184)
Expenditures					
Salaries, Wages and Benefits	\$457,400	\$37,573	\$337,541	74%	\$119,859
Supplies, Material & Equipment	\$101,100	\$8,243	\$54,496	54%	\$46,604
Purchased Services	\$79,500	\$2,451	\$34,310	43%	\$45,190
Insurance & Financial	\$9,500	\$0	\$8,586	90%	\$914
Internal Charges	\$5,000	\$2,060	\$3,703	74%	\$1,297
Total Expenditures	\$652,500	\$50,327	\$438,635	67%	\$213,865
NET OPERATING COST / (REVENUE)	\$650,500	\$50,327	\$429,451	66%	\$221,049
NET COST (REVENUE)	\$650,500	\$50,327	\$429,451	66%	\$221,049



County of Wellington
Emergency Management
Statement of Operations as of
31 Aug 2014

	Annual Budget	August Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Expenditures					
Salaries, Wages and Benefits	\$272,400	\$21,490	\$174,965	64%	\$97,435
Supplies, Material & Equipment	\$19,900	\$142	\$10,766	54%	\$9,134
Purchased Services	\$156,600	\$2,349	\$101,906	65%	\$54,694
Transfer Payments	\$141,000	\$34,885	\$69,019	49%	\$71,981
Insurance & Financial	\$700	\$0	\$1,105	158%	\$(405)
Total Expenditures	\$590,600	\$58,866	\$357,760	61%	\$232,840
NET OPERATING COST / (REVENUE)	\$590,600	\$58,866	\$357,760	61%	\$232,840
Transfers					
Transfers from Reserves	\$(68,000)	\$(18,200)	\$(41,636)	61%	\$(26,364)
Total Transfers	\$(68,000)	\$(18,200)	\$(41,636)	61%	\$(26,364)
NET COST (REVENUE)	\$522,600	\$40,667	\$316,125	60%	\$206,475



County of Wellington

Emergency Management

Capital Work-in-Progress Expenditures by Department

All Open Projects For The Period Ending August 31, 2014

		LIFE-TO-DATE ACTUALS					
	Approved Budget	August Actual	Current Year	Previous Years	Total	% of Budget	Remaining Budget
Communication Tower	\$400,000	\$42,816	\$310,511	\$30,892	\$341,404	85%	\$58,596
Total Capital	\$400,000	\$42,816	\$310,511	\$30,892	\$341,404	85%	58,596



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

COMMITTEE REPORT

To: Chair Maieron and Members of the Planning Committee
From: Mark Van Patter, Manager of Planning and Development
Date: September 11, 2014
Subject: Dick Official Plan Amendment No. 92 – Palmerston (PD2014-19)

1. Purpose:

The purpose of the Official Plan amendment (File No. OP-2014-03) is to redesignate the western portion of the property - Lots 31 and 44 – to allow Mr. Dick's son to build a single detached home. While the application is to redesignate from Highway Commercial to Residential, I am recommending redesignation to Residential Transition. This would require a change to Schedule A5-3, but no change to the text of the Official Plan.

2. Location:

The land owned by the Dick's is described as Lots 30, 31, 44, 45, 46, 47 and 48, of Grains Survey. The entire property is approximately 5,670 sq. m. (61,033 sq. ft.). The parcel fronts on 385 Mill Street, with flankage on King Street (Wellington Road 8). The applicants have applied to sever Lots 31 and 44, which together are approximately 1,618.7 sq. m. (17,424 sq. ft.) in size. Please see air photo on next page.

3. Background:

The associated severance application (B49/14) has been deferred by the County Land Division Committee, pending the outcome of the Official Plan application. The applicant has also filed a rezoning application to change the zoning from Highway Commercial (C2) to Residential (R2). The Town of Minto is suggesting rezoning to Mixed Use.

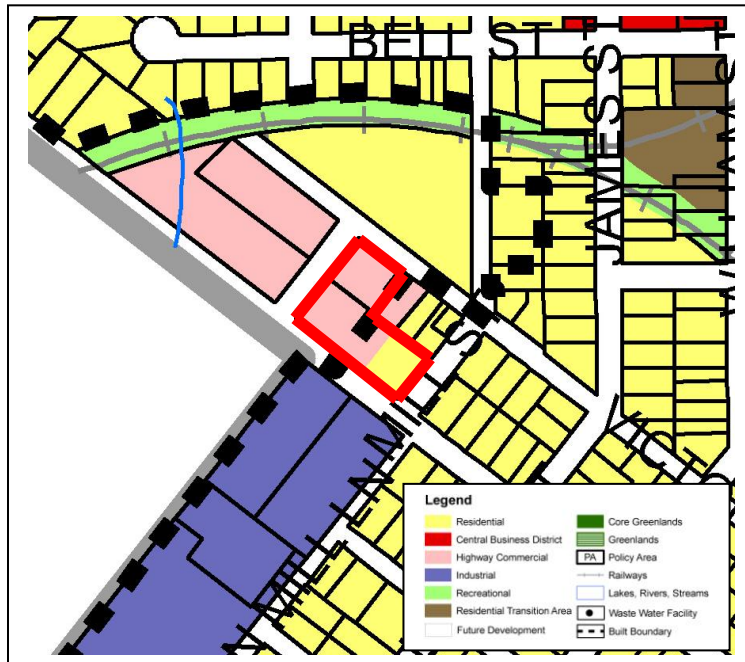
4. Places to Grow(PTG) and Provincial Policy Statement (PPS):

Both policy documents state that municipalities are to protect 'Employment Areas', which includes Highway Commercial. Both require a comprehensive review, where a municipality is considering the conversion of lands within employment areas to other uses. Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.



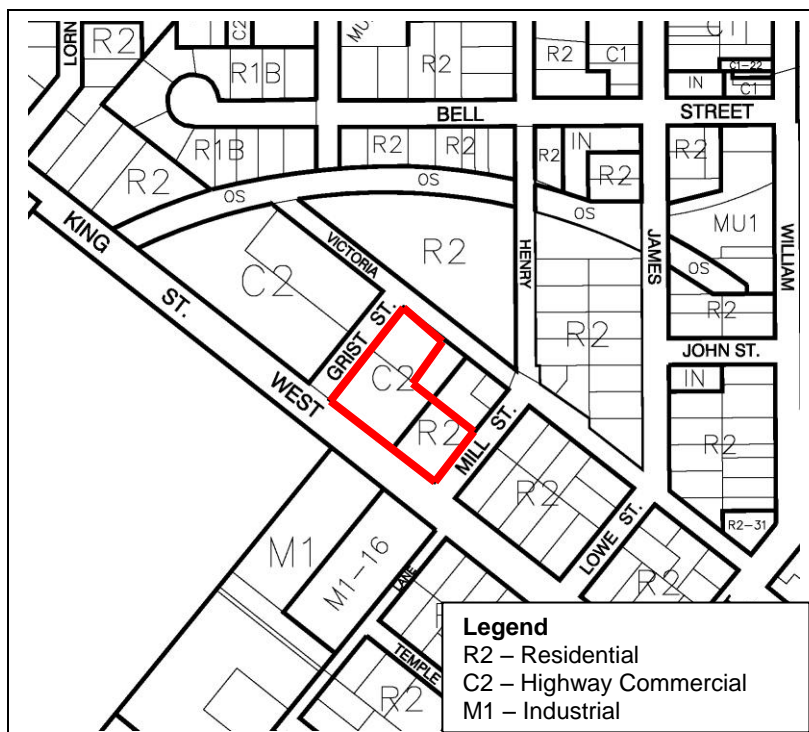
4. Wellington County Official Plan

The following lots are designated Highway Commercial in the Official Plan – Lots 31 and 44 (proposed severance), 30, 45, 46 as well as lot 29 owned by the neighbour. Lots 47 and 48 are designated Residential and owned by the Dick's. Lots 27 and 28 to the north are Residential, but owned by the neighbour.



35. Town of Minto Zoning By-law

The Zoning of the subject property follows the Official Plan. Lots designated Highway Commercial are zoned Highway Commercial (C2). Lots designated Residential are zoned Residential (R2).



6. Public Meeting

The Town of Minto held the statutory public meeting on July 22, 2014.

7. Public and Agency Comments Received

The County has received the following comments:

Minto Resolution	<i>"That the County of Wellington be advised Council of the Town of Minto has no objection to the application by John and Shirley Dick to allow residential use of Lots 31 and 44 only, and that the County consider whether a Residential Transition designation should apply on the parcel keeping in mind the existing uses and nearby industrial commercial."</i> (August 5)
MVCA	Maitland Valley Conservation Authority has no concerns; there are no natural heritage or natural hazard features (July 17).
Upper Grand School Bd.	No objections as long as development charge paid prior to building permit (July 10)
County Roads	No objection (August 1)

8. Planning Considerations for Official Plan Amendment

a) Loss of Employment Lands - Comprehensive Review

Section 4.2.2 of the Official Plan requires a comprehensive review where employment lands (industrial and highway commercial), are being considered for conversion.

One of the main issues with this application is whether the conversion of the proposed severance will compromise:

- Wellington County's employment land inventory
- Palmerston's overall inventory of Highway Commercial land, or
- This specific Highway Commercial node along King Street

In the 2014 PPS, it notes under the definition for 'Comprehensive Review' that *"...the level of detail of the assessment should correspond with the complexity and scale of the ... development proposal."* I would characterize the current applications to be a fairly minor development proposal. The following Comprehensive Review is based on Section 4.2.2 of the Official Plan, which requires consideration of the following:

- a) there is a need for the conversion;

Comment:

Palmerston's residential land inventory shows a deficit of residential land over the planning period.

- b) the municipality will meet its employment forecast allocation;

Comment:

The County of Wellington has a surplus of employment lands.

Palmerston has excess employment lands for the planning period in its industrial park.

- c) conversion will not adversely affect the overall viability of employment area ...

Comment:

The proposed severance is within an Highway Commercial area that runs from the western portion of the Dick property all the way west, across unopened Grist Street, to the former rail line.

As proposed, the amendment would create a new Residential use between vacant Highway Commercial on both sides.

- *To the east, Lots 30 and 45 (together 17,424 sq. ft.) are vacant and owned by the Dicks, and would still be Highway Commercial. Lot 29 is owned by Mr. Dick's brother and has a large, older storage shed on which no commercial use takes place. Below this, Lot 46 contains John Dick's auto repair garage. Currently Lot 29 gains access through Lot 46.*
- *West of unopened Grist Street, the Dicks own another two lots with about 2.5 acres of vacant Highway Commercial land.*

There is no doubt that interjecting a residential use would have an impact on the small highway commercial area east of Grist Street. It would lose half of the vacant commercial land – 0.4 acres (17,424 sq. ft.).

The large highway commercial area west across Grist Street would still be intact – 2.5 acres (108,900 sq. ft.).

I am not sure how viable the employment land area really is, given that it has been zoned commercial for over 30 years and remains unused.

- d) there is existing/planned infrastructure to accommodate the proposed conversion;

Comment:

Minto public works indicates that municipal water and sewage services would be available.

- e) the lands are not required over the long term for the employment purposes ...

Comment:

Minto's Economic Development Committee and the Town's Business and Economic Manager do not have any concerns with conversion of the subject lands.

As noted, there is adequate land in the industrial park at the Town's west end for employment purposes. While most of it is designated Industrial, there may be potential to rezone portions to certain Highway Commercial uses, if needed.

In recent years, new Highway Commercial areas were added to Palmerston:

- *Three lots on Wellington Road 123 at the front end of the industrial park. It's my understanding that 2 of these parcels will soon be developed (Tim Horton's and gas bar / variety store). In behind this development, Council recently approved a rezoning to permit Highway Commercial uses (e.g. car wash, automotive service station) on land that was mixed Industrial and Commercial.*
- *At the east end of Town, two parcels of Highway Commercial land, as well as a Residential Transition area were recently added with the Gil and Sinclair lands.*

In addition, Palmerston has a considerable amount of land along Main Street that is designated Residential Transition and zoned Mixed Use, which allow for certain highway commercial uses.

- f) cross-jurisdictional issues, if any, have been considered.

Comment:

Not applicable.

b) Compatibility with Neighbouring Land Uses

The other main issue with this application are the industrial lands across King Street. As noted, there is also a small auto repair garage owned by Mr. Dick on Lot 46. Section 7.5.3 of the Official Plan requires that proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

Portions of the industrial buildings across King Street can be seen on the air photo, page 2 of this report. A truck repair shop is situated "kitty corner" from the proposed dwelling site. To the right of this, is a smaller scale industrial / commercial mall – Automated Machine Controls, Tucker Industries, Rural Women Support, Coffee Roasting, Mike's Décor.

The proposed severed lot is just off-set to the west. I estimate by the air photo that a dwelling located on Lot 44 would be about 65 metres from the closest point of the truck repair building. This would be about the same separation as the Dick's existing residence. If the dwelling were to be located just inside Lot 31, the distance would increase to about 90 metres. Given the distances, it is my opinion that a new residence would be generally compatible with the industrial / commercial uses across the road.

Elsewhere in the neighbourhood, the Industrial designation is directly across the street from the Residential designation along Mill Street and partially along King Street.

c) **Alternatives – Official Plan and Zoning Categories**

In my planning comments of July 17 to Minto Council, I suggested some alternative ways of dealing with the Official Plan amendment and associated Zoning amendment at the public meeting:

- i) If Council felt it important to maintain this Highway Commercial node in its entirety, the applications could be denied.
- ii) The applications could be approved as applied for converting Lots 31 and 44 to Residential. The dwelling could be required to be built to the rear, in Lot 31. This would increase the setback from the industrial uses.
- iii) All of the Dick property east of Grist Street – Lots 31, 44, 30, 45 and 46 could be redesignated to Residential, leaving the existing auto repair shop in Lot 46 as legally non-conforming. [Note that I structured the Notice of Public Meeting to allow for this expanded area].
- iv) Lot 44 could be left in the Highway Commercial designation, and Lot 31 redesignated to Residential. The dwelling would have to be built in Lot 31. Zoning could be tailored to allow access across the C2 lot.

There was also discussion during the public meeting of using the Residential Transition designation instead of Residential in the above options. This would permit some highway commercial uses and also act as a transition area.

In the end, Minto Council's resolution indicates no objection to residential use of Lots 31 and 44 only, but suggests that Residential Transition be used, keeping in mind the existing uses and nearby industrial commercial.

9. Staff Position

In my opinion, there are two key questions. Are the subject lands needed for employment purposes? Will redesignation to residential create a conflict with the Industrial land uses across King Street?

I acknowledge that the proposed residential use on Lots 31 and 44 will have a negative impact on the eastern portion of the Highway Commercial lands, east of Grist Street. In total 2 lots with a total of 17,424 sq. ft. will be lost and the same amount of vacant commercial land retained. However, the larger 2.5 acres of Highway Commercial land to the west will remain, with Grist Street being a logical boundary.

The property has been zoned commercial and sat vacant for over 30 years. The Town's Economic Development Officer has no concerns with the proposal. Both the County and Palmerston have a surplus of employment lands. Palmerston has a deficit of Residential land according to the County's inventory.

It is my opinion the proposed residential use will generally be compatible with the Dick's auto repair and the industrial / commercial uses across the street. The separation distances between uses are not unlike elsewhere in the neighbourhood.

10. Recommendation

THAT a by-law be approved, adopting Official Plan Amendment No. 92 to the County of Wellington Official Plan.

Respectfully submitted,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is written in a cursive, flowing style.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

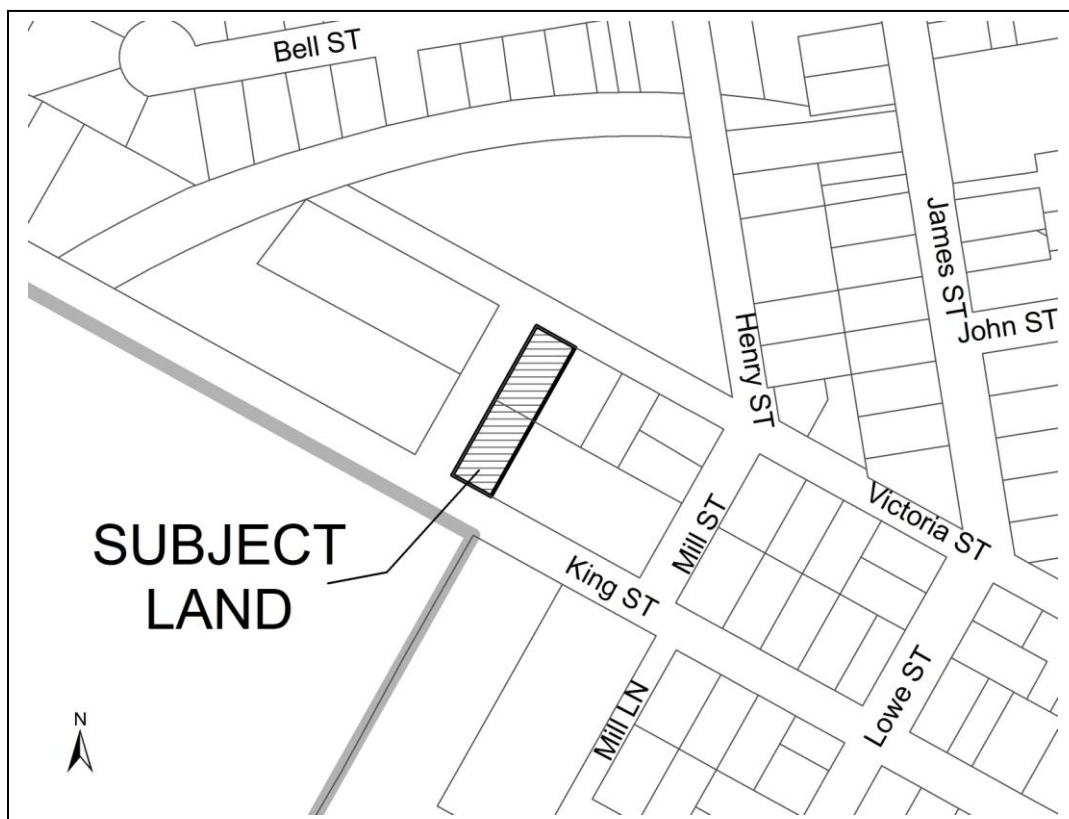
----- Excerpt of the Draft Official Plan Amendment No. 92 -----

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. **THAT** Schedule A5-3, Palmerston, Town of Minto, of the County of Wellington Official Plan is hereby amended by redesignating land described as Lots 31 and 44 of Grains Survey, fronting on King Street, Geographic Town of Palmerston, with municipal address of 385 Mill Street, as identified on Schedule “A” of this amendment, from “Highway Commercial” to “Residential Transition”.

**SCHEDULE “A” OF
OFFICIAL PLAN AMENDMENT NO. 92**



Redesignate from Highway Commercial to Residential Transition



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

COMMITTEE REPORT

To: Chair Maieron and Members of the Planning Committee
From: Mark Van Patter, Manager of Planning and Development
Date: September 3, 2014

**Subject: Hummel Official Plan Amendment No. 93 – Mount Forest
PD 2014-20**

1. Purpose:

The purpose of the proposed Official Plan Amendment (File No. OP-2014-04) is to redesignate the property from Highway Commercial to Residential. This will have the effect of permitting a multi-residential development on the vacant land. This will require a revision to Schedule A6-1, but no changes to the text of the Official Plan.

2. Location:

The subject property is described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, Township of Wellington North. The property is approximately 0.325 acres (14,136 sq. ft.).

3. Background

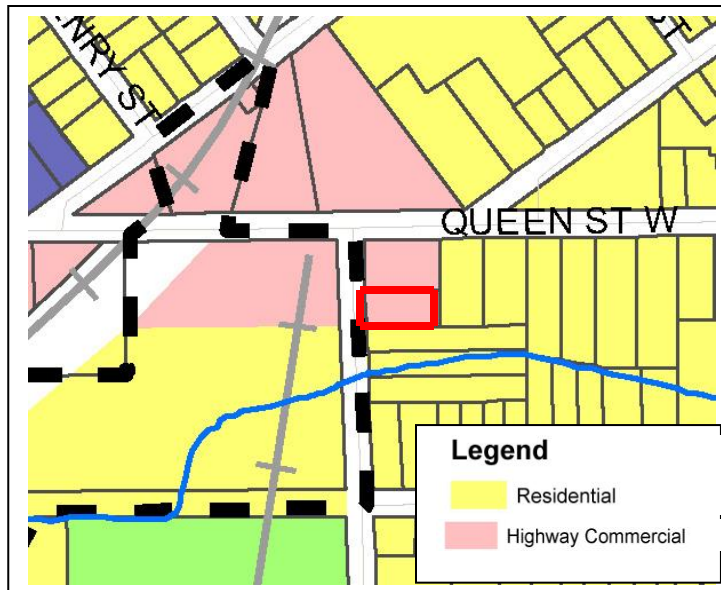
The applicant also owns abutting properties to the south - 330, 340 and 350 Cork Street as well. These lots were recently given provisional consent to reconfigure the lots - file B8/14. The intent is to develop multi-residential dwellings as well. The applicant has also applied to Wellington North to rezone the subject land from Highway Commercial (C2) to Residential (R2), which would allow for up to 4 dwelling units on the property.

4. Places to Grow(PTG) and Provincial Policy Statement (PPS):

Both policy documents state that municipalities are to protect 'Employment Areas', which includes Highway Commercial. Both require a comprehensive review, where a municipality is considering the conversion of lands within employment areas to other uses. A range of housing types and intensification is encouraged.

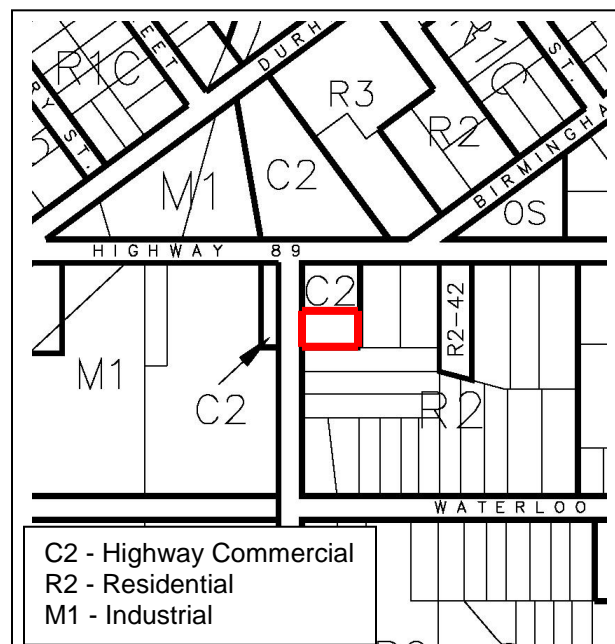
5. Wellington County Official Plan

The subject land is designated Highway Commercial in the Plan. It can be seen that the subject land is at the boundary of the Highway Commercial and Residential designations.



6. Township of Wellington North Zoning By-law

The Zoning of the subject property follows the Official Plan. The subject land is zoned Highway Commercial (C2). Lands east and south of the subject property are all zoned Residential (R2). Lands north and west are zoned Highway Commercial (C2).



6. Public Meeting

The Township of Wellington North held the statutory public meeting on August 11, 2014. There were concerns from two neighbours about drainage in the area. There is a drain that crosses over residential lots to the south that has backed up in the past.

7. Public and Agency Comments Received

The County has received the following comments:

- | | |
|------------------------|---|
| SVCA | Area subject to high groundwater and potential ponding. Drainage feature is not considered to be a watercourse. Recommending that engineer's report be provided to address drainage issues. Recommending that holding zone be applied. (July 24). |
| Upper Grand School Bd. | No objections as long as development charge paid prior to building permit (July 22) |
| Bell | Will be reviewing application (July 14) |

8. Planning Considerations for Official Plan Amendment

a) Loss of Employment Lands - Comprehensive Review

Section 4.2.2 of the Plan requires a comprehensive review where employment lands (industrial and highway commercial), are being considered for conversion.

The proposed severance is within an employment lands area, designated Highway Commercial in the Official Plan, that runs along the frontage of Queen Street to the west.

The main issue with this application is whether the conversion of the subject land will compromise:

- Wellington County's employment land inventory
- Mount Forest's overall inventory of Highway Commercial land, or
- This specific Highway Commercial node along Queen Street

In the 2014 PPS, it notes under the definition for 'Comprehensive Review' that "...the level of detail of the assessment should correspond with the complexity and scale of the ... development proposal." I would characterize the current applications to be a fairly minor development proposal. The following Comprehensive Review is based on Section 4.2.2 of the Official Plan, which requires consideration of the following:

- a) there is a need for the conversion;

Comment:

The applicant is proposing a four-plex on the parcel, which will provide for a range and mix of housing types. It also represents infill intensification on a vacant lot. The applicant has abutting land immediately south that he is developing for multi-residential.

- b) the municipality will meet its employment forecast allocation;

Comment:

The County of Wellington has a surplus of employment lands.

Mount Forest has excess industrial employment lands for the planning period located to the north of town, east of Hwy. 6. There is also considerable land designated Highway Commercial to the west on Queen Street. New Highway Commercial lands are being added to Mt. Forest south of the river and part of the Avila development. There is also a large area zoned Mixed Use which does permit certain Highway Commercial uses.

- c) conversion will not adversely affect the overall viability of employment area ...

Comment:

The subject property fronts on Cork Street, not Queen Street. The abutting property to the north on Queen Street was recently re-developed and contains professional offices.

The subject property is on the Highway Commercial / Residential boundary. There remains a large amount of Highway Commercial land to the west that is undeveloped. In my opinion, the current Official Plan amendment will have a negligible impact on the employment area.

- d) there is existing/planned infrastructure to accommodate the proposed conversion;

Comment:

Wellington North has not indicated any concerns in terms of servicing the subject land.

- e) the lands are not required over the long term for the employment purposes;

Comment:

I have discussed this proposal with Dale Small, Wellington North's Economic Development Officer. He has no concerns with conversion of this property and considers it to be minor.

- f) cross-jurisdictional issues, if any, have been considered.

Comment:

Not applicable.

b) Stormwater Management / Drainage

South of the subject property, a drain crosses over 340 Cork Street, running from east to west. The applicant owns 330, 340 and 350 Cork Street as well, and recently reconfigured the lots, with consent from the Wellington County Land Division Committee. Condition No. 8 of the

consent file B8/14, requires the owner to address the issue of drainage via an approved Engineer's Report to the satisfaction of the SVCA.

9. Staff Position

I have provided a Comprehensive Review that is required when dealing with the conversion of employment lands. In my opinion, loss of such a small property (0.325 acres), and one that does not front on Queen Street, will have no impact on the overall inventory of Highway Commercial lands in Mount Forest. It is my understanding that the Township will be requiring the Engineer's Report to address the subject land as well as the abutting consent file B8/14, prior to rezoning. Staff has no concern with the proposal.

10. Recommendation

THAT a by-law be approved, adopting Official Plan Amendment No. 93 to the County of Wellington Official Plan.

Respectfully submitted,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is written in a cursive, flowing style.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

----- Excerpt of the Draft Official Plan Amendment -----

DETAILS OF THE AMENDMENT

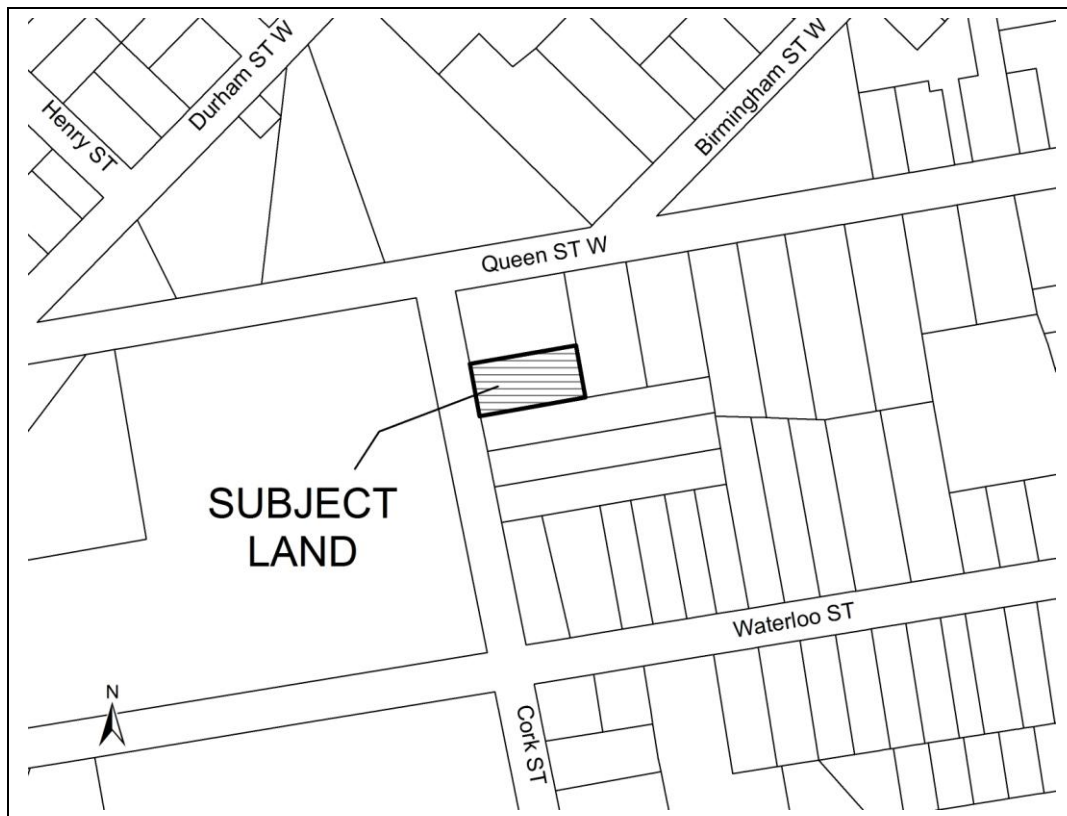
The Official Plan of the County of Wellington is hereby amended as follows:

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. **THAT** Schedule A6-1, Mount Forest, Township of Wellington North, of the County of Wellington Official Plan is hereby amended by redesignating land described as Part Lot 9, Ellis Survey, RP 60R-1202 – Part 3, with a civic address of 320 Cork Street, former Town of Mount Forest, as identified on Schedule “A” of this amendment, from “Highway Commercial” to “Residential”.

Schedule “A”



Redesignate from Highway Commercial to Residential



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Gary Cousins, Planning Director
Date: September 11, 2014
Subject: ENVIRONMENTAL STEWARDSHIP INITIATIVES (PD2014-18)

1. **Background:**

At the May 2014 Session of Wellington County Council, the following resolution was approved:

“THAT a report be prepared summarizing the current activities being done by County department that promote environmental stewardship.”

This report provides an overview of the activities of all County departments. Some activities are done largely for their environmental benefits but most have both an environmental and a financial benefit to the County.

2. **Environmental Initiatives:**

The report attempts to identify activities by their main environmental benefit but, in many cases, the activity may provide a number of benefits.

a) **Energy Efficiency:**

- i) **Energy Audit** - conducted in 2006 and almost fully implemented now
- ii) **Green Building Standards** - a Wellington County standard for new County construction projects promoting energy efficiency. See appendix for detailed example (Fergusson Place)
- iii) **Solar Installations** - 14 sites installed in 2012 including County garages, the Elora SWS Transfer Facility and Centre Wellington OPP
- iv) **Window and Furnace Replacement** - energy efficient windows and furnaces in social housing units
- v) **Major Appliances** - upgrading appliances in social housing units for improved energy efficiency
- vi) **Domestic Hot Water** - all social housing apartments being retro fitted with high efficiency condensing boilers
 - water heaters now gas, hot water line insulation

- vii) **Upgraded Light Fixtures** - all County buildings have received energy efficient light fixtures, some with sensors to shut off lighting when not in use.
 - viii) **Living Snow Fences** - living snow fences reduce snow plowing and the need to install wooden snow fences, improved public safety
 - ix) **GPS Units on Snow Plows** - maximizes efficiency of snow clearing and reduces fuel consumption
 - x) **LED Traffic Lights** - all traffic lights now use LED bulbs
- b) **Recycling, Reuse and Reduction**
- i) **Blue Box Collection** - systematic county wide initiative to recover materials that can be recycled
 - ii) **Electronics and Hazardous Waste** - County programmes to encourage reuse of electronic components and reduction of materials such as paint and batteries going to landfill
 - iii) **Demolition Material** - county construction contracts call for recycling of demolition material
 - iv) **Bulk Purchases** - reduces packaging and costs
 - v) **Recycled Products** - stationary, xerox paper, hand towels and toilet paper purchases use post-consumer products
 - vi) **Electronic Agendas** - Council and Committee agendas are now all electronic – significant reduction in paper use and photocopying
 - vii) **Asphalt Recycling** - roads repaving programme reuses existing asphalt either through pulverizing or cold in place method – improves strength of new road
 - mill and pave programme for deteriorated areas to prolong overall road life
 - viii) **Rehab Bridges & Culverts** - bridges rehabbed rather than replaced, where possible
 - liners placed in existing culverts rather than new culvert
 - avoids costs and environmental impacts
- c) **Water Protection**

- i) **Rural Water Quality Programme** – grants to farmers to encourage investment in improved farm practices that improve water quality such as manure storage, clean water diversion, fencing and re-vegetating stream banks and erosion control.
 - ii) **Reduced Road Salt Use** – utilizing less toxic and corrosive materials on County roads where possible to reduce sand and salt use
 - iii) **Low Flow Toilets and Faucets** – in all social housing units
 - iv) **Annual Rain barrel Day** – reduce water use
 - v) **Planning Policies** – to ensure impacts of development on water resources are minimized
 - vi) **Landfill Monitoring** – programme to detect any early leachate issues and reserves established to take action if needed
 - vii) **Rain Water Harvesting** - Central Garage & Fergusson Place and Puslinch Library harvest rainwater for flushing toilets, washing trucks and fire prevention reservoir
- d) **Tree Protection**
 - i) **Green Legacy Programme** – 1.7 million trees planted across County - windbreaks, snow fences, block plantings, stream banks
 - ii) **Tree By-law** – to reduce unnecessary destruction of trees
 - iii) **Planning Policies** - to encourage the retention of woodlots and trees
 - iv) **County Forest** – 1200 acres of protected forest
- e) **Environmental Education**
 - i) **Rural Water Quality Programme** – required farmers to undertake Environmental Farm Plan to qualify for grants
 - ii) **Green Legacy Programme** – involves thousands of students every year in growing and planting trees and understanding their value
 - iii) **County Libraries** – resource material on environmental initiatives - promotion of Earth Days
 - iv) **Solid Waste Services** – promotional material on recycling, reuse and reduction benefits

3. **Recommendations:**

THAT the report on Environmental Stewardship Initiatives be received for information.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gary Cousins".

Gary Cousins
Director of Planning

APPENDIX

- Sample of Green Building Standards

Fergusson Place Green Initiatives

Building Design:

The buildings orientation is such to provide southern exposure to windows in almost all units the exception being the four on each end for a total of 8 units. Single loading of corridor to accomplish this orientation eliminates the potential north facing units.

A portion of the roofing is a green roof containing plant material providing a living oxygen producing roof helping to lower the carbon footprint for the building.

Additional insulation:

<u>Building Component:</u>	<u>Code Minimums:</u>	<u>Fergus</u>
<u>Housing Actual:</u>		
Concrete slab on grade:	R-0 (none required)	R-16
Below Grade Foundation Walls:	R-12.1	R-12.4
Above Grade Wall Assemblies:	R-15	R-21 (block walls) R-27 (stud walls)
Roof Assemblies:	R-22.3	R38 (avg - flat roof) R-40 (attic roofs)

Notes:

1 - Despite the relatively small temperature differential between underslab fill and the conditioned space above (15 degrees +/-) the sheer area of floor in contact with the ground results in an enormous total heat loss through this component; which is reduced dramatically through the use of any reasonable quantity of rigid insulation.

2 – Below grade foundation walls are clad in 2" of rigid insulation which, in hindsight it have been better to have increased slightly. But the principal is the same as for 1 above; the provision of any quantity of exterior insulation for these walls dramatically improves the thermal performance of the overall building, in large part due to the capture and use of the thermal mass of the concrete walls.

3 – Obviously we are above and beyond the Code requirements for exterior walls, but the significant improvement in this design is the elimination of the thermal bridging by the metal stud walls to the exterior through the use of the additional rigid layer on the

outside of the stud wall assembly. As we discovered through the thermal modeling that RWDI did for us on this building, that additional 1" layer reduces the overall heat loss by approx. 25% from the minimum stud and 6" cavity insulation system alone, due to the elimination of this thermal bridging effect.

4 – The higher levels of insulation for the attic areas is achieved easily through the use of thicker batts than the Code minimums. The increase on the flat areas is due to the extensive sloped or tapered insulation above the 4" rigid base layer; on average this adds an additional 70mm of rigid insulation across the flat roof areas.

Overall, the objective was to substantially improve the thermal design for those components subjected to the greatest temperature differentials, and therefore achieve the greatest heat loss reduction, overall.

Passive solar design using the building orientation, balconies and sun screens for shading, concrete mass (floors and block walls) for heat storage in winter contributes to lower heating use and saving energy.

Fiberglass windows with low E, Argon filled, tinted glazing provide lower heat loss and help with passive heating in winter months.

Insulated window shades to prevent overheating in summer by reflecting high midday sun during. They also help with heat loss in winter when used in the non daylight hours to add to the insulating effect and lower heat loss through the window.

Electrical:

Energy efficient ballasts and lamps through out the common areas provide maximum light through controlled use of power. Electronic ballasts and T5 lamps are combined with compact fluorescent lighting in the corridors and common space rooms.

Compact fluorescent lamps in residential units are used for all lighting except the Kitchen which uses T5 fluorescent lamps and electronic ballast.

Occupancy sensors control lighting in basement storage rooms, janitor rooms, laundry, garbage, mail rooms as well as offices, common area washrooms, electrical rooms, scooter rooms, and communications rooms. Sensors also control corridor lighting but are combined with photo cells to ensure the need for artificial light even though there is movement.

Exterior lighting controlled by building automation system that ensure use when required only automatically adjusting for daylight changes through the calendar, and for daytime cloud cover.

Electrical energy consumption monitoring is used for residential units. System tracks the use of electrical energy used in each unit. Owner then can monitor excessive use and take action if required through education.

Water:

Storm water is recycled through the collection of rain water and ground water in cisterns and reusing the non-potable water to flush toilets and for exterior hose bibs. Building automation system controls use of city water when cisterns are too low to provide water. System also keeps the cisterns balanced for water level drawing of each equally.

Low flow shower heads

Dual flush toilets residents can choose between low water volume for liquid waste at 0.66 gal or higher water volume for solid waste at 1.3 gal.

Domestic Hot Water:

In residential units condensing on demand water heaters are used. Not storing hundreds of gallons of hot water.

Power pipe heat exchangers are used to assist the water heaters in the units by reclaiming heat from water entering the drain and recycling that heat into the water heater to assist thereby using less energy to heat the water..

Solar panels assist water heating for public washrooms and laundry rooms water is heated through the solar panels and stored in a tank and piped to the laundry and common area washrooms. A high efficiency condensing boiler is used to back up the system to ensure and uninterrupted supply of hot water.

Mechanical:

Heat recovery ventilation system: Air exhausted through kitchen and bathroom exhaust fans must be replaced by bringing fresh air into the building. Exhaust fans are routed through the heat recovery units where the heat is reclaimed and used to preheat the outside air being brought in thereby minimizing the use of gas heating to bring that air up to a temperature that can be circulated through the building corridors. Positive air

movement into the suites is provided through a fire rated damper and grill into each suite that also provides some cooling air during the cooling season.

Building corridors and common rooms are heated and cooled through the heat recovery ventilation units. High efficiency energy star rated condenser units provide the cooling.

Heating: Residential units are heated with hot water wall fin rads controlled by programmable thermostats. Hot water is provided by Patterson-Kelley Mach Series super condensing boilers achieving between 96 and 99% efficiency. The boilers provide a full redundancy and are controlled by the building automation system ensuring maximum full efficiency. VFD drive pumps move the hot water through the building.

High efficiency energy star rated condensing units using puron refrigerant provide cooling for the eight end units that do not get the full benefit of the southern exposure.

Appliances:

Each suite is provided with an energy star rated refrigerator and stove. Side by side fridges, wall mounted ovens and cook tops are provided in the accessible suites. All stoves and cook tops are equipped with safe-T-element burners that provide and energy efficiency but also a safety factor of controlled heat that helps to prevent pots and pans from overheating and causing fires.

Laundry: Laundry rooms are equipped with front load washers that are energy star rated for conservation of water and electricity. Dryers are gas fired energy star rated. Equipment will be card operated and residents can load credits on their cards from a machine in the building. The cost of use is set to make residents be aware of the cost of operating the equipment both on the equipment and resources but not so high as to be an affordability factor.