



2021/2022 BUDGET

Development Services

Introduction

Overview of department

The Development Services Department is responsible for the overall administration of the Building, Planning, Development Engineering, Municipal Law, and Customer Service teams. A number of these divisions provide services that are required to be completed within legislative requirements or timelines. The Department service areas include: policy planning and development review, building permit review and inspection, septic permit review and inspection, septic maintenance inspection program, development engineering review, source water protection, conservation authorities and environmental associations, by-law education and enforcement, property standards, animal control, municipal law permit and licensing, and customer service.

Planning

The Planning Division provides professional planning, development, and policy services and advice, establishes long-term planning policy through the creation and maintenance of the Township's Official Plan, evaluates current development applications within the Provincial, County, and Township's policy context and based upon good planning principles, provides advice to residents and developers regarding conformity to the Township's planning policies and zoning provisions. Activities include overall management, business planning, project management and administrative services to support the achievement of corporate objectives and to ensure the effective and efficient delivery of planning services.

The Planning Division administers all forms of development applications (Official Plan and Zoning By-law Amendments, Plans of Subdivision/Condominium, Site Plan, Minor Variance, and Consent (severance)) from initial application to decision (approval, denial), to registration of Plans of Subdivision/Condominium, and final Township acceptance for assumption of the public infrastructure for subdivisions.

The Planning Division provides service through three (3) activity areas:

- Administration
- Long Range and Current Planning
- Development Services Committee & Development Application Review Services

Building

The Building Division provides technical assistance and enforcement of both provincial and municipal regulations. Provincially, the Building division enforces the Ontario Building Code to ensure that all construction within the municipality meets the minimum standard required ensuring life safety for all residents, businesses, and workers that choose to live and/or work in Oro-Medonte.

They also provides significant front-counter support and assistance in regards to building and septic permit submission, inspections, and enforcement.

The Building Division provides service through three (3) activity areas:

(1) Administration (2) Permits (3) Inspection Services

Development Engineering

Development Engineering provides technical engineering design, policy review and approvals to both the Planning and Building Divisions related to Residential, Commercial, and Industrial development applications/reviews, Permit applications, and Engineered Lot Grading. In addition, they provide advice to engineering consultants, developers and residents in regards to the Township's development standards and the review process.

Development Engineering establishes long-term technical policies, processes and design standards through the development and maintenance of the Township's Development Engineering Policies, Process and Design Standards, evaluates development applications based on Provincial, County, Township engineering policies and standards and on sound engineering practices.

Development Engineering provides service through four (4) activity areas:

- the review and administration of development applications from the perspective of the engineering design, and sound engineering practices;
- provide design and construction review, acceptance and final assumption of completed infrastructure works for Site Plan and Subdivision projects;
- review and provide comment on Development Applications from the perspective of conformity with the Township's Development Engineering Policies Process and Design Standards and sound engineering practices;
- Administer the activities of the Township's Engineering Consultants in their support of the evaluation, administration and review of Development Engineering projects and activities assigned them.

Municipal Law

Municipal Law Enforcement is responsible for the education and enforcement of all the Township's By-laws and applicable regulatory acts, both proactively and reactively. The Municipal Law Enforcement Officers make every attempt to work with individuals to obtain compliance with the Township By-laws wherever possible, by providing a strong educational component to their activities. Along with the enforcement component, Municipal Law Enforcement is also responsible for the issuance of various permits and licences pursuant to the Township's By-laws.

Municipal Law provides on-call services outside of the regular business hours for the following By-laws:

- Canine Control
- Noise By-law
- Winter Parking Enforcement

Municipal Law Enforcement is also responsible for the oversight of the School Crossing Guard functions.

Municipal Law Enforcement provides activities through the following services:

- Education & Enforcement (including-Canine Control)
- Licences & Permits
- Administration

Municipal Law Enforcement, a Division within Development Services, is responsible for the oversight of the School Crossing Guard function, and providing all the necessary equipment.

The Township provides a School Crossing Guard at each of the following locations:

- Shanty Bay Public School – 1871 Ridge Road West
- Moonstone Elementary School – 290 Moonstone Road East

The School Crossing Guards are on duty before school, at lunch (Moonstone) and after school during the school year.

When a School Crossing Guard is absent, the Municipal Law Enforcement Officers carry out the School Crossing Guard duties.

Customer Service

Customer Service is responsible for the coverage of the front desk for reception inquiries and the phone auto attendant. Customer service assists with providing general Township knowledge/responses to inquiries or to direct to specific departments for more technical or detailed responses.

Environmental Initiatives

The Development Services Department provides oversight in regards to the co-ordination of services provided by the two Conservation Authorities (LSRCA and NVCA), and the two Environmental Associations (SSEA and SSS), in addition to the

implementation of Provincial Legislation (Source Water Protection, Clean Water Act, and Lake Simcoe Protection Plan) through Township planning policies and reviews.

SSEA provides the statutory requirements of the Township's Risk Management Office under the Source Protection Act and Clean Water Act and completes review and provides comments on behalf of the Township. The Township is also responsible for the implementation of the Provincially mandated Septic Maintenance Inspection Program associated with Lake Simcoe.

The Development Services Department is comprised of the following Staff:

- Director, Development Services
- Customer Service Representative
- Manager, Planning Services
- Senior Planner
- Intermediate Planner
- Planner (2)
- Development Services Assistant
- GIS Technician
- Manager, Development Engineering
- Manager, Municipal Law/Chief Municipal Law Enforcement Officer
- Municipal Law Enforcement Supervisor
- Municipal Law Enforcement Officers (3)
- Seasonal MLEO (Summer)
- Chief Building Official
- Deputy Chief Building Official
- Building Inspector
- Plans Examiner/Building Inspector (2)
- Permit Coordinator/Junior Plans Examiner
- Building Summer Student
- Septic Inspector
- Septic Assistant (Back Up for Customer Service Representative)

The Development Services Department provides the following services:

- Customer Service (Reception)
- Planning – Zoning Certificates, Development Applications
- 911 Addressing
- GIS services
- Building Permits and Inspections
- Septic Permits and Inspections
- Septic Maintenance Program

- Development Engineering
- Environmental Initiatives (Conservation Authorities, Source Water Protection, and Septic Maintenance Inspection Program)
- Municipal Law Enforcement, Education, Permits, and Licensing
- Canine Control
- School Crossing Guards
- Heritage Committee
- Property Standards Committee
- Development Services Committee

2020 Major Accomplishments:

- Successful pivot by staff team to remote working and digital submissions for permits, zoning certificates, and development applications.
- Implementation by the Building team of electronic plans review and permit submissions
- Initial implementation by the Planning team of the online zoning certificate submission and review process
- Coordinated implementation with Clerk's staff and IT staff of electronic public meeting/consultation process and associated SOP's
- With declared emergency, weekly staff involvement on Provincial, County, and Township Emergency Control Groups
- Ongoing enforcement of Covid – Provincial Emergency Orders by MLEO staff
- Completion of Comprehensive By-law Review report by MLEO for Council
- Review/implementation of property tracking system
- Continued to provide exceptional customer service throughout the lockdowns
- Addition of a second MLEO for on call to provide support when required
- On-going GIS projects completed for various Township departments
- Completion of Planning and Development Process Review – Blackline Consulting
- Staff participation in corporate projects/initiatives:
 - Joint Health and Safety Committee
 - IT Steering Committee
 - RISE Projects
 - Environmental Services Annual Audit
 - Employment Lands Strategy
 - Covid-19 Recovery Planning
- Transition to digital report submission/approval process
- Use of Zoom technology to streamline meetings
- Continued development/use of GIS technology across Township to assist Departments with their operational activities.
- Continued improvements to customer service delivery – auto attendant, call forward for remote workers
- Continuous improvement for the compiling, gathering, reviewing and analysis of the Municipal Law statistics

- Continue to develop and enhance community engagement with enforcement through education
- Continued streamlining of use of external engineering consultant and in house expertise;
- RISE projects finalized by members of the department:
 - Council Agenda
 - Payroll Time Tracking
 - Meetings
 - Work Order Management

Environmental Scan:

- Examine the existing financial allocation process related to distributed overhead from user fees programs (building) to general tax levy
- Development Applications –Staff are required to review of all planning applications, circulate, coordinate, and review the outside agency and consultant comments, complete subdivision review, site plan technical reviews, completion of general by-law amendments on behalf of the Township
- Legislative requirements – continued Provincial regulatory pressures and compliance with on going changes to the Planning Act and Provincial Policies/Plans, staff and customer service/residents impacted by implementation of Natural Heritage System and Agricultural mapping by the Province
- Continued high level of front line customer service delivery – increased email and phone inquiries – general planning, zoning certificates, and development applications – primary coverage provided by Planner(s) and Development Services Assistant
- Business continuity and staff resource allocations – expansion of Township projects completed by GIS technician
- Changing community demographics and expectations for higher levels of customer service and zoning by-law enforcement (STRA's, home occupations).
- Increase in on-farm diversified uses and development applications
- Ongoing consideration zoning amendments for evolving land uses - STRA's and marijuana facilities
- Continued subdivision review pressures in 2020 – Pre-servicing for Forest Heights, Braestone Phase 2, East Oro Estates, Oro Station A.I.P., Oro Medonte Estates, Eagles Rest, draft plan approval for Craighurst.
- Review of outstanding(open) permits, issuance of letters to property owners, conducting inspections and use of the annual file maintenance fee
- Permit submissions were higher than anticipated in 2020 but remained average. Permit submission pressures anticipated in 2021 - Braestone, Kayley, Meadow Acres, Forest Heights and East Oro Estates.
- Continued site inspections in accordance with the legislative requirements and Covid protocols
- Continued focus on education and environmental importance of the program to property owners affected by the Septic Maintenance Re-inspection program
- Continued increase in the number of septic permit and septic verification submissions
- Development Application review and inspections/site meetings for:

- Residential Plan(s) of Subdivision Review / Coordinate with Township's Consultants (as required);
- Engineered Lot Grading (ELG) Plans Review, Certification and Final Inspections
- Industrial / Commercial / Institutional (ICI) Site Plan Review, Inspections and Final Completion Certification;
- Zoning By-law, Severance, Minor Variance, Consent Applications – Detailed design and Servicing review
- Attendance at Pre-Con Meetings for Site Plan Development
- Subdivision / Site Plan Pre-construction Site Meetings
- Continuing to improve the internal and integrated processes of Development Engineering Review with the Township's Engineering Consultants - The Jones Consulting Group to determine when Consultant is utilized versus in house expertise;
- Staff resource allocations – challenges with review of properties considered to be within or exempt from the Septic Maintenance program, prioritization of inspections for the septic maintenance program given the volume of properties to be inspected, continued increase in the number of septic permit and septic verification submissions
- Legislative requirements will continue to pose administrative challenges and elevated expectations for reporting and/or service delivery
- Enhance services by extending shifts to meet the needs of the community
- Continue to take a strong approach towards enforcement through education
- Enhance interdepartmental relationships to better understand divisional roles
- Continue high level customer services
- Development of in-house training to refresh and assist staff with daily duties
- Continue to improve divisional processes
- Continue to enforce Emergency Management Civil Protection Act and Reopening Ontario Act
- Continue to provide on call services

Significant challenges for 2021/2022:

- On going legislative challenges – changes in legislation, Covid related legislative changes to implement have resulted in staff being required to pivot and adapt quickly
- Notwithstanding remote working and office closure, continue high level customer service expectations and delivery by staff to phone and email inquiries
- Activity levels in all DS Divisions (Building and Septic, Planning, Municipal Law, and development engineering) remained consistent during COVID to previous years
- Implementation of Covid protocols in order to continue service delivery and inspections
- Implementation of the Recommendations from the Blackline – Planning and Development Process Review
- Undertake work with the Township's consultant for the completion of the comprehensive review and update to: (1) Township Official Plan and (2) comprehensive Zoning By-law 97-95 including Provincial Policy/Plan and County Official Plan Conformity
- Full implementation of the online zoning certificate application and review process
- Continued provincial regulatory pressures and regulatory compliance

- Continued high level of submissions of development application submissions – required significant investment of staff time and resources in the review/processing, discussion with agencies, applicant, and residents
- Implement a tracking tool for division activities to ensure maximum amount of cost recovery – excluding customer service role/time allocation
- Comparator group analysis of Planning and Development Fees – update fees and charges by-law as required
- Continued policy and zoning responses to emerging community issues (e.g. legal marijuana cultivation/retailing, short-term rental accommodations)
- Continue to develop policies to establish levels of service, and ensure regulatory compliance, mitigate risk from construction without a permit
- Tracking of key Department data to ensure accuracy of activity based costing and establish baseline for performance measures
- Review and revise Building Fees By-law for implementation in 2020 based on comparator analysis
- Continued review of new process for Orders to Comply and communications regarding construction without a permit
- Continued resolution and staff involvement in historical building legal matters associated with permits and inspections
- Review 2017 and prior open permits and application of annual file maintenance fees
- Refining process for electronic plans review and permit submission
- Review and implementation of Online Application Submission (OAS) for building permits to work alongside the current electronic plans review that has been previously implemented.
- On going public education and communication of inspections required for Provincially mandated septic maintenance program
- Additional staff resources being utilized in order to complete the mandated inspections within the required timelines
- Review of the administration of the Provincially mandated septic maintenance program and report on discretionary inspection possibilities
- Continued assessment of the balance between the various duties of the Septic Inspector position including review of all new septic permit submissions, septic revisions/verifications, and inspections for permits and the provincial septic maintenance program
- Continue to work with Developers / Consultants to complete the appropriate inspections, certifications and Council approvals of outstanding subdivisions / phases through to municipal assumption
- Continue to examine processes and procedures to improve the Development Engineering service deliverables;
- Considerable subdivision construction activity level - completing or advancing Subdivision Developments (from Construction Maintenance, to Acceptance and Maintenance, and Final Assumption):
Bachly – Moonstone Phase 2, Braestone Phase 2, Diamond Valley Phases 2 through 4, East Oro Estates, Eagles Rest Estates, Forest Heights and the Line 6 North Deviation, Heights of Horseshoe Townhouses Phase 2, Horseshoe Valley Lands Phases 2, 3a and 3b and Horseshoe Valley Lands Phase 4, Melville Court, Oro Station Estates, Kayley Estates, Meadow Acres Phase 1a and 1b, Owen Estates, Reid's Ridge, Turtle Creek, Whispering Creek and the Oro Station A.I.P.
- Update and publish the 2021 Development Engineering Policies, Process and Design Standards (update to 2019 version)

- Improvement to the process for assessing the requirement(s) for / complexity of, / review of Plans of Residential Subdivision, Site Plan Applications and ELG Plans.
- Retain a third party to provide essential information to assist with the enforcement of Short Term Rentals
- Continue with Property Standards Certification
- Municipal Law Enforcement Officer Association Certification
- Continue with the By-law review, updating By-laws and review applicable fees
- Development of S.O.G. for the MLEO division
- Community engagement events (dog tag days)
- Introduction of bike patrols
- Addition of a third vehicle to the fleet
- Local focused patrols based community concerns
- Implementation of a Municipal Law Assistant
- Enhanced MLEO services by extending shifts to meet the needs of the community in addition to on call response
- Continue to take a strong approach towards enforcement through education
- Continued high level customer service
- Continued education and enforcement of Emergency Management Civil Protection Act and Reopening Ontario Act orders in addition to Township by-laws

2021/2022 Budget Impacts:

- On-going implementation of full online permit and application submission process including new software solution (Cloud Permitting(Evolta))
- Replacement of Baker system with new technology solution for Building, Septic Planning, Development Engineering, and Municipal Law service delivery
- Website updates/enhancements to provide better online service information, form submissions, application/permit process status
- Implementation of blue beam technology for all required DS staff associated with plans review and zoning certificate processes
- Covid adjustments remote working and additional online service provisions
- Planner position –recruitment process underway for replacement
- Municipal Law Assistant complement to be implemented in 2021

**Township of Oro-Medonte
Operating Budget 2021//2022**

Planning	A	B	C	D	E	VARIANCES Increase / (Decrease)			Variance Explanation Number
	2020 Original Budget	2020 Adjusted (COVID-19) Budget	2020 Projection	2021 Budget	2022 Budget	2020 Projection vs 2020 Adjusted Budget (C - B)	2021 Budget vs. 2020 Original Budget (D - A)	2022 Budget vs. 2021 Budget (E - D)	
Salaries & Benefits	929,175	929,175	966,257	962,493	993,152	37,082	33,318	30,659	1
Consultant Fees	5,000	4,500	(5,600)	15,000		(10,100)	10,000	(15,000)	2
OMB Appeals	50,000	45,000	40,745	142,000	150,000	(4,255)	92,000	8,000	3
Administrative	32,250	30,650	31,464	35,220	31,520	814	2,970	(3,700)	4
Less: Revenues Generated	(160,700)	(104,850)	(204,083)	(159,000)	(166,000)	(99,233)	1,700	(7,000)	5
Less: Costs Funded from Reserves				(140,000)	(150,000)	-	(140,000)	(10,000)	6
Total Tax Levy Requirement	855,725	904,475	828,783	855,713	858,672	(75,692)	(12)	2,959	

<u>Variance Explanations:</u>		
	1	Includes scheduled salary and benefit adjustments in accordance with Collective Agreement
	2	Due to Covid OP-ZBL review project delayed and consultant work/costs were delayed for completion in 2021 with increase to budget reflected in 2021
	3	2021 and 2022 budget reflects costs for LPAT tribunals associated with Cannabis and Short Term Rental by-law amendments, legal costs offset by LPAT/OMB appeal reserve account
	4	Minor adjustments to all administrative accounts -mileage, supplies, phones, education, association dues to reflect annual adjustments
	5	2020 revenues remain on budget notwithstanding Covid impacts, anticipate maintaining revenue levels for 2021 and 2022
	6	LPAT Appeals and DC Reserve funding to offset OP-ZBL review project and LPAT tribunals noted above

**Township of Oro-Medonte
Operating Budget 2021//2022**

Building	A	B	C	D	E	VARIANCES Increase / (Decrease)			Variance Explanation Number
	2020 Original Budget	2020 Adjusted (COVID-19) Budget	2020 Projection	2021 Budget	2022 Budget	2020 Projection vs 2020 Adjusted Budget (C - B)	2021 Budget vs 2020 Original Budget (D - A)	2022 Budget vs 2021 Budget (E - D)	
Salaries & Benefits	1,010,061	998,745	1,000,556	1,016,042	1,161,706	1,811	5,982	145,663	1
Administrative	116,214	110,714	94,483	143,925	143,804	(16,231)	27,711	(121)	2
Consultant Fees	5,000	5,000	-	4,000	4,000	(5,000)	(1,000)	-	3
Township Vehicles	18,712	16,612	14,521	20,253	11,378	(2,091)	1,541	(8,875)	4
Transfer to Reserves	20,000	20,000	20,000	20,000	20,000	-	-	-	5
Total Building Services Costs	1,169,987	1,151,071	1,129,561	1,204,220	1,340,887	(21,510)	34,233	136,667	
Less: Building Permit Revenue	(900,000)	(600,000)	(858,579)	(900,000)	(900,000)	(258,579)	-	-	6
Less: Septic Permit Revenue	(75,000)	(54,000)	(96,384)	(75,000)	(75,000)	(42,384)	-	-	7
Less: Septic Re-inspection Revenue	(60,000)	(42,500)	(217,774)	(42,000)	(42,000)	(175,274)	18,000	-	8
Less: Lot Grading Inspection Fees	(20,000)	(12,500)	(12,000)	(12,000)	(12,000)	500	8,000	-	9
Less: Other Revenue	(100)	(50)	-	-	-	50	100	-	10
Total Building Services Revenues	(1,055,100)	(709,050)	(1,184,736)	(1,029,000)	(1,029,000)	(475,686)	26,100	-	
Total User Pay Requirement / (Surplus)	114,887	442,021	(55,176)	175,220	311,887	(497,197)	60,333	136,667	

<u>Variance Explanations:</u>									
	1	Includes salary adjustments as per collective agreement and summer co-op student not actioned in							
	2	2020 adjustment to various administration expenses -clothing allowance, training, mileage as a result of Covid, 2021 reflects 30K increase in distributed overhead from tax levy to user pay							
	3	Court closures in 2020 due to Covid, consultant fees for Orders and compliance not utilized							
	4	Covid associated reductions in vehicle expenses in 2020 (fuel, repairs) with more limited inspections, 2022 vehicle expenses to be implemented when 2014 vehicle replacement completed in 2022							
	5	no change to reserve transfer amount							
	6	2020 building permit revenues on par with previous years not impacted by Covid as anticipated, in accordance with legislative requirements as a user pay service provider annual budget surpluses to be placed in reserves for offsetting future year expenses							
	7	2020 septic permit revenues on par with previous years not impacted by Covid as anticipated							
	8	Completion of 5 year inspection cycle in mandated septic re-inspection program with all outstanding fees billed to residents in accordance with fees and charges by-law to offset to expenses from previous 4 years							
	9	Lot grading inspection costs offset by deposit received with permit applications							
	10	No significant variance							

Township of Oro-Medonte Operating Budget 2021//2022									
Municipal Law Enforcement	A	B	C	D	E	VARIANCES Increase / (Decrease)			Variance Explanation Number
	2020 Original Budget	2020 Adjusted (COVID-19) Budget	2020 Projection	2021 Budget	2022 Budget	2020 Projection vs 2020 Adjusted Budget (C - B)	2021 Budget vs 2020 Original Budget (D - A)	2022 Budget vs 2021 Budget (E - D)	
Salaries & Benefits	600,431	566,488	474,101	614,655	785,941	(92,387)	14,224	171,286	1
Administrative	24,075	22,875	14,100	22,750	23,150	(8,775)	(1,325)	400	2
Animal Control Operating Costs	20,050	20,050	15,574	19,900	20,000	(4,476)	(150)	100	3
Township Vehicles	20,308	19,008	12,709	15,422	14,418	(6,299)	(4,886)	(1,004)	4
Less: Revenues Generated - General	(112,350)	(38,025)	(69,657)	(43,250)	(52,050)	(31,632)	69,100	(8,800)	5
Less: Revenues Generated - Animal Control	(36,400)	(25,400)	(20,538)	(31,200)	(32,200)	4,862	5,200	(1,000)	6
Total Tax Levy Requirement	516,114	564,996	426,289	598,277	759,259	(138,707)	82,164	160,982	

<u>Variance Explanations:</u>									
	1	2020 - vacant MLE officer position not filled until fall and 0.5 FTE for MLEO administrative assistant not filled due to Covid, 2021 staff at full complement including 0.5 FTE Admin Assistant							
	2	Adjustments to administrative operating expenses - clothing allowance, training, phone, and supplies to reflect additional staff complement							
	3	Minor adjustments to animal control medical costs and supplies, and animal control contract final month of 2020 paid in 2021							
	4	2020 vehicles costs for rental vehicle expenses coded to Township Covid account, reductions in patrols and lower fuel costs reflected in portions of 2020 due to Covid							
	5	2020 revenues reflect additional ticketing, fines associated with Covid, 2021 revenues reflect typical annual revenues and removal of proposed STR licensing 50K based on Council direction							
	6	2021 and 2022 budget adjusted to reflect animal control revenues from 2020, staff reviewing opportunities for revenue enhancement post Covid							

**Township of Oro-Medonte
Operating Budget 2021//2022**

School Crossing Guards	A	B	C	D	E	VARIANCES Increase / (Decrease)			Variance Explanation Number
						2020 Projection vs 2020 Adjusted Budget (C - B)	2021 Budget vs 2020 Original Budget (D - A)	2022 Budget vs 2021 Budget (E - D)	
Salaries & Benefits	34,951	34,952	24,442	34,359	35,214	(10,510)	(593)	855	1
Operating Costs	700	700	-	700	700	(700)	-	-	2
Total Tax Levy Requirement	35,651	35,652	24,442	35,059	35,914	(11,210)	(593)	855	

Variance Explanations:

- | | | |
|--|---|---|
| | 1 | with lengthy school closures during 2020 as a result of Covid - crossing guards were not required |
| | 2 | Additional safety supplies not purchased in 2020 due to lengthy school closures |

Township of Oro-Medonte									
Operating Budget 2021//2022									
Environmental Initiatives	A	B	C	D	E	VARIANCES Increase / (Decrease)			Variance Explanation Number
	2020 Original Budget	2020 Adjusted (COVID-19) Budget	2020 Projection	2021 Budget	2022 Budget	2020 Projection vs 2020 Adjusted Budget (C - B)	2021 Budget vs 2020 Original Budget (D - A)	2022 Budget vs 2021 Budget (E - D)	
<u>Conversation Authorities:</u>									
Nottawasaga Valley Cons Auth	187,923	187,923	187,923	190,500	194,000	0	2,577	3,500	1
NVCA - Capital Levy	11,048	11,048	11,048	10,436	11,047	(0)	(612)	611	2
NVCA MOU Cost Recovery	(37,943)	(37,943)	(37,944)	(38,000)	(39,000)	(1)	(57)	(1,000)	3
Lake Simcoe Conservation Authority	40,036	40,036	40,036	39,933	41,242	-	(103)	1,309	4
Lake Simcoe C.A. - Special Levy	18,859	18,859	18,859	32,397	33,753	-	13,538	1,356	5
Severn Sound Environmental Assoc.	82,227	82,227	82,227	108,006	112,424	-	25,779	4,418	6
Source Water Protection	5,239	5,239	5,331	5,340	5,442	92	101	102	7
Total Tax Levy Requirement	307,389	307,389	307,480	348,612	358,908	91	41,223	10,296	

