

THIRD READING

No. ^{BW} 20-83

COUNCIL OF TOWNSHIP OF WOLLASTON SESSION, OCTOBER 20 19 83

Moved by R. Hunter Seconded by W

That a By-law to amend the Redevelopment Plan for the Hamlet of Coe Hill for O.N.I.P. Program 1983 subject to the Ministers approval.

as reported by the Committee of the Whole be read a third time, passed and numbered and that the said by-law be signed by the and clerk, sealed with the seal of the Corporation, and be engrossed in the By-law Book.

Carried.

R. Hunter

SECOND READING

No. ^{BW} 20-83

COUNCIL OF TOWNSHIP OF WOLLASTON SESSION, OCTOBER 20, 1983

Moved by Floris Panford Seconded by R. Hunter

That a By-law to amend the Redevelopment Plan for the Hamlet of Coe Hill for O.N.I.P. Program 1983 subject to the Ministers approval.

be read a second time and be referred to a committee of the whole council.

Carried.

R. Hunter

FIRST READING

No. ^{BW} 20-83

COUNCIL OF TOWNSHIP OF WOLLASTON SESSION, OCTOBER 20 1983

Moved by L. Delaney Seconded by Fl. Panford

That a By-law to Amend the Redevelopment Plan for the Hamlet of Coe Hill for ONIP Program 1983 subject to the Ministers approval.

be received and read a first time.

Carried.

R. Hunter



Ontario

Ministry of
Municipal Affairs and Housing
Community
Planning

416/585-6600

777 Bay Street
14th Floor
Toronto, Ontario
M5G 2E5

January 13, 1984

Mrs. Betty Wilson
Clerk-Treasurer
Wollaston Township
P.O. Box 99
Coe Hill, Ontario
K0L 1P0

Dear Mrs. Wilson:

Re: ONIP - Redevelopment Plan Amendment

Thank you for your recent correspondence requesting an amendment to the Coe Hill Redevelopment Plan. This amendment provides for a transfer of funds from Railway Street to the Community Centre due to cost overruns.

On the basis of the delegation of authority to me under the Ministry of Municipal Affairs and Housing Act, I hereby approve By-law No. 20-83 which amends the Coe Hill Redevelopment Plan, pursuant to Section 22, Subsection 7 of the Planning Act, R.S.O. 1980.

Yours truly,

A handwritten signature in black ink, appearing to read 'G. M. Farrow', written over a large, loopy scribble.

G. M. Farrow
~~Assistant Deputy Minister~~

THE CORPORATION OF THE TOWNSHIP OF WOLLASTONBY-LAW NO. 20/83

Being a By-Law to Amend By-Law 4-83 to adopt a Redevelopment Plan for the "Coe Hill-Ontario Neighbourhood Improvement Program (O.N.I.P.)" as a Redevelopment Area:

WHEREAS the Council of the Corporation of the Township of Wollaston has designated the "Coe Hill-O.N.I.P." as a Redevelopment Area.

AND WHEREAS the Council of the Corporation of the Township of Wollaston has designated the "Coe Hill-O.N.I.P." as a Redevelopment Area by By-Law No. 1-83 passed pursuant to Section 22(2) of the Planning Act on the 11th day of January, 1983.

AND WHEREAS the Redevelopment Plan for the "Coe Hill-O.N.I.P." conforms with the Official Plan of the Hastings County Planning Area;

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOLLASTON pursuant to Section 22(5) and under Sect. 22 Sub.Sect. (7) of the Planning Act.

ENACTS AS FOLLOWS:

1. To Delete pages 17,18,21 and Figure 15 of the Redevelopment Plan for the Hamlet of Coe Hill and replace them with Schedules "A", "B", "C", and "D" included.
2. The Redevelopment Plan for the "Coe Hill-O.N.I.O." consisting of the attached maps and explanatory text, is hereby adopted, as amended.
3. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned "Coe Hill-O.N.I.P." Redevelopment Plan, as amended.
4. This By-Law shall come into force and take effect on the day of passing thereof.

Read a first, second and third time and passed this 20th day of October, 1983.

Ch Hunter

Reeve

Betty Wilson

Township Clerk

Certified that the above is a true copy of By-Law No. 20-83 passed by the Council of the Township of Wollaston on the 20th day of October, 1983

Betty Wilson

Township Clerk

4. REDEVELOPMENT AREA PROPOSALS:

4.2 The Project's (cont'd)

These projects which are to be undertaken with Township of Wollaston ONIP funds are described below.

Community Facilities:

Community Centre - Recently, Coe Hill's only community facility, the old Town Hall, was sold. It was in disrepair, undersized, and lacked basic support facilities such as water, sanitary, and parking.

Consequently, a multi-functional Community Hall has been proposed (is being constructed) which will satisfy the increasing recreational requirements of the Hamlet of Coe Hill and the Township of Wollaston.

The project will be a cooperative effort between the Hastings County Board of Education and the Township of Wollaston. It is to be a building addition constructed adjacent to the existing Public School located in Coe Hill. The building addition will provide a small Community hall/Gymnasium with a kitchen, storage room and foyer. Washrooms and change rooms can be added later, the school washrooms are adequate at the present time. Proposed uses for the building addition include dances, wedding and anniversary receptions, adult exercise programs, miscellaneous club meetings, in addition to use as a school gymnasium with sufficient headroom for volleyball, basketball and badminton.

The estimated cost of development is \$250,000; \$140,000 will involve C.N.I.F. funding while the remainder will be financed as outlined below.

As noted, the total community centre cost is	\$250,000	
ONIP/Township (50/50)	\$140,000	
Therefore, ONIP share		\$ 70,000
\$250,000 - \$70,000 = difference	\$180,000	
Community Recreation Centres Act (CRCA)		\$ 38,750
\$180,000 - \$38,750 = difference	\$141,250	
Wintario		\$ 58,125
Hastings County School Board and Wollaston Township		\$ 83,125
		<hr/>
Project Total		\$250,000

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4. REDEVELOPMENT AREA PROPOSALS:

4.2 The Projects (cont'd.)

The Township's share i.e. \$70,000 to match O.N.I.P. is considered part of the \$83,125 allocated by the Hastings County Board of Education and the Township of Wollaston.

Municipal Services:

Railway Street Reconstruction - as per Section 2.8, Railway street is in deteriorated condition, presenting a poor driving surface, and lacking adequate drainage, In addition Railway Street does not effectively accommodate the increasing influx of tourists which utilize the roadway for water front, camping, and access to Wollaston Lake.

To ameliorate the above, a 22 foot wide asphalt roadway with 4 foot wide granular shoulders has been proposed. It will consist of a 2 inch top dressing of hot laid asphalt, supported by a 6 inch lift of Granular 'A'. An improved ditch system has also been proposed. Prior to implementation sub-surface conditions should be investigated for their susceptibility to frost heaving.

The estimated cost for the above noted reconstruction is \$70,000. This figure includes design and contingency costs.

Sidewalks -The sidewalk system within Coe Hill is in poor condition with cracking, heaving, and heavy spalling.

In response to the above, new concrete sidewalks have been proposed along Main and Railway Streets. Reconstruction of the aforementioned sidewalks will foster safe, convenient access to the public school, proposed Community Centre, and residential areas.

The estimated cost to install the proposed sidewalks is \$20,000.

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6. FINANCIAL PLAN:

The cost estimates for the components of the Redevelopment Plan as outlined in Section 5 are based on the availability of local materials and projected 1983 prices. Since an accurate cost estimate can only be prepared at the time of final design, minor revisions to the amounts allocated to each component may be necessary.

The costs associated with the components and administration of the Redevelopment Plan are outlined below and apportioned between the Province and the Municipality appropriately:

Project	Total Cost	Provincial Share(ONIP)	Municipal Share
1. Community Centre	\$140,000	\$ 70,000	\$ 70,000
2. Railway Street	70,000	35,000	35,000
3. Sidewalks	20,000	10,000	10,000
4. Administration	<u>10,000</u>	<u>5,000</u>	<u>5,000</u>
Totals	\$240,000	\$120,000	\$120,000

An analysis of the cost of the above projects results in a "soft/hard" breakdown of 40 and 60 percent respectively.

The Township of Wollaston has determined a strategy by which the Township intends to finance their portion of the total project cost. On the required 50/50 sharing of expenses the Township must contribute \$120,000 in order to match the \$120,000 ONIP allocation.

The Township does not intend to raise the tax levy to finance the proposed projects. The Township has established a "reserve fund" which generates \$10,000 annually. The fund has not been drawn upon since 1980 and is now worth \$30,000 including 1983. Funding will also be raised by the Ladies Auxiliary of the Coe Hill Fireman's Brigade and the local Recreation Committee.

BW.

Schedule "D"

ONIP PROJECT IMPLEMENTATION TIMETABLE & ESTIMATE OF CASH FLOW (\$000)

DW

YEAR/ QUARTER	1983				1984				1985				1986				PROJECT COST
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
1. COMMUNITY CENTRE			60	20		50						10					\$140,000
2. RAILWAY STREET IMPROVEMENTS						10	60										\$ 70,000
3. SIDEWALK RECONSTRUCTION											20						\$ 20,000
ADMINISTRATION			2.7	0.9		2.6	2.6				0.8	0.4					\$ 10,000
TOTAL CASH FLOW			62.7	20.9		62.6	62.6				20.8	10.4					\$240,000

* 1. Jan. 1 - Mar. 31 3. July 1 - Sept. 30
 2. Apr. 1 - June 30 4. Oct. 1 - Dec. 31

TOWNSHIP OF WOLLASTON, COE HILL - ONIP

WOLLASTON TOWNSHIP

CLERK-TREAS.
P.O. BOX 99
COE HILL, ONTARIO K0L 1P0

November 18, 1983.

Ministry of Municipal Affairs
and Housing
Community Renewal Branch
777 Bay Street
13th Floor
Toronto, Ontario, M5G 2E5

Attention: Ms. Dainora Juozapavicius
Community Renewal Officer

Dear Ms. Juozapavicius:

I am writing you about amending our Re-Development
Plan for the Hamlet of Coe Hill.

We would like to use \$50,000 from the Railway Street Improvements
1984's Cash Flow Chart, 2nd Quarter, i.e. \$25,000 ONIP and
\$25,000 Township and transfer it to the Gymn/Community Hall. This
would leave \$70,000 for the Railway Street Improvements. This
should be enough for these improvements as we did some badly needed
work under the road program. The road will probably not need as
much work next year.

The reason for transferring to Gymn/Community Hall:

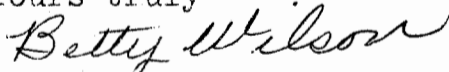
We are starting to build a Gymn/Community Hall and the tenders
came in much higher than expected. i.e. because it is being used
for a Gymn and is fastened to the Public School there were expensive
regulations from the Fire Marshall's office that we did not expect.

The school or Board of Education did give some more money, but we
also needed more for our share.

I am enclosing the Draft By-Law along with Schedules "A", "B", "C"
and "D" for your perusal.

We would appreciate your co-operation in helping the Council and
myself with this project.

Yours truly



Betty Wilson
Clerk-Treasurer

Encls.