

THIRD READING

No. 7-84

COUNCIL OF Wollaston

SESSION, May 7

19 84

Moved by *Noris Danford* Seconded by *R. Herd*

That a By-law to amend By-Law 20-83 to adopt a Re-development plan for the Coe Hill - Ontario Neighbourhood Improvement Program (O.N.I.P.) as a redevelopment Area.

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.

A. Hunter

SECOND READING

No. 7-84

COUNCIL OF Wollaston

SESSION, May 7

19 84

Moved by *R. Herd* Seconded by *L. Delaney*

That a By-law to amend By-Law 20-83 to adopt a Re-development Plan for the Coe Hill - Ontario Neighbourhood Improvement Program (O.N.I.P.) as a Redevelopment Area.

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

Carried.

A. Hunter

FIRST READING

No. 7-84

COUNCIL OF Wollaston

SESSION, May 7

1984

Moved by *L. Delaney* Seconded by *Noris Danford*

That a By-law to Amend By-law 20-83 to adopt a Re-development plan for the "Coe Hill - Ontario Neighbourhood Improvement program (O.N.I.P.) as a redevelopment Area

be received and read a first time.

Carried.

A. Hunter

No. 428 - MUNICIPAL WORLD LIMITED, ST. THOMAS, ONT.

THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

BY-LAW NO 7-84

Being a By-Law to Amend By-Law 20-83 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.

ENACT 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 "E", "F", "G" and "H", included.
2. The Redevelopment Plan for the "Coe Hill-O.N.I.P.", 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 7th day of May, 1984.

Ch Hunter

Reeve

Betty Wilson

Township Clerk

certified that the above is a true copy of By-Law No. 7-84 passed by the Council of the Township of Wollaston on the 7th day of May, 1984.

Betty Wilson

Township Clerk

WOLLASTON TOWNSHIP

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

April 12, 1984

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

Attention: Mr. Steve Cheetham
Community Renewal Officer

Dear Mr. Cheetham:

RE: Redevelopment Plan for the "Coe Hill-Ontario Neighbourhood
Improvement Program (O.N.I.P.)

I am writing you re: our phone call about amending our Redevelopment Plan for the Hamlet of Coe Hill,

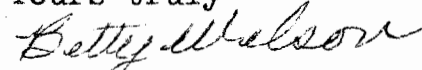
We would like to use an additional \$20,000 from the Railway Street Improvements, 1984's Cash Flow Chart, 2nd Quarter \$10,000 and \$10,000 from the third quarter. (i.e. \$10,000 O.N.I.P. and \$10,000 from the Township) and transfer it to the Gymn/Community Hall. This will leave \$50,000 for the railway street Improvements in the 3rd. quarter. Last year this street was in really poor condition and the Township did quite a bit of work on it.

The reason we wish to transfer to the Gymn/Community Centre; we would like to finish with the landscaping and have the Gymn completely finished.

I am enclosing the amended by-law and Schedules "E", "F", "G", and "H" for your perusal.

Council wish to thank you for your help and co-operation with this project.

Yours truly



Betty Wilson
Clerk-Treasurer

Encls.

4. REDEVELOPMENT AREA PROPOSALS:

4.2 The Project's (cont'd.)

The Township's share i.e. \$80,000 to match O.N.I.P. is considered part of the \$93,125 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, support -ed by a 6 inch lift of Granular 'A'. An improved ditch system has been proposed. Prior to implementation sub-surface conditions should be investigated for their susceptibility to frost heaving.

This road (Railway Street) in 1983 deteriorated to such an extent that a light surface treatment was put on it to help carry the traffic. The Township had to carry the burden of the construction, leaving less to do this year.

The estimated cost for the above noted reconstruction is \$50,000. This figure includes design and contingency.

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.

B.W.

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	\$160,000	\$ 80,000	\$ 80,000
2. Railway Street	50,000	25,000	25,000
3. Sidewalks	20,000	10,000	10,000
Administration	10,000	5,000	5,000
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 \$40,000 including 1984. Funding will also be raised by the Ladies Auxiliary of the Coe Hill Fireman's Brigade and the local Recreation Committee.

B.W.

Schedule "F"

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

YEAR/ QUARTER	1983				1984				1985				1986				PROJECT
PROJECT	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	COST
1. COMMUNITY CENTRE			60	20		60	10					10					\$160,000
2. RAILWAY STREET IMPROVEMENTS							50										\$ 50,000
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

B.W.