



## **GENERAL GOVERNMENT SERVICES COMMITTEE AGENDA**

**Thursday, February 25, 2016, 4:00 p.m.  
55 Zina Street, Orangeville – Sutton Room (2<sup>nd</sup> Floor)**

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Declarations of Pecuniary Interest by Members

### **PUBLIC QUESTION PERIOD**

Members of the public will be provided an opportunity to ask questions of the Committee during this time. (Limited to 10 minutes)

### **DELEGATION**

1. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #1  
Orangeville Agricultural Society

Kate Laing, John Rayburn and Donna Henderson from the Orangeville Agricultural Society regarding the 2016 grant application.

### **2016 GRANTS**

2. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #2  
Review of Grant Applications – Referred from February 11, 2016 Council

Review and reconsideration of the grant applications for the Orangeville Community Band and the Orangeville Agricultural Society.

### **REPORTS**

3. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #3  
MOU with Province for Courtroom Rental

A report from the Clerk/Director of Corporate Services dated February 25, 2016 to seek approval of a new Memorandum of Understanding between the County of Dufferin and the Ministry of Economic Development, Employment and Infrastructure for the Ministry of the Attorney General use of courtroom.

#### ***Recommendation:***

***THAT the report from the Director of Corporate Services/Clerk dated February 25, 2016, regarding a Memorandum of Understanding - Ministry of***

***Economic Development, Employment and Infrastructure – Use of Courtroom, be received;***

***AND THAT the Warden and Clerk be authorized to sign a mutually-agreed upon Memorandum of Understanding with the Ministry of Economic Development, Employment and Infrastructure for the use of the County owned court space at 55 Zina Street, Orangeville, with the terms discussed in the report.***

**4. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #4  
Annual Long Term Debt Capacity Update**

A report from the Treasurer dated February 25, 2016 to provide the Committee with an annual update on the County's long-term debt position and future borrowing capacity, as required by O.Reg.403/02 (amended to O.Reg.289/11).

***Recommendation:***

***THAT the Treasurer's annual report dated February 25, 2016 updating the County's Debt Capacity for 2016, in accordance with O. Reg. 289/11, be received.***

**5. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #5  
Annual Development Charges Reporting**

A report from the Treasurer dated February 25, 2016 provided under the direction of *the Development Charges Act*, as amended in December 2015 under Bill 73 and Ont. Reg. 428/15, and is also required to satisfy the reporting requirement within Dufferin County's own Development Charges ("DC") Bylaw 2012-31 ("the DC Bylaw").

***Recommendation***

***THAT the 2015 Development Charges Report, from the Treasurer, dated February 25, 2016, be received.***

**6. GENERAL GOVERNMENT SERVICES – February 25, 2016 – ITEM #6  
By-law Requiring Hurricane Clips**

A report from the Chief Building Official/Director of Property dated February 25, 2016 to provide information and seek approval to pursue a draft by-law which would require new structures in Dufferin County to be fitted with hurricane clips.

***Recommendation:***

***THAT the report from the Chief Building Official/Director of Property dated February 25, 2016 regarding a by-law to require hurricane clips for new***

*building constructions in Dufferin County, be received.*

*AND THAT staff be directed to draft a by-law requiring that hurricane clips be installed on all new construction in the participating municipalities for building inspection services in Dufferin County;*

*AND THAT staff be directed to consult with the community and also the home builders in the area to seek feedback on the by-law to require hurricane clips on new buildings and report back to committee.*

**Next Meeting:**      Wednesday, March 23, 2016 – 4:00 pm  
55 Zina Street, Orangeville – Sutton Room



## REPORT TO COMMITTEE

**To:** Chair McGhee and Members of the General Government Services Committee

**From:** Pam Hillock, Director of Corporate Services/Clerk and

**Meeting Date:** February 25, 2016

**Subject:** Memorandum of Understanding – Ministry of the Attorney General – Use of Courtroom

**In Support of Strategic Plan Priorities and Objectives:**

Service Excellence: 4.3 Enhance Value for Money

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### **Purpose**

The purpose of this report is to seek approval of a new Memorandum of Understanding between the County of Dufferin and the Ministry of Economic Development, Employment and Infrastructure for the Ministry of the Attorney General use of courtroom.

### **Background & Discussion**

The County of Dufferin and the Ministry of Economic Development, Employment and Infrastructure (MEDEI) had a Memorandum of Understanding in place that expired on December 31, 2015 for the use of the Courtroom located at 55 Zina Street, Courtroom #103 for Superior Court. The MEDEI has approached the County of Dufferin with an interest pursuing another MOU for a two-year period with a one-year extension. The proposed term is March 1, 2016 to February 28, 2018 with an option to renew for one year. An MOU has been drafted to the satisfaction of both parties.

The Ministry now has a lease in effect for the courtrooms on the Louisa Street side of the building but not the County-owned ones located at 55 Zina Street. When the addition to the building at 51 Zina Street was constructed, the courtrooms were built to Ministry of Attorney General standard so that they could be rented and generate additional income for the County of Dufferin.

The two courtrooms are currently used by Provincial Offences Courts two days per week. The Provincial Offences Court Staff have been consulted and have no objection

to the courts (Ministry of the Attorney General) using the space as long as another courtroom is made available to them on the Louisa Street side. This stipulation is included in the proposed Memorandum of Understanding with the Province.

Negotiations have resulted in the essentially the same conditions as before:

- \$1,000 per day rental
- Work with Provincial Offences Staff to schedule court dates
- Pay for space that is booked regardless of cancellations
- Insurance requirements
- 90 day termination clause
- Term: March 1, 2016 to February 28, 2018

### **Financial, Staffing, Legal, or IT Considerations**

There will be revenue collected from the Ministry of the Attorney in the amount of \$1,000 per day for the days that they request use of the space.

### **Strategic Direction and County of Dufferin Principles**

By entering into a Memorandum of Understanding with the Province, it contributes to the economic vitality of the corporation by creating revenue to help offset the costs of the building infrastructure. This action adheres to the County of Dufferin Principles:

1. We Manage Change - by proactively responding to the needs of the customers wishing to lease space in County-owned facilities
2. We Deliver Quality Service – by responding to the needs of the customer and the community
3. We Communicate – by writing a report to Council, sharing the report via website, social media and the media
4. We Make Good Decisions – by fostering an environment of collaboration with the senior levels of government

### **Recommendation**

**THAT the report of the Clerk/Director of Corporate Services dated February 25, 2016, regarding Memorandum of Understanding – Ministry of Economic Development, Employment and Infrastructure – Use of Courtroom, be received;**

**AND THAT the Warden and Clerk be authorized to sign a mutually-agreed upon Memorandum of Understanding with the Ministry of Economic Development, Employment and Infrastructure for the use of the County-owned court space at 55 Zina Street, Orangeville, with the terms discussed in the report.**

Respectfully Submitted,

Pam Hillock  
County Clerk/Director of Corporate Services



## REPORT TO COMMITTEE

**To:** Chair McGhee and Members of General Government Service  
**From:** Alan Selby, Treasurer  
**Meeting Date:** February 25, 2016  
**Subject:** **Annual Long Term Debt capacity update**

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**In support of Strategic Plan Priorities and Objectives**  
 Good Governance: 3.4 Increase Transparency

### Purpose

To provide to County Council an annual update on the County's long-term debt position and future borrowing capacity, as required by *O.Reg.403/02 (amended to O.Reg.289/11)*.

### Background & Discussion

Here is a historical review of Dufferin County's debenture debt activity (in '000's):

	2009	2010	2011	2012	2013	2014	2015
Opening	13,633	12,630	11,567	15,391	13,991	18,832	20,157
New Debt	0	0	4,950	0	6,500	3,250	3,170
Debt Paid off	<u>-1,003</u>	<u>-1,063</u>	<u>-1,126</u>	<u>-1,400</u>	<u>-1,659</u>	<u>-1,925</u>	<u>-2,166</u>
Closing	12,630	11,567	15,391	13,991	18,832	20,157	<b>21,161</b>

At the end of 2015, Dufferin County had long-term debts of \$21,160,997. For Dufferin County, the last numbers from the Province are:

- 2014 Own-Source revenues \$42,957,760
- 25% of the above = limit permitted for debt service costs A \$10,739,440
- Actual 2014 debt service costs (net of subsidy) B \$ 2,215,415
- Difference A-B = potentially available to pay higher costs \$ 8,524,025
- Converted into Gross Debt, using 5% rate, 15-yr. Term **\$88,476,500**

The Province's numbers say the County could borrow up to \$88.47 million.

In practice, a municipality should never go above 50% or half of its borrowing capacity. If it ever does, then it would be a municipality in serious financial difficulty.

An upper-limit for Dufferin County, per County Policy, is \$35.3 million of debt (not \$88.47 million), which leaves room for the County to borrow another \$14.1 million (35.3 minus 21.16). The County’s Policy is 40% of the amount the Province permits.

There are no capital projects currently planned that involve some long-term borrowing.

*Ont.Reg.403/02* requires the Treasurer to take the ARL (Annual Repayment Limit) as provided to the municipality annually, by the Ministry of Municipal Affairs (MMA), and update it using more recent data from the prior year.

As required by Regulation, here is the update of the 2014 data in the recent ARL, using (unaudited) 2015 data:

Year	Annual “Own Source” Revenue	Total Debt Repayment Spending Limit = 25%	Current Debt Repayment Being Used	Unused Portion of Annual Repayment Limit (ARL)
2015 using 2014 Audited Data (ARL)	\$42,957,760	\$10,739,440	\$ 2,215,415	\$ 8,524,025
		<b>100.0 %</b>	<b>20.63%</b>	<b>79.37%</b>
<b>UPDATE</b> 2016 using unaudited 2015 data	\$44,400,000	\$11,100,000	\$2,279,658	\$ 8,820,342
		<b>100.0 %</b>	<b>20.54%</b>	<b>79.46%</b>

The “being Used” amount in the table above, for the 2016 update, includes the annual amount of debt repayment for Dynes-Grey debt, minus one-half the old SAR debt payment, which expires in mid-2016.

**Financial Impact**

Blended principal plus interest payments on any new debt becomes an Operating Budget expense in future years, and must be raised in cash annually. Dufferin County is presently using just 20.54% of its borrowing capacity, based on the existing Debt Repayment commitments. As a general rule, it is advisable for any municipality to not use more than 50% of its maximum debt capacity, otherwise the repayment amounts consume too large a portion of the annual budget. Debt repayments are fixed amounts, therefore if they become very large, they can seriously limit a Council’s ability to deal with its own budget.



In the current marketplace, interest rates are at their lowest levels in decades, and the conditions for borrowing are extremely favourable for all municipalities. For some perspective, the existing Oaks 20-year debt has interest at 6.375% and the SAR debt from 2006 has interest at 4.40% on a ten-year term. In June 2015, Dufferin County borrowed \$3.17 million for a 20-year term (re Dynes-Grey Apt's.) at 3.10%, so it's clear to see the positive marketplace for borrowing that exists today.

In summary, at the end of 2015 the County was carrying eight long-term debts:

- 1. New Dufferin Oaks, maturing in 2022 20-yr term
- 2. South Arterial Road (SAR) maturing in 2016 10-yr term
- 3. Vacant land, maturing in Jan. 2021 10-yr term
- 4. Lawrence Avenue housing, maturing in Jan. 2031 20-yr term
- 5. POA/Courthouse loan, maturing in 2033 20-yr term
- 6. Edelbrock Centre loan, maturing in 2033 20-yr term
- 7. Health Unit buildings loan, maturing in 2034 20-yr term
- 8. Dynes-Grey loan, maturing in 2035 20-yr term

**Local Municipal Impact**

No direct impact.

**Financial, Staffing, Legal, or IT Considerations**

The County will need to raise funds, through the annual budget, to meet new debt service costs (repayment amounts) on any future long-term debt that it issues.

**Strategic Direction and County of Dufferin Principles**

- 1. We Manage Change – by pro-actively monitoring County debt levels
- 2. We Deliver Quality Service – by following a County Debt Management Policy to limit long-term borrowing, and to borrow only in certain situations
- 3. We Communicate – by reporting to Council and the public in a transparent manner
- 4. We Make Good Decisions – by using the Debt Management Policy, and by keeping aware of the market conditions for borrowing

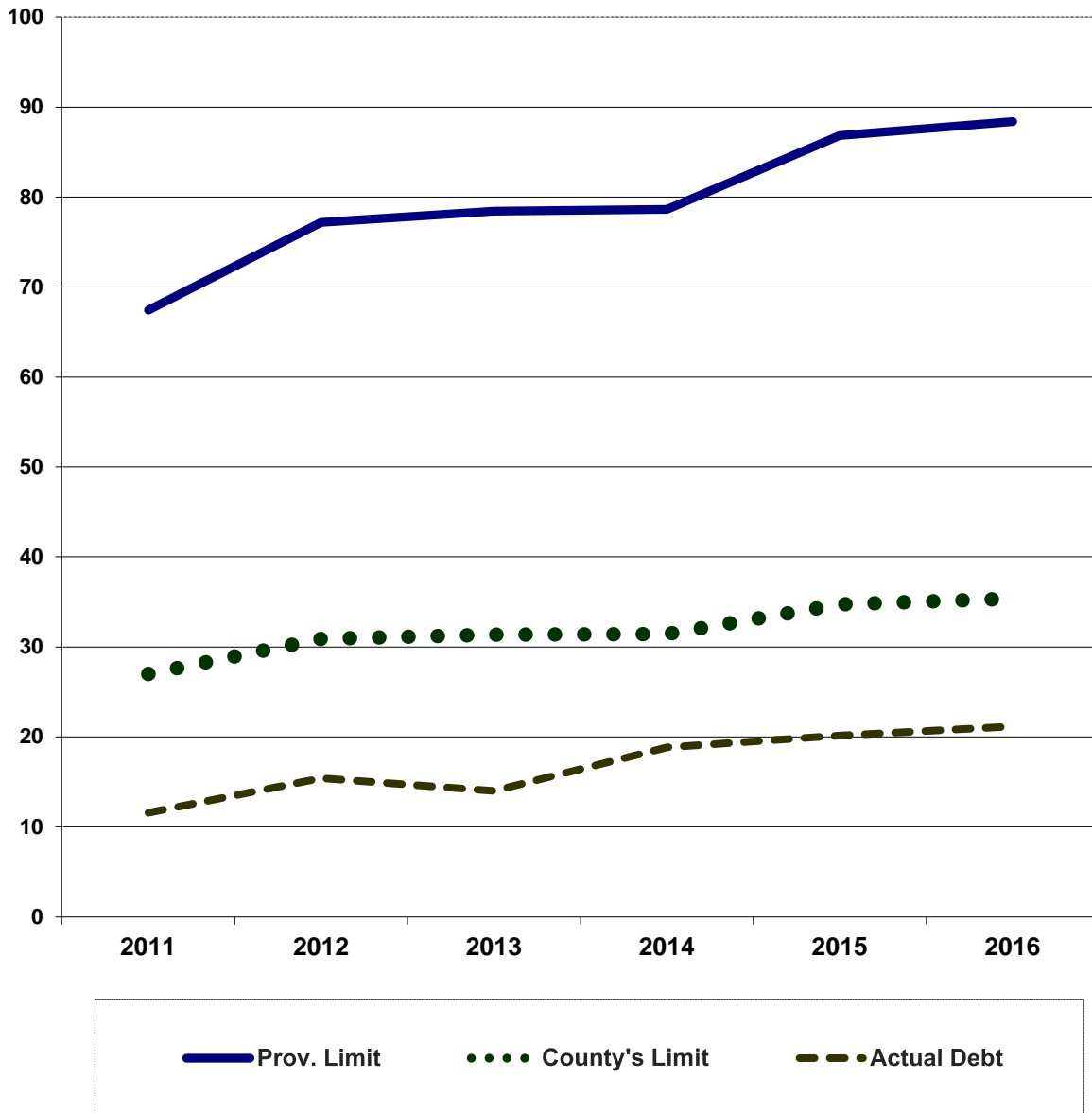
**Recommendation:**

**THAT the Treasurer's annual report updating the County's Debt Capacity for 2016, in accordance with O. Reg. 289/11, dated February 25, 2016, be received.**

Respectfully Submitted by, and Original signed by,  
Alan Selby, B. Math, CPA, CGA

County Treasurer

Attachment: Line-Chart showing past 6 years



NOTES

The County's Own Limit, as per the County's Debt Management Policy, is 40% of the Province's limit.

The Province's debt limit (and County's debt limit) became larger when the County Budget was expanded, through the uploading of the Waste Services function.





## REPORT TO COMMITTEE

**To:** Chair McGhee and Members of General Government Service  
**From:** Alan Selby, Treasurer  
**Meeting Date:** February 25, 2016  
**Subject:** **Annual Long Term Debt capacity update**

### In support of Strategic Plan Priorities and Objectives

Good Governance: 3.4 Increase Transparency

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**Local Municipal Impact**

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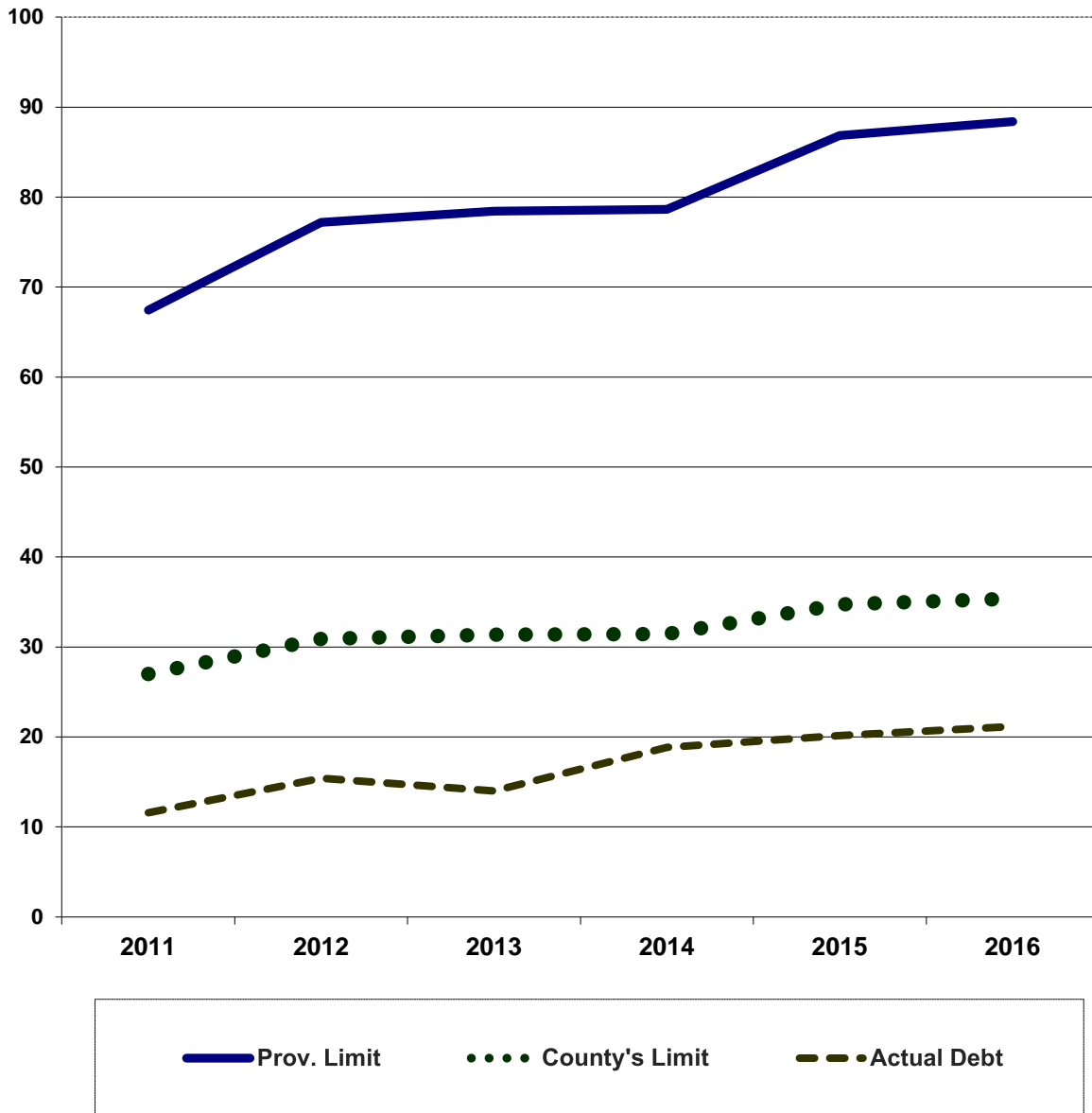
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Respectfully Submitted by, and Original signed by,  
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## REPORT TO COMMITTEE

**To:** Chair McGhee and Members of General Government Services Committee

**From:** Alan Selby, Treasurer

**Meeting Date:** Thursday, February 25, 2016

**Subject:** Annual Development Charges Reporting

**In Support of Strategic Plan Priorities and Objectives:** Good Governance, through (3.3.2) Review and Update Current Policies

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### Purpose

This mandatory report is provided under the direction of *the Development Charges Act*, as amended in December 2015 under Bill 73 and Ont. Reg. 428/15, and is also required to satisfy the reporting requirement within Dufferin County's own Development Charges ("DC") Bylaw 2012-31 ("the DC Bylaw").

### Background and Discussion

This annual report gives a summary of activity with DC's, for 2015. Schedule A, attached, provides the summary data. The Development Charges Act, under s. 43(2) now requires disclosure of information about where DC's were spent, and in the case of new assets, how the rest of the asset cost was financed after DC's were applied.

Schedule B has been added to this annual report, to provide for this new disclosure, making the report longer. This information requires extra staff hours to prepare, but there is no compensation from the Province for it.

In the case of Dufferin County, there have recently been several large capital assets built that were DC-eligible, but there was not sufficient time (in years), before those projects happened, to fully collect their DCs, and so long term debt was taken out to finance the projects. Then, over future years, DC's would be collected and applied to the ongoing, annual debt payments. These appear in schedule B, and in each case the rest of the annual debt payment was financed from taxes, in the Operating Budget.

Each year we also have the normal situation of DC's being used to acquire specific new assets. These transactions typically include road resurfacing jobs, and appear in the annual Capital Budget.

## **Financial, Staffing, Legal and IT Considerations**

DC collections match the trend of building permit revenues, and after hitting record levels in 2014, collections were once again above average in 2015. By the end of 2015, there was over \$5 million of DC being retained by the County.

The County plans to conduct a new DC Background Study in 2016, one year sooner than required, leading to a new DC Bylaw by the end of 2016, which will take effect in 2017. This is being driven mostly by the many changes made to the Capital Plan of the County, since 2012, when the last DC Bylaw was passed. The County DC Bylaw needs to keep “in-sync” with the Capital Plan. Also, the County will have a DC Bylaw that conforms to the rules of the new Act.

An RFP for DC consultants will be released this spring. Consultants will be fully aware of the necessary changes to DC methodology that the new Act requires. Public meetings remain a part of the process. Another change in the new Act is a minimum 60-day period now required, prior to Bylaw passage, for circulation of the Background Study, and for public availability of the Study. We will not go further into any of the other changes to the Act, in this report. It will be part of the consultants’ responsibility to ensure the County is compliant with the new Act.

One more inflationary indexing of the current DC will be coming soon, for 2016.

## **Strategic Direction and County of Dufferin Principles**

Providing annual DC activity reports, and using expert consultants to revise and update the County DC Bylaw, adheres to the County of Dufferin Principles:

1. We Manage Change – by reporting in a manner that is compliant with new DC Act, and by reviewing and updating the County’s DC Bylaw;
2. We Deliver Quality Service – by providing detailed information;
3. We Communicate – by sharing results of the previous year, as required;
4. We Make Good Decisions – by working with external experts in the field of DC, to ensure opportunities for DC updating are implemented.

## **Recommendation**

**THAT the 2015 Development Charges Report, from the Treasurer, dated February 25, 2016, be received.**

Respectfully Submitted by, and Original signed by,

Alan Selby, B. Math, CPA, CGA  
County Treasurer

## Schedule A Development Charges Continuity for 2015

	Balance	2015	2015	2015	2015	Balance	
<b>NON-ROADS</b>	January 1/ 15	collections	corrections	spending	interest	Dec. 31/15	Comments
Ambulance	\$ 84,981	\$ 60,080		\$ (55,471)	\$ 1,071	\$ 90,661	
Edelbrock Centre debt service	\$ 47,742	\$ 52,861		\$ (26,911)	\$ 2,523	\$ 76,215	
Social Housing debt service	\$ 847,561	\$ 276,917		\$ (174,150)	\$ 13,072	\$ 963,400	
MLC / McKelvie over-sizing	\$ 235,943	\$ 172,752		\$ (66,500)	\$ 3,272	\$ 345,467	
W-D-G Health Unit debt service	\$ 380,876	\$ 221,346		\$ (56,124)	\$ 7,072	\$ 553,170	
Works Depot, building & fleet	\$ 193,737	\$ 123,023		\$ (33,300)	\$ 3,695	\$ 287,155	
Misc Studies	\$ 23,296	\$ 55,768	\$ (19,203)	\$ (900)	\$ 830	\$ 59,791	
County Planning function	\$ 75,000	\$ -	\$ 19,203		\$ 1,215	\$ 95,418	
residual amounts	\$ 14,727	\$ 19,632	\$ -	\$ -	\$ 454	\$ 34,813	
<b>TOTALS, NON-ROADS</b>	<b>\$ 1,903,863</b>	<b>\$ 982,379</b>	<b>\$ -</b>	<b>\$ (413,356)</b>	<b>\$ 33,204</b>	<b>\$ 2,506,090</b>	
	Balance	2015	2015	2015	2015	Balance	
<b>ROADS</b>	January 1/ 15	collections	corrections	spending	interest	Dec. 31/15	
Specific projects for 2014	\$ 101,720	\$ -		\$ (101,720)	\$ -	\$ -	Road 12, an extra project
Specific projects for 2015	\$ 290,000	\$ -	\$ (109,733)	\$ (180,267)	\$ -	\$ -	Road 18, two sections
Specific projects for 2016-2017	\$ 368,500	\$ 13,671	\$ 100,000	\$ -	\$ 1,534	\$ 483,705	
Specific projects 2018-2021	\$ 708,719	\$ 211,622	\$ 50,000	\$ -	\$ 12,977	\$ 983,318	
Road 11 from 10th to 15th (2015)	\$ 115,800	\$ -	\$ -	\$ (115,800)	\$ -	\$ -	job completed
Road 11 from 15th to 20th (2016)	\$ 219,160	\$ 34,183	\$ 87,000	\$ -	\$ 4,320	\$ 344,663	
Road 11 from 20th to 25th (2017)	\$ 242,490	\$ 32,306	\$ 20,000		\$ 3,980	\$ 298,776	
Road 11 from 25th to 30th (2018)	\$ -	\$ -	\$ 100,000		\$ 1,350	\$ 101,350	
Road Needs Studies	\$ 16,205	\$ 8,053		\$ -	\$ 168	\$ 24,426	
SAR easterly extension	\$ 549,867	\$ 98,609	\$ (250,000)		\$ 4,839	\$ 403,315	
residual amounts	\$ 36,758	\$ -	\$ 2,733	\$ (12,500)	\$ 337	\$ 27,328	
<b>TOTALS, ROADS</b>	<b>\$ 2,649,219</b>	<b>\$ 398,444</b>	<b>\$ -</b>	<b>\$ (410,287)</b>	<b>\$ 29,505</b>	<b>\$ 2,666,881</b>	
<b>COMBINED</b>	<b>\$ 4,553,082</b>	<b>\$ 1,380,823</b>	<b>\$ -</b>	<b>\$ (823,643)</b>	<b>\$ 62,709</b>	<b>\$ 5,172,971</b>	
				see Schedule B			

## Schedule B (new requirement) Explanation of financing for projects partly funded by DC in 2015

A raised by DC Spending Amt. on Schedule A	Description of the purpose for spending	B Full Cost of the "Project"	B - A remaining cost	Sources of Financing for Remaining Cost				
				County Tax Levy	Subsidies (indirectly)	County Reserves	Rental Revenue	sales of used assets
<u>Ongoing Debt Service</u>								
\$48,750	Dynes Grey Apts. debt service	\$106,934	\$58,184	\$3,855	\$0	\$0	\$54,329	
\$125,400	Lawrence Ave. Apts. debt service	\$202,977	\$77,577	\$21,368	\$0	\$0	\$56,209	
\$174,150	subtotal, Housing debt service							
\$26,911	Edelbrock Centre debt service	\$318,251	\$291,340	\$42,840	\$175,000	\$0	\$73,500	
\$3,800	SAR debt service (from 2006)	\$299,250	\$295,450	\$295,450	\$0	\$0	\$0	
\$56,124	Health Unit bank loan payments	\$238,396	\$182,272	\$171,507	\$0	\$10,765	\$0	
\$260,985	<b>DCs applied to debt service costs 2015</b> (principal + interest payments)	\$1,165,808	\$904,823	\$535,020	\$175,000	\$10,765	\$184,038	\$0
<u>Specific Projects</u>								
\$900	conclusion of Strategic Plan work	\$7,780	\$6,880	\$0	\$0	\$6,880	\$0	\$0
\$33,300	Chev Sierra pickup, Operations Div.	\$37,000	\$3,700	\$0	\$0	\$3,700	\$0	\$0
\$101,720	resurface Road 12 (2014 project)	\$305	-\$101,415	\$0		-\$101,415	placed into Roads Reserve	
\$180,267	resurface two sections of Road 18	\$1,248,222	\$1,067,955	\$1,710,000	\$0	-\$642,045	this savings went to Roads Reserve, also used to do Road 21 resurf.	
\$8,700	new traffic signals Road 16 @ 109	\$149,750	\$141,050	\$141,050				
\$115,800	resurf&widen Rd. 11 10th to 15th Sdrd.	\$2,483,793	\$2,367,993	\$720,993	\$1,647,000	(2015 Gas Tax)	\$0	
\$27,000	expansion of MLC parking lot (project was deferred, but financing was raised)	\$27,000	\$0	\$0				
\$39,500	over-sizing of original MLC/ MCK-B (recovery of historical costs of construction)	\$39,500	\$0					
\$45,471	Chev Suburban, paramedic ERV	\$50,524	\$5,053	\$5,053				
\$10,000	ten X-series defibrillators, installed inside paramedic vehicles	\$296,930	\$286,930	\$147,870	\$73,934	\$0	\$0	\$65,126
<b>\$823,643</b>	<b>TOTALS FOR 2015</b>	<b>\$5,506,612</b>	<b>\$4,682,969</b>	<b>\$3,259,986</b>	<b>\$1,895,934</b>	<b>-\$722,115</b>	<b>\$184,038</b>	<b>\$65,126</b>
raised from Development Charges		Full Cost of the "Project"	remaining cost	County Tax Levy	Subsidies (indirectly)	County Reserves	Rental Revenue	sales of used assets
							\$4,682,969	

## NOTES

- Road 12 was done in 2014 but the DC were overlooked, applied retro-actively in 2015
- Entire amount of 2015 Gas Tax was used for Road 11 job
- Edelbrock Centre debt-service cost gets split among Ontario Works, Child Care and Housing budgets; these budgets are eligible for some Admin. Subsidies which appear above as \$175,000 estimated amount
- Rent from tenants at Dynes Grey, Lawrence Ave. & Edelbrock result in the very minor impact to taxpayers, for those three debts



## REPORT TO GENERAL GOVERNMENT SERVICES COMMITTEE

**To:** Chair McGhee and Members of the General Government Services Committee

**From:** Michael Giles Chief Building Official/Director of Facilities and Property

**Meeting Date:** February 25, 2016

**Subject:** **By-law to Require Hurricane Clips**

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**In Support of Strategic Plan Priorities and Objectives:**

Good Governance 3.3 Improve Policies, Practices and Procedures  
Service Excellence 4.3 Enhance Value for Money

### **Purpose**

The purpose of this report is to provide information seek approval to pursuing a draft bylaw to require that all new structures in Dufferin County be fitted with hurricane clips.

### **Background & Discussion**

The Ontario Building Code does not require Part # 9 buildings (houses, additions etc.) to be fitted with hurricane clips. A hurricane clip is an object that can be installed between the roof structure and top of wall during construction that helps to prevent damage from severe weather such as high winds, tornados and hurricanes.

The climate has already been changing in Dufferin County. The most significant Changes in temperature have occurred during the last decade where the mean temperature is not significantly different from the modeled mean temperature projected for 2020. In other words, a significant amount of heat has now been added to the climate system which in turn increases all severe weather probabilities and critical thresholds. For example, the change in the Fujita Damage Scale (F0-F5) is already known in the Tornado Belt of Dufferin County. The exponential increase in wind damage from 1920-1999 based on reported damage in the newspaper records from the Dufferin County Museum is an evidence based approach that illustrates that the mainly widespread wind damage was already increasing by 1999 and continues today in

Dufferin County (see attachment). The Fujita scale is a damage scale that includes widespread wind damage reports as well as tornado damage. Additional evidence was also assembled from individual insurance claims in southern Ontario in order to identify critical wind damage thresholds. Clearly, significant damage now occurs at and above the lower threshold of 90 Km/hr. This means that buildings are already experiencing significant wind damage at lower wind speeds thereby illustrating the need for greater protection devices, such as hurricane clips and larger baseplate washers.

Just east of Dufferin County in June of 2014 a tornado touched down in Angus Ontario. This event left 100 houses damaged and 300 people homeless. After the Angus tornado, there was an article in the Toronto Star (attached) where they interviewed Gregory Kopp, an Engineer at the University of Western Ontario who explained how hurricane clips could have mitigated much of the damage to homes that occurred in Angus. In January of this year the Chief Building Official went to the University of Western in London to meet Mr. Kopp who is the lead researcher in the school's Three Little Pigs project (weather simulation on a project structures such as tall buildings, bridges and houses). Kopp and his colleagues have been subjecting full sized and scaled models to the most devastating wind conditions imaginable.

The major problem they encountered was the capacity of toe-nailed connections have been demonstrated not to meet the capacity necessary for design condition for houses in Canada. This is a significant inconsistency in the code presenting a life safety issue. Kopp also went further and tested products and by adequately connecting roof rafters and/or trusses to wall framing (hurricane clips), the resistance of the connection to uplift forces during windstorms conditions is increased, decreasing the risk of structural damage.

As a consequence, design wind events will cause damage to the roof structure, or even the separation of the roof structure from walls when using toe nails. Loss of roof structure is usually the precursor to wall collapses and downward debris impacts on adjacent buildings both of which can lead to loss of life. Kopp's observations from recent storms in Ontario has indicated that roof-to-wall connection is often the weakest link in the vertical load path.

The objective of this type of requirement is to limit the probability that, as a result of the design or construction of a building, a person in or adjacent to the building will be exposed to an acceptable risk of injury due to structural failure caused by loads bearing on the building that exceed their load bearing capacity. The cost to install hurricane clips is approximately \$100 to \$250 on a complete house. The cost of hurricane clips are \$1.00 each. These clips are used widely in the United States.

Staff are recommending that a by-law be enacted to require hurricane clips for new construction.

## **Financial, Staffing, Legal, or IT Considerations**

There are no financial, staffing, legal or IT considerations.

## **Strategic Direction and County of Dufferin Principles**

- 1. We Manage Change – by proactively recommending best practices and procedures*
- 2. We Deliver Quality Service –by delivering high quality inspection service that reflects the needs of the community and goes beyond legislated responsibilities*
- 3. We Communicate – by consulting with the local stakeholders, by explaining facts in staff reports, placing them on public agendas and reporting the decisions of council to the media, website and social media.*
- 4. We Make Good Decisions - by collaborating with industry experts and local municipalities prior to making recommendations to Council*

## **Recommendation**

**THAT the report from the Chief Building Official dated February 25, 2016 regarding By-law to Require Hurricane Clips, be received;**

**AND THAT staff be directed to draft a by-law requiring that hurricane clips be installed on all new construction in the participating municipalities for building inspection services in Dufferin County;**

**AND THAT staff be directed to consult with the community and also the home builders in the area to seek feedback on the by-law to require hurricane clips on new buildings and report back to committee.**

Respectfully Submitted,

Michael A. Giles  
Chief Building Official

TORONTO STAR

SATURDAY, JUNE 21, 2014

## Could this have been prevented?



Some of an estimated 100 damaged homes in Angus, Ont., after the tornado hit Tuesday evening. Chris So / Toronto Star

### Damage from Angus tornado could have been greatly mitigated with some easy design changes, researcher says

JOSEPH HALL  
FEATURE WRITER

As Gregory Kopp toured tornado-ravaged homes in Angus, Ont., this week, his thoughts turned to depressingly familiar terrain.

"This could have been prevented," says the Western University civil engineer.

"Lots of what we saw in Angus ... a lot of that could have been mitigated in my opinion, a lot of that."

Indeed, for a couple of hundred dollars a dwelling, Kopp says, builders could have staved off some of the worst of Tuesday's twister wreckage, which left 100 houses damaged and 300 people homeless.

And he should know. Kopp is the lead researcher at the London school's Three Little Pigs project — a towering facility near the city's airport that can create storms inside of biblical proportions.

And since the facility opened in 2006, Kopp and his colleagues have been subjecting full-sized and scale model homes to the most devastating wind conditions imaginable.

What they found — and have shared with government and building industry officials to little avail — is that small, low-cost measures can protect family homes from the most common tornado and hurricane damage.

The fixes — most of which are more easily and cheaply installed during construction — centre mainly on the homes' roofs.

During hurricanes or twisters, violent winds blowing over the peaked roofs of homes act like air flowing over the curved wings of an airplane, Kopp says, exerting an upward lift on the structures.

"That's kind of counter-intuitive for builders because they think of holding the roof up with walls ... but in a windstorm you have to hold the roof down."

That, Kopp says, can be easily achieved during construction.

In particular, he says, the installation of what's known as "hurricane straps" — small pieces of metal that bind the roof truss to the top of the wall — can help enormously.

"And they are about a buck apiece and they're pretty easy to put in," Kopp says.

"So for each house if you did that it's really only a couple of hundred bucks but it makes the connections there much, much stronger. If we fixed those, a lot of the damage would disappear."

But this simple fix, even for home construction in tornado-prone areas, has been resisted by builders, who see it as money out of pocket, Kopp says.

"Now you get into the crux of the matter; in my experience they (builders) absolutely will not do this unless they're told to do it," he says.

"So to me, the only way we could implement it is by a building code change."

It isn't their cost, but their absence from that code that dissuades builders from installing the straps, says Joe Vaccaro, CEO of the Ontario Home Builders' Association.

Vaccaro says builders rely on the code as the gold standard for their duties and materials, and that they would need permission to install any structural safety device that it didn't approve.

When asked in an email if the province intended to include hurricane straps in the code, municipal affairs and housing officials replied only that they were not included in the latest, 2012 edition, but that builders could install them if they chose.

"The Ministry frequently receives suggestions for changes to the Building Code, and all submissions receive consideration," the email said.

Even if hurricane straps continue to be rejected, however, Kopp says more and longer nails holding roofs to walls and together could help in high winds, which approached 180 km/h Tuesday evening in Angus.

Kopp says replacing two-inch nails holding down plywood roof sheathing with 2.5-inch versions, for example, can double binding strengths.

"And difference in cost is probably pennies a house," he says.

He also says more nails are better than fewer. In Ontario, the building code requires three nails be used at each connecting point between roof trusses and wall tops.

In Angus, however, Kopp says many of the felled trusses he examined only had one nail.

"I didn't find one code compliant connection in fact," he says.

Vaccaro says any new home being built in Ontario has to be signed off on at seven stages by a local building code inspector, including the framing stage, where the nail count would have been assessed.

And the ministry says there are no penalties under the building code act for faulty work and that homeowners should seek their own legal counsel, or contact Tarion, which administers the province's new home warranties act.

Beefed-up connective measures work best in weaker tornados like the category EF2 storm that hit Angus, Kopp says.

Direct hits by stronger twisters — like the EF5 monsters he can replicate in the Three Little Pigs facility — would basically doom any house that is not built to nuclear reactor specs, he says.

Yet most of the damage left by such killer twisters — like the one that levelled much of Joplin, Mo., in 2011 — is caused by winds that surround the funnel clouds.

And these destructive, vortex-churned winds blow at EF2 levels and can often be foiled by stronger roof bindings, Kopp says.

But binds must be installed during construction; retrofitting measures requiring ripped out drywall and tens of thousands of dollars.

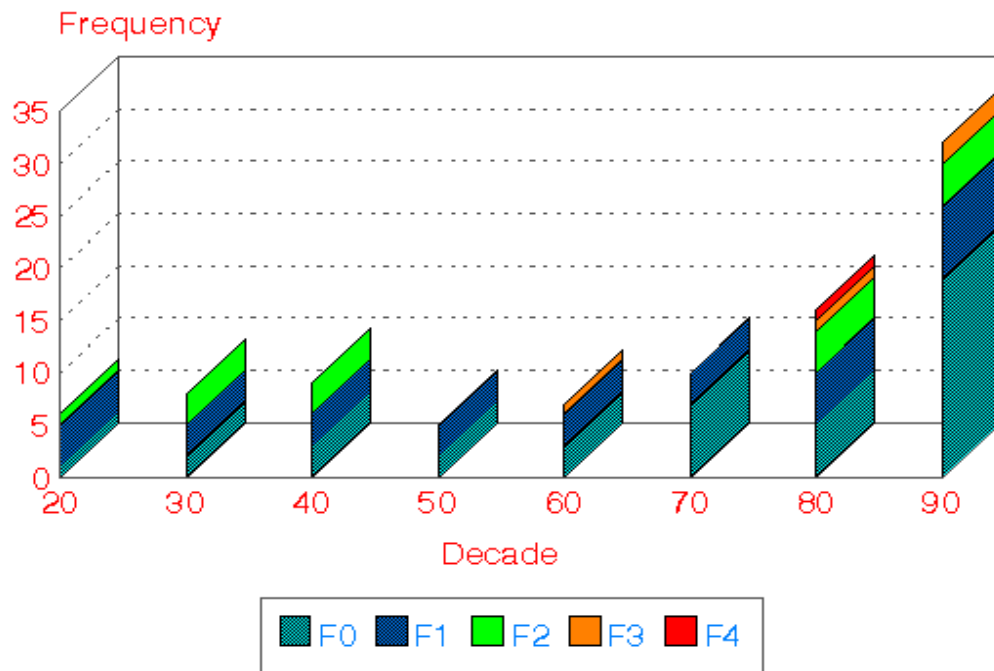
For existing homes, one of the few affordable tornado buttresses available is the installation of stronger garage doors, Kopp says.

Garage doors penetrated by the missile-like debris borne in tornados can let winds into the space within and basically blow the roofs off from below.

"And those roofs go and they hit neighbouring houses and you get a cascade of damage."



## DUFFERIN'S DAMAGING WINDS AND TORNADOES 1920-1999



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