TOWN OF OXFORD

TOWN COUNCIL

MONDAY JUNE 19, 2017

NOTICE OF MEETING

DATE: Monday June 19, 2017
TIME: 6:00 P.M.
PLACE: Council Chambers

AGENDA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. MINUTES OF PREVIOUS MEETINGS
   - MAY 15 , 2017
   - MAY 17, 2017
   - MAY 24, 2017

4. DIRECTOR'S REPORTS
   - 4.1 PUBLIC WORKS
   - 4.2 ARENA
   - 4.3 LEISURE SERVICES
   - 4.4 FIRE
   - 4.5 FINANCE

5. COUNCILLOR/COMMITTEE REPORTS – MOTION ON ALL REPORTS

6. CORRESPONDENCE/INFORMATION ITEMS

7. NEW BUSINESS
   - 7.1 Naming Policy
   - 7.2 First Reading - LUB Amendment
   - 7.3 First Reading – Commercial Development Improvement Bylaw

REGULAR MEETING, TOWN COUNCIL, TOWN HALL
Monday, May 15, 2017

A regular meeting of Oxford Town Council was held on the above date at 6:00 pm. Mayor Stewart presided with Councilors Colborne, Kay, Draper, Thompson and Adshade in attendance. Regrets: Councilor Wood

Town Council Meeting – Called to order by Mayor Stewart – 6:00 pm

Presentations – Nil

Approval of the agenda – Mayor Stewart added to the agenda under New Business 8.8 Pride Flag. Mayor Stewart also added under correspondence a letter from the UNSM and also the Cumberland Pride Celebrations 2017. It was moved by Councilor Kay, seconded by Councilor Adshade that the agenda be approved as amended.

Motion Carried

Approval of the Minutes – It was moved by Councilor Adshade, seconded by Councilor Thompson that the minutes from the meeting held on April 18, 2017 be approved as presented.

Motion Carried

Action List – General Discussion on the action list, it was reviewed and updated. There was discussion regarding the naming policy, item number 34 on the action list. Speed limits, item number 16 on the action list, Darrell White spoke to Staff Sergeant Keith MacKinnon regarding this issue. Staff Sergeant Keith MacKinnon is going to do some observational work as part of our traffic review requested by council in the April 2017 meeting. Staff Sergeant Keith MacKinnon will report back to the next Police Advisory Board meeting on June 20, 2017. He understands that he has a mandate within the traffic authority to reduce the speed limits. Staff Sergeant Keith MacKinnon is going to check with the authorities to ensure that he is able. Darrell then spoke about the policing contract. He mentioned that Mayor Stewart and he went to a meeting in Antigonish. There was discussion at that meeting regarding the policing contract. What has slowed down the process is that they are now taken on our review and also a broader review, to include all of Cumberland. This will include Oxford, Springhill and Greater Cumberland. There is no firm timeline as to when they can present, but they did say forthcoming, and expected to be before we break for summer. Next there was discussion on the expected presentation from Black and MacDonald – they need to finish their report, this is expected to be ready for the June's regular Council meeting.

Reports

All Director Reports and Councilor Reports were distributed and/or discussed.

Public Works – General Discussion on Public Works Report that was submitted. Wes Adshade was present to give his report to council. Councilor Draper commented that the Public Works crew did a great job cleaning up. Also commented it was nice to see the volunteer groups that were out to help with clean up within the Town of Oxford, very helpful. Councilor Colborne commented that the asphalt on Upper Main Street is all cracked

to pieces, where it was paved just last fall, it should not be cracked this quickly. Councilor Colborne also commented on the crosswalk painting. They need to be done soon. It was commented now that the paint is now water base that it does not last very long. Public

Works paint the crosswalks twice a year. Right now public works is using up the paint they have in stock now, once used up Wes will look into different paint to see if there is any with better quality.

Arena – There is no report, as the arena is now closed.

Recreation – General discussion on the Recreation Report that was submitted. Corey Skinner could not be in attendance as he was coaching the Steve Nash Basketball Program. Mayor Stewart commented that the ball hockey should be well attended.

Fire – General discussion on the Fire Report. Tory Rushton, Fire Chief, was in attendance. Councilor Adshade asked, since the new fire hall has been built, has the fire department noticed any deficiencies arising. Tory mentioned that they have noticed that the floor has dropped about ¼ inch in places and ½ inch in other spots. Also he mentioned that there has always been a leaky roof, and they can't seem to find the leak. Mayor Stewart asked about the final phase of the communication upgrade. Members now receive a text on their phone now, versus receiving a page. The next phase of the communication upgrade is the back up where an e-mail message will show up at the fire station. Eventually the communication upgrade will pull up a map as to where the call is. This phase has taken approximately three years.

Finance – This report will be forwarded in June's regular council meeting.

Councilors' verbal reports that were presented:

- **Councilor Colborne** – attended two VON meetings last month and also attended one library meeting.
- **Councilor Wood** – absent
- **Councilor Thompson** – Received an e-mail from Paul Carline regarding the Syrian Family. Their visas have been passed, just now awaiting board flights. The Syrian Family should be here between two – four weeks. Strawberry Festival is well underway. Currently she had 39 vendors registered. Nazarene Church is planning on doing the Kid zone again this year. The Lions is reaching out to a couple more groups with assisting to host the dance. The Strawberry Run is a go. The Legion is hosting the breakfast. The Facebook site name is Oxford Strawberry Festival Trail and Road Races. The music is planned to be outside in front of the Capital Theatre. The food court will be held at the heritage square. She is still looking for a major truck venue. Bill Smith Carnivals will be on site as well. Waiting to hear back from the Lionettes regarding the strawberry shortcake desert room and also from the OREC as they plan to do something, but they are not sure yet. She also attended Mike and Theresa Deveaux's 50th wedding anniversary. Councilor Thompson attended the Elimination Supper.

She commented on the job well done by the Cumberland County Performers for their sold out shows for each night running, the Wizard of Oz. She recommends that the Town of Oxford should participate in the Cumberland Pride parade on Saturday, June 3rd in Amherst, NS. She would like to help put something together, but she will be away the day of the parade and won't be able to be in attendance. It was brought to Councillor Thompson's attention that this is the 25th year for the creation of the Mural.

- **Mayor Stewart** – She attended and was the master of ceremonies of the Volunteer Banquet. There were a couple of volunteer award winners that could not attend the banquet as they were busy volunteering at the theatre. Mayor Stewart and Councillor Colborne surprised them at the theatre and presented the awards to them there. She attended the Strawberry Festival Committee meeting; everything is going along as planned. Runners can register on the Facebook group for the "Oxford Strawberry Festival Trail and Road Races". This year the Strawberry Run is offering a special family rate. Mayor Stewart has been working on the Canada Day Festivities. In June's Community Calendar she plans to have a complete list of events happening in Oxford celebrating the Canada Day 150. Thursday night there will be a

closed meeting with the Town of Amherst and the County of Cumberland held at the Oxford Capital Theatre at 6:30 pm. Tuesday night at 6:30 pm she will be attending the Cadet's Inspection at the Legion, she invited council to attend this event as well to show their support for the Oxford Cadets. Mayor Stewart sits on a committee with Eleanor Crowley call the Harvest Feast. They are doing this in recognition of the Canada's 150th Birthday. This event will be held on the second week of September. There will be a Feast for the community, the plan is to close down part of Main Street and sell 150 tickets at $15.00 / ticket. There will be outdoor music played. Councilor Draper added to this that the Oxford Heritage Committee will be unveiling the virtual museum.

- **Councilor Kay** – talked about the Fish and Game Show there are two guys on that committee, Matt Wood and Cole Wood, they are doing a great job getting this organized. There are spaces that are already booked at the arena for that. This event is happening on September 30 and October 1, 2017.
- **Councilor Draper** – hosted the Community Economic Development meeting, their priority is to get the job description finished for the Community Economic Development Officer position. Councilor Draper attended the YMCA Board Meeting. There was no personnel meeting last month, plan to meet in June.
- **Councilor Adshade** – attended the CJSMA meeting – the budget was approved, the cell is being built. There was discussion at the CJSMA that they will be looking for alternate ways to get rid of garbage more cost efficiently. Councilor Adshade attended the volunteer banquet and also the Cumberland Economic Development meeting.

It was moved Councilor Kay, seconded Councilor Draper that all reports be accepted as presented.

Motion Carried

5.1 – Correspondence – UNSM – asked for Council to host a debate as there is a Provincial Election. It was discussed and decided that there is not enough time to properly host this type of event as the election is coming right up. There is no current debate organized for Cumberland South, there are a couple set up for Cumberland North.

- Cumberland Pride Celebrations 2017 – asks us to fly the rainbow flag from May 24th – June 4, 2017, Council decided they would show their support and fly the rainbow flag.

New Business

8.1 – OH&S Committee and safety training – an update was given to council from Darrell White. The committee is up and running and have met twice. Also have training set up in a couple of weeks. There was discussion about confined spaces equipment. Wes is currently looking into that. We have the training, but need the equipment.

8.2 – Road paving, water and sewer tenders – This will be addressed on Wednesday night in a special meeting.

8.3 - Land Development Proposal – Darrell White reported on this. He had not heard back from Mr. Roy Gillis regarding the development plan that was presented to council.

8.4 - Town Hall Repairs and Upgrades – Councilor Draper discussed this with council. There was discussion about the face of the Town Hall in need of some sandblasting. Asked if would consider in putting up a sign similar to the Pharmasave's new sign. We also need eaves trough and get the boys to pressure wash the building.

8.5 – Paving Upper Main Street – this will be discussed on Wednesday night at the Special Meeting. That section is addressed in the tender and council will talk about that then.

8.6 - Arena Roof – Councilor Kay spoke about this and mentioned that the roof is leaking in three different places. Two leaks on the Waverly side and one leak on the River side. It was discussed that this would be an unbudgeted expenditure and needs to be addressed.

8.7 - Library – Councilor Colborne raised a question to Council for the Library. Their question was, since the YMCA is closing here in Oxford, is there a chance that the library could move into that space. Councilor Thompson commented that Mr. Bill Park is willing to work with anybody to try to put something in that building. The Town of Oxford pays the Knight of Phythias the rent fee for the library to be housed in their space. We also pay the phone bill. It was suggested by Councilor Draper that we make a new capital project for next year to build an infrastructure to house all these types of things. It was commented that the Library Board should talk to Mr. Bill Park.

Adjournment

Next Council meeting will be Monday, June 19, 2017.
There being no further business, Councilor Kay moved for adjournment

Motion Carried

_____	_____
Trish Stewart	**Darrell White**
Mayor	**CAO**

SPECIAL MEETING, TOWN COUNCIL, TOWN HALL
WEDNESDAY MAY 17, 2017

A Special Meeting of Oxford Town Council was held on the above date at 6:00. Mayor Stewart presided with Councillors Adshade, Draper, Thompson, Colborne and Kay in attendance.

Also in Attendance were Mr. George Goad and Mr. Kyle MacIntyre from Dillon Consulting.

New Business

8.1 Tender 2017-01 Water Main Upgrades
Council was advised and reviewed the recent Tender results on the Water Main Upgrades on Duke, Waverly and Water Streets. The low bid at $1,157,000 was 42% higher than the Engineering Estimates. Engineers Estimates were based on pricing from the fall of 2016. There was also discussion on an Extension Request and a Reduction in Scope.

After lengthy discussion it was Moved Councillor Draper, seconded Councillor Kay that Town Council not award the Tender, based on Budget Constraints.

Motion Carried

8.2 Tender 2017-02 – Loader
Council agreed to defer a decision on this matter until a later date.

There being no further business, Councillor Kay moved Adjournment.

_____
Trish Stewart
Mayor

_____
Darrell White
CAO

SPECIAL MEETING, TOWN COUNCIL, TOWN HALL
WEDNESDAY MAY 24, 2017

A Special Meeting of Oxford Town Council was held on the above date at 6:00. Mayor Stewart presided with Councillors Adshade, Thompson, Colborne and Kay in attendance.

New Business

8.1 CJSMA Board Structure, IMA, Cell and Budget

It was Moved Councillor Adshade, seconded Councillor Kay that Council approve the 2017-18 budget for the Cumberland Joint Services Management Authority as presented.

Motion Carried

It was Moved Councillor Adshade, seconded Councillor Kay that Council approve for immediate implementation, the changes to the CJSMA inter-Municipal Services Agreement included in the attached document: Amendment to Inter-Municipal Services Agreement Cumberland Joint Services Management Authority.

Motion Carried

It was Moved Councillor Colborne, seconded Councillor Thompson that Council resolve to direct the CAO to initiate a review of the CJSMA inter-Municipal Services Agreement with his counterparts in the other municipalities participating in the Cumberland Joint Services Management Authority over the next 12 months. The scope of the review should include a modernization of the agreement, the negotiation of a dispute resolution mechanism, an emergency budget provision for the CJSMA, and a provision for the automatic renegotiation of the agreement should participation change. Council also resolves to reaffirm the fact that the CAO or a designate is entitled to attend all Board meetings as a non-voting member and participate in discussions.

Motion Carried

It was Moved Councillor Colborne, seconded Councillor Thompson that Council approve the construction of a new cell at the Cumberland Central Landfill, contingent upon the amendments to the Inter Municipal Agreement being approved by the Councils of the Town of Oxford and the County of Cumberland.

Motion Carried

8.2 Tender 2017-02 – Loader

Council was advised on the estimated costs to rent a Backhoe through Delivery. Based on the report to Council, it was Moved Councillor Adshade, seconded Councillor Kay that Council award to Fort Equipment for a new JCB Backhoe in the amount of $104,176.

Motion Carried

8.3 RCMP Study

An email was circulated with respect to a broader RCMP Study that the Department of Justice will be undertaking for all of Cumberland County. While the recent Oxford Study indicated that a reduction could happen, Cumberland County would need to pick up the Officer we shed. The Broader Study would look at the feasibility of making reductions over the entire County.

It was Moved Councillor Adshade, seconded Councillor Thompson that we request the results of the Oxford Study, no later than June 15, 2017. Council will then consider participating in the broader Cumberland Study.

Motion Carried

There being no further business, Councillor Kay moved Adjournment.

_____	_____
Trish Stewart	**Darrell White**
Mayor	**CAO**

Action List

Town of Oxford Regular Council Meeting

May 15, 2017

Business arising (actions):	Person Responsible
1. Price guard rails to replace the wooden posts across from the Irving. Irving Agreement. Ongoing – holding off to see what Irving is going to do Cost is about $8000.00	Wes
2. Prior to paving, get in touch with Buffy White with TIR to mark off the responsibility of the TIR. ONGOING	Wes
3. Councilor Adshade will get the petition regarding Off Highway Vehicles to Linda for all of Council to sign. ONGOING – located on the front counter for all to sign	Linda/Wade
4. The start of the by-law respecting Commercial Prop Bill 177	**Darrell**
5. Cost of a flashing three way stop light/Advance Stop	Wes
6. Speed Limits/Traffic review for Water, Main and Lower Main Streets – including James Street left hand turn. Keith MacKinnon/PAB	Darrell
7. Invite Black and McDonald to present at the June meeting.	**Darrell**
8. Invite the arena committee to attend the June meeting.	**Darrell**
9. Naming Policy – work with Darrell	**Darrell**
10. Negotiations with Ernst McKay – Black River Park Extension	**Darrell**
11. Flag Poles and Flags/Pride Flag	**Wes/Trish**
12. Lane and Crosswalk Painting	**Wes**
13. Ballfield Fencing/Mound Etc.	Wes/Corey
14. Roy Gillies – Nothing planned, hasn't let it go yet though	**Darrell**
15. Town Hall Renovations/Eaves/Sandblasting/Press Wash	**Darrell**

16. Town Hall Awning	Darrell
17. Library	Brenton
18. REMO/Webcam	Brenton
19. Card to Cumberland Performers	Trish
20. Recognize Mural 25th Ann./List Canada 150 Events **Cal.**	**Trish-June**

Public Works Report – June 2017

- Installed 6 water meters
- Repaired 4 standpipes
- Installed 2 new flag poles at the corner Water & Main
- Cleaned streets
- Painted crosswalks & parking spaces
- Put out the benches with the garbage cans fastened to cement pads
- Changed U V lights on Bank A at the lagoons
- Rebuilt Switch over valve at the Chlorine Building
- Blake's Electric rewired a new power switch at Well # 3
- Put dug outs garbage cans & picnic tables at the ball park
- Black & Macdonald are getting lights ready for 1 Stanley & Pleasant St, 2 at Medical Center 1 at the Shop Yard and 2 on the Walking Bridge
- Whipper snipping & mowing
- Holes to be Asphalted 360 Water St 20 /12 5.86 ton

  187 Water St100/30 73.3 ton

  78 Duke St 35/12 10.26 ton

  Rink 18/16 7.04 ton

  Waverly 21/12 6.12 ton

  23 Pugwash Rd 35/12 10.26 ton

  140 Pugwash Rd 75/12.22 ton

  Culvert Upper Foundry 75/12.68 ton
- I will have some figures by Meeting day

Thanks Wes

Recreation and Leisure Services Report
June 2017

We have done interviews and hired our summer students. Alex Rushton and Connor Partriquin will be working with us for the summer. They will be starting on June 19th so feel free to stop by and meet them.

Our co-op student, who will be looking after the Community Garden this summer started on May 29th, her name is Morgan Hamilton and is from Ontario and goes to St.FX , she is a 4th year nutrition student. She will be working between Springhill, Pugwash, and here to support our project Getting' Healthy. As a part of this we have our community garden opening which is June 10th at 10:00 at the Lions Center.

I have opened registration for Soccer, T-ball and Tennis. Anyone wishing to register may stop by Town Hall or find the registration forms on our website. Program will begin the first part of July and there will be a registration night at Town Hall on June 22nd at Town Hall, for anyone wishing to register for any program. Also I am really in need of coaches for soccer this year, too often it is left up to the summer students to coach between 4 different groups, so if you know of anyone who may be interested in coaching please have them contact me.

There will be a Summer Hoopster basketball camp the week of July 3rd-7th this will be at OREC and will be for grades 3-6 and 7-12, registration is $75 .

The week of June 2nd- 11th is provincial Bike Week, to celebrate we hosted a bike rodeo in partnership with the RCMP on June 6th at the arena, there have also been coloring contest and quizzes sent how to the kids at school for them to win prizes.

Steve Nash Youth Basketball will end June 19th, this year we had 59 kids registered for the program between 2 groups. Ball Hockey will end June 21st and Thursday Fun Basketball will end June 15th, both of these programs only had about 10-15 people registered in these programs.

We will be having Canada Day Celebrations on July 1st at 11:00 Am at the Gazebo. There will be food, and cake as well as music, and games and activities for the children. If you would like to help with the day please let me know. We will also be having a BBQ at 12:45 at the town mural to celebrate 20 years since it has been painted.

May 2017

COUNCIL REPORT

- May Calls 5 – 1 grass fire, 2 uncontrolled camp fire, 1 lift assist and 2 structure. 4 town and 2 county
- Conducted 2 training nights of Wildland fires, 2 members passed their class 3 drivers test, 1 member attended leadership course in New Brunswick
- Acquired 3 new turn out suits
- The members have purchased fire retardant coveralls for grass/wildland fires
- Truck #5 (1989 ford) sourced out some quotes to have body work completed. Next step is to receive quotes to have pump rebuilt
- Have quotes in to complete the service install for the EMO generator that Mike Johnson has offered the Fire Station. $3700 to have the fire station hooked up and would be able to function as a Command Center/Food center during any major power outage. Need to come up with the $3700 to complete this project. Town works has offered to store the Generator for us as it is on wheels
-

Chief

Tory Rushton

Departmental Expenditure Breakdown

		Capital
General Government	$54,762.71	
Protective Services	$25,345.06	
Transportation Services	$52,428.93	
Environmental Health Services	$17,352.18	
Public Health & Welfare	$15,584.64	
Environmental Development Services	$18,471.26	
Recreation & Cultural Services	$31,153.43	
Fiscal Services	$268,027.00	
Water Utility	$22,235.93	
	$505,361.14	$0.00

Approval

June 19, 2017 $505,361.14

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Town of Oxford 1
General Ledger Report 04/01/2017 to 05/24/2017
Sorted by: Transaction Number

	Date	Comment	Debits	Credits	Balance	
5002 Mayor Honorarium					0.00	Dr
	04/25/2017	Trish Stewart	795.89	0.00	795.89	Dr
	05/23/2017	Trish Stewart	795.89	0.00	1,591.78	Dr
			1,591.78	0.00		
5004 Mayor Expenses					0.00	Dr
	05/16/2017	Trish Stewart	177.89	0.00	177.89	Dr
5006 Council Honorariums					0.00	Dr
	04/25/2017	Wade Adshade	350.44	0.00	350.44	Dr
	04/25/2017	Tom Kay	350.44	0.00	700.88	Dr
	04/25/2017	Dawn Thompson	350.44	0.00	1,051.32	Dr
	04/25/2017	Rick Draper	350.44	0.00	1,401.76	Dr
	04/25/2017	Greg Wood	350.44	0.00	1,752.20	Dr
	04/25/2017	Brenton Colborne	350.44	0.00	2,102.64	Dr
	05/23/2017	Wade Adshade	350.44	0.00	2,453.08	Dr
	05/23/2017	Tom Kay	350.44	0.00	2,803.52	Dr
	05/23/2017	Dawn Thompson	350.44	0.00	3,153.96	Dr
	05/23/2017	Rick Draper	350.44	0.00	3,504.40	Dr
	05/23/2017	Greg Wood	350.44	0.00	3,854.84	Dr
	05/23/2017	Brenton Colborne	350.44	0.00	4,205.28	Dr
			4,205.28	0.00		
5008 Council Expenses					0.00	Dr
	04/06/2017	Brenton Colborne	29.69	0.00	29.69	Dr
	04/10/2017	Brenton Colborne	29.69	0.00	59.38	Dr
	04/20/2017	Brenton Colborne	29.69	0.00	89.07	Dr
	05/09/2017	Brenton Colborne	29.69	0.00	118.76	Dr
	05/16/2017	Rick Draper	29.70	0.00	148.46	Dr
	05/16/2017	Rick Draper	29.70	0.00	178.16	Dr
	05/16/2017	Rick Draper	29.70	0.00	207.86	Dr
	05/19/2017	Petty Cash	45.39	0.00	253.25	Dr
			253.25	0.00		
5010 CAO Salary					0.00	Dr
	04/03/2017	Darrell White	1,385.35	0.00	1,385.35	Dr
	04/11/2017	Darrell White	1,385.35	0.00	2,770.70	Dr
	04/18/2017	Darrell White	1,385.35	0.00	4,156.05	Dr
	04/25/2017	Darrell White	1,385.35	0.00	5,541.40	Dr
	05/01/2017	Darrell White	1,385.35	0.00	6,926.75	Dr
	05/09/2017	Darrell White	1,385.35	0.00	8,312.10	Dr
	05/16/2017	Darrell White	1,385.35	0.00	9,697.45	Dr
	05/23/2017	Darrell White	1,385.35	0.00	11,082.80	Dr
			11,082.80	0.00		
5012 Deputy Clerk Salary					0.00	Dr
	04/03/2017	Linda Cloney	789.70	0.00	789.70	Dr
	04/11/2017	Linda Cloney	789.70	0.00	1,579.40	Dr
	04/18/2017	Linda Cloney	789.70	0.00	2,369.10	Dr
	04/25/2017	Linda Cloney	789.70	0.00	3,158.80	Dr
	05/01/2017	Linda Cloney	789.70	0.00	3,948.50	Dr
	05/09/2017	Linda Cloney	789.70	0.00	4,738.20	Dr
	05/16/2017	Linda Cloney	789.70	0.00	5,527.90	Dr
	05/23/2017	Linda Cloney	789.70	0.00	6,317.60	Dr
			6,317.60	0.00		
5014 Office Staff Salary					0.00	Dr
	04/25/2017	Catherine Smith	53.07	0.00	53.07	Dr
	05/01/2017	Catherine Smith	656.80	0.00	709.87	Dr
	05/09/2017	Catherine Smith	656.80	0.00	1,366.67	Dr
	05/16/2017	Catherine Smith	656.80	0.00	2,023.47	Dr
	05/23/2017	Catherine Smith	656.80	0.00	2,680.27	Dr
	05/24/2017	POsting Corrections	2,797.56	0.00	5,477.83	Dr
			5,477.83	0.00		

5016 Legal Fees					0.00	Dr
	05/16/2017	Beaton Blaikie	1,475.55	0.00	1,475.55	Dr
5020 Canada Pension Plan					0.00	Dr
	04/01/2017	Darren Simpson	21.38	0.00	21.38	Dr
	04/01/2017	David Mattinson	15.25	0.00	36.63	Dr
	04/01/2017	Brian Pyke	12.52	0.00	49.15	Dr
	04/03/2017	Darrell White	65.00	0.00	114.15	Dr
	04/03/2017	Linda Cloney	47.56	0.00	161.71	Dr
	04/03/2017	Catherine Smith	33.92	0.00	195.63	Dr
	04/03/2017	Wesley Adshade	51.05	0.00	246.68	Dr
	04/03/2017	Danny Rector	37.69	0.00	284.37	Dr
	04/03/2017	Darren Simpson	36.21	0.00	320.58	Dr
	04/03/2017	David Mattinson	36.21	0.00	356.79	Dr
	04/03/2017	Wilson Allen	32.25	0.00	389.04	Dr
	04/03/2017	Brian Pyke	42.78	0.00	431.82	Dr
	04/03/2017	Corey Skinner	28.14	0.00	459.96	Dr
	04/03/2017	June Masters	10.05	0.00	470.01	Dr
	04/03/2017	Carla M. Black	4.93	0.00	474.94	Dr
	04/11/2017	Darrell White	65.00	0.00	539.94	Dr
	04/11/2017	Linda Cloney	47.46	0.00	587.40	Dr
	04/11/2017	Catherine Smith	33.92	0.00	621.32	Dr
	04/11/2017	Wesley Adshade	51.05	0.00	672.37	Dr
	04/11/2017	Danny Rector	38.51	0.00	710.88	Dr
	04/11/2017	Darren Simpson	37.00	0.00	747.88	Dr
	04/11/2017	David Mattinson	37.00	0.00	784.88	Dr
	04/11/2017	Wilson Allen	32.96	0.00	817.84	Dr
	04/11/2017	Brian Pyke	42.78	0.00	860.62	Dr
	04/11/2017	Corey Skinner	28.14	0.00	888.76	Dr
	04/11/2017	June Masters	5.05	0.00	893.81	Dr
	04/11/2017	Carla M. Black	5.05	0.00	898.86	Dr
	04/18/2017	Darrell White	65.00	0.00	963.86	Dr
	04/18/2017	Linda Cloney	47.56	0.00	1,011.42	Dr
	04/18/2017	Catherine Smith	33.92	0.00	1,045.34	Dr
	04/18/2017	Wesley Adshade	51.05	0.00	1,096.39	Dr
	04/18/2017	Danny Rector	38.51	0.00	1,134.90	Dr
	04/18/2017	Darren Simpson	37.00	0.00	1,171.90	Dr
	04/18/2017	David Mattinson	37.00	0.00	1,208.90	Dr
	04/18/2017	Wilson Allen	32.96	0.00	1,241.86	Dr
	04/18/2017	Corey Skinner	28.14	0.00	1,270.00	Dr
	04/18/2017	June Masters	7.83	0.00	1,277.83	Dr
	04/18/2017	Carla M. Black	5.05	0.00	1,282.88	Dr
	04/25/2017	Darrell White	65.00	0.00	1,347.88	Dr
	04/25/2017	Linda Cloney	47.56	0.00	1,395.44	Dr
	04/25/2017	Catherine Smith	33.92	0.00	1,429.36	Dr
	04/25/2017	Wesley Adshade	51.05	0.00	1,480.41	Dr
	04/25/2017	Danny Rector	38.51	0.00	1,518.92	Dr
	04/25/2017	Darren Simpson	37.00	0.00	1,555.92	Dr
	04/25/2017	David Mattinson	37.00	0.00	1,592.92	Dr
	04/25/2017	Wilson Allen	32.96	0.00	1,625.88	Dr
	04/25/2017	Corey Skinner	28.14	0.00	1,654.02	Dr
	04/25/2017	June Masters	5.05	0.00	1,659.07	Dr
	04/25/2017	Carla M. Black	5.05	0.00	1,664.12	Dr
	04/25/2017	Byron J. Smith	11.80	0.00	1,675.92	Dr
	04/25/2017	Catherine Smith	30.89	0.00	1,706.81	Dr
	05/01/2017	Darrell White	65.00	0.00	1,771.81	Dr
	05/01/2017	Linda Cloney	35.76	0.00	1,807.57	Dr
	05/01/2017	Catherine Smith	31.13	0.00	1,838.70	Dr
	05/01/2017	Wesley Adshade	51.05	0.00	1,889.75	Dr
	05/01/2017	Danny Rector	38.51	0.00	1,928.26	Dr
	05/01/2017	Darren Simpson	37.00	0.00	1,965.26	Dr
	05/01/2017	David Mattinson	37.00	0.00	2,002.26	Dr
	05/01/2017	Wilson Allen	32.96	0.00	2,035.22	Dr
	05/01/2017	Corey Skinner	28.14	0.00	2,063.36	Dr
	05/01/2017	Carla M. Black	5.05	0.00	2,068.41	Dr
	05/01/2017	June Masters	5.05	0.00	2,073.46	Dr
	05/09/2017	Darrell White	65.00	0.00	2,138.46	Dr
	05/09/2017	Linda Cloney	35.76	0.00	2,174.22	Dr
	05/09/2017	Catherine Smith	31.13	0.00	2,205.35	Dr
	05/09/2017	Wesley Adshade	51.05	0.00	2,256.40	Dr
	05/09/2017	Danny Rector	38.51	0.00	2,294.91	Dr
	05/09/2017	Darren Simpson	37.00	0.00	2,331.91	Dr
	05/09/2017	David Mattinson	37.00	0.00	2,368.91	Dr
	05/09/2017	Wilson Allen	32.96	0.00	2,401.87	Dr
	05/09/2017	Corey Skinner	28.14	0.00	2,430.01	Dr
	05/09/2017	June Masters	5.05	0.00	2,435.06	Dr
	05/09/2017	Carla M. Black	5.05	0.00	2,440.11	Dr
	05/16/2017	Canada Revenue Agency -	755.86	0.00	3,195.97	Dr
	05/16/2017	Darrell White	65.00	0.00	3,260.97	Dr
	05/16/2017	Linda Cloney	35.76	0.00	3,296.73	Dr
	05/16/2017	Catherine Smith	31.13	0.00	3,327.86	Dr

05/16/2017	Wesley Adshade	51.05	0.00	3,378.91	Dr
05/16/2017	Danny Rector	38.51	0.00	3,417.42	Dr
05/16/2017	Darren Simpson	37.00	0.00	3,454.42	Dr
05/16/2017	David Mattinson	37.00	0.00	3,491.42	Dr
05/16/2017	Wilson Allen	32.96	0.00	3,524.38	Dr
05/16/2017	Corey Skinner	28.14	0.00	3,552.52	Dr
05/16/2017	June Masters	3.93	0.00	3,556.45	Dr
05/16/2017	Carla M. Black	3.93	0.00	3,560.38	Dr
05/23/2017	Darrell White	65.00	0.00	3,625.38	Dr
05/23/2017	Linda Cloney	35.76	0.00	3,661.14	Dr
05/23/2017	Catherine Smith	31.13	0.00	3,692.27	Dr
05/23/2017	Wesley Adshade	51.05	0.00	3,743.32	Dr
05/23/2017	Danny Rector	38.51	0.00	3,781.83	Dr
05/23/2017	Darren Simpson	37.00	0.00	3,818.83	Dr
05/23/2017	David Mattinson	37.00	0.00	3,855.83	Dr
05/23/2017	Wilson Allen	32.96	0.00	3,888.79	Dr
05/23/2017	Ronald Powell	51.05	0.00	3,939.84	Dr
05/23/2017	Corey Skinner	28.14	0.00	3,967.98	Dr
05/23/2017	Carla M. Black	5.05	0.00	3,973.03	Dr
05/23/2017	Byron J. Smith	11.80	0.00	3,984.83	Dr
05/23/2017	Catherine Smith	30.89	0.00	4,015.72	Dr
05/23/2017	June Masters	7.83	0.00	4,023.55	Dr
05/23/2017	David Mattinson	17.20	0.00	4,040.75	Dr
		4,040.75	0.00		

5022 Employment Insurance

				0.00	Dr
04/01/2017	Darren Simpson	11.40	0.00	11.40	Dr
04/01/2017	David Mattinson	8.57	0.00	19.97	Dr
04/01/2017	Brian Pyke	7.31	0.00	27.28	Dr
04/03/2017	Darrell White	35.00	0.00	62.28	Dr
04/03/2017	Linda Cloney	23.46	0.00	85.74	Dr
04/03/2017	Catherine Smith	17.18	0.00	102.92	Dr
04/03/2017	Wesley Adshade	25.02	0.00	127.94	Dr
04/03/2017	Danny Rector	18.91	0.00	146.85	Dr
04/03/2017	Darren Simpson	18.23	0.00	165.08	Dr
04/03/2017	David Mattinson	18.23	0.00	183.31	Dr
04/03/2017	Wilson Allen	16.41	0.00	199.72	Dr
04/03/2017	Brian Pyke	21.25	0.00	220.97	Dr
04/03/2017	Corey Skinner	14.50	0.00	235.47	Dr
04/03/2017	June Masters	6.17	0.00	241.64	Dr
04/03/2017	Carla M. Black	3.81	0.00	245.45	Dr
04/11/2017	Darrell White	35.00	0.00	280.45	Dr
04/11/2017	Linda Cloney	23.46	0.00	303.91	Dr
04/11/2017	Catherine Smith	17.18	0.00	321.09	Dr
04/11/2017	Wesley Adshade	25.02	0.00	346.11	Dr
04/11/2017	Danny Rector	19.29	0.00	365.40	Dr
04/11/2017	Darren Simpson	18.59	0.00	383.99	Dr
04/11/2017	David Mattinson	18.59	0.00	402.58	Dr
04/11/2017	Wilson Allen	16.73	0.00	419.31	Dr
04/11/2017	Brian Pyke	21.25	0.00	440.56	Dr
04/11/2017	Corey Skinner	14.50	0.00	455.06	Dr
04/11/2017	June Masters	3.86	0.00	458.92	Dr
04/11/2017	Carla M. Black	3.86	0.00	462.78	Dr
04/18/2017	Darrell White	35.00	0.00	497.78	Dr

04/18/2017	Linda Cloney	23.46	0.00	521.24	Dr
04/18/2017	Catherine Smith	17.18	0.00	538.42	Dr
04/18/2017	Wesley Adshade	25.02	0.00	563.44	Dr
04/18/2017	Danny Rector	19.29	0.00	582.73	Dr
04/18/2017	Darren Simpson	18.59	0.00	601.32	Dr
04/18/2017	David Mattinson	18.59	0.00	619.91	Dr
04/18/2017	Wilson Allen	16.73	0.00	636.64	Dr
04/18/2017	Ronald Powell	1.93	0.00	638.57	Dr
04/18/2017	Corey Skinner	14.50	0.00	653.07	Dr
04/18/2017	June Masters	5.14	0.00	658.21	Dr
04/18/2017	Carla M. Black	3.86	0.00	662.07	Dr
04/25/2017	Darrell White	35.00	0.00	697.07	Dr
04/25/2017	Linda Cloney	23.46	0.00	720.53	Dr
04/25/2017	Catherine Smith	17.18	0.00	737.71	Dr
04/25/2017	Wesley Adshade	25.02	0.00	762.73	Dr
04/25/2017	Danny Rector	19.29	0.00	782.02	Dr
04/25/2017	Darren Simpson	18.59	0.00	800.61	Dr
04/25/2017	David Mattinson	18.59	0.00	819.20	Dr
04/25/2017	Wilson Allen	16.73	0.00	835.93	Dr
04/25/2017	Corey Skinner	14.50	0.00	850.43	Dr
04/25/2017	June Masters	3.86	0.00	854.29	Dr
04/25/2017	Carla M. Black	3.86	0.00	858.15	Dr
04/25/2017	Byron J. Smith	12.10	0.00	870.25	Dr
04/25/2017	Catherine Smith	14.24	0.00	884.49	Dr
05/01/2017	Darrell White	35.00	0.00	919.49	Dr
05/01/2017	Linda Cloney	18.02	0.00	937.51	Dr
05/01/2017	Catherine Smith	15.89	0.00	953.40	Dr
05/01/2017	Wesley Adshade	25.02	0.00	978.42	Dr
05/01/2017	Danny Rector	19.29	0.00	997.71	Dr
05/01/2017	Darren Simpson	18.59	0.00	1,016.30	Dr
05/01/2017	David Mattinson	18.59	0.00	1,034.89	Dr
05/01/2017	Wilson Allen	16.73	0.00	1,051.62	Dr
05/01/2017	Corey Skinner	14.50	0.00	1,066.12	Dr
05/01/2017	Carla M. Black	3.86	0.00	1,069.98	Dr
05/01/2017	June Masters	3.86	0.00	1,073.84	Dr
05/09/2017	Darrell White	35.00	0.00	1,108.84	Dr
05/09/2017	Linda Cloney	18.02	0.00	1,126.86	Dr
05/09/2017	Catherine Smith	15.89	0.00	1,142.75	Dr
05/09/2017	Wesley Adshade	25.02	0.00	1,167.77	Dr
05/09/2017	Danny Rector	19.29	0.00	1,187.06	Dr
05/09/2017	Darren Simpson	18.59	0.00	1,205.65	Dr
05/09/2017	David Mattinson	18.59	0.00	1,224.24	Dr
05/09/2017	Wilson Allen	16.73	0.00	1,240.97	Dr
05/09/2017	Corey Skinner	14.50	0.00	1,255.47	Dr
05/09/2017	June Masters	3.86	0.00	1,259.33	Dr
05/09/2017	Carla M. Black	3.86	0.00	1,263.19	Dr
05/16/2017	Darrell White	35.00	0.00	1,298.19	Dr
05/16/2017	Linda Cloney	18.02	0.00	1,316.21	Dr
05/16/2017	Catherine Smith	15.89	0.00	1,332.10	Dr
05/16/2017	Wesley Adshade	25.02	0.00	1,357.12	Dr
05/16/2017	Danny Rector	19.29	0.00	1,376.41	Dr
05/16/2017	Darren Simpson	18.59	0.00	1,395.00	Dr
05/16/2017	David Mattinson	18.59	0.00	1,413.59	Dr
05/16/2017	Wilson Allen	16.73	0.00	1,430.32	Dr
05/16/2017	Corey Skinner	14.50	0.00	1,444.82	Dr
05/16/2017	June Masters	3.35	0.00	1,448.17	Dr
05/16/2017	Carla M. Black	3.35	0.00	1,451.52	Dr
05/23/2017	Darrell White	35.00	0.00	1,486.52	Dr
05/23/2017	Linda Cloney	18.02	0.00	1,504.54	Dr
05/23/2017	Catherine Smith	15.89	0.00	1,520.43	Dr
05/23/2017	Wesley Adshade	25.02	0.00	1,545.45	Dr
05/23/2017	Danny Rector	19.29	0.00	1,564.74	Dr
05/23/2017	Darren Simpson	18.59	0.00	1,583.33	Dr
05/23/2017	David Mattinson	18.59	0.00	1,601.92	Dr
05/23/2017	Wilson Allen	16.73	0.00	1,618.65	Dr
05/23/2017	Ronald Powell	25.12	0.00	1,643.77	Dr
05/23/2017	Corey Skinner	14.50	0.00	1,658.27	Dr
05/23/2017	Carla M. Black	3.86	0.00	1,662.13	Dr
05/23/2017	Byron J. Smith	12.10	0.00	1,674.23	Dr
05/23/2017	Catherine Smith	14.24	0.00	1,688.47	Dr
05/23/2017	June Masters	5.14	0.00	1,693.61	Dr
05/23/2017	David Mattinson	9.46	0.00	1,703.07	Dr
		1,703.07	0.00		

5024 Health Plan (Blue Cross)

				0.00	Dr
04/03/2017	Darrell White	0.00	35.03	35.03	Cr
04/03/2017	Linda Cloney	0.00	32.90	67.93	Cr
04/03/2017	Wesley Adshade	0.00	14.78	82.71	Cr
04/03/2017	Danny Rector	0.00	13.97	96.68	Cr
04/03/2017	Darren Simpson	0.00	52.46	149.14	Cr
04/03/2017	Corey Skinner	0.00	30.84	179.98	Cr
04/11/2017	Darrell White	0.00	35.03	215.01	Cr
04/11/2017	Linda Cloney	0.00	32.90	247.91	Cr
04/11/2017	Wesley Adshade	0.00	14.78	262.69	Cr
04/11/2017	Danny Rector	0.00	13.97	276.66	Cr
04/11/2017	Darren Simpson	0.00	52.46	329.12	Cr
04/11/2017	Corey Skinner	0.00	30.84	359.96	Cr
04/18/2017	Darrell White	0.00	35.03	394.99	Cr
04/18/2017	Linda Cloney	0.00	32.90	427.89	Cr
04/18/2017	Wesley Adshade	0.00	14.78	442.67	Cr
04/18/2017	Danny Rector	0.00	13.97	456.64	Cr
04/18/2017	Darren Simpson	0.00	52.46	509.10	Cr
04/18/2017	Corey Skinner	0.00	30.84	539.94	Cr
04/20/2017	MEDAVIE BLUE CROSS	1,450.89	0.00	910.95	Dr
04/25/2017	Darrell White	0.00	35.03	875.92	Dr
04/25/2017	Linda Cloney	0.00	32.90	843.02	Dr
04/25/2017	Wesley Adshade	0.00	14.78	828.24	Dr
04/25/2017	Danny Rector	0.00	13.97	814.27	Dr
04/25/2017	Darren Simpson	0.00	52.46	761.81	Dr
04/25/2017	Corey Skinner	0.00	30.84	730.97	Dr
05/01/2017	Darrell White	0.00	35.03	695.94	Dr
05/01/2017	Linda Cloney	0.00	32.90	663.04	Dr
05/01/2017	Wesley Adshade	0.00	14.78	648.26	Dr
05/01/2017	Danny Rector	0.00	13.97	634.29	Dr
05/01/2017	Darren Simpson	0.00	52.46	581.83	Dr
05/01/2017	Corey Skinner	0.00	30.84	550.99	Dr
05/09/2017	Darrell White	0.00	35.03	515.96	Dr
05/09/2017	Linda Cloney	0.00	32.90	483.06	Dr
05/09/2017	Wesley Adshade	0.00	14.78	468.28	Dr
05/09/2017	Danny Rector	0.00	13.97	454.31	Dr
05/09/2017	Darren Simpson	0.00	52.46	401.85	Dr
05/09/2017	Corey Skinner	0.00	30.84	371.01	Dr
05/16/2017	MEDAVIE BLUE CROSS	1,457.53	0.00	1,828.54	Dr
05/16/2017	Darrell White	0.00	35.03	1,793.51	Dr
05/16/2017	Linda Cloney	0.00	32.90	1,760.61	Dr
05/16/2017	Wesley Adshade	0.00	14.78	1,745.83	Dr
05/16/2017	Danny Rector	0.00	13.97	1,731.86	Dr
05/16/2017	Darren Simpson	0.00	52.46	1,679.40	Dr
05/16/2017	Corey Skinner	0.00	30.84	1,648.56	Dr
05/23/2017	Darrell White	0.00	35.03	1,613.53	Dr
05/23/2017	Linda Cloney	0.00	32.90	1,580.63	Dr
05/23/2017	Wesley Adshade	0.00	14.78	1,565.85	Dr
05/23/2017	Danny Rector	0.00	13.97	1,551.88	Dr
05/23/2017	Darren Simpson	0.00	52.46	1,499.42	Dr
05/23/2017	Corey Skinner	0.00	30.84	1,468.58	Dr
		2,908.42	1,439.84		

5025 Pension - CAO

				0.00	Dr
04/30/2017	April Pension Contributions	500.00	0.00	500.00	Dr
05/24/2017	Deductions/WCB/Pension May 2017	250.00	0.00	750.00	Dr
		750.00	0.00		

5026 Pension Employees					0.00	Dr
	04/01/2017	David Mattinson	0.00	20.64	20.64	Cr
	04/03/2017	Darrell White	0.00	125.00	145.64	Cr
	04/03/2017	Linda Cloney	0.00	61.69	207.33	Cr
	04/03/2017	Catherine Smith	0.00	45.15	252.48	Cr
	04/03/2017	Wesley Adshade	0.00	65.77	318.25	Cr
	04/03/2017	Danny Rector	0.00	45.58	363.83	Cr
	04/03/2017	David Mattinson	0.00	43.93	407.76	Cr
	04/03/2017	Corey Skinner	0.00	38.14	445.90	Cr
	04/11/2017	Darrell White	0.00	125.00	570.90	Cr
	04/11/2017	Linda Cloney	0.00	61.69	632.59	Cr
	04/11/2017	Catherine Smith	0.00	45.15	677.74	Cr
	04/11/2017	Wesley Adshade	0.00	65.77	743.51	Cr
	04/11/2017	Danny Rector	0.00	50.71	794.22	Cr
	04/11/2017	David Mattinson	0.00	48.89	843.11	Cr
	04/11/2017	Corey Skinner	0.00	38.14	881.25	Cr
	04/18/2017	Darrell White	0.00	125.00	1,006.25	Cr
	04/18/2017	Linda Cloney	0.00	61.69	1,067.94	Cr
	04/18/2017	Catherine Smith	0.00	45.15	1,113.09	Cr
	04/18/2017	Wesley Adshade	0.00	65.77	1,178.86	Cr
	04/18/2017	Danny Rector	0.00	50.71	1,229.57	Cr
	04/18/2017	David Mattinson	0.00	48.89	1,278.46	Cr
	04/18/2017	Corey Skinner	0.00	38.14	1,316.60	Cr
	04/25/2017	Darrell White	0.00	125.00	1,441.60	Cr
	04/25/2017	Linda Cloney	0.00	61.69	1,503.29	Cr
	04/25/2017	Catherine Smith	0.00	45.15	1,548.44	Cr
	04/25/2017	Wesley Adshade	0.00	65.77	1,614.21	Cr
	04/25/2017	Danny Rector	0.00	50.71	1,664.92	Cr
	04/25/2017	David Mattinson	0.00	48.89	1,713.81	Cr
	04/25/2017	Corey Skinner	0.00	38.14	1,751.95	Cr
	05/01/2017	Darrell White	0.00	125.00	1,876.95	Cr
	05/01/2017	Linda Cloney	0.00	47.38	1,924.33	Cr
	05/01/2017	Catherine Smith	0.00	41.77	1,966.10	Cr
	05/01/2017	Wesley Adshade	0.00	65.77	2,031.87	Cr
	05/01/2017	Danny Rector	0.00	50.71	2,082.58	Cr
	05/01/2017	David Mattinson	0.00	48.89	2,131.47	Cr
	05/01/2017	Corey Skinner	0.00	38.14	2,169.61	Cr
	05/09/2017	Darrell White	0.00	125.00	2,294.61	Cr
	05/09/2017	Linda Cloney	0.00	47.38	2,341.99	Cr
	05/09/2017	Catherine Smith	0.00	41.77	2,383.76	Cr
	05/09/2017	Wesley Adshade	0.00	65.77	2,449.53	Cr
	05/09/2017	Danny Rector	0.00	50.71	2,500.24	Cr
	05/09/2017	David Mattinson	0.00	48.89	2,549.13	Cr
	05/09/2017	Corey Skinner	0.00	38.14	2,587.27	Cr
	05/16/2017	Linda Cloney	0.00	47.38	2,634.65	Cr
	05/16/2017	Catherine Smith	0.00	41.77	2,676.42	Cr
	05/16/2017	Wesley Adshade	0.00	65.77	2,742.19	Cr
	05/16/2017	Danny Rector	0.00	50.71	2,792.90	Cr
	05/16/2017	David Mattinson	0.00	48.89	2,841.79	Cr
	05/16/2017	Corey Skinner	0.00	38.14	2,879.93	Cr
	04/30/2017	April Pension Contributions	3,048.64	0.00	168.71	Dr
	05/23/2017	Linda Cloney	0.00	47.38	121.33	Dr
	05/23/2017	Catherine Smith	0.00	41.77	79.56	Dr
	05/23/2017	Wesley Adshade	0.00	65.77	13.79	Dr
	05/23/2017	Danny Rector	0.00	50.71	36.92	Cr
	05/23/2017	David Mattinson	0.00	48.89	85.81	Cr
	05/23/2017	Corey Skinner	0.00	38.14	123.95	Cr
	05/24/2017	Deductions/WCB/Pension May 2017	2,591.28	0.00	2,467.33	Dr
			5,639.92	3,172.59		
5028 Xmas Bonuses					0.00	Dr
5032 CAO Seminars & Travel					0.00	Dr
	04/30/2017	AMEX	115.62	0.00	115.62	Dr
5034 Audit Fee					0.00	Dr
5036 Town Hall Insurance					0.00	Dr
5038 Office Postage					0.00	Dr
	04/10/2017	Canada Post Corporation	886.44	0.00	886.44	Dr
	05/01/2017	Petty Cash	5.35	0.00	891.79	Dr
	05/19/2017	Petty Cash	41.71	0.00	933.50	Dr
			933.50	0.00		

5040 Office Supplies & Advertsing					0.00	Dr
	04/04/2017	Denis Office Supplies and Furniture	211.61	0.00	211.61	Dr
	04/06/2017	Denis Office Supplies and Furniture	93.85	0.00	305.46	Dr
	04/10/2017	Linda Cloney	45.33	0.00	350.79	Dr
	04/18/2017	Denis Office Supplies and Furniture	83.41	0.00	434.20	Dr
	05/01/2017	Petty Cash	72.55	0.00	506.75	Dr
	05/05/2017	Xerox Canada Ltd	235.09	0.00	741.84	Dr
	05/05/2017	Scott's Independent	73.61	0.00	815.45	Dr
	05/17/2017	Denis Office Supplies and Furniture	394.48	0.00	1,209.93	Dr
	04/30/2017	AMEX	59.97	0.00	1,269.90	Dr
	05/19/2017	Denis Office Supplies and Furniture	41.71	0.00	1,311.61	Dr
			1,311.61	0.00		
5042 Office Programmer					0.00	Dr
	05/16/2017	Eastlink	280.48	0.00	280.48	Dr
	05/24/2017	Petty Cash	90.68	0.00	371.16	Dr
			371.16	0.00		
5044 Town Hall Janitor & Supplies					0.00	Dr
	04/25/2017	Byron J. Smith	450.00	0.00	450.00	Dr
	05/01/2017	Don Smith Agencies Ltd	38.53	0.00	488.53	Dr
	05/16/2017	AllService Cleaning	919.31	0.00	1,407.84	Dr
	05/23/2017	Byron J. Smith	450.00	0.00	1,857.84	Dr
			1,857.84	0.00		
5046 Town Hall Telephones					0.00	Dr
	04/20/2017	Bell Mobility Inc.	38.08	0.00	38.08	Dr
	05/01/2017	Bell Aliant	18.46	0.00	56.54	Dr
			56.54	0.00		
5048 Town Hall Electricity					0.00	Dr
5050 Town Hall Natural Gas					0.00	Dr
	04/20/2017	Heritage Gas	116.08	0.00	116.08	Dr
	05/16/2017	Heritage Gas	479.07	0.00	595.15	Dr
			595.15	0.00		
5052 Town Hall Water					0.00	Dr
5054 Town Hall Sewer					0.00	Dr
	05/16/2017	Town of Oxford, General -	200.00	0.00	200.00	Dr
5056 Charging Station Electricity					0.00	Dr
5058 Town Hall Maintenance					0.00	Dr
	05/05/2017	Armstrong's Communication Ltd.	249.66	0.00	249.66	Dr
	05/23/2017	Heaven's Best Carpet Cleaning	305.04	0.00	554.70	Dr
			554.70	0.00		
5060 Municipal Election					0.00	Dr
5062 Bond Insurance					0.00	Dr
5064 Losses on Appeals/Habitat Subdiv					0.00	Dr
5066 OPH Grant					0.00	Dr
5068 Lion's Club Rental					0.00	Dr
5070 Conferences					0.00	Dr
	04/30/2017	AMEX	2,573.18	0.00	2,573.18	Dr
	04/30/2017	AMEX	412.05	0.00	2,985.23	Dr
			2,985.23	0.00		
5072 Public Official Liability Ins					0.00	Dr
5074 Dues - UNSM/FCM/CNTA/POL BD					0.00	Dr
	04/03/2017	Association of Municipal Admin.,NS	688.29	0.00	688.29	Dr
5076 Exhibition/Transport Society Grants					0.00	Dr
5078 YMCA Grant					0.00	Dr
5080 ORHS Bursary					0.00	Dr
5084 PVSC - Assessment Costs					0.00	Dr
5086 Valuation Allowance - Taxes					0.00	Dr

5088 Interest Town Hall 2013 MFC					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	185.00	0.00	185.00	Dr
5090 Interest Short Term Borrowings					0.00	Dr
5091 Bank Service Charges					0.00	Dr
	04/30/2017	April Bank Charges	409.77	0.00	409.77	Dr
5092 Deficit of Prior Years					0.00	Dr
5093 MFC Int - School Enhancement					0.00	Dr
	05/17/2017	May30-17, Coupon Account	310.00	0.00	310.00	Dr
5102 Admin Salary					0.00	Dr
	04/30/2017	April Settlements	750.00	0.00	750.00	Dr
5104 Admin Audit					0.00	Dr
5106 RCMP Contract					0.00	Dr
5107 School Crosswalk Guard					0.00	Dr
	04/03/2017	June Masters	160.50	0.00	160.50	Dr
	04/03/2017	Carla M. Black	160.50	0.00	321.00	Dr
	04/11/2017	June Masters	162.75	0.00	483.75	Dr
	04/11/2017	Carla M. Black	162.75	0.00	646.50	Dr
	04/18/2017	June Masters	162.75	0.00	809.25	Dr
	04/18/2017	Carla M. Black	162.75	0.00	972.00	Dr
	04/25/2017	June Masters	162.75	0.00	1,134.75	Dr
	04/25/2017	Carla M. Black	162.75	0.00	1,297.50	Dr
	05/01/2017	Carla M. Black	162.75	0.00	1,460.25	Dr
	05/01/2017	June Masters	162.75	0.00	1,623.00	Dr
	05/09/2017	June Masters	162.75	0.00	1,785.75	Dr
	05/09/2017	Carla M. Black	162.75	0.00	1,948.50	Dr
	05/16/2017	June Masters	141.05	0.00	2,089.55	Dr
	05/16/2017	Carla M. Black	141.05	0.00	2,230.60	Dr
	05/23/2017	Carla M. Black	162.75	0.00	2,393.35	Dr
	05/23/2017	June Masters	162.75	0.00	2,556.10	Dr
			2,556.10	0.00		
5108 Prosecuting Attorney Fee					0.00	Dr
5110 Corrections					0.00	Dr
5120 Admin Salary					0.00	Dr
	04/30/2017	April Settlements	750.00	0.00	750.00	Dr
5122 Admin Audit					0.00	Dr
5124 Fire Inspection Cost					0.00	Dr
5126 Firefighters Honorariums/Incentives					0.00	Dr
	04/25/2017	Tory Rushton	5,000.00	0.00	5,000.00	Dr
5128 Fire Phones					0.00	Dr
	04/20/2017	Bell Mobility Inc.	5.21	0.00	5.21	Dr
	04/20/2017	Bell Mobility Inc.	10.43	0.00	15.64	Dr
	04/25/2017	Eastlink Wireless	72.50	0.00	88.14	Dr
	05/05/2017	Bell Mobility Inc	83.43	0.00	171.57	Dr
	05/17/2017	AMEX	15.64	0.00	187.21	Dr
			187.21	0.00		
5130 Fire Communication System					0.00	Dr
	05/16/2017	Valley Communications Inc.	231.57	0.00	231.57	Dr
	04/30/2017	Expense Leases for the Year	5,108.64	0.00	5,340.21	Dr
			5,340.21	0.00		
5132 Public Fire Protection Charge					0.00	Dr
5134 Fire Chief's Convention					0.00	Dr
5136 Fire Training					0.00	Dr
	04/20/2017	Ontario Association of Fire Chiefs	156.43	0.00	156.43	Dr
	04/20/2017	Tory Rushton	149.26	0.00	305.69	Dr
	04/20/2017	Nova Scotia Chapter of the ISFSI	312.86	0.00	618.55	Dr
	05/16/2017	Nova Scotia/Prince Edward Island Council	900.00	0.00	1,518.55	Dr
			1,518.55	0.00		
5138 Fire Hall Lights & Power					0.00	Dr
5140 Fire Hall Natural Gas					0.00	Dr
	04/20/2017	Heritage Gas	98.77	0.00	98.77	Dr
	05/16/2017	Heritage Gas	360.05	0.00	458.82	Dr

			458.82	0.00		
5142 Fire Hall Insurance					0.00	Dr
5144 Fire Hall Maintenance					0.00	Dr
	05/01/2017	Scott's Independent	27.29	0.00	27.29	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	37.53	0.00	64.82	Dr
			64.82	0.00		
5146 Firefighters Liability Insurance					0.00	Dr
5148 Fire Hall Water					0.00	Dr
5150 Fire Hall Sewer					0.00	Dr
	05/16/2017	Town of Oxford, General -	200.00	0.00	200.00	Dr
5152 Fire Trucks Insurance					0.00	Dr
5154 Fire Trucks Fuel					0.00	Dr
	05/05/2017	Irving Oil Marketing Limited	204.92	0.00	204.92	Dr
5156 Fire Trucks Repairs & Maintenance					0.00	Dr
	05/16/2017	TBH Trucking & Repair Service Ltd.	102.20	0.00	102.20	Dr
5158 Fire Equipment & Supplies					0.00	Dr
	05/16/2017	Micmac Fire and Safety	2,028.87	0.00	2,028.87	Dr
5160 Fire Equipment Repairs & Maint					0.00	Dr
	05/16/2017	Micmac Fire and Safety	4,057.76	0.00	4,057.76	Dr
5164 Fire Training Ground Project					0.00	Dr
5166 Fire Truck Pumper/ Tanker					0.00	Dr
5168 Fire B.A. - MFC Interest					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	66.84	0.00	66.84	Dr
5170 Fire Truck 2005 MFC Interest					0.00	Dr
5172 Fire Truck 2005 MFC Principal					0.00	Dr
5174 Fire New Hall - MFC Interest					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	1,725.00	0.00	1,725.00	Dr
	05/17/2017	May17-17, Municipal Finance Corporation	140.00	0.00	1,865.00	Dr
			1,865.00	0.00		
5205 REMO					0.00	Dr
5210 EMO Expenses					0.00	Dr
	05/17/2017	AMEX	38.08	0.00	38.08	Dr
5215 EMO SHRU Funding					0.00	Dr
	05/16/2017	Special Hazards Response Unit	247.68	0.00	247.68	Dr
5240 Building Inspection					0.00	Dr
5245 Animal Control					0.00	Dr
5300 Other Protective Services					0.00	Dr

5410 Supervisor Salary					0.00	Dr
	04/03/2017	Wesley Adshade	1,096.15	0.00	1,096.15	Dr
	04/11/2017	Wesley Adshade	1,096.15	0.00	2,192.30	Dr
	04/18/2017	Wesley Adshade	1,096.15	0.00	3,288.45	Dr
	04/25/2017	Wesley Adshade	1,096.15	0.00	4,384.60	Dr
	05/01/2017	Wesley Adshade	1,096.15	0.00	5,480.75	Dr
	05/09/2017	Wesley Adshade	1,096.15	0.00	6,576.90	Dr
	05/16/2017	Wesley Adshade	1,096.15	0.00	7,673.05	Dr
	05/23/2017	Wesley Adshade	1,096.15	0.00	8,769.20	Dr
			8,769.20	0.00		
5412 Other Labour (Streets)					0.00	Dr
	04/01/2017	Darren Simpson	499.25	0.00	499.25	Dr
	04/01/2017	David Mattinson	375.36	0.00	874.61	Dr
	04/01/2017	Brian Pyke	18.13	0.00	892.74	Dr
	04/03/2017	Catherine Smith	699.39	0.00	1,592.13	Dr
	04/03/2017	Danny Rector	828.80	0.00	2,420.93	Dr
	04/03/2017	Darren Simpson	798.80	0.00	3,219.73	Dr
	04/03/2017	David Mattinson	798.80	0.00	4,018.53	Dr
	04/03/2017	Wilson Allen	319.52	0.00	4,338.05	Dr
	04/03/2017	Brian Pyke	52.76	0.00	4,390.81	Dr
	04/03/2017	June Masters	55.79	0.00	4,446.60	Dr
	04/03/2017	Carla M. Black	6.42	0.00	4,453.02	Dr
	04/11/2017	Catherine Smith	699.39	0.00	5,152.41	Dr
	04/11/2017	Danny Rector	845.20	0.00	5,997.61	Dr
	04/11/2017	Darren Simpson	814.80	0.00	6,812.41	Dr
	04/11/2017	David Mattinson	814.80	0.00	7,627.21	Dr
	04/11/2017	Wilson Allen	325.92	0.00	7,953.13	Dr
	04/11/2017	Brian Pyke	52.76	0.00	8,005.89	Dr
	04/11/2017	June Masters	6.51	0.00	8,012.40	Dr
	04/11/2017	Carla M. Black	6.51	0.00	8,018.91	Dr
	04/18/2017	Catherine Smith	699.39	0.00	8,718.30	Dr
	04/18/2017	Danny Rector	845.20	0.00	9,563.50	Dr
	04/18/2017	Darren Simpson	814.80	0.00	10,378.30	Dr
	04/18/2017	David Mattinson	814.80	0.00	11,193.10	Dr
	04/18/2017	Wilson Allen	325.92	0.00	11,519.02	Dr
	04/18/2017	Ronald Powell	84.50	0.00	11,603.52	Dr
	04/18/2017	June Masters	8.67	0.00	11,612.19	Dr
	04/18/2017	Carla M. Black	6.51	0.00	11,618.70	Dr
	04/25/2017	Catherine Smith	699.39	0.00	12,318.09	Dr
	04/25/2017	Danny Rector	845.20	0.00	13,163.29	Dr
	04/25/2017	Darren Simpson	814.80	0.00	13,978.09	Dr
	04/25/2017	David Mattinson	814.80	0.00	14,792.89	Dr
	04/25/2017	Wilson Allen	325.92	0.00	15,118.81	Dr
	04/25/2017	June Masters	6.51	0.00	15,125.32	Dr
	04/25/2017	Carla M. Black	6.51	0.00	15,131.83	Dr
	04/25/2017	Byron J. Smith	20.39	0.00	15,152.22	Dr
	05/01/2017	Catherine Smith	39.41	0.00	15,191.63	Dr
	05/01/2017	Danny Rector	845.20	0.00	16,036.83	Dr
	05/01/2017	Darren Simpson	814.80	0.00	16,851.63	Dr
	05/01/2017	David Mattinson	814.80	0.00	17,666.43	Dr
	05/01/2017	Wilson Allen	325.92	0.00	17,992.35	Dr
	05/01/2017	Carla M. Black	6.51	0.00	17,998.86	Dr
	05/01/2017	June Masters	6.51	0.00	18,005.37	Dr
	05/09/2017	Catherine Smith	39.41	0.00	18,044.78	Dr
	05/09/2017	Danny Rector	845.20	0.00	18,889.98	Dr
	05/09/2017	Darren Simpson	814.80	0.00	19,704.78	Dr
	05/09/2017	David Mattinson	814.80	0.00	20,519.58	Dr
	05/09/2017	Wilson Allen	325.92	0.00	20,845.50	Dr
	05/09/2017	June Masters	6.51	0.00	20,852.01	Dr
	05/09/2017	Carla M. Black	6.51	0.00	20,858.52	Dr
	05/16/2017	Catherine Smith	39.41	0.00	20,897.93	Dr
	05/16/2017	Danny Rector	845.20	0.00	21,743.13	Dr
	05/16/2017	Darren Simpson	814.80	0.00	22,557.93	Dr
	05/16/2017	David Mattinson	814.80	0.00	23,372.73	Dr
	05/16/2017	Wilson Allen	325.92	0.00	23,698.65	Dr
	05/16/2017	June Masters	5.64	0.00	23,704.29	Dr
	05/16/2017	Carla M. Black	5.64	0.00	23,709.93	Dr
	04/30/2017	April Settlements	0.00	962.19	22,747.74	Dr
	05/23/2017	Catherine Smith	39.41	0.00	22,787.15	Dr
	05/23/2017	Danny Rector	845.20	0.00	23,632.35	Dr
	05/23/2017	Darren Simpson	814.80	0.00	24,447.15	Dr
	05/23/2017	David Mattinson	814.80	0.00	25,261.95	Dr
	05/23/2017	Wilson Allen	325.92	0.00	25,587.87	Dr
	05/23/2017	Ronald Powell	1,100.79	0.00	26,688.66	Dr
	05/23/2017	Carla M. Black	6.51	0.00	26,695.17	Dr
	05/23/2017	Byron J. Smith	20.39	0.00	26,715.56	Dr
	05/23/2017	June Masters	8.67	0.00	26,724.23	Dr
	05/24/2017	POsting Corrections	0.00	2,797.56	23,926.67	Dr
			27,686.42	3,759.75		

5414 Summer Students					0.00	Dr
5416 Supervisor Phone					0.00	Dr
	04/03/2017	Wesley Adshade	80.00	0.00	80.00	Dr
	05/01/2017	Wesley Adshade	80.00	0.00	160.00	Dr
			160.00	0.00		
5418 Town Truck					0.00	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	6.77	0.00	6.77	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	7.05	0.00	13.82	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	11.46	0.00	25.28	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	7.91	0.00	33.19	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	3.74	0.00	36.93	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	15.10	0.00	52.03	Dr
	05/16/2017	CarQuest Auto Parts	80.77	0.00	132.80	Dr
			132.80	0.00		
5420 Supervisor Truck Allow					0.00	Dr
5422 Loader and Plow					0.00	Dr
5424 Generator					0.00	Dr
5426 Tractor					0.00	Dr
5428 Backhoe Lease Etc					0.00	Dr
	05/09/2017	Fundy Bay Tractors	81.06	0.00	81.06	Dr
5430 Roller					0.00	Dr
5432 Air Compressor					0.00	Dr
5434 Salt Truck					0.00	Dr
5436 Small Tools & Equipment					0.00	Dr
	04/25/2017	Sako Industrial Supply	421.46	0.00	421.46	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	6.25	0.00	427.71	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	55.17	0.00	482.88	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	16.15	0.00	499.03	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	16.62	0.00	515.65	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	13.55	0.00	529.20	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	12.51	0.00	541.71	Dr
	05/16/2017	Certified Sales & Marketing Ltd.	87.39	0.00	629.10	Dr
	05/19/2017	Athol Forestry Cooperative Limited	171.88	0.00	800.98	Dr
			800.98	0.00		
5438 OPH Insurance					0.00	Dr
5440 OPH Expenses					0.00	Dr
	05/01/2017	Heaven's Best Carpet Cleaning	567.85	0.00	567.85	Dr
5442 OPH Taxes					0.00	Dr
	05/16/2017	Town of Oxford, General -	2,145.30	0.00	2,145.30	Dr
5444 Town Garage Insurance					0.00	Dr
5446 Town Garage Fuel (Wood)					0.00	Dr
5448 Town Garage Maintenance					0.00	Dr
5452 Town Garage Phone					0.00	Dr
5454 Town Garage Water					0.00	Dr
5456 Town Garage Electricity					0.00	Dr
5458 Workers Compensation					0.00	Dr
	05/24/2017	Deductions/WCB/Pension May 2017	987.84	0.00	987.84	Dr
5460 Liability Insurance					0.00	Dr
5462 Diesel					0.00	Dr
	05/09/2017	Bluewave Energy	602.14	0.00	602.14	Dr
5464 Gasoline					0.00	Dr
	05/05/2017	Irving Oil Marketing Limited	204.92	0.00	204.92	Dr
5465 Oxygen					0.00	Dr

5466 Sundry					0.00	Dr
	04/25/2017	Don Smith Agencies Ltd	120.77	0.00	120.77	Dr
	05/01/2017	Walmart	122.50	0.00	243.27	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	11.67	0.00	254.94	Dr
			254.94	0.00		
5467 Clothing					0.00	Dr
5468 Health and Safety					0.00	Dr
	04/25/2017	McLeod Safety Services Ltd.	1,076.39	0.00	1,076.39	Dr
	05/01/2017	McLeod Safety Services Ltd.	440.20	0.00	1,516.59	Dr
			1,516.59	0.00		
5470 Salt					0.00	Dr
	05/09/2017	A. Lowther Trucking	126.14	0.00	126.14	Dr
5472 Road Repairs					0.00	Dr
5474 Street Maintenance					0.00	Dr
	05/09/2017	Fort Equipment Ltd	899.09	0.00	899.09	Dr
	05/17/2017	Casey Concrete Ltd	2,163.95	0.00	3,063.04	Dr
			3,063.04	0.00		
5476 Street Lighting					0.00	Dr
	04/30/2017	Street Lights 17/18	6,469.46	0.00	6,469.46	Dr
5478 Street Lights Reim back to Cap Res					0.00	Dr
5480 Main Street Phase 2 - MFC Int					0.00	Dr
	05/17/2017	May30-17, Coupon Account	1,330.00	0.00	1,330.00	Dr
5481 Main Street 2008 MFC Interest					0.00	Dr
5482 Main Street 2008 MFC Principal					0.00	Dr
5483 Capital from Revenue Loader					0.00	Dr
5484 Loader 2013					0.00	Dr
	05/17/2017	May17-17, Municipal Finance Corporation	225.00	0.00	225.00	Dr
5485 Paving 2006 MFC Interest					0.00	Dr
5486 Paving/Sidewalks 2016-MFC Interest					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	895.00	0.00	895.00	Dr
5487 Sidewalks - 2014					0.00	Dr
5488 Salt Truck 2016 - MFC Interest					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	170.00	0.00	170.00	Dr
5489 Honda Snowblower					0.00	Dr
5510 Sewer Admin Supervisor					0.00	Dr
5512 Sewer Other Labour					0.00	Dr
5514 Sewer Safety Equipment					0.00	Dr
5516 Sewer Maintenance					0.00	Dr
	04/20/2017	Maxxam Analitics	155.91	0.00	155.91	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	6.47	0.00	162.38	Dr
	05/09/2017	Atlantic Purification Systems Ltd.	1,872.99	0.00	2,035.37	Dr
			2,035.37	0.00		
5517 Sewer Power					0.00	Dr
5518 Sewer Lagoon MFC Interest					0.00	Dr
5520 Sewer Lagoon MFC Principal					0.00	Dr
5552 Transfer Station Contract (FERO)					0.00	Dr
	04/03/2017	Wilson Allen	402.00	0.00	402.00	Dr
	04/11/2017	Wilson Allen	407.28	0.00	809.28	Dr
	04/18/2017	Wilson Allen	407.28	0.00	1,216.56	Dr
	04/25/2017	Wilson Allen	407.28	0.00	1,623.84	Dr
	05/01/2017	Wilson Allen	407.28	0.00	2,031.12	Dr
	05/05/2017	Fero Industries	4,421.15	0.00	6,452.27	Dr
	05/05/2017	Fero Industries	4,421.15	0.00	10,873.42	Dr
	05/09/2017	Wilson Allen	407.28	0.00	11,280.70	Dr
	05/16/2017	Wilson Allen	407.28	0.00	11,687.98	Dr
	05/23/2017	Wilson Allen	407.28	0.00	12,095.26	Dr
			12,095.26	0.00		

5556 Tip Fees					0.00	Dr
	05/16/2017	Cumberland Joint Serv.Mgn Auth.	3,221.55	0.00	3,221.55	Dr
5572 Medical Centre					0.00	Dr
	04/03/2017	Catherine Smith	53.07	0.00	53.07	Dr
	04/11/2017	Catherine Smith	53.07	0.00	106.14	Dr
	04/18/2017	Catherine Smith	53.07	0.00	159.21	Dr
	04/20/2017	Canadian Linen and Uniform	45.28	0.00	204.49	Dr
	04/20/2017	Canadian Linen and Uniform	45.28	0.00	249.77	Dr
	04/20/2017	Canadian Linen and Uniform	45.28	0.00	295.05	Dr
	04/20/2017	Heritage Gas	71.16	0.00	366.21	Dr
	04/25/2017	Catherine Smith	624.00	0.00	990.21	Dr
	05/05/2017	Oxford Home Hardware Bldg.Ctre	7.29	0.00	997.50	Dr
	05/05/2017	Oxford Home Hardware Bldg.Ctre	19.05	0.00	1,016.55	Dr
	05/16/2017	Town of Oxford, General -	9,465.98	0.00	10,482.53	Dr
	05/16/2017	Heritage Gas	301.21	0.00	10,783.74	Dr
	05/16/2017	Canadian Linen and Uniform	88.41	0.00	10,872.15	Dr
	05/16/2017	Canadian Linen and Uniform	47.22	0.00	10,919.37	Dr
	05/23/2017	PBS Waste Ltd. - Nova Scotia	179.91	0.00	11,099.28	Dr
	05/23/2017	Catherine Smith	624.00	0.00	11,723.28	Dr
			11,723.28	0.00		
5573 Deficit Regional Housing Authority					0.00	Dr
5574 Planning - Town of Amherst					0.00	Dr
	04/25/2017	Town of Amherst	15,643.00	0.00	15,643.00	Dr
5578 Interest Medical Centre 2013 MFC					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	140.00	0.00	140.00	Dr
5579 Lease Natural Gas Boiler Med Cent					0.00	Dr
	04/30/2017	Expense Leases for the Year	3,721.36	0.00	3,721.36	Dr
5586 Tree Expense/Trail Reserve					0.00	Dr
5590 Community Enhancement					0.00	Dr
	04/25/2017	ULINE CANADA CORPORATION	3,071.39	0.00	3,071.39	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	15.81	0.00	3,087.20	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	11.05	0.00	3,098.25	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	36.44	0.00	3,134.69	Dr
	05/09/2017	Oxford Home Hardware Bldg.Ctre	44.23	0.00	3,178.92	Dr
	05/09/2017	ULINE CANADA CORPORATION	329.34	0.00	3,508.26	Dr
	05/09/2017	ULINE CANADA CORPORATION	320.00	0.00	3,828.26	Dr
	04/30/2017	#1049	0.00	1,000.00	2,828.26	Dr
			3,828.26	1,000.00		
5592 Tourism					0.00	Dr
5594 Communities in Bloom					0.00	Dr
5602 Arena Labour					0.00	Dr
	04/01/2017	Brian Pyke	302.12	0.00	302.12	Dr
	04/03/2017	Brian Pyke	879.35	0.00	1,181.47	Dr
	04/11/2017	Brian Pyke	879.35	0.00	2,060.82	Dr
	05/16/2017	Heritage Gas	71.77	0.00	2,132.59	Dr
	05/23/2017	David Mattinson	414.77	0.00	2,547.36	Dr
			2,547.36	0.00		
5606 Arena Telephone					0.00	Dr
5608 Arena Electricity					0.00	Dr
5610 Arena Maintenance					0.00	Dr
	04/03/2017	Brian Pyke	28.48	0.00	28.48	Dr
	05/05/2017	Oxford Home Hardware Bldg.Ctre	10.77	0.00	39.25	Dr
	05/05/2017	Oxford Home Hardware Bldg.Ctre	28.72	0.00	67.97	Dr
	05/16/2017	Black & MacDonald	224.00	0.00	291.97	Dr
			291.97	0.00		
5611 Lease Natural Gas Boiler Arena					0.00	Dr
	04/30/2017	Expense Leases for the Year	7,580.16	0.00	7,580.16	Dr
5612 Arena Natural Gas					0.00	Dr
	04/20/2017	Heritage Gas	184.68	0.00	184.68	Dr
	05/16/2017	Heritage Gas	110.16	0.00	294.84	Dr
			294.84	0.00		
5614 Arena Water					0.00	Dr

5615 Arena Sewer					0.00	Dr
	05/16/2017	Town of Oxford, General -	200.00	0.00	200.00	Dr
5616 Arena Insurance					0.00	Dr
5618 Arena Zamboni					0.00	Dr
5620 Arena 2008 MFC Interest					0.00	Dr
5622 Arena Dressng Room 2013 MFC Int.					0.00	Dr
	05/17/2017	May17-17, Municipal Finance Corporation	32.55	0.00	32.55	Dr
5624 Arena 2013 MFC Interest					0.00	Dr
	05/17/2017	May15-17, Municipal Finance Corporation	251.48	0.00	251.48	Dr
5628 Arena Chiller - MFC Int					0.00	Dr
	05/17/2017	May30-17, Coupon Account	166.94	0.00	166.94	Dr
5631 Xmas Lights					0.00	Dr
5632 Tennis Courts					0.00	Dr
5634 Tennis Courts					0.00	Dr
5636 Ballfield					0.00	Dr
5638 Skateboard Park					0.00	Dr
5640 Mural Lights					0.00	Dr
5642 Library Expense					0.00	Dr
	04/25/2017	Byron J. Smith	59.71	0.00	59.71	Dr
	05/23/2017	Byron J. Smith	59.71	0.00	119.42	Dr
			119.42	0.00		
5643 Regional Library Board Transfer					0.00	Dr
	05/16/2017	Cumberland Public Libraries	8,448.00	0.00	8,448.00	Dr
5652 Theatre Movies					0.00	Dr
	04/03/2017	June Masters	54.00	0.00	54.00	Dr
	04/18/2017	June Masters	54.00	0.00	108.00	Dr
	05/23/2017	June Masters	54.00	0.00	162.00	Dr
	05/24/2017	POsting Corrections	0.00	162.00	0.00	Dr
			162.00	162.00		
5654 Theatre Telephone					0.00	Dr
5656 Theatre Electricity					0.00	Dr
5657 Theatre Expense					0.00	Dr
5658 Theatre Maintenance					0.00	Dr
	05/16/2017	June Masters	117.39	0.00	117.39	Dr
	05/24/2017	POsting Corrections	162.00	0.00	279.39	Dr
			279.39	0.00		
5660 Theatre Natural Gas					0.00	Dr
	04/20/2017	Heritage Gas	23.42	0.00	23.42	Dr
5662 Theatre Water					0.00	Dr
5664 Theatre Sewer					0.00	Dr
	05/16/2017	Town of Oxford, General -	200.00	0.00	200.00	Dr
5665 Theatre Property Tax					0.00	Dr
	05/16/2017	Town of Oxford, General -	1,986.50	0.00	1,986.50	Dr
5666 Theatre Insurance					0.00	Dr
5682 Recreation Community Garden Project					0.00	Dr
5684 Recreation Co-ord Salary					0.00	Dr
	04/03/2017	Corey Skinner	635.70	0.00	635.70	Dr
	04/11/2017	Corey Skinner	635.70	0.00	1,271.40	Dr
	04/18/2017	Corey Skinner	635.70	0.00	1,907.10	Dr
	04/25/2017	Corey Skinner	635.70	0.00	2,542.80	Dr
	05/01/2017	Corey Skinner	635.70	0.00	3,178.50	Dr
	05/09/2017	Corey Skinner	635.70	0.00	3,814.20	Dr
	05/16/2017	Corey Skinner	635.70	0.00	4,449.90	Dr
	05/23/2017	Corey Skinner	635.70	0.00	5,085.60	Dr
			5,085.60	0.00		

5686 Recreation Co-ord Travel					0.00	Dr
	04/18/2017	Corey Skinner	31.28	0.00	31.28	Dr
	04/25/2017	Corey Skinner	147.93	0.00	179.21	Dr
	05/05/2017	Corey Skinner	31.28	0.00	210.49	Dr
	05/16/2017	Corey Skinner	29.70	0.00	240.19	Dr
	05/19/2017	Corey Skinner	83.37	0.00	323.56	Dr
			323.56	0.00		
5688 Recreation Summer Students					0.00	Dr
5690 Recreation Office Supplies					0.00	Dr
5692 Recreation Postage					0.00	Dr
	04/25/2017	Canada Post Corporation	158.52	0.00	158.52	Dr
5694 Recreation Advertising					0.00	Dr
	05/01/2017	Metro Guide Publishing	521.43	0.00	521.43	Dr
	05/05/2017	Deans	521.43	0.00	1,042.86	Dr
			1,042.86	0.00		
5696 Recreation Telephone					0.00	Dr
5698 Recreation-Riverfest/Youth Council					0.00	Dr
5700 Recreation - Summer Soccer Program					0.00	Dr
5702 Recreation - Tennis Program					0.00	Dr
5704 Recreation - General Programs					0.00	Dr
	05/01/2017	Lower Main Market	101.10	0.00	101.10	Dr
	05/01/2017	Parkview Family Restaurant & Inn Ltd.	389.03	0.00	490.13	Dr
	05/05/2017	Cumberland YMCA	1,482.68	0.00	1,972.81	Dr
	05/05/2017	Trudy Reid	72.96	0.00	2,045.77	Dr
	05/05/2017	Petty Cash	45.34	0.00	2,091.11	Dr
	05/19/2017	Oxford Pharmasave	25.81	0.00	2,116.92	Dr
	05/19/2017	Oxford Pharmasave	3.94	0.00	2,120.86	Dr
			2,120.86	0.00		
5722 MFC Principal - 2011 School Enhan					0.00	Dr
	05/17/2017	May30-17, Coupon Account	10,000.00	0.00	10,000.00	Dr
5724 MFC Principal - 2005 Fire Truck					0.00	Dr
5728 MFC Principal - 2013 Fire Hall					0.00	Dr
5733 MFC Principal - 2013 Med Cent					0.00	Dr
5735 MFC Principal - 2011 Main Phase 2					0.00	Dr
	05/17/2017	May30-17, Coupon Account	43,000.00	0.00	43,000.00	Dr
5743 MFC Principal - Sewer Lagoon					0.00	Dr
5756 MFC Principal - 2013 Town Hall					0.00	Dr
5758 MFC Principal - 2013 Arena					0.00	Dr
5760 MFC Principal - 2011 Arena Chiller					0.00	Dr
	05/17/2017	May30-17, Coupon Account	5,500.00	0.00	5,500.00	Dr
5762 MFC Principal - 2014 Loader					0.00	Dr
5764 MFC Principal - 2014 Fire Hall #2					0.00	Dr
5766 MFC Principal - 2014 Arena					0.00	Dr
5772 Interest ST Borrowings					0.00	Dr
5774 Bank Service Charges					0.00	Dr
5776 Debenture Discount					0.00	Dr
5778 Assessment Costs					0.00	Dr
5780 Transfer to Reserves					0.00	Dr
5781 Deficit of Prior Years					0.00	Dr
5782 Valuation Allowance					0.00	Dr
5790 District School Board					0.00	Dr
	05/24/2017	Chignecto-Central Reg.Sch.Bd.	209,527.00	0.00	209,527.00	Dr

Town of Oxford Water
General Ledger Report 04/01/2017 to 05/24/2017
Sorted by: Transaction Number

	Date	Comment	Debits	Credits	Balance	
5804 P&P Supervisor Salary					0.00	Dr
5806 P&P Power					0.00	Dr
5808 P&P Labour					0.00	Dr
5810 P&P Repairs and Maintenance					0.00	Dr
	04/01/2017	Oxford Home Hardware Bldg Ctre	34.39	0.00	34.39	Dr
	04/01/2017	Oxford Home Hardware Bldg Ctre	34.40	0.00	68.79	Dr
	04/01/2017	Oxford Home Hardware Bldg Ctre	14.60	0.00	83.39	Dr
	04/01/2017	Greatario	2,216.05	0.00	2,299.44	Dr
	04/01/2017	Hitech Communications	145.90	0.00	2,445.34	Dr
			2,445.34	0.00		
5822 Treatment Chemicals					0.00	Dr
5824 Treatment Power					0.00	Dr
5826 Treatment Labour					0.00	Dr
5828 Treatment Maintenance					0.00	Dr
	04/01/2017	Maxxam Analytics Inc	84.47	0.00	84.47	Dr
	04/01/2017	Maxxam Analytics Inc	84.47	0.00	168.94	Dr
	04/01/2017	Maxxam Analytics Inc	84.47	0.00	253.41	Dr
	04/01/2017	Maxxam Analytics Inc	84.47	0.00	337.88	Dr
	04/01/2017	MBW Courier	251.97	0.00	589.85	Dr
	04/01/2017	Praxair	60.59	0.00	650.44	Dr
			650.44	0.00		
5842 T&D Meters					0.00	Dr
5844 T&D Labour					0.00	Dr
5846 T&D Maintenance					0.00	Dr
	04/01/2017	Emco Corporation	294.21	0.00	294.21	Dr
5848 T&D Services					0.00	Dr
5850 T&D Truck Expense					0.00	Dr
5872 Admin Salaries					0.00	Dr
5874 Admin CPP					0.00	Dr

5876 Admin EI					0.00	Dr
5878 Admin Pension					0.00	Dr
5880 Admin Health Plan					0.00	Dr
5882 Admin WCB					0.00	Dr
5884 Admin Rentals					0.00	Dr
5886 Admin Legal Fees					0.00	Dr
5890 Admin Office Expense					0.00	Dr
5892 Admin Audit Fee					0.00	Dr
5894 Admin Bank Charges					0.00	Dr
	04/30/2017		0.00	2.00	2.00	Cr
	04/30/2017		0.00	1.64	3.64	Cr
	05/17/2017	#1050/1051	0.00	1.29	4.93	Cr
	05/17/2017	#1050/1051	0.00	1.40	6.33	Cr
			0.00	6.33		
5912 Depreciation					0.00	Dr
5914 Town Taxes					0.00	Dr
	04/01/2017	Town of Oxford	18,017.02	0.00	18,017.02	Dr
5916 MFC Interest New Source					0.00	Dr
	04/30/2017	May09-17, Coupon Account	835.25	0.00	835.25	Dr
5918 MFC Interest Watermain Upgrades					0.00	Dr
5919 MFC Interest Water Meters					0.00	Dr
5920 MFC Principal New Source					0.00	Dr
5922 MFC Principal Watermain Upgrades					0.00	Dr
5923 MFC Principal Water Meters					0.00	Dr

Generated On: 05/25/2017

DEPARTMENT: ALL TOWN DEPARTMENTS

TITLE: **Naming Public Lands and Town-Owned Facilities**

Minutes reference date:

PURPOSE:

1. To provide guidelines whereby Town of Oxford public lands and facilities may be officially named by Town Council.

POLICY:

2. There are occasions when interested parties have proposed to name or re-name Town of Oxford public lands and facilities. It is the policy of the Town of Oxford to consider naming proposals, seek citizen input and formally decide on proposed names or renaming of Town of Oxford public lands or facilities within established criteria.

DEFINITIONS:

3. Public land – lands which are owned or controlled in use by the Town of Oxford for the long term benefit of the community. Examples include but are not limited to parks, sports fields, beautification areas and natural areas.

   Public facilities – physical facilities owned or controlled in use by the Town of Oxford for the long term benefit of the community. Examples include: buildings, rooms and ball fields. Street naming guidelines are covered by a separate Town of Oxford policy.

NAMING CRITERIA

4. Town of Oxford public lands and facilities may be named after persons, a place or location, or an event that has created an important legacy or achievement. A person's name is eligible for consideration one year after his/her death with special benefactors excepted. The following criteria may be used by Council in determining the appropriateness of the naming designation:
   - A noteworthy public figure or official;
   - A person, place or event of historical or cultural significance;
   - Special benefactor(s) (living or dead);
   - A person, group, place or feature, particularly identified with the public land or facility;
   - Exceptions to the naming criterial can be approved by Council if an occasion to recognize the outstanding contributions of a living person is determined.

PROCEDURES

5. Initiation of proposed name:

   A request to name or rename a Town owned property or facility must be made in writing to the Chief Administrative Officer who shall bring it, along with a background report, to the Council in Committee of the whole for initial discussion and direction.

6. Additional Public Input and Public Hearing

   Should Council determine that additional public input is needed, it may hold a public hearing no sooner than 30 days following the Council meeting at which the initial report was received by Council. The public hearing shall follow a format similar to that for a planning document. Council may also solicit public comment by inviting citizens and interested persons to provide written comments.

7. Formal Council Decision

   a. Following a public hearing and receiving additional public input, if determined by Council to be required, the item will be placed on the Committee of the Whole meeting agenda for discussion and direction. Committee of the Whole may, at this point, refer the proposed naming to Council again for consideration.

   b. The naming decision shall be made by a resolution of council.

TOWN OF OXFORD

BYLAW RESPECTING COMMERCIAL DEVELOPMENT IMPROVEMENTS

IN THE TOWN OF OXFORD

WHEREAS it is desirable to permit the phasing-in, over a period of up to 10 years, of an increase to the taxable assessed value of commercial properties located in the Town of Oxford Commercial Development District and further to provide a partial rebate of taxes paid by the owner during the phasing-in period;

AND WHEREAS Chapter 13 of the Acts of 2016 amended the Municipal Government Act (Chapter 18 of the Acts of 1998) to create Sections 71C and 71D, which allows the Town with the approval of the Minister of Municipal Affairs to pass this Bylaw;

The Council of the Town of Oxford, under the authority of the Municipal Government Act, pursuant to Section 71C and subject to approval of the Minister in Section 71D, enacts the following Bylaw:

SHORT TITLE

1. This Bylaw shall be known as Bylaw No. O-12017, and may be cited as the "Commercial Development Improvement Bylaw" (also known as "CDI Bylaw").

APPLICATION

2. This Bylaw shall apply to a property which meets the definition of an eligible property as defined in subsection 71C(1) of the *Municipal Government Act,* if that property is located within the **Commercial Development District (CDD)** as prescribed in the *Town of Oxford Municipal Planning Strategy* and as depicted in the Industrial, Commercial, and CDD in the attached Appendix A.

DEVELOPMENT REBATE PROGRAM

3. The **Development Rebate Program** is established to provide assistance to owners of eligible property by providing the possibility of an annual partial rebate on taxes paid by the owner if the owner has undertaken development of their property in the CDD. The rebates are designed to stimulate building construction and the expansion of the economy of the Town.

4. The Development Rebate Program may provide a participating owner with a partial rebate on taxes paid on an eligible property by utilizing all or a portion of the "Rebate Eligible Assessment."

5. Prior to receiving a development rebate, an owner of an eligible property must enter into Phased In Assessment Agreement with the Town.

DEVELOPMENT

6. An eligible property must undergo development before the owner of the property can participate in the Development Rebate Program.

DEFINITIONS

7. **Development** means investment that results in an increase in the productive use of a property or a building on a property within the CDD, and includes, but is not limited to a new building construction enterprise, or the expansion of an existing building to realize more effective utilization of the property's potential.

8. **Rebate Eligible Assessment** means the amount calculated using the following formula:

   Rebate Eligible Assessment = Actual Taxable Assessed Value – Base Year Taxable Assessed Value

9. **Base Year Taxable Assessed Value** means the Taxable Assessed Value applicable for the taxation year in which a Phased In Assessment Agreement is signed for the eligible property upon which development is to be constructed.

10. The Base Year Taxable Assessed Value means the Taxable Assessed Value shall be fixed in this manner for the purpose of determining the Rebate Eligible Assessment for the development of the eligible property subject to any adjustment arising from assessment appeals or changes to the Taxable Assessed Value made by the Property Valuation Service Corporation (PVSC) through requests for reconsideration, and shall remain unchanged for the duration of the term of the Development Rebate Program for the eligible property.

11. **Actual Taxable Assessed Value** means the Taxable Assessed Value applicable for the taxation year in which the Rebate Eligible Assessment is to be determined, subject to any adjustments to taxes arising from assessment appeals or charges to the Taxable Assessed Value made by PVSC through requests for reconsideration.

PHASED IN ASSESSMENT AGREEMENT

12. (1) As a condition of the Development Rebate Program, an owner of an eligible property must enter into an agreement with the Town (hereinafter referred to as the **"Phased In Assessment Agreement").** The Phased In Assessment Agreement signed by the parties will be substantially the same as the form agreement attached as Appendix B to this Bylaw and forming part of the Bylaw.

    (2) A Phase In Assessment Agreement is intended to compliment and provide specifics for the subject property. The eligibility criteria for the Development Rebate Program and the limits on the program are as established in this Bylaw. In the event of a conflict between a Phased In Assessment Agreement and the Bylaw, the provisions of this Bylaw shall prevail.

REBATE CALCULATION

13. An annual development rebate amount shall be calculated each year as the following percentage of the equivalent of the Rebate Eligible Assessment:

Year	Rebate (as % of tax increment
1	90
2	80
3	70
4	60
5	50
6	50
7	40
8	30
9	20
10	10

REBATE LIMITS

14. The total of development rebates provided to an owner over the term of participation in the program must not result in calculation of the total increase in taxes payable during the phase-in period being less than fifty percent of the total increase in taxes that would be payable during the same period in the absence of the application of the program formula.

ADJUSTMENTS

15. In the event there are any subsequent changes to the total taxes payable in any year due to reductions resulting from assessment appeals, and where such tax changes occur after rebate amounts have been paid, future year rebate entitlements may be reduced accordingly. Any overpayment of rebate amounts arising from subsequent assessment or tax reductions will be deemed to be a debt owing to the Town.

DURATION

16. Development rebates will only become payable to the owner after the eligible property is first reassessed by PVSC to fully reflect the development that the owner is receiving the rebate for.

17. All rebates will cease if during the program term the building is demolished except to expand an eligible use. Rebate amounts that would have been payable in the year in which the demolition occurs will be adjusted on a pro-rated bases to reflect the date of the demolition.

STAGED DEVELOPMENT

18. In the case of a staged development, where one portion of a property is developed in advance of others, each portion of the property will be treated as a separate property. The first rebate payment of the component of the Development Rebate Program will be based on the Rebate Eligible Assessment arising from the increased assessment on the first portion of the development. As other portions of the property are developed, and which result in further assessment increases, the property owner may apply to further participate in the Development Rebate Program based on the additional Rebate Eligible Assessment, subject to the continued available of the Development Rebate Program and the owner's ability to meet the eligibility requirements and rebate entitlements in place at that time.

CONDOMINIUMS

19. If a development of an eligible property is condominiumized, each condominium unit will be treated as a stand-alone development and must be able to meet all eligibility requirements of the Development Rebate Program, independent of other condominium units.

REPEAL

20. (1) In the event that this Bylaw, or any portion thereof, is repealed, any owner who has been accepted to participate in the Development Rebate Program prior to the date of repeal will benefit from the program, as applicable, in accordance with this Bylaw, despite its whole or partial repeal.

(2) In the event of a repeal in (1), for the owners who are accepted in the program as of the date of the repeal, this Bylaw will continue to be considered to be in force and effect only for the limited purpose of providing for the continuation of the Development Rebate Program for those owners until the ten year maximum term is completed or the owners participation in the program is discontinued.

OTHER CONDITIONS

21. An owner's application to the Development Rebate Program must be made prior to the issuance of the first building permit for the development of the property.

22. All proposed development must conform to all Provincial laws, Town Bylaws, policies, and processes and all improvements must be made pursuant to an approved building permit and applicable zoning requirements and development approvals.

23. The applicant must be the owner of the eligible property or have the owner's written authorization to apply for the Development Rebate Program.

24. The owner of an eligible property must not be in arrears of property taxes or other fees and charges on the date that the Phased In Assessment Agreement is signed.

PAYMENT

25. Rebates may be provided once annually, in the last quarter of the year, provided that:
    a. There are no outstanding taxes, water rates, or other sums owed to the Town with respect to the property;

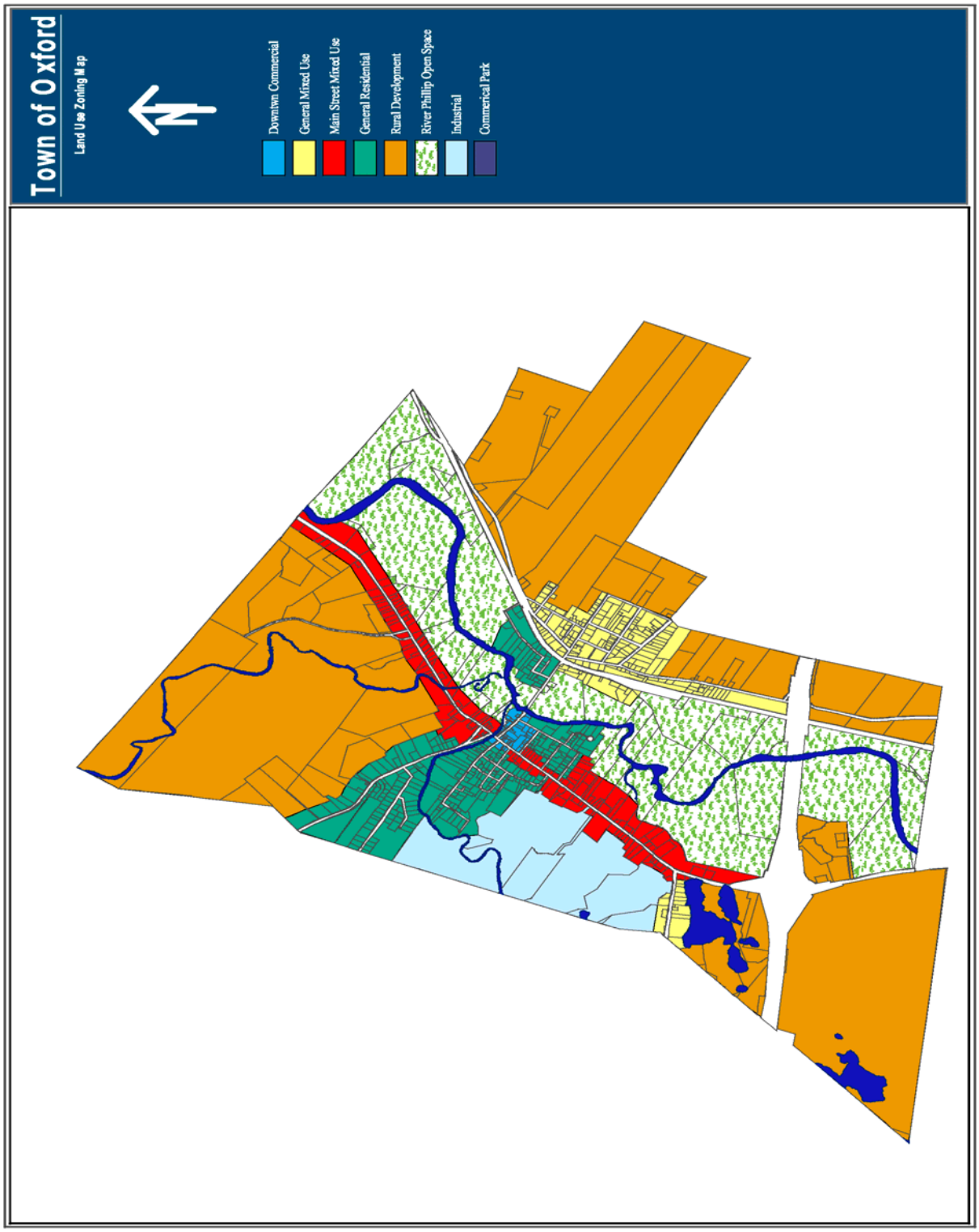
    b. There are no outstanding work orders or orders or requests to comply from any municipal or provincial entity; and

    c. All other eligibility criteria and conditions are met.

26. Development rebates will not be applied as tax credits against property tax accounts.

27. In case of an assessment appeal, the Town reserves the right to withhold any further development rebates pending final disposition of the appeal.

20.0 ZONING MAP: Schedule “A”



SCHEDULE "B"

Town of Oxford
Phased In Assessment Agreement

THIS AGREEMENT made as of the _____ day of _____, 20 _____

BETWEEN:

(the "**Applicant**")

- and –

TOWN OF OXFORD
(the "**Town**")

WHEREAS the Town adopted Bylaw No. P-9 cited as the "Commercial Development Improvement Bylaw" (CDI Bylaw), a partial rebate program consisting of annual rebates to participating owners who undertake development on eligible property in the Central Business District;

AND WHEREAS the Applicant is the registered owner or the person having the owner's authorization, of an eligible property which is located within the Commercial Development District and has applied to the Town for participation in the Development Rebate Program for the Property described below in section 1 and in Schedule "A" of this Agreement (the "Property");

AND WHEREAS the Town requires that a Phased In Assessment Agreement be entered into between the Applicant and the Town;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the premises, covenants and agreements hereinafter contained on the part of the Applicant to be observed, fulfilled and performed as hereinafter required and the approval of the Applicant's application for participation in the Development Rebate Program by the Town, subject to and in accordance with, the terms and conditions of this Agreement, the parties covenant and agree as follows:

1. PROPERTY INFORMATION:

Applicant:

Name of registered Property Owner:

Address of Property:

Property Identification Number(s):

Mailing Address of Owner:

Name of Agreement Recipient:

Mailing Address of Recipient:
The Legal Description of the Property as set out in Schedule “A” of this Agreement.

2. DEFINITIONS:

Save and except as may be otherwise defined in this Agreement, the definitions of terms used in this Agreement shall be the same as the definitions for those terms as set out in the CDI Bylaw, No. P-9, and Section 71C of the Municipal Government Act, C18 of the Acts of 1998.

Please note: the terms Actual Taxable Assessed Value, Base Year Taxable Assessed Value, Development, Rebate Eligible Assessment are defined in the CDI Bylaw.

The following terms shall have the meaning set out below:

2.1 **Agreement** means this Phased-In Assessment Agreement which is entered into between the parties pursuant to sections 71C and 71D of the *Municipal Government Act,* and the CDI Bylaw No. P-9 enacted by the Council of the Town of Oxford and as amended from time to time.

2.2 **Applicant** means the owner of the property or a person having the owner’s authorization to apply for the Development Rebate Program.

2.3 **CAO** means the Chief Administrative Officer of the Town. The CAO is the approving authority for purposes of this Agreement where authority is not required to come from Council.

2.4 **Treasurer** means the Director of Finance of the Town.

2.5 **Development Rebate Program** means program established by CDI Bylaw for a maximum period of 10 years.

2.6 **Development Rebate** means annual rebate amount calculated each year as set out in section 13 of the CDI Bylaw.

2.7 **Eligible Costs** means:

- Construction/retrofit/expansion costs as shown by the main Building Permit for the development;
- The cost of associated studies and surveys;
- The cost of development of plans and specifications; and
- The cost of implementation and administration of the project including staff and professional service costs for architectural, engineering, legal, financial and planning services.

Eligible costs do not include any costs or portion thereof covered by any form of financial assistance from a Provincial or Federal government or a board or agency of such government.

2.8 **Eligible Use** means permitted commercial uses as set out in the Town of Oxford Municipal Planning Strategy and Land Use Bylaw.

2.9 **Owner** means the registered owner(s) of the Property at the date this Agreement is signed.

2.10 **Property** means the Property described in section 1 and Schedule "A" of this Agreement.

2.11 **Recipient** means the Applicant, authorized to receive a development rebate.

2.12 **Town Solicitor** means the lawyer appointed by the Town for the purpose of registering this Agreement in the Registry of Deeds or under the Land Registration System, whichever is applicable.

3. PARTICIPATION IN DEVELOPMENT REBATES PROGRAM

3.1 The Applicant's participation in the Development Rebate Program is conditional on the Applicant ensuring that at all times the following conditions are met:

(a) The objectives and participation requirements of this Agreement and the CDI Bylaw, attached as Schedule "C" to this Agreement, are met from year to year;

(b) All applicable Provincial and Town requirements, policies and procedures are met;

(c) The Applicant is in compliance with all of the terms and conditions of this Agreement and is in conformance with all Building Permits and other regulatory approvals pertaining to the Property; and

(d) The property has undergone development.

4. DEVELOPMENT REBATE FUNDING CALCULATION

4.1 A development rebate is calculated by the TREASURER as a percentage of the Rebate Eligible Assessment as shown in Schedule "F" to this Agreement.

4.2 Prior to the commencement of the Development Rebate Program, the TREASURER shall determine the Base Year Taxable Assessed Value used to calculate the Annual Rebate Eligible Tax Assessment and the corresponding annual development rebate payable for development. Following this determination, Schedule "F" will be amended annually to show the Actual Taxable Assessed Value, the Rebate Eligible Taxes, and the annual development rebate amount payable as determined by the TREASURER.

4.3 The Applicant shall have an opportunity to review the TREASURER's calculation of the Base Year Taxable Assessed Value prior to the finalization of Schedule "F", however, the TREASURER's determination as to the calculation of the Base Year Taxable Assessed Value, and the amount of the development rebate, shall be final.

4.4 In calculating the annual Development Rebate payable for the development, the Rebate Eligible Assessment shall be calculated annually from the first year that the subject Development Rebate is payable, or the first year that the Owner elects to make the Annual Taxable Assessed Value election in accordance with this Agreement and CDI Bylaw.

4.5 The Development Rebate will be reduced by the TREASURER for the year in which a development rebate is paid, to reflect the amount of any rebate(s) of municipal taxes paid to the Owner, including but not limited to rebates to reflect charitable status tax rebates related to the development. Any such reductions shall be in an amount reflecting the product of the municipal portion of taxes rebated and the development rebate percentage level applicable to that year.

4.6 The total of development rebates paid over a ten year maximum term of the program must not result in the calculation of the total increase in taxes payable during the phase-in period being less than fifty percent (50%) of the total increase in taxes that would be payable during the same period in the absence of the application of the formula.

REBATE ELIGIBLE ASSESSMENT

4.7 Subject to sections 4.9 and 4.10 of this Agreement, the Base Year Taxable Assessed Value shall remain fixed for the duration of the Development Rebate Program.

4.8 The Rebate Eligible Assessment will be amended by the TREASURER, as necessary, to reflect changes to the total Municipal Property Taxes payable in any year, as a result of successful assessment appeals, requests for reconsideration, equity changes, gross errors or other changes to Actual Taxable Assessed Value that have the effect of changing the amount used to calculate the Actual Taxable Assessed Value.

4.9 Where the Rebate Eligible Assessment is amended in accordance with section 4.8, future development rebates shall be adjusted accordingly for the duration of the Development Rebate Program period. Such adjustments may reflect any overpayment of development rebate arising from successful assessment appeals that occur subsequent to the commencement of payment of development rebates.

4.10 If at any time the Owner appeals any assessment relating to the development that, in the opinion of the CAO, may impact the calculation of the Rebate Eligible Assessment, the Town shall withhold any or all of the Development Rebate that would otherwise be paid for the development, based on a reasonable estimate of the reduction in assessment being sought, pending final disposition of the appeal. If as a result of the decision of the appeal body, the Actual Taxable Assessed Value is reduced below the amount determined in calculating the Rebate Eligible Assessment, then the reduced Rebate Eligible Assessment shall be the basis for determining the development rebate payable under this Agreement.

4.11 Where section 4.9 and 4.10 apply, any overpayment of a development rebate arising from subsequent assessment or tax reductions will be deemed to be a debt

owing to the Town which the Owner shall pay forthwith together with the same interest charged for overdue accounts by the Town.

4.12 If at any point after the development is complete, additional work is proposed on the Property that is not part of the original Program application, but may serve to further increase the current year tax assessed value, such additional work shall not be included in the calculation of the development rebate in this Agreement, but may be the subject of a further Development Rebate Program application, subject to the continued availability of the Development Rebate Program and the eligibility requirements and rebate entitlements in effect at that time.

5. FUNDING PAYMENT

5.1 Subject to Section 6 of this Agreement, development rebate payments to a maximum of ten (10) annual payments will commence being paid the first taxation year in which the Rebate Eligible Assessment is capable of being determined.

5.2 Development rebates cannot be applied as tax credits against the Property Tax Account.

6. CONDITIONS OF PAYMENT

6.1 The CAO shall determine whether the Applicant has satisfied the participation requirements of this Agreement and the Schedules attached hereto.

6.2 A development rebate will only become payable after the property is first reassessed by the PVSC to fully reflect the development for which the Applicant might receive a rebate.

6.3 A rebate can only be paid once annually, in the last quarter of the year, provided that:

(a) There are no outstanding taxes, water rates or other sums owed to the Town with respect to the property;
(b) There are no outstanding work orders and/or orders or requests to comply from any municipal or provincial entity; and
(c) All other required criteria and conditions are met.

7. OWNERS OBLIGATIONS

Compliance with Rebate Application

7.1 The Applicant shall undertake the development in accordance with the Development Rebate Program.

Compliance with Town Directives

7.2 The Applicant shall strictly comply with and observe all material requirements, stipulations, guidelines and directives related to the Development Rebate Program as required by the Town, and shall undertake all necessary courses of action to ensure compliance.

7.3 The Applicant agrees that the development shall be completed in compliance with all required Building Permits, and constructed in accordance with the Nova Scotia Building Code Act and all applicable Land Use Bylaw requirements, Municipal requirements and other approvals required at law.

Demolition/Conversion

7.4 The Applicant covenants to the Town that the development will not be demolished, in whole or in part or converted to an ineligible use, in whole or in part, prior to the advance of all of the payments over the term of this Agreement unless such demolition is required to enable property enhancement approved by the Town under the terms of this Agreement.

7.5 The Applicant shall ensure that the Property is maintained in its redeveloped condition in accordance with this Agreement.

7.6 The Applicant further covenants that if at any time during the Development Rebate Program the building which underwent development is demolished, in whole or in part, or converted to an ineligible use, in whole or in part, the CAO in his or her sole discretion will cease to advance future development rebates or reduce the amount of future development rebates on a pro-rated basis to reflect the date of the demolition or conversion.

Payment of Costs

7.7 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:

a) The onus and responsibility is upon the Applicant at all times to assume all costs of development and to apply for and obtain, at the Applicant's expense, all approvals and permits required from the Town and all other agencies including but not limited to all Municipal Planning Strategy Amendments, Land Use Bylaw Amendments, minor variances, site plan approval and building permits in accordance with all applicable legislation; and

b) The Owner remains responsible at all times for the payment in full of all amounts in respect of property taxes, water and any other charges that may be levied by the Town relating to the Property as and when they fall due.

Development Permits

7.8 Applications for Development Rebate Program must be made prior to the issuance of the first Building Permit for the development.

8. ASSIGNMENT

8.1 The Applicant covenants to the Town that if the Owner intends to sell, transfer or assign the Property or if for any reason the Property ceases to be registered in the Owner's name prior to the advance of all of the development rebate payments, the Applicant will immediately notify the CAO in writing of such change or proposed change of ownership.

8.2 The payment of development rebates shall cease upon the sale, transfer or assignment of the Property, unless, prior to the completion of such sale, transfer or assignment, the Owner and the new owner enter into an agreement with the Town, in a form and content satisfactory to the CAO and the Town Solicitor, in which it is agreed that either:

a) the new owner shall have the right to participate in the Development Rebate Program; or

b) the Applicant shall continue to receive the Development rebates

Provided that:

c) the new owner shall assume the Applicant's obligations under this Agreement from and after the date of completion of such sale, transfer or assignment;

and

d) the new owner shall require that any subsequent owner(s) of the Property shall assume the Applicant's obligations under this Agreement.

8.3 Where the applicant wishes to assign the right to receive the development rebates to a recipient who is not a new owner, the CAO, in the CAO's sole discretion, may agree to the assignment provided that the Recipient with the written consent of the owner enter into an agreement with the Town, in a form and content satisfactory to the CAO and the Town Solicitor, acting reasonably, in which it is agreed, that such assignment shall not relieve the Applicant of any of the Applicant's obligations and responsibilities under this Agreement, nor shall it affect in any way the Town's rights under this Agreement.

8.4 It is the responsibility of the Applicant or Owner to provide in writing to the CAO change in Recipient. It is at the discretion of the CAO to determine if an adjustment to the development rebate identification of a new Recipient by the Applicant.

9. TOWN RIGHTS

No Representation

9.1 Nothing in this Agreement shall be construed to be a representation by the Town regarding compliance of the Property with any applicable legislation, regulations, policies, standards, permits, approvals or Bylaws.

No Claim for Compensation or Reimbursement

9.2 In the event that any of the conditions of this Agreement are not fulfilled and a development rebate is not advanced, or required to be repaid, or the development rebate payments cease, or are delayed, the Applicant or Owner agrees that notwithstanding any costs or expenses incurred by the Applicant or Owner, the Applicant or Owner shall not have any claim for compensation or reimbursement of these costs and expenses against the Town and that the Town is not liable to the

Applicant or Owner for losses, damages, interest, or claims which the Applicant or Owner may bear as a result of the lapse of time (if any) where the Town is exercising its rights herein to either delay a payment pending the Applicant or Owner's compliance with this Agreement or to terminate this Agreement.

10. DEFAULT AND REMEDIES

10.1 Subject to section 10.3, on the occurrence of a Default under this Agreement, the Town shall be entitled to all available remedies to terminate or enforce this Agreement, including but not limited to:

a) immediate termination and cessation or delay of the release of a development rebate otherwise payable to the Applicant; and

b) requiring the Applicant or Owner to immediately repay to the Town all or a portion of any development rebates paid to the Applicant or Owner together with interest at the established Town rates.

10.2 A default under this Agreement ("**Default**") shall be deemed to occur upon the failure of the Applicant or Owner to perform any of the obligations of the Applicant or Owner contained in this Agreement or to comply with all of the terms and conditions contained in this Agreement, included but not limited to the following:

a) failure by the Applicant or Owner to satisfy the minimum requirements as set out in this Agreement and the CDI Bylaw;

b) failure by the Applicant or Owner in any material respect, to perform any of the obligations contained in this Agreement;

c) failure by the Applicant or Owner to pay and keep in good standing all real property taxes with respect to the Property and all other charges against the Property in favour of the Town, including but not limited to development charges, special assessments, local improvement charges, sewer and water and utility rates.

d) the making of an assignment by the Applicant or owner for the benefit of creditors, or if the Applicant or Owner assigns in bankruptcy or takes advantage of any statue for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors; receipt of a receiving order against the Applicant or Owner, of if the Applicant or Owner is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged mortgage or other obligation, or if the Property or the interest of the Applicant or Owner in the Property is taken or sold by any creditors or under any writ of execution or other like process.

e) failure by the Applicant or Owner to remain in contact with the Town such that the Town is unable to contact the Applicant or Owner for a period of time exceeding one (1) year.

f) Any representation or warranty made by the Applicant or Owner in this Agreement or the Development Rebate Program is incorrect in any material respect.

g) Willful defaults by the Applicant or Owner in the payment of moneys to any contractor, supplier or creditor, who has undertaken the works that are the subject of this Agreement.

10.3 If a Default occurs, the Town shall give written notice to the Applicant or Owner specifying the nature of the Default. The Applicant or Owner shall then have sixty (60) days, or such additional time as may be agreed to by the Town, acting reasonably, from the receipt of such notice of Default to rectify the Default, during which time all Development rebate payments pay, in the CAO's sole discretion, be suspended, provided that if the Default is such that it cannot with due diligence be wholly rectified within sixty (60) days, or such additional period of time as may be agreed to by the CAO, and the Applicant or Owner has commenced and continues diligently working to correct the Default, the Applicant or Owner shall not be deemed to be in Default of this Agreement so long as it proceeds with due diligence to rectify the Default. If the Applicant or Owner fails to rectify the Default within the sixty (60) day time period or such additional time as may be agreed to by the CAO, and provided that the Applicant or Owner has not commenced and continued diligently working to correct the subject Default, the CAO shall have the option, in the CAO's sole discretion, to exercise the remedies under Subsection 10.1.

10.4 Wherever in this Agreement the Town requires repayment of all or part of any Development rebate and the Applicant or Owner fails to repay as required the unpaid amounts shall be deemed to be a debt owing to the Town, and may be added to the tax roll for the property, together with interest at the Town rate.

11. INDEMNIFY

11.1 The Applicant or Owner shall indemnify, safe, defend and keep harmless from time to time and at all times, the Town and its elected officials, officers, employees and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly:

a) in respect of any failure by the Applicant or Owner to fulfill its obligations under this Agreement; and

b) in respect of any loss, damage or injury (including death resulting from injury) to any person or property, however caused, directly or indirectly resulting or sustained by reason of an act or omission of the Applicant or Owner or any person for whom the Applicant or Owner is in law responsible in connection with any of the purposes set out in this Agreement or the failure by the Applicant or Owner to fulfill its obligations under this Agreement;

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement.

12. ADDITIONAL PROVISIONS

Term

12.1 This Agreement shall remain in effect from the date of its execution by the Town to the earlier of:

a) the Applicant informing the Town in writing prior to the first development rebate payment that it has decided not to accept any development rebates;

b) subject to the provisions of section 10 of this Agreement, the Town informing the Applicant or Owner in writing that due to the non-fulfillment of a required condition or due to Default, this Agreement is at an end;

c) the expiry of the Development Rebate Program period after 10 years; and

d) the Applicant informing the Town in writing at any point after receiving the first development rebate payment that it no longer wishes to receive development rebates.

Time of the Essence

12.2 Time shall be of the essence with respect to all covenants, agreements and matters contained in this Agreement.

Extension of Time

12.3 Where a time limit or deadline is provided for under this Agreement, the CAO, acting reasonably, may extend such time limit or deadline without an amendment to this Agreement.

Registration

12.4 Upon executing of this Agreement the Town at the Owner's expense, shall register or cause this Agreement to be registered on title to the Property immediately following execution by the Town.

Schedules

12.5 The following Schedules are attached to and form part of this Agreement:

- Schedule "A" Legal Description of the Property
- Schedule "B" Example of Development Rebate Calculation
- Schedule "C" CDI
- Schedule "D" Development Rebate Program
- Schedule "E" List of Development Plans
- Schedule "F" Development Rebate Calculation

Survival of Covenants

12.6 Any terms or conditions of this Agreement that require per4formance by the Town or the Applicant or Owner after the expiration or other termination of this Agreement remain enforceable notwithstanding such expiration or other termination of this Agreement for any reason whatsoever.

Notice

12.7 Any notice required to be given by either party to the other shall be given in writing and delivered in person or by facsimile transmission to:

a) I**n the case of the Town to:**

Town of Oxford, Attention: CAO
PO Box 338
Oxford, Nova Scotia
B0M 1P0

b) in the case of the Applicant to:

c) in the case of the Owner to:

Notice shall be deemed to have been received on the day of personal delivery or facsimile transmission if such a day is a business day and delivery is made prior to 4:00 p.m. and otherwise on the next business day. The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

Entire Agreement

12.8 This Agreement and the Schedules attached to it constitute the entire Agreement between the parties and there are no agreements collateral to it other than as referred to herein and no representations or warranties, express or implied, written or verbal, statutory or otherwise, other than as expressly set forth or referred to in this Agreement.

Municipal Government Act

12.9 Nothing in this Agreement limits or fetters the Town in exercising its statutory jurisdiction under the *Municipal Government Act*, or under any other legislative authority or Bylaw and in the event that the Town decides to grant or deny any request or oppose or appeal any decision made pursuant to any such legislation,

such action by the Town is not in any manner affected or limited by reason of the Town entering into this Agreement.

Governing Law

12.10 This Agreement will be exclusively governed, construed and enforced in accordance with the laws of the Province of Nova Scotia and the Owner agrees to attorn to the jurisdiction of the Province of Nova Scotia.

Waiver and Consent

12.11 No consent or waiver, express or implied, by either party to or of any breach or Default by either party of any or all of its obligations under this Agreement or any amendment of this Agreement will:

a) be valid unless it is in writing and stated to be a consent or waiver pursuant to this Agreement;

b) be relied upon as a consent or waiver to or of any other breach or Default of the same or any other obligation;

c) constitute a general waiver under this Agreement; or

d) eliminate or modify the need for a specific consent or waiver pursuant to this section in any other instance.

Headings

12.12 The division of this Agreement into articles, sections, subsections and schedules and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. These articles, sections, subsections and schedule headings in this Agreement are not intended to be full or precise descriptions of the text to which they refer and should not be considered part of this Agreement.

Extended Meanings

12.13 Words expressed in the singular include the plural and vice-versa and words in one gender include all genders.

Severability

12.14 If any provision of this Agreement is invalid, illegal or unenforceable, it shall not affect the validity, legality or enforceability of any other provision of this Agreement.

Further Assurances

12.15 The parties agree that they shall each execute, deliver or cause to be made, done, executed and delivered all such further acts, deeds, assurances and things as may be required or as the other party may reasonably request in order to give full effect to this Agreement.

Force Majeure

12.16 If either party is prevented or delayed from performing any of the obligations on its part to be performed hereunder by reason of an Act of God, strike, labour dispute, lockout, threat of imminent strike, fire, flood, interruption or delay in transportation, war, acts of terrorism, insurrection or mob violence, requirement or regulation of government, or statute, unavoidable casualties, shortage of labour, equipment or material, plant breakdown or failure of operation, equipment or any disabling cause (other than lack of funds) without regard to the foregoing enumeration, beyond the control of the parties which cannot be overcome by the means normally employed in performance, then and in every such event, any such prevention or delay shall not be deemed a breach of this Agreement but performance of any of the said obligations or requirements shall be suspended during such period of disability and the period of all such delays resulting from any such causes shall be excluded in computing the time within which anything required or permitted by either party to be done is to be done hereunder, it being understood and agreed that the time within which anything is done, or made pursuant thereto shall be extended by the total period of all such delays.

Successors and Assigns

12.17 The terms and provisions of this Agreement shall ensure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties have executed this Agreement by their duly authorized representatives effective this _____ day of _____, 20_____

TOWN OF OXFORD

_____
Darrell White
CAO

_____
Name:
Title:

SCHEDULE A

LEGAL DESCRIPTION OF OWNER'S LAND

SCHEDULE B

EXAMPLE OF DEVELOPMENT REBATE CALCULATION

A. Pre-Development Base Year Taxable Assessed Value:

Base Year	(1) Base Year Taxable Assessed Value
2007	$150,000

B. Post-Development Actual Taxable Assessment Value:

Years	Rebate Year	(2) Actual Taxable Assessed Value	(3) Current Commercial Municipal Tax
1	2008	$350,000	3.78
2	2009	$350,000	3.98
3	2010	$375,000	4.21
4	2011	$375,000	4.52
5	2012	$325,000	4.52
6	2013	$325.000	4.52
7	2014	$325,000	4.51
8	2015	$325,000	4.45
9	2016	$300,000	4.39
10	2017	$300,000	4.31

C. Development Rebates:

Years	Rebate %	(4) Rebate Eligible Assessment	(5)=(2-1) Rebate Eligible Taxes	(6) = (5 x 3) Rebate Amount $	(7) = (6 x 4) Cumulative % Payable	(8)
1	90	$200,000	$7,560.00	$6,804.00	90%	
2	80	$200,000	$7.960.00	$6,368.00	85%	
3	70	$225,000	$9,472.50	$6,630.75	80%	
4	60	$225,000	$10,170.00	$6,102.00	75%	
5	50	$175,000	$7,910.00	$3,955.00	70%*	
6	50	$175,000	$7,910.00	$3.955.00	67%	
7	40	$175,000	$7,892.50	$3,157.00	63%	
8	30	$175,000	$7,787.50	$2,336.25	59%	
9	20	$150,000	$6,585.00	$1,317.00	54%*	
10	10	$150,000	$6,465.00	$646.50	50%*	
		Totals (9) & (10):	$79,712.50	$41,271.50		
		Re-calculate:	50%	($1,415.25)		
		Total Allowable Rebate:	$39,856.25	$39,856.25		

* Reset calculated in Year Five (5) and Year Nine (9) to identify any over/underpayment of Rebate. Total Allowable Development Rebates over the program period cannot exceed 50%.

SCHEDULE C

CDI BYLAW – TOWN OF OXFORD

SCHEDULE D

DEVELOPMENT REBATE PROGRAM

SCHEDULE E

LIST OF DEVELOPMENT PLANS & DRAWINGS

SCHEDULE F

DEVELOPMENT REBATE CALCULATION

Address: Property Identification No:

D. Pre-Development Base Year Taxable Assessed Value:

Base Year	(1) Base Year Taxable Assessed Value
	$

E. Post-Development Actual Taxable Assessment Value:

Years	Rebate Year	(2) Actual Taxable Assessed Value	(3) Current Commercial Municipal Tax
1		$	
2		$	
3		$	
4		$	
5		$	
6		$	
7		$	
8		$	
9		$	
10		$	

F. Development Rebates:

Years	Rebate %	(4) Rebate Eligible Assessment	(5)=(2-1) Rebate Eligible Taxes	(6) = (5 x 3) Rebate Amount $	(7) = (6 x 4) Cumulative % Payable
1	90	$	$	$	90%
2	80	$	$	$	85%
3	70	$	$	$	80%
4	60	$	$	$	75%
5	50	$	$	$	70%*
6	50	$	$	$	67%
7	40	$	$	$	63%
8	30	$	$	$	59%
9	20	$	$	$	54%*
10	10	$	$	$	50%*
		Totals (9) & (10):	$	$	
		Re-calculate:	50%	$	
		Total Allowable Rebate:	$	$	

* Reset calculated in Year Five (5) and Year Nine (9) to identify any over/underpayment of Rebate. Total Allowable Development Rebates over the program period cannot exceed 50%.

Town of Oxford

By-law to Amend the Municipal Planning Strategy By-law, P-1

1. The purpose of this by-law is to create Policy GP-13 of the Municipal Planning Strategy of the Town of Oxford with respect to establishment of a Commercial Development District.

2. The Municipal Planning Strategy of the Town of Oxford is hereby amended as follows:

   Commercial Development District **GP-13**

   It shall be the intention of Council to designate all areas of the Town zoned as Commercial and Industrial on Schedule 'A' Land Use Zoning Map of the Land Use Bylaw as the Commercial Development District. The Commercial Development District shall include the eligible properties under the Commercial Development Improvement Bylaw.

Clerk's Annotation for Official By-Law Book

Date of First Reading:
Date of Notice of Intent to Consider:
Date of Second Reading:
Date of Advertisement/Notice of Publication*

Date of mailing to Minister a certified copy:

I certify that this **By-Law P-1-7, a By-Law to Amend the Municipal Planning Strategy,** was adopted by Council and published as indicated above.

--- ---
Darrell White Date
Chief Administrative Officer

*Effective Date of the By-Law unless otherwise specified in the text of the By-Law.

TOWN OF OXFORD

BYLAW RESPECTING COMMERCIAL DEVELOPMENT IMPROVEMENTS

IN THE TOWN OF OXFORD

WHEREAS it is desirable to permit the phasing-in, over a period of up to 10 years, of an increase to the taxable assessed value of commercial properties located in the Town of Oxford Commercial Development District and further to provide a partial rebate of taxes paid by the owner during the phasing-in period;

AND WHEREAS Chapter 13 of the Acts of 2016 amended the Municipal Government Act (Chapter 18 of the Acts of 1998) to create Sections 71C and 71D, which allows the Town with the approval of the Minister of Municipal Affairs to pass this Bylaw;

The Council of the Town of Oxford, under the authority of the Municipal Government Act, pursuant to Section 71C and subject to approval of the Minister in Section 71D, enacts the following Bylaw:

SHORT TITLE

1. This Bylaw shall be known as Bylaw No. O-12017, and may be cited as the "Commercial Development Improvement Bylaw" (also known as "CDI Bylaw").

APPLICATION

2. This Bylaw shall apply to a property which meets the definition of an eligible property as defined in subsection 71C(1) of the *Municipal Government Act,* if that property is located within the **Commercial Development District (CDD)** as prescribed in the *Town of Oxford Municipal Planning Strategy* and as depicted in the Industrial, Commercial, and CDD in the attached Appendix A.

DEVELOPMENT REBATE PROGRAM

3. The **Development Rebate Program** is established to provide assistance to owners of eligible property by providing the possibility of an annual partial rebate on taxes paid by the owner if the owner has undertaken development of their property in the CDD. The rebates are designed to stimulate building construction and the expansion of the economy of the Town.

4. The Development Rebate Program may provide a participating owner with a partial rebate on taxes paid on an eligible property by utilizing all or a portion of the "Rebate Eligible Assessment."

5. Prior to receiving a development rebate, an owner of an eligible property must enter into Phased In Assessment Agreement with the Town.

DEVELOPMENT

6. An eligible property must undergo development before the owner of the property can participate in the Development Rebate Program.

DEFINITIONS

7. **Development** means investment that results in an increase in the productive use of a property or a building on a property within the CDD, and includes, but is not limited to a new building construction enterprise, or the expansion of an existing building to realize more effective utilization of the property's potential.

8. **Rebate Eligible Assessment** means the amount calculated using the following formula:

   Rebate Eligible Assessment = Actual Taxable Assessed Value – Base Year Taxable Assessed Value

9. **Base Year Taxable Assessed Value** means the Taxable Assessed Value applicable for the taxation year in which a Phased In Assessment Agreement is signed for the eligible property upon which development is to be constructed.

10. The Base Year Taxable Assessed Value means the Taxable Assessed Value shall be fixed in this manner for the purpose of determining the Rebate Eligible Assessment for the development of the eligible property subject to any adjustment arising from assessment appeals or changes to the Taxable Assessed Value made by the Property Valuation Service Corporation (PVSC) through requests for reconsideration, and shall remain unchanged for the duration of the term of the Development Rebate Program for the eligible property.

11. **Actual Taxable Assessed Value** means the Taxable Assessed Value applicable for the taxation year in which the Rebate Eligible Assessment is to be determined, subject to any adjustments to taxes arising from assessment appeals or charges to the Taxable Assessed Value made by PVSC through requests for reconsideration.

PHASED IN ASSESSMENT AGREEMENT

12. (1) As a condition of the Development Rebate Program, an owner of an eligible property must enter into an agreement with the Town (hereinafter referred to as the **"Phased In Assessment Agreement").** The Phased In Assessment Agreement signed by the parties will be substantially the same as the form agreement attached as Appendix B to this Bylaw and forming part of the Bylaw.

    (2) A Phase In Assessment Agreement is intended to compliment and provide specifics for the subject property. The eligibility criteria for the Development Rebate Program and the limits on the program are as established in this Bylaw. In the event of a conflict between a Phased In Assessment Agreement and the Bylaw, the provisions of this Bylaw shall prevail.

REBATE CALCULATION

13. An annual development rebate amount shall be calculated each year as the following percentage of the equivalent of the Rebate Eligible Assessment:

Year	Rebate (as % of tax increment
1	90
2	80
3	70
4	60
5	50
6	50
7	40
8	30
9	20
10	10

REBATE LIMITS

14. The total of development rebates provided to an owner over the term of participation in the program must not result in calculation of the total increase in taxes payable during the phase-in period being less than fifty percent of the total increase in taxes that would be payable during the same period in the absence of the application of the program formula.

ADJUSTMENTS

15. In the event there are any subsequent changes to the total taxes payable in any year due to reductions resulting from assessment appeals, and where such tax changes occur after rebate amounts have been paid, future year rebate entitlements may be reduced accordingly. Any overpayment of rebate amounts arising from subsequent assessment or tax reductions will be deemed to be a debt owing to the Town.

DURATION

16. Development rebates will only become payable to the owner after the eligible property is first reassessed by PVSC to fully reflect the development that the owner is receiving the rebate for.

17. All rebates will cease if during the program term the building is demolished except to expand an eligible use. Rebate amounts that would have been payable in the year in which the demolition occurs will be adjusted on a pro-rated bases to reflect the date of the demolition.

STAGED DEVELOPMENT

18. In the case of a staged development, where one portion of a property is developed in advance of others, each portion of the property will be treated as a separate property. The first rebate payment of the component of the Development Rebate Program will be based on the Rebate Eligible Assessment arising from the increased assessment on the first portion of the development. As other portions of the property are developed, and which result in further assessment increases, the property owner may apply to further participate in the Development Rebate Program based on the additional Rebate Eligible Assessment, subject to the continued available of the Development Rebate Program and the owner's ability to meet the eligibility requirements and rebate entitlements in place at that time.

CONDOMINIUMS

19. If a development of an eligible property is condominiumized, each condominium unit will be treated as a stand-alone development and must be able to meet all eligibility requirements of the Development Rebate Program, independent of other condominium units.

REPEAL

20. (1) In the event that this Bylaw, or any portion thereof, is repealed, any owner who has been accepted to participate in the Development Rebate Program prior to the date of repeal will benefit from the program, as applicable, in accordance with this Bylaw, despite its whole or partial repeal.

(2) In the event of a repeal in (1), for the owners who are accepted in the program as of the date of the repeal, this Bylaw will continue to be considered to be in force and effect only for the limited purpose of providing for the continuation of the Development Rebate Program for those owners until the ten year maximum term is completed or the owners participation in the program is discontinued.

OTHER CONDITIONS

21. An owner's application to the Development Rebate Program must be made prior to the issuance of the first building permit for the development of the property.

22. All proposed development must conform to all Provincial laws, Town Bylaws, policies, and processes and all improvements must be made pursuant to an approved building permit and applicable zoning requirements and development approvals.

23. The applicant must be the owner of the eligible property or have the owner's written authorization to apply for the Development Rebate Program.

24. The owner of an eligible property must not be in arrears of property taxes or other fees and charges on the date that the Phased In Assessment Agreement is signed.

PAYMENT

25. Rebates may be provided once annually, in the last quarter of the year, provided that:
    a. There are no outstanding taxes, water rates, or other sums owed to the Town with respect to the property;

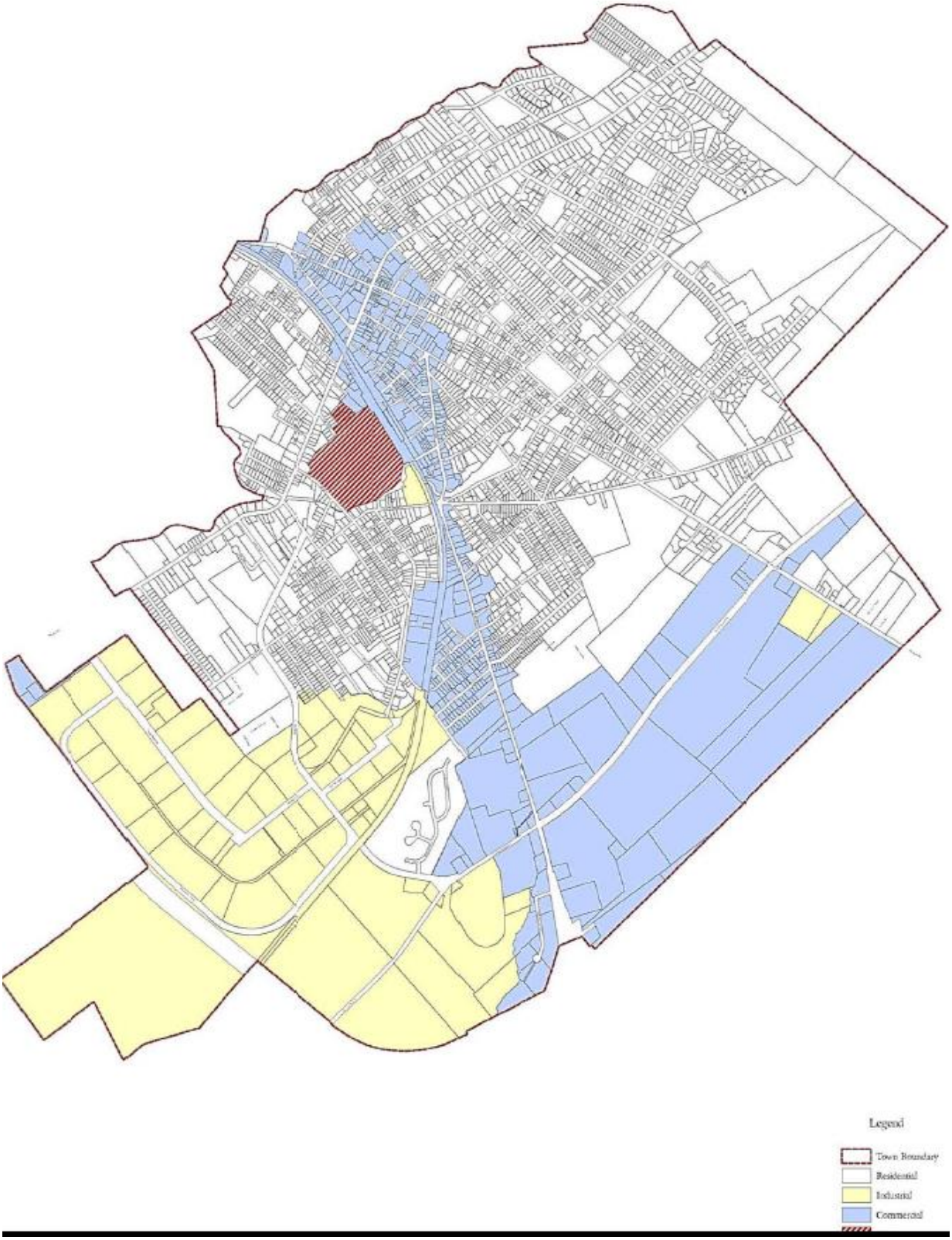
    b. There are no outstanding work orders or orders or requests to comply from any municipal or provincial entity; and

    c. All other eligibility criteria and conditions are met.

26. Development rebates will not be applied as tax credits against property tax accounts.

27. In case of an assessment appeal, the Town reserves the right to withhold any further development rebates pending final disposition of the appeal.

SCHEDULE "A"



SCHEDULE "B"

Town of Oxford
Phased In Assessment Agreement

THIS AGREEMENT made as of the _____ day of _____, 20 _____

BETWEEN:

(the "**Applicant**")

- and –

TOWN OF OXFORD
(the "**Town**")

WHEREAS the Town adopted Bylaw No. P-9 cited as the "Commercial Development Improvement Bylaw" (CDI Bylaw), a partial rebate program consisting of annual rebates to participating owners who undertake development on eligible property in the Central Business District;

AND WHEREAS the Applicant is the registered owner or the person having the owner's authorization, of an eligible property which is located within the Commercial Development District and has applied to the Town for participation in the Development Rebate Program for the Property described below in section 1 and in Schedule "A" of this Agreement (the "Property");

AND WHEREAS the Town requires that a Phased In Assessment Agreement be entered into between the Applicant and the Town;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the premises, covenants and agreements hereinafter contained on the part of the Applicant to be observed, fulfilled and performed as hereinafter required and the approval of the Applicant's application for participation in the Development Rebate Program by the Town, subject to and in accordance with, the terms and conditions of this Agreement, the parties covenant and agree as follows:

1. PROPERTY INFORMATION:

Applicant:

Name of registered Property Owner:

Address of Property:

Property Identification Number(s):

Mailing Address of Owner:

Name of Agreement Recipient:

Mailing Address of Recipient:
The Legal Description of the Property as set out in Schedule “A” of this Agreement.

2. DEFINITIONS:

Save and except as may be otherwise defined in this Agreement, the definitions of terms used in this Agreement shall be the same as the definitions for those terms as set out in the CDI Bylaw, No. P-9, and Section 71C of the Municipal Government Act, C18 of the Acts of 1998.

Please note: the terms Actual Taxable Assessed Value, Base Year Taxable Assessed Value, Development, Rebate Eligible Assessment are defined in the CDI Bylaw.

The following terms shall have the meaning set out below:

2.1 **Agreement** means this Phased-In Assessment Agreement which is entered into between the parties pursuant to sections 71C and 71D of the *Municipal Government Act,* and the CDI Bylaw No. P-9 enacted by the Council of the Town of Oxford and as amended from time to time.

2.2 **Applicant** means the owner of the property or a person having the owner’s authorization to apply for the Development Rebate Program.

2.3 **CAO** means the Chief Administrative Officer of the Town. The CAO is the approving authority for purposes of this Agreement where authority is not required to come from Council.

2.4 **Treasurer** means the Director of Finance of the Town.

2.5 **Development Rebate Program** means program established by CDI Bylaw for a maximum period of 10 years.

2.6 **Development Rebate** means annual rebate amount calculated each year as set out in section 13 of the CDI Bylaw.

2.7 **Eligible Costs** means:

- Construction/retrofit/expansion costs as shown by the main Building Permit for the development;
- The cost of associated studies and surveys;
- The cost of development of plans and specifications; and
- The cost of implementation and administration of the project including staff and professional service costs for architectural, engineering, legal, financial and planning services.

Eligible costs do not include any costs or portion thereof covered by any form of financial assistance from a Provincial or Federal government or a board or agency of such government.

2.8 **Eligible Use** means permitted commercial uses as set out in the Town of Oxford Municipal Planning Strategy and Land Use Bylaw.

2.9 **Owner** means the registered owner(s) of the Property at the date this Agreement is signed.

2.10 **Property** means the Property described in section 1 and Schedule "A" of this Agreement.

2.11 **Recipient** means the Applicant, authorized to receive a development rebate.

2.12 **Town Solicitor** means the lawyer appointed by the Town for the purpose of registering this Agreement in the Registry of Deeds or under the Land Registration System, whichever is applicable.

3. PARTICIPATION IN DEVELOPMENT REBATES PROGRAM

3.1 The Applicant's participation in the Development Rebate Program is conditional on the Applicant ensuring that at all times the following conditions are met:

(a) The objectives and participation requirements of this Agreement and the CDI Bylaw, attached as Schedule "C" to this Agreement, are met from year to year;

(b) All applicable Provincial and Town requirements, policies and procedures are met;

(c) The Applicant is in compliance with all of the terms and conditions of this Agreement and is in conformance with all Building Permits and other regulatory approvals pertaining to the Property; and

(d) The property has undergone development.

4. DEVELOPMENT REBATE FUNDING CALCULATION

4.1 A development rebate is calculated by the TREASURER as a percentage of the Rebate Eligible Assessment as shown in Schedule "F" to this Agreement.

4.2 Prior to the commencement of the Development Rebate Program, the TREASURER shall determine the Base Year Taxable Assessed Value used to calculate the Annual Rebate Eligible Tax Assessment and the corresponding annual development rebate payable for development. Following this determination, Schedule "F" will be amended annually to show the Actual Taxable Assessed Value, the Rebate Eligible Taxes, and the annual development rebate amount payable as determined by the TREASURER.

4.3 The Applicant shall have an opportunity to review the TREASURER's calculation of the Base Year Taxable Assessed Value prior to the finalization of Schedule "F", however, the TREASURER's determination as to the calculation of the Base Year Taxable Assessed Value, and the amount of the development rebate, shall be final.

4.4 In calculating the annual Development Rebate payable for the development, the Rebate Eligible Assessment shall be calculated annually from the first year that the subject Development Rebate is payable, or the first year that the Owner elects to make the Annual Taxable Assessed Value election in accordance with this Agreement and CDI Bylaw.

4.5 The Development Rebate will be reduced by the TREASURER for the year in which a development rebate is paid, to reflect the amount of any rebate(s) of municipal taxes paid to the Owner, including but not limited to rebates to reflect charitable status tax rebates related to the development. Any such reductions shall be in an amount reflecting the product of the municipal portion of taxes rebated and the development rebate percentage level applicable to that year.

4.6 The total of development rebates paid over a ten year maximum term of the program must not result in the calculation of the total increase in taxes payable during the phase-in period being less than fifty percent (50%) of the total increase in taxes that would be payable during the same period in the absence of the application of the formula.

REBATE ELIGIBLE ASSESSMENT

4.7 Subject to sections 4.9 and 4.10 of this Agreement, the Base Year Taxable Assessed Value shall remain fixed for the duration of the Development Rebate Program.

4.8 The Rebate Eligible Assessment will be amended by the TREASURER, as necessary, to reflect changes to the total Municipal Property Taxes payable in any year, as a result of successful assessment appeals, requests for reconsideration, equity changes, gross errors or other changes to Actual Taxable Assessed Value that have the effect of changing the amount used to calculate the Actual Taxable Assessed Value.

4.9 Where the Rebate Eligible Assessment is amended in accordance with section 4.8, future development rebates shall be adjusted accordingly for the duration of the Development Rebate Program period. Such adjustments may reflect any overpayment of development rebate arising from successful assessment appeals that occur subsequent to the commencement of payment of development rebates.

4.10 If at any time the Owner appeals any assessment relating to the development that, in the opinion of the CAO, may impact the calculation of the Rebate Eligible Assessment, the Town shall withhold any or all of the Development Rebate that would otherwise be paid for the development, based on a reasonable estimate of the reduction in assessment being sought, pending final disposition of the appeal. If as a result of the decision of the appeal body, the Actual Taxable Assessed Value is reduced below the amount determined in calculating the Rebate Eligible Assessment, then the reduced Rebate Eligible Assessment shall be the basis for determining the development rebate payable under this Agreement.

4.11 Where section 4.9 and 4.10 apply, any overpayment of a development rebate arising from subsequent assessment or tax reductions will be deemed to be a debt

owing to the Town which the Owner shall pay forthwith together with the same interest charged for overdue accounts by the Town.

4.12 If at any point after the development is complete, additional work is proposed on the Property that is not part of the original Program application, but may serve to further increase the current year tax assessed value, such additional work shall not be included in the calculation of the development rebate in this Agreement, but may be the subject of a further Development Rebate Program application, subject to the continued availability of the Development Rebate Program and the eligibility requirements and rebate entitlements in effect at that time.

5. FUNDING PAYMENT

5.1 Subject to Section 6 of this Agreement, development rebate payments to a maximum of ten (10) annual payments will commence being paid the first taxation year in which the Rebate Eligible Assessment is capable of being determined.

5.2 Development rebates cannot be applied as tax credits against the Property Tax Account.

6. CONDITIONS OF PAYMENT

6.1 The CAO shall determine whether the Applicant has satisfied the participation requirements of this Agreement and the Schedules attached hereto.

6.2 A development rebate will only become payable after the property is first reassessed by the PVSC to fully reflect the development for which the Applicant might receive a rebate.

6.3 A rebate can only be paid once annually, in the last quarter of the year, provided that:

(a) There are no outstanding taxes, water rates or other sums owed to the Town with respect to the property;
(b) There are no outstanding work orders and/or orders or requests to comply from any municipal or provincial entity; and
(c) All other required criteria and conditions are met.

7. OWNERS OBLIGATIONS

Compliance with Rebate Application

7.1 The Applicant shall undertake the development in accordance with the Development Rebate Program.

Compliance with Town Directives

7.2 The Applicant shall strictly comply with and observe all material requirements, stipulations, guidelines and directives related to the Development Rebate Program as required by the Town, and shall undertake all necessary courses of action to ensure compliance.

7.3 The Applicant agrees that the development shall be completed in compliance with all required Building Permits, and constructed in accordance with the Nova Scotia Building Code Act and all applicable Land Use Bylaw requirements, Municipal requirements and other approvals required at law.

Demolition/Conversion

7.4 The Applicant covenants to the Town that the development will not be demolished, in whole or in part or converted to an ineligible use, in whole or in part, prior to the advance of all of the payments over the term of this Agreement unless such demolition is required to enable property enhancement approved by the Town under the terms of this Agreement.

7.5 The Applicant shall ensure that the Property is maintained in its redeveloped condition in accordance with this Agreement.

7.6 The Applicant further covenants that if at any time during the Development Rebate Program the building which underwent development is demolished, in whole or in part, or converted to an ineligible use, in whole or in part, the CAO in his or her sole discretion will cease to advance future development rebates or reduce the amount of future development rebates on a pro-rated basis to reflect the date of the demolition or conversion.

Payment of Costs

7.7 The Applicant acknowledges that without limiting the generality of the other provisions of this Agreement:

a) The onus and responsibility is upon the Applicant at all times to assume all costs of development and to apply for and obtain, at the Applicant's expense, all approvals and permits required from the Town and all other agencies including but not limited to all Municipal Planning Strategy Amendments, Land Use Bylaw Amendments, minor variances, site plan approval and building permits in accordance with all applicable legislation; and

b) The Owner remains responsible at all times for the payment in full of all amounts in respect of property taxes, water and any other charges that may be levied by the Town relating to the Property as and when they fall due.

Development Permits

7.8 Applications for Development Rebate Program must be made prior to the issuance of the first Building Permit for the development.

8. ASSIGNMENT

8.1 The Applicant covenants to the Town that if the Owner intends to sell, transfer or assign the Property or if for any reason the Property ceases to be registered in the Owner's name prior to the advance of all of the development rebate payments, the Applicant will immediately notify the CAO in writing of such change or proposed change of ownership.

8.2 The payment of development rebates shall cease upon the sale, transfer or assignment of the Property, unless, prior to the completion of such sale, transfer or assignment, the Owner and the new owner enter into an agreement with the Town, in a form and content satisfactory to the CAO and the Town Solicitor, in which it is agreed that either:

a) the new owner shall have the right to participate in the Development Rebate Program; or

b) the Applicant shall continue to receive the Development rebates

Provided that:

c) the new owner shall assume the Applicant's obligations under this Agreement from and after the date of completion of such sale, transfer or assignment;

and

d) the new owner shall require that any subsequent owner(s) of the Property shall assume the Applicant's obligations under this Agreement.

8.3 Where the applicant wishes to assign the right to receive the development rebates to a recipient who is not a new owner, the CAO, in the CAO's sole discretion, may agree to the assignment provided that the Recipient with the written consent of the owner enter into an agreement with the Town, in a form and content satisfactory to the CAO and the Town Solicitor, acting reasonably, in which it is agreed, that such assignment shall not relieve the Applicant of any of the Applicant's obligations and responsibilities under this Agreement, nor shall it affect in any way the Town's rights under this Agreement.

8.4 It is the responsibility of the Applicant or Owner to provide in writing to the CAO change in Recipient. It is at the discretion of the CAO to determine if an adjustment to the development rebate identification of a new Recipient by the Applicant.

9. TOWN RIGHTS

No Representation

9.1 Nothing in this Agreement shall be construed to be a representation by the Town regarding compliance of the Property with any applicable legislation, regulations, policies, standards, permits, approvals or Bylaws.

No Claim for Compensation or Reimbursement

9.2 In the event that any of the conditions of this Agreement are not fulfilled and a development rebate is not advanced, or required to be repaid, or the development rebate payments cease, or are delayed, the Applicant or Owner agrees that notwithstanding any costs or expenses incurred by the Applicant or Owner, the Applicant or Owner shall not have any claim for compensation or reimbursement of these costs and expenses against the Town and that the Town is not liable to the

Applicant or Owner for losses, damages, interest, or claims which the Applicant or Owner may bear as a result of the lapse of time (if any) where the Town is exercising its rights herein to either delay a payment pending the Applicant or Owner's compliance with this Agreement or to terminate this Agreement.

10. DEFAULT AND REMEDIES

10.1 Subject to section 10.3, on the occurrence of a Default under this Agreement, the Town shall be entitled to all available remedies to terminate or enforce this Agreement, including but not limited to:

a) immediate termination and cessation or delay of the release of a development rebate otherwise payable to the Applicant; and

b) requiring the Applicant or Owner to immediately repay to the Town all or a portion of any development rebates paid to the Applicant or Owner together with interest at the established Town rates.

10.2 A default under this Agreement ("**Default**") shall be deemed to occur upon the failure of the Applicant or Owner to perform any of the obligations of the Applicant or Owner contained in this Agreement or to comply with all of the terms and conditions contained in this Agreement, included but not limited to the following:

a) failure by the Applicant or Owner to satisfy the minimum requirements as set out in this Agreement and the CDI Bylaw;

b) failure by the Applicant or Owner in any material respect, to perform any of the obligations contained in this Agreement;

c) failure by the Applicant or Owner to pay and keep in good standing all real property taxes with respect to the Property and all other charges against the Property in favour of the Town, including but not limited to development charges, special assessments, local improvement charges, sewer and water and utility rates.

d) the making of an assignment by the Applicant or owner for the benefit of creditors, or if the Applicant or Owner assigns in bankruptcy or takes advantage of any statue for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors; receipt of a receiving order against the Applicant or Owner, of if the Applicant or Owner is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged mortgage or other obligation, or if the Property or the interest of the Applicant or Owner in the Property is taken or sold by any creditors or under any writ of execution or other like process.

e) failure by the Applicant or Owner to remain in contact with the Town such that the Town is unable to contact the Applicant or Owner for a period of time exceeding one (1) year.

f) Any representation or warranty made by the Applicant or Owner in this Agreement or the Development Rebate Program is incorrect in any material respect.

g) Willful defaults by the Applicant or Owner in the payment of moneys to any contractor, supplier or creditor, who has undertaken the works that are the subject of this Agreement.

10.3 If a Default occurs, the Town shall give written notice to the Applicant or Owner specifying the nature of the Default. The Applicant or Owner shall then have sixty (60) days, or such additional time as may be agreed to by the Town, acting reasonably, from the receipt of such notice of Default to rectify the Default, during which time all Development rebate payments pay, in the CAO's sole discretion, be suspended, provided that if the Default is such that it cannot with due diligence be wholly rectified within sixty (60) days, or such additional period of time as may be agreed to by the CAO, and the Applicant or Owner has commenced and continues diligently working to correct the Default, the Applicant or Owner shall not be deemed to be in Default of this Agreement so long as it proceeds with due diligence to rectify the Default. If the Applicant or Owner fails to rectify the Default within the sixty (60) day time period or such additional time as may be agreed to by the CAO, and provided that the Applicant or Owner has not commenced and continued diligently working to correct the subject Default, the CAO shall have the option, in the CAO's sole discretion, to exercise the remedies under Subsection 10.1.

10.4 Wherever in this Agreement the Town requires repayment of all or part of any Development rebate and the Applicant or Owner fails to repay as required the unpaid amounts shall be deemed to be a debt owing to the Town, and may be added to the tax roll for the property, together with interest at the Town rate.

11. INDEMNIFY

11.1 The Applicant or Owner shall indemnify, safe, defend and keep harmless from time to time and at all times, the Town and its elected officials, officers, employees and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly:

a) in respect of any failure by the Applicant or Owner to fulfill its obligations under this Agreement; and

b) in respect of any loss, damage or injury (including death resulting from injury) to any person or property, however caused, directly or indirectly resulting or sustained by reason of an act or omission of the Applicant or Owner or any person for whom the Applicant or Owner is in law responsible in connection with any of the purposes set out in this Agreement or the failure by the Applicant or Owner to fulfill its obligations under this Agreement;

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement.

12. ADDITIONAL PROVISIONS

Term

12.1 This Agreement shall remain in effect from the date of its execution by the Town to the earlier of:

a) the Applicant informing the Town in writing prior to the first development rebate payment that it has decided not to accept any development rebates;

b) subject to the provisions of section 10 of this Agreement, the Town informing the Applicant or Owner in writing that due to the non-fulfillment of a required condition or due to Default, this Agreement is at an end;

c) the expiry of the Development Rebate Program period after 10 years; and

d) the Applicant informing the Town in writing at any point after receiving the first development rebate payment that it no longer wishes to receive development rebates.

Time of the Essence

12.2 Time shall be of the essence with respect to all covenants, agreements and matters contained in this Agreement.

Extension of Time

12.3 Where a time limit or deadline is provided for under this Agreement, the CAO, acting reasonably, may extend such time limit or deadline without an amendment to this Agreement.

Registration

12.4 Upon executing of this Agreement the Town at the Owner's expense, shall register or cause this Agreement to be registered on title to the Property immediately following execution by the Town.

Schedules

12.5 The following Schedules are attached to and form part of this Agreement:

- Schedule "A" Legal Description of the Property
- Schedule "B" Example of Development Rebate Calculation
- Schedule "C" CDI
- Schedule "D" Development Rebate Program
- Schedule "E" List of Development Plans
- Schedule "F" Development Rebate Calculation

Survival of Covenants

12.6 Any terms or conditions of this Agreement that require per4formance by the Town or the Applicant or Owner after the expiration or other termination of this Agreement remain enforceable notwithstanding such expiration or other termination of this Agreement for any reason whatsoever.

Notice

12.7 Any notice required to be given by either party to the other shall be given in writing and delivered in person or by facsimile transmission to:

a) I**n the case of the Town to:**

Town of Oxford, Attention: CAO
PO Box 338
Oxford, Nova Scotia
B0M 1P0

b) in the case of the Applicant to:

c) in the case of the Owner to:

Notice shall be deemed to have been received on the day of personal delivery or facsimile transmission if such a day is a business day and delivery is made prior to 4:00 p.m. and otherwise on the next business day. The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

Entire Agreement

12.8 This Agreement and the Schedules attached to it constitute the entire Agreement between the parties and there are no agreements collateral to it other than as referred to herein and no representations or warranties, express or implied, written or verbal, statutory or otherwise, other than as expressly set forth or referred to in this Agreement.

Municipal Government Act

12.9 Nothing in this Agreement limits or fetters the Town in exercising its statutory jurisdiction under the *Municipal Government Act*, or under any other legislative authority or Bylaw and in the event that the Town decides to grant or deny any request or oppose or appeal any decision made pursuant to any such legislation,

such action by the Town is not in any manner affected or limited by reason of the Town entering into this Agreement.

Governing Law

12.10 This Agreement will be exclusively governed, construed and enforced in accordance with the laws of the Province of Nova Scotia and the Owner agrees to attorn to the jurisdiction of the Province of Nova Scotia.

Waiver and Consent

12.11 No consent or waiver, express or implied, by either party to or of any breach or Default by either party of any or all of its obligations under this Agreement or any amendment of this Agreement will:

a) be valid unless it is in writing and stated to be a consent or waiver pursuant to this Agreement;

b) be relied upon as a consent or waiver to or of any other breach or Default of the same or any other obligation;

c) constitute a general waiver under this Agreement; or

d) eliminate or modify the need for a specific consent or waiver pursuant to this section in any other instance.

Headings

12.12 The division of this Agreement into articles, sections, subsections and schedules and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. These articles, sections, subsections and schedule headings in this Agreement are not intended to be full or precise descriptions of the text to which they refer and should not be considered part of this Agreement.

Extended Meanings

12.13 Words expressed in the singular include the plural and vice-versa and words in one gender include all genders.

Severability

12.14 If any provision of this Agreement is invalid, illegal or unenforceable, it shall not affect the validity, legality or enforceability of any other provision of this Agreement.

Further Assurances

12.15 The parties agree that they shall each execute, deliver or cause to be made, done, executed and delivered all such further acts, deeds, assurances and things as may be required or as the other party may reasonably request in order to give full effect to this Agreement.

Force Majeure

12.16 If either party is prevented or delayed from performing any of the obligations on its part to be performed hereunder by reason of an Act of God, strike, labour dispute, lockout, threat of imminent strike, fire, flood, interruption or delay in transportation, war, acts of terrorism, insurrection or mob violence, requirement or regulation of government, or statute, unavoidable casualties, shortage of labour, equipment or material, plant breakdown or failure of operation, equipment or any disabling cause (other than lack of funds) without regard to the foregoing enumeration, beyond the control of the parties which cannot be overcome by the means normally employed in performance, then and in every such event, any such prevention or delay shall not be deemed a breach of this Agreement but performance of any of the said obligations or requirements shall be suspended during such period of disability and the period of all such delays resulting from any such causes shall be excluded in computing the time within which anything required or permitted by either party to be done is to be done hereunder, it being understood and agreed that the time within which anything is done, or made pursuant thereto shall be extended by the total period of all such delays.

Successors and Assigns

12.17 The terms and provisions of this Agreement shall ensure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties have executed this Agreement by their duly authorized representatives effective this _____ day of _____, 20_____

TOWN OF OXFORD

_____
Darrell White
CAO

_____
Name:
Title:

SCHEDULE A

LEGAL DESCRIPTION OF OWNER'S LAND

SCHEDULE B

EXAMPLE OF DEVELOPMENT REBATE CALCULATION

A. Pre-Development Base Year Taxable Assessed Value:

Base Year	(1) Base Year Taxable Assessed Value
2007	$150,000

B. Post-Development Actual Taxable Assessment Value:

Years	Rebate Year	(2) Actual Taxable Assessed Value	(3) Current Commercial Municipal Tax
1	2008	$350,000	3.78
2	2009	$350,000	3.98
3	2010	$375,000	4.21
4	2011	$375,000	4.52
5	2012	$325,000	4.52
6	2013	$325.000	4.52
7	2014	$325,000	4.51
8	2015	$325,000	4.45
9	2016	$300,000	4.39
10	2017	$300,000	4.31

C. Development Rebates:

Years	Rebate %	(4) Rebate Eligible Assessment	(5)=(2-1) Rebate Eligible Taxes	(6) = (5 x 3) Rebate Amount $	(7) = (6 x 4) Cumulative % Payable	(8)
1	90	$200,000	$7,560.00	$6,804.00	90%	
2	80	$200,000	$7.960.00	$6,368.00	85%	
3	70	$225,000	$9,472.50	$6,630.75	80%	
4	60	$225,000	$10,170.00	$6,102.00	75%	
5	50	$175,000	$7,910.00	$3,955.00	70%*	
6	50	$175,000	$7,910.00	$3.955.00	67%	
7	40	$175,000	$7,892.50	$3,157.00	63%	
8	30	$175,000	$7,787.50	$2,336.25	59%	
9	20	$150,000	$6,585.00	$1,317.00	54%*	
10	10	$150,000	$6,465.00	$646.50	50%*	
		Totals (9) & (10):	$79,712.50	$41,271.50		
		Re-calculate:	50%	($1,415.25)		
		Total Allowable Rebate:	$39,856.25	$39,856.25		

* Reset calculated in Year Five (5) and Year Nine (9) to identify any over/underpayment of Rebate. Total Allowable Development Rebates over the program period cannot exceed 50%.

SCHEDULE C

CDI BYLAW – TOWN OF OXFORD

SCHEDULE D

DEVELOPMENT REBATE PROGRAM

SCHEDULE E

LIST OF DEVELOPMENT PLANS & DRAWINGS

SCHEDULE F

DEVELOPMENT REBATE CALCULATION

Address: Property Identification No:

D. Pre-Development Base Year Taxable Assessed Value:

Base Year	(1) Base Year Taxable Assessed Value
	$

E. Post-Development Actual Taxable Assessment Value:

Years	Rebate Year	(2) Actual Taxable Assessed Value	(3) Current Commercial Municipal Tax
1		$	
2		$	
3		$	
4		$	
5		$	
6		$	
7		$	
8		$	
9		$	
10		$	

F. Development Rebates:

Years	Rebate %	(4) Rebate Eligible Assessment	(5)=(2-1) Rebate Eligible Taxes	(6) = (5 x 3) Rebate Amount $	(7) = (6 x 4) Cumulative % Payable
1	90	$	$	$	90%
2	80	$	$	$	85%
3	70	$	$	$	80%
4	60	$	$	$	75%
5	50	$	$	$	70%*
6	50	$	$	$	67%
7	40	$	$	$	63%
8	30	$	$	$	59%
9	20	$	$	$	54%*
10	10	$	$	$	50%*
		Totals (9) & (10):	$	$	
		Re-calculate:	50%	$	
		Total Allowable Rebate:	$	$	

* Reset calculated in Year Five (5) and Year Nine (9) to identify any over/underpayment of Rebate. Total Allowable Development Rebates over the program period cannot exceed 50%.