



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

Regular Meeting of Council

Monday, November 7, 2011

Following Committee of Adjustment

Municipal Office Council Chambers, Kenilworth

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TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, October 17, 2011

The Public Meeting was held Monday, October 17, 2011 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake

Also Present:

C.A.O./Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Township Planner: Mark Van Patter

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner: Ed O'Neill and Darlene Craig

THE LOCATION OF THE SUBJECT LAND is described as 111 Frederick Street West, Arthur Village. The property is approximately 19,000 sq. ft. in area.

THE PURPOSE AND EFFECT THE PURPOSE AND EFFECT of the amendment is to replace the ground floor commercial unit with another residential apartment. Currently, there are three other residential units, in what was originally, a large residential dwelling. The zoning amendment may also address site specific regulations for the development such as appropriate yard setbacks, the retention of the commercial component, and allowance for an oversized accessory building.

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Please note – Section 34 (12) of the Planning Act.

Information – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for this public meeting was sent to property owners within 120m and required agencies and posted on the property on September 27, 2011.
2. Presentations by:

Mark Van Patter, Planner, reviewed his correspondence dated October 13, 2011.

The Planning Department had no concerns with the proposal to amend the zoning of the property to permit the entire ground floor to be used for residential purposes. At the same time we have maintained the parcel in the Central Commercial zone, with commercial uses still permitted. The Official Plan provides for recognition of legally established non-conforming uses through rezoning. Given the large size of the property, 20,650 sq. ft., and the mixed surrounding uses, we have no concerns with increasing the accessory building size.

The subject land is located at 111 Frederick Street West. It is on the south side of the street and the third lot in from George Street. The property is irregularly shaped with a dog-leg on its west side. It has a frontage of 73 feet and a depth of 232.1 feet. The approximate size is 20,650 square feet. Most of the neighbouring uses are residential.

The applicant has applied to amend the zoning to recognize an existing legal non-conforming use. The dwelling was originally constructed as a single detached dwelling. Over the years it has had some commercial usage of the ground floor as well as apartments. The zoning amendment would permit use of the entire ground floor for residential use and at the same time, still allow for commercial use in the future.

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Under the Wellington County Official Plan the property is designated CENTRAL BUSINESS DISTRICT in the Arthur Urban Centre. This designation permits a variety of retail, office, service, administrative, religious, cultural and entertainment uses. Residential uses may be permitted within this designation provided that retail, office or service commercial uses are located at street level. Section 13.8 of the Plan, Non-Conforming uses, states that *“a legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards”*. Mr. Van Patter was of the opinion that the proposal meets the general intent of the Official Plan policies.

The property is currently zoned Central Commercial (C1). A zoning by-law amendment is required to allow the entire ground floor to be used for residential apartments, contrary to Section 16.3 (b).

It was noted that there was a letter of concern from Vanny Kev (October 5) wanting to see the area develop for commercial uses. The property is being kept in a Central Commercial Exception zone that would also allow commercial uses. This is a very similar situation to 131 Frederick Street, a little further west, which was rezoned in 2004 to C1-27.

The draft zoning by-law amendment includes a provision requiring that the use of the building for a residence must comply with the zone requirements of the R2 zone. This would ensure that any alterations or expansions would be in keeping with a residential use (i.e. fourplex).

While not included in the application, the applicant's have requested relief from Section 6.1.4(ii) which limits accessory buildings to 1,000 sq. ft. in a residential zone. The applicant's are proposing an accessory building of 1,600 sq. ft. This allowance has been included in the draft by-law.

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection
 - Vanny Kev, 122 George Street, Arthur
 - Against the Amendment

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4. The by-law will be considered at the regular Council Meeting following the Public Meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.

5. Mayor Tout opened the floor for any questions/comments.

The Owner was present to answer any questions

Mr. O'Neill explained that the property was known as a 4 unit residential apartment when he bought the property 6 years ago. He discovered a zoning amendment was required when he spoke to the Township's CBO regarding a major renovation.

6. Comments/questions from Council.

Councillor Lennox inquired if this would be a two step process for the zoning amendment and variance for the larger accessory structure.

Mr. Van Patter explained that the relief for the accessory building would be included in the zoning amendment.

Councillor Burke asked about the use of the accessory building

Mr. O'Neill explained that the building will be a two bay storage building for some equipment and an RV.

7. Adjournment 7:10 p.m.

C.A.O./CLERK

MAYOR

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

7:00 p.m.

Members Present:

**Mayor: Raymond Tout
Councillors: Sherry Burke
Mark Goetz
Andy Lennox
Dan Yake**

**Also Present: Chief Administrative Officer/Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Treasurer: John Jeffery**

The meeting was held in the Municipal Office Council Chambers, Kenilworth.

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

**Moved by: Councillor Goetz
Seconded by: Councillor Burke**

THAT the Agenda for the October 17, 2011 Regular Meeting of Council be accepted and passed with the addition of:

BY-LAWS

- 5. 79-11 Being a By-law to Authorize the Execution of an Agreement Amending a Site Plan Agreement with Respect to Lands in the Former Village of Arthur. (Avcom Investments Inc.)**

Resolution Number: 1

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

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**D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

None declared.

E. MINUTES

1. Regular Meeting of Council, October 3, 2011

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on October 3, 2011 be adopted as circulated.

Resolution Number: 2

Carried

F. DELEGATIONS, DEPUTATIONS, PETITIONS

1. Councillor Dan Yake
Re: - Further Information Regarding Saugeen Mobility and Regional Transit 2010 – 2012 Municipal Contribution Allocation
 - Petitions
 - Saugeen Valley Nursing Centre
 - Arthur
 - Deborah McComiskey - Saugeen Valley Personal Support Workers
 - Correspondence
 - Roy Shaw
 - Lisa Keller
 - Manjinder Ranghi, 360 Jeremy Crescent, Mount Forest
 - P.F. Tremblay
 - Finance Committee
 - Minutes, October 3, 2011

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**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

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F. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Councillor Dan Yake

Re: - Further Information Regarding Saugeen Mobility and Regional Transit 2010 – 2012 Municipal Contribution Allocation (continued)

Councillor Yake commented that there have been a number of discussions regarding Saugeen Mobility and Regional Transit. A few people were in attendance to support the proposal and additional correspondence had been received.

Wellington County Councillor Gary Williamson stated that everyone he has discussed this proposal with has been in favour of the service. The letters received are not necessarily from people that need the service but have someone who could use it. Council should keep in mind that the people that need the service have paid taxes all their lives and contributed to other services, such as recreation, and deserve to something. More people need this service to go to church, bingo and social events. Public input indicates there is a need for the service.

Roger Cook, SMART, commented that the Township won't find a cheaper alternative because of the way SMART is structured and the government funding that is received. Fully up and running the cost would be about a cup of coffee per month per residence; about \$18.00 a year per residence.

Councillor Yake clarified that a news article in the October 5 edition of the Mount Forest Confederate indicated that fundraising is needed. The fundraising needed would be for a new pool in Mount Forest, not SMART. Since his report was tabled in August he has had many calls and was shocked by the number of letters to the editor supporting the issue. This service is needed in Wellington North and we should be discussing possibilities not obstacles. Councillor Yake supported the service and hoped it would be given a chance to succeed.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

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F. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Councillor Dan Yake

Re: - Further Information Regarding Saugeen Mobility and Regional Transit 2010 – 2012 Municipal Contribution Allocation (continued)

Councillor Burke stated that she did not believe that SMART was the best option. She has discussed the proposed service with many seniors who thought the service would be free of charge. One senior makes twelve trips a month to Orangeville for treatments. Using the SMART figures the cost to the senior would be \$2094.00 per month. There are other providers in Wellington North. Wellington North Transportation Services advertises in our leisure guide. Both Cancer Patient Services and the VON provide services at less cost.

Councillor Lennox expressed his concern regarding the financial aspect of providing this service. He believes that Council needs to change the pattern that previous Councils have been on for the past decade and need to keep taxes closer to the rate of inflation. It would be inappropriate to add this service when we may have to cut other services. Wellington North is behind on infrastructure and debt repayment has reduced our flexibility.

Councillor Goetz commented that the Finance Committee has asked departments for reductions to their budgets. It is difficult to ask other departments to cut their budgets and then add this service.

Mayor Tout stated that Council has been working on this issue for months. It is a service that is needed; but, there is concern with unexpected expenses that Council has had to deal with this year. While in favour of the service he was not sure the Township could afford it. Partnership would be a good thing. Deficiencies in the past have proven that fundraising needs to happen prior to building. He suggested that the Township could put in the budgeted \$15,000 this year and budget \$15,000 for next year if there were other partners to pay the balance. Provision of this service would be a two year commitment. Mr. Cook indicated that the first year would cost \$20,000 and the second year would be approximately \$44,000.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

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F. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Councillor Dan Yake

Re: - Further Information Regarding Saugeen Mobility and Regional Transit 2010 – 2012 Municipal Contribution Allocation
(continued)

County Councillor Williamson asked if the \$15,000 budgeted this year would be carried through to next year. Ridership is the question.

Mr. Cook questioned if Council would be willing to use the budgeted \$15,000 from this year and then budget \$15,000 in 2012 and 2013.

Mayor Tout stated that the Township would be foolish to keep up the service if the ridership was not there. If ridership surpasses then it would be a good thing. He would not be willing to support the budgeting of \$15,000 over three years. The Township has had a big hit from major expenses this year and can't continue using a deficit.

Roy Shaw, Mount Forest resident, asked Council to consider that Warden White had commented that he would support the service but couldn't promise funding. He questioned if there were any cost comparisons with other service providers.

Mr. Cook asked how the resident Councillor Burke talked to gets to their appointments now.

Councillor Burke explained that the figures used were provided by SMART. The resident currently has family that drive them to Orangeville and sometimes they drive themselves.

Mr. Shaw felt the service should be available and should be left up to the client.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

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F. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Councillor Dan Yake
Re: - Further Information Regarding Saugeen Mobility and Regional
Transit 2010 – 2012 Municipal Contribution Allocation
(continued)

Mr. Cook stated that the cost would be astounding if they had to pay for a taxi. Compared to other third party service SMART is the cheapest. He has heard of issues with a volunteer driver leaving patients stranded in London because the patient appointment was going to take longer than expected and the driver needed to return for their children. If Council participates in the program they would need to make a decision this time next year if they wanted to withdraw.

Councillor Yake stated that he supported the service. It is a good service and it is needed.

The following resolution was tabled:

Moved by: Councillor Yake
Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North support transit proposal as submitted for a two year period and enter into an agreement for same.

Resolution Number: 3

Defeated

Councillor Dan Yake requested a recorded vote:

<u>Recorded Vote</u>	<u>Yea</u>	<u>Nay</u>
Councillor Burke		X
Councillor Goetz		X
Councillor Lennox		X
Councillor Yake	X	
Mayor Tout		X
1 Yea	4 Nays	Defeated

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**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

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F. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Councillor Dan Yake
Re: - Further Information Regarding Saugeen Mobility and Regional
Transit 2010 – 2012 Municipal Contribution Allocation

- Finance Committee
- Minutes, October 3, 2011(continued)

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Finance Committee meeting held on October 3, 2011.

Resolution Number: 4

Carried

**G. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS**

1. Arthur Fire Station
- September 2011 Fire Report
- September 2011 Fire Prevention Officer's Report

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Arthur Fire Station September 2011 Fire Report and Fire Prevention Officer's Report.

Resolution Number: 5

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

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**G. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS**(continued)

2. Mount Forest Fire Station
- September 2011 Fire Report
 - September 2011 Fire Prevention Officer's Report

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Fire Station September 2011 Fire Report and Fire Prevention Officer's Report.

Resolution Number: 6

Carried

3. Recreation Committee
- Minutes, October 4, 2011

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation & Culture Committee meeting held on October 4, 2011.

Resolution Number: 7

Carried

- Memo from L. Spahr, Recreation Co-Ordinator regarding recommendation for naming of future Lions Club Park

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North approve the recommendation of the Recreation & Culture Committee with respect to the naming of the future Lions Club Park.

Resolution Number: 8

Carried

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**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

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H. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION

1. County of Brant
Re: Request for Support of Resolution Regarding the Municipal Tax Act
Classification of Commercial Grain Elevators as an Industrial Use

Moved by: Councillor Burke
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North support the resolution of the County of Brant regarding the Municipal Tax Act classification of commercial grain elevators as an industrial use.

Resolution Number: 9

Carried

I. BY-LAWS

1. 75-11 Being a By-law to Temporarily Close Portions of Smith, George, Conestoga, Charles, Isabella, Tucker and Walton Streets, in the former Village of Arthur for the Purpose of Holding a Santa Claus Parade.

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT By-law Number 75-11 being a by-law to temporarily close portions of Smith, George, Conestoga, Charles, Isabella, Tucker and Walton Streets in the former Village of Arthur for the purpose of holding a Santa Claus Parade be read a First, Second and Third time and finally passed.

Resolution Number: 10

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

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I. **BY-LAWS** (continued)

2. 76-11 Being a By-law to Temporarily Close Portions of Main Street, King Street and Fergus Street, Mount Forest, for the Purpose of Holding a Santa Claus Parade.

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 76-11 being a by-law to temporarily close portions of Main Street, King Street and Fergus Street, Mount Forest for the purpose of holding a Santa Claus Parade be read a First, Second and Third time and finally passed.

Resolution Number: 11

Carried

3. 77-11 Being a By-law Imposing Special Annual Drainage Rates Upon Land in Respect of which Money is Borrowed Under the *Tile Drainage Act*.

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 77-11 being a by-law imposing special annual drainage rates upon land in respect of which money is borrowed under the Tile Drainage Act be read a First, Second and Third time and finally passed.

Resolution Number: 12

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

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I. **BY-LAWS** (continued)

4. 78-11 Being a By-law to Amend Zoning By-law Number 66-01 Being the Zoning By-law for the Township of Wellington North (111 Frederick Street West, former Village of Arthur –O’Neil and Craig)

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT By-law Number 78-11 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (111 Frederick Street West, former Village of Arthur – O’Neil and Craig)

Resolution Number: 13

Carried

5. 79-11 Being a By-law to Authorize the Execution of an Agreement Amending a Site Plan Agreement with Respect to Lands in the Former Village of Arthur. (Avcom Investments Inc.)

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT By-law Number 79-11 being a by-law to authorize the execution of an agreement amending a Site Plan Agreement with respect to lands in the former Village of Arthur be read a First, Second and Third time and finally passed. (Avcom Investments Inc.)

Resolution Number: 14

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

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J. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report – Dated October 13, 2011

Canadian Diabetes Association, North Perth – North Wellington Branch
- November as Diabetes Month

K. ANNOUNCEMENTS

Councillor Lennox reminded Council that there will be a Finance Committee meeting on October 24.

Mayor Tout reminded Council of the Joint Economic Development Committee meeting with the Town of Minto on Wednesday, October 19. April Marshall started on October 17 as the Tourism Marketing Promotion Manager. The Arthur branch of the Royal Canadian Legion is having a Remembrance Day Dinner on November 5. Wellington Heights Secondary School commencement will be held on November 4. Birmingham Lodge will be have a Remembrance Day ceremony on November 7 at 2:00 p.m.

L. CLOSED MEETING SESSION

1. "Personnel" matters

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT Council go into a meeting at 8:37 p.m. that is closed to the public under subsections 239 (2) (d) of the Municipal Act, 2001

- to consider labour relations or employee negotiations

Resolution Number: 15

Carried

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

REGULAR MEETING OF COUNCIL

Monday, October 17, 2011

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L. **CLOSED MEETING SESSION** (continued)

1. "Personnel" matters (continued)

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT Council rise from a closed meeting session at 9:45 p.m.

Resolution Number: 16

Carried

M. **CONFIRMING BY-LAW**

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT By-law Number 80-11 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on October 17, 2011 be read a First, Second and Third time and finally passed.

Resolution Number: 17

Carried

N. **ADJOURNMENT**

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT the Regular Council meeting of October 17, 2011 be adjourned at 9:46 p.m.

Resolution Number: 18

Carried

C.A.O./CLERK

MAYOR

Township of Wellington North
Building/Property Committee Minutes – October 12, 2011 at 9:00 a.m.

Present: Chair Councillor Dan Yake
Councillor Mark Goetz
Chief Building Official Darren Jones
Building Inspector Patty Wright

Absent: Chief Administrative Officer Lori Heinbuch

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 9:00 am

Discussion Regarding Future of the Arthur Seniors Hall

Discussion took place regarding the future of the Arthur Seniors Hall.

Roof Design Former Sacred Heart Catholic School

Deferred until the next meeting

Minutes September 13, 2011

Moved by: Chief Building Official Darren Jones
Seconded by: Building Inspector Patty Wright

That the minutes of the September 13, 2011 meeting be accepted.

Carried

Building Permit Monthly Report

Moved by: Councillor Mark Goetz
Seconded by: Chief Building Official Darren Jones

That the Building Permit Monthly Review for Period Ending September 30, 2011 was reviewed and accepted.

Carried

New Business

The committee has requested Chief Building Official Darren Jones give the committee a report on the progress of the Avcom Development at the junction of Highway 6 and Wellington Road 109.

Date of Next Meeting

To be determined

Adjournment

Moved by: Councillor Mark Goetz
Seconded by: Chief Building Official Darren Jones

That the meeting is adjourned at 9:25 am

Carried

WATER/SEWER COMMITTEE MEETING

October 25, 2011

Members: Sherry Burke, Councillor, Chair
Andy Lennox, Councillor
Barry Trood, Director of Public Works
Corey Schmidt, Water/Sewer Foreman
Dale Clark, Roads Superintendent
Melissa Irvine, Process/Compliance Analyst

Start: 8:30 am

End: 10:00 am

Minutes from the September 27th committee meeting were previously circulated and approved by Council

Business from September 27th meeting

- A date has been set for Triton Engineering to review Arthur Waste Water Treatment Plant issues with the Committee and Council. The meeting is set for Wednesday, November 2nd at 7pm at the Kenilworth Municipal Office.
- Corey Schmidt, Water/Sewer Foreman, reviewed progress work at Mount Forest Well #6. International Water Supply is awaiting parts and will reinstall the vertical turbine pump as soon as the parts arrive. Water Foreman will continue progress updates with International Water Supply in this regards.
- The existing Sub Station/1000 kVA Transformer at the Arthur Waste Water Treatment Plant will need to be inspected by a qualified electrical Inspector to determine what repairs or requirements will be needed now and into the future at the AWWTP. The committee approved having \$5,000 set aside in the 2012 operating budget to have this work done.

1. Mount Forest Wells Risk Analysis

Discussion took place regarding the Draft Report "Water Supply Risk Analysis Mount Forest Water Supply Wells" from David Marks of R.J. Burnside Engineering. A completed full Report is forthcoming.

2. Arthur Wastewater Treatment Plant Filter Upgrades

Upgrades to the Arthur WWTP are nearing completion. The old sand was removed in May and early June. Fibreglass parts in the bottom of the filters were badly damaged and were completely replaced. Wellington Construction removed the railings, filter supports, air lifts and drain valves while the catwalk was sandblasted and repainted. The filter supports and airlifts were repaired or replaced as needed. New sand was installed into the filter beds in October as were new flow gauges and pressure regulators on the control panel. Wellington Construction is also installing 3 new drain valves on the filters in the reject hopper. The Filters should be ready for river discharge the first week of November.

3. Staff Reports (see attached)

4. Main Street South Connecting Link Construction Update

Most of the work on the site has been completed and the street should reopen this week. The project was delayed 3 times. The first delay of 2 weeks was due to contamination issues near the Cook's garage while the last 2 weeks were related to the asphalt paving due to poor weather (rain) and a breakdown at the asphalt plant.

5. Applying for Connecting Link Hwy 89 in Mt Forest

Barry Trood, Director of Public Works, informed the Committee he would like to proceed with the application for the Connecting Link on Hwy 89/Queen St. In all likelihood this project will not be approved for several years however the application needs to be put on the list with the MTO before any approval will be granted.

On October 13th Frank Vanderloo and Glen Feagan of BM Ross along with Barry Trood, Dale Clark and Gary Mathews from the Township did a walk through and reviewed areas of concern. The road was last reconstructed in 1971 and is in poor condition in several areas. Some sections west of Main St. were shaved and paved in 1991 and 1998. New sewers will be required from Egremont St. to York St. when this project is approved. The condition of the sanitary sewers between Wellington St. W. and Main St. will also be looked at. The committee approved the pre-engineering work to be budgeted at an estimated \$70,000 in the 2012 budget. Half of the cost will be for the Geo Tech work that will be required to determine the condition of the road. In the past the MTO has picked up 90 % of the roadway work.

6. Budgets Reviewed

Budget discussions for the 20 year Capital and 5 year Operations took place at the Committee level. The Capital Budget listed water/sewer construction projects needed for the next 20 years along with storm/road projects. The Capital Budget also included equipment, bridge and culvert replacement/upgrades. The Committee reviewed the Capital and Operational Budgets and recommended proceeding with the proposed Budgets.

General information

- Received Monthly Process and Compliance Reports from OCWA for the Mount Forest and Arthur Waste Water Treatment Plants for the months of August and September.
- Triton Engineering is working on a Master Plan for Arthur Village that will need to be reviewed by Council in November.
- Received Congratulations letter from the “Chief Drinking Water Inspector”, John Stager, for the Township receiving its “Municipal Drinking Water Licence, Drinking Water Works Permit and Accreditation”.
- **Next Meeting: November 22nd @ 8:30 am**

Process Compliance Monthly Report Analyst Report October 25th, 2011

- entered September data for microbiological and distribution residuals into spreadsheets
- entered September flow data into Ministry of Environment Water Taking Reporting System
- backup Mount Forest and Arthur SCADA for September
- start annual review and update of Mount Forest Operations Manual
- next DWQMS Management Review scheduled for mid to late November
- Received on-site verification audit Report-2011 from Canadian General Standards Board (March Audit).

Audit Report Findings

- DWQMS overall effective
- Audit objectives have been accomplished within the audit scope in accordance with the audit plan and the time allocation
- There was no unresolved diverging opinions between the audit team and the organization audited
- There was no previous corrective action requests requiring verification
- Two minor non compliance issues
- There was also multiple Opportunity of Improvements issued that will be taken into consideration and possibly implemented within the next several months

Minor Non Compliance Issue 1- Element 20- Management Review has not taken place within the last 12 Months. Corrective Action Record has been completed and submitted to CGSB on Oct. 3rd, 2011

Minor Non Compliance Issue 2-Element 13-Ensure all essential supplies and services are listed (e.g. Hach, Coulter Meter Services, etc.). Corrective Action Record has been completed and submitted to CGSB on Oct. 3rd, 2011

Water Sewer Committee Meeting

October 25, 2011

Foreman Report

- Disassembled and repaired leaking fire hydrant #89 at the corner of Wellington St. East and Newfoundland St. in Mount Forest
- New fire hydrant #118 installed at the corner of North Water St. and Main St. South in Mount Forest
- Corey and Ed attended one day Customer Service Training in Waterloo
- Checked operation of all main valves, curb stops, fire hydrants, and hydrant secondary valves on Main St. South construction site
- Replaced fire hydrant #76 and installed a secondary valve on Isabella St. Arthur
- Water service leak at #287 Main St. North Mount Forest found to be on private property
- Performed maintenance on well #8A Singer flow control valve
- Ed and Darin attended two day Internal Auditing course in Barrie
- Dug and repaired broken water service key at #301 Domville St.
- Completed Mount Forest and Arthur annual fire hydrant inspections
- Began draining Arthur Spheroid water tower for cleaning and inspection (October 26)

WORKS COMMITTEE MEETING
October 25th, 2011

Committee: Andy Lennox, Councillor, Chairman
Sherry Burke, Councillor
Barry Trood, Director of Public Works
Dale Clark, Roads Superintendent
Corey Schmidt, Water/Sewer Foreman

Start: 10:00 am End: 11:30 am

Presentation: John Benham, County Weed Inspector

Minutes of the September 27th meeting were previously circulated and approved by Council.

Business from the September 27th meeting:

- Tenders for Concession #4 River Bank Erosion have been received. The lowest tender was received from VanDriel Excavating Inc for \$249,228. Budget amount to complete the work is \$215,000. A meeting with Grand River Conservation was held to discuss lowering costs by using more cost effective materials and seeing if the tender costs could be trimmed enough to allow for completion of Site #2. Garth Neocker, K. Smart Associates and Chris Cummins, Parrish Geomorphic are to review drawings with VanDriel Excavating and report back to Township.
- A meeting to discuss options regarding Private Storm Drains that are no longer serviced or maintained by the Township.

1) Hours of Work/Seasonal Staffing

The Township has hired seasonal staffing for the winter months to keep overtime hours to a minimum and to help meet Hours of Work. Extra fulltime and seasonal staff need to be hired to meet the Minimum Maintenance Standards. The Works Department had 18 operators for the 2010-2011 winter season and has been approved for 15 operators for the 2011-2012 season unless more fulltime or seasonal staff is hired. The Works Department in 2010-2011 struggled to meet time off requirements and the Hours of Work legislation with 18 operators for winter operations. Hiring more staff for the 2011-2012 season will assist the Township in meeting the Hours of Work legislation and will not create a liability situation for the Township. Committee recommended a report be drafted and forwarded to Council for the discussion at the November 7th, 2011 Council Meeting.

2) Works Communication Update

Ken Frey from Frey Communications is looking after installation of the communication equipment and tower in Damascus and the installing of equipment at the Works Yards. Installation of the base for the tower in Damascus is to begin shortly. The antenna has been installed in the Mount Forest Yard and GPS Equipment is being installed on equipment to complete the second phase of installations.

3) Budget Discussions

Budget discussions have taken place at Committee level. The 5 year Operations Budget and 20 year Capital Budget was presented. The 20 year Capital Budget includes urban and rural road maintenance and replacement along with water and sewer requirements for the future. The Capital Budget also includes equipment replacement along with bridge and culvert maintenance and replacement. Committee reviewed the Operations and Capital Budget and recommend proceeding with the proposed Budget.

4) General Information/Next Meeting

- K. Smart & Assoc. have completed bridge inspections
- GPS Equipment is being installed by Township staff
- MRC Wireless have completed installation of the new two-way radios as budgeted
- Joe Johnson Equipment has found a good used sweeper that will meet the needs of the Township and are looking into details and cost
- The old backhoe and hopper have been delivered to Bryan's Farm Supply for auction in late November
- The new backhoe and trailer have arrived and are fitting well into the Township operations
- Quotes for snow removal have been received for the new Mount Forest sewage treatment plant with the lowest hourly rate being received from Bye Construction
- Reeves Construction have also submitted hourly rates for snow removal in Mount Forest and are the same as 2010/ 2011 rates
- Fall maintenance gravel and road grading are taking place

Next Meeting: November 22, 2011

TOWNSHIP OF WELLINGTON NORTH

ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

Joint Meeting with Town of Minto

Mount Forest & District Sports Complex, Leisure Hall

Wednesday, October 19th, 2011 – 6:00 pm

Members Present:

Mayor Ray Tout, Chair
Councillor Sherry Burke
Councillor Andy Lennox
Councillor Mark Goetz
Councillor Dan Yake
Dale Small, Business Economic Manager
April Marshall, Tourism Marketing & Promotion Manager
Tim Boggs
Shawn McLeod
Al Rawlins
Gerald (Shep) Shepetunko
Jim Taylor

Presenters:

Jana Reichert, Waterloo Wellington CFDC
Carol Simpson, Waterloo Wellington Dufferin Workforce Planning Board

Also Present:

Michelle Stone, Administrative Support
Chris White, Wellington County Warden
Scott Wilson, Wellington County CAO
Belinda Wick-Graham, Business Economic Manager, Town of Minto
Ron Elliott, Councillor, Town of Minto
David Turton, Councillor, Town of Minto
John Caesar, Director, Minto Chamber of Commerce
Tony Tsotros, Secretary, Minto Chamber of Commerce
John Burgess, Past President, Minto Chamber of Commerce
Dave Barrett, Saugeen Economic Development Corporation
Wayne Baker, Arthur & District Chamber of Commerce
Marilyn Baker, Arthur & District Chamber of Commerce
Sandra Hoing, Arthur & District Chamber of Commerce

1. SOCIAL AND NETWORKING

2. WELCOME & OPENING REMARKS

- Dale Small welcomed everyone to this first joint meeting with the Town of Minto. He introduced Chris White, Wellington County Warden and Scott Wilson, Wellington County CAO and thanked them for coming to this meeting. He then introduced those in attendance from Wellington North which included the Mayor, Council, Economic Development Committee Members as well as those representing the Arthur and Mount Forest Chambers of Commerce. He then introduced Belinda Wick-Graham, Business and Economic Manager from the Town of Minto. Belinda thanked Wellington North for hosting this first

joint meeting and introduced those in attendance from the Town of Minto including Councillor's and members from the Minto Chamber of Commerce.

- Mayor Tout welcomed everyone to Wellington North and explained how this joint meeting came about and that we hope this would be the beginning of many more joint meetings with our neighbours.
- Warden Chris White thanked Wellington North for inviting him and he indicated he was pleased to see this meeting happening. He mentioned the Municipal Economic Development Group, which has members from each Municipality and the County, are working on an Economic Development Strategic Plan for Wellington County. This is a positive approach for all involved. The County is looking at attending a Council Meeting in each of the Townships in the near future.

3. JANA REICHART, WATERLOO WELLINGTON CFDC

- Jana presented the **County of Wellington Socio-Economic Profile** to the attendees. Copies of the report, which was presented to Wellington County Council on September 23rd, were provided to everyone.

4. CAROL SIMPSON, WORKPLACE PLANNING BOARD

- Carol presented the **Wellington County Manufacturing Study** to the attendees. Copies of the report, which was presented to Wellington County Council on September 23rd, were provided to everyone.

5. CLOSING REMARKS, THANK YOU

- Dale Small and Belinda Wick-Graham thanked everyone for their attendance and look forward to the next joint meeting.

TOWNSHIP OF WELLINGTON NORTH

FIRE COMMITTEE MEETING MINUTES

October 18th, 2011 – 7:00 pm - Council Chambers

Members Present: Mark Goetz – Chair (Councillor)
Dan Yake - Councillor
John Jeffery, Treasurer
Jim Morrison, Arthur Station Fire Chief
Troy Lawlor, Arthur Station Deputy Fire Chief
Ron MacEachern, Mount Forest Station Fire Chief
Bill Hieber, Mount Forest Station Deputy Fire Chief

Also Present: Michelle Stone, Administration Support

Meeting was called to order at 7:00 pm.

1. Declarations of Pecuniary Interest

- None declared.

2. Approval of Minutes from September 20th, 2011 Minutes

Moved By: Ron MacEachern

Seconded by: Troy Lawlor

THAT the Minutes from the September 20th, 2011 meeting be accepted.

Carried

3. Business Arising from Minutes

- **Southgate Fire Agreement**

New Southgate Fire Agreement – Information was presented from Lori Heinbuch for the Fire Committee to review.

Councillor Goetz commented that Southgate presented their recommendations and after review the Fire Committee had the following comments:

- 1) Wellington North has made some adjustments to the Agreement and will present them to Southgate.
- 2) John Jeffery commented that this agreement only deals with one section of financial remuneration, not other operating costs such as medical assistance and fire prevention. Jason Benn, Wellington North Fire Prevention Officer and John Thompson, Fire Chief from Southgate have been in discussion about fire prevention.
- 3) Jim Morrison inquired about procedure with respect to Burn Permits and also Burn Permits issued in Southgate, West Grey and Mapleton.

- 4) Ron MacEachern commented that as soon as an Agreement is finalized with Southgate, then the Township would need to look at the West Grey Agreement. The West Grey Fire Chief would like more coverage from Mount Forest Fire Station.

- **Burn By-law**

The Burn By-law was passed by Council at the October 3, 2011 Council Meeting. The Township is awaiting official short form wording to be approved by the Provincial Offences Court.

- **New Tanker, Mount Forest Fire Station**

Ron MacEachern gave the specs to Fort Gary and will have the costing for the next Fire Committee Meeting.

Councillor Yake inquired if there was a way to look forward regarding replacement timelines of Fire Equipment so that the Township is not faced with both Fire Stations needing new Equipment at the same time.

- **AFD Tanker Truck Replacement**

Troy Lawlor has met with the County regarding further information a Tanker Truck replacement and will bring to Committee when he has it all.

- **New Branding - Wellington North Fire Services Shoulder Flash**

Ron MacEachern suggested that Jason Benn could set up a contest for ideas and that would involve the whole Township. They could offer a prize like Smoke or CO2 Detector for incentives. He will speak to Jason about this. The cost would be minimal, just the ads in the newspaper. Troy Lawlor said he has a few ideas from the Arthur Fire Station. The Committee agreed they would like this to be finalized by year's end. Bill Heiber inquired about monies for the cost of new flashes. The Committee felt that that was not going to be a large cost and will move forward with this.

Fire Department Vehicle branding will be put forward to be dealt with on a future Agenda.

- **Festival and Special Events Document**

Jason Benn sent a note inquiring about any questions or suggestions that the Fire Committee had with regard to the aforementioned document. Jim Morrison also requested that the Committee look over the document. It was previously decided that Jason Benn would work on some changes with Tammy Pringle in Recreation as some of the contents overlapped.

4. Announcements

Jim Morrison updated the Committee on a water rescue occurrence at Luther Lake. The OPP were called as well as Centre Wellington Fire, but not Arthur Fire. The other units were not familiar with the area. As a result, Arthur Fire will be setting up a practice water rescue in conjunction with Centre Wellington and also go over the two lake areas and do new mapping for all to have. Arthur Fire has an agreement with Centre Wellington for water-rescue and Mount Forest has a similar agreement with Hanover.

Ron MacEachern announced that Jason Benn nominated Melody Elvidge, a teacher at Victoria Cross Public School for the Fire Marshall's Award for Safety Excellence for her exceptional contributions to fire safety and public education. She will be presented with this award at the Fire Marshall's Public Fire Safety Council Award Ceremony at the Sutton Place Hotel in Toronto on Wednesday, October 26th, 2011. Ron MacEachern will also be in attendance when the award is presented.

The Mount Forest Fire Department members have been training for their new ATV.

The new office created at the Mount Forest Fire Station for Jason Benn and Don Irvine is almost completed.

Dan Yake asked if there were any special protocols for firefighting when it involves solar panels. Does the Township need a special policy for these as they are becoming more prevalent in our area? The Fire Departments are waiting for direction from the Fire Marshall's Office.

Troy Lawlor is enrolled in the 401 course and there has been discussion regarding a new product now being used in building, "Bluwood". There is concern about the chemicals it releases when burning and possible hazards for firefighters.

5. Next Meeting

The next meeting will be on Tuesday, November 15th, 2011

6. Adjournment

Moved: Jim Morrison
Seconded: Troy Lawlor

THAT the meeting be adjourned at 8:30 pm.

Carried

Township of Wellington North

Finance Committee

October 24, 2011 - 7:00 PM

Minutes

Attendance: Andy Lennox, Councillor, Chairman
Dan Yake, Councillor
Mark Goetz, Councillor
John W. Jeffery, Treasurer
Lori Heinbuch, CAO/Clerk
Mary Jo Marshall, Deputy Treasurer

Also Present: Judy Rosebrugh, President and CEO, Wellington North Power

Absent: Ray Tout, Mayor
Sherry Burke, Councillor

Declaration of Pecuniary Interest

None Declared

Passing and Acceptance of Agenda

Moved By: Lori Heinbuch

Seconded By: Mark Goetz

That the Agenda for October 24, 2011 be accepted and passed with the following deletions –

Item 8 and Item 10. Carried

2. Judy Rosebrugh was in attendance from Wellington North Power (WNP). She explained the timing of the billing cycle and when the Township could expect payment for water and sewer. The current cycle of reading meters is 5 ½ weeks. The smart meters will read all the meters at once but it is 3 weeks still before they can bill customers and 60 days before they can issue the cheque. Judy had put together a schedule of the process for committee members. They are already using smart meters but had asked for a delay in the billing until they can use actual meter readings (register reads). WNP has until January, 2012 to get register reads on the bill. The water meters are Elster meters and can be adapted to work with smart meters. They have to manually read these meters.

The promissory note between WNP and the Township was first issued at 7 ¼ %. In 2008 it was changed to 6 ¼ % as the Ontario Energy Board (OEB) sets the rate of interest that can be included in the calculation of the delivery rates billed to users. The rate currently included is slightly less than the 6 ¼ % rate paid currently on the note. At a shareholders' meeting a resolution was passed agreeing to lower the rate on the note to 6 ¼ %. A resolution had not been passed by Wellington North agreeing to this rate reduction. This resolution will be presented.

There was discussion as to whether it was in the best interest of the Township to receive annual principal payments of \$100,000. Receipt of these payments reduces the annual interest income received by the Township from WNP.

Currently the Township has a substation at the Arthur Wastewater Treatment Plant that is oversized for what is needed. Due to the size WNP does not provide ongoing servicing for it. As well, since the current transformer is approximately 40 years old it needs to be replaced with a 500 KVA transformer. WNP would supply and maintain the new one and the only cost to the Township would be the conversion cost.

Judy requested an amendment to the 2010 Council resolution regarding street light repairs. Currently repairs are to be made the next working day but an amendment should be added in case of emergency i.e. where a whole street is out as was the case in Mount Forest recently. The men were called out but the resolution should reflect the change.

3. Insurance 2012

It had been suggested that the Township insurance coverage be re-assessed for 2012. John presented a draft letter to send to local insurance brokers requesting their proposal. Accompanying this letter will be a copy of the current coverage including the coverage provided to the firefighters from the Volunteer Fireman's Insurance Services.

Moved By: Lori Heinbuch
Seconded By: Dan Yake

A letter and documents be sent to all local insurance agents in Wellington North asking for proposals by November 21, 2011.

Carried.

4. Long Term Debt

John presented a report outlining long term debt requirements in order to fund projects from 2010 and 2011. The intention was to borrow these funds from the Township Reserve Funds.

There was a general discussion about using the capital on hand in the Reserve Funds in this manner restricting the availability of the cash in the short term for the purposes for which the funds were set aside in the first place.

It was suggested that a conventional debenture be issued to provide the funding as needed maintaining the availability of the Reserve Fund cash.

It was decided to defer any decisions on this issue until the next Finance Committee meeting when all members will be present for the discussion. In addition it was requested that a plan to change the amortization period of existing long term debt be presented for discussion. Lengthening the amortization of the existing debt would reduce the annual cash needs to service that debt and finance those projects over a period more closely related to the useful life of those assets.

5. 4th Supplementary Run

The County has requested a 4th supplementary taxation run from the Municipal Property Assessment Corporation (MPAC) this year due to a poor in-year assessment growth coupled with large write offs. The tax bills that will be prepared as a result of this run will be mailed with December and January due dates.

6. Monthly Financial Statements

Department heads and Committees are receiving these reports. The reports are also coming to Finance Committee and if there are any questions, the committee chairperson can take questions back to committee.

Reports will go out electronically to Finance Committee.

7. Year End Financial Statements

The 2009 audit is nearly finished. Financial Statements are being put together this week and Al White will look at them next week. John will go over the financial Statements next week with Christine of BDO.

The 2010 audit will start on November 14 and be finished by end of November. The financial statements will be prepared for December.

The 2009 financial statements will be presented at the next Finance Committee meeting. The presentation will include an explanation of the new accounting principles initiated in 2009 and the information that these changes provide to readers of the statements. Members of the press will be invited to the November 28 Finance Committee meeting.

9. Budget Scheduling

John will send a notice to committee members with tentative schedule dates.

10. Fundraising Committees

As there has been no activity from the Arthur Pool Fundraising committee and the Mount Forest Sports Complex Fundraising committee, Councillor Yake felt Council should receive formal notification from the committee chairpersons to this effect and the committees disbanded. Lori will send a letter out to both chairpersons of each committee.

12. Adjourn

Moved by: John Jeffery

Seconded by: Mark Goetz

That the meeting be adjourned.

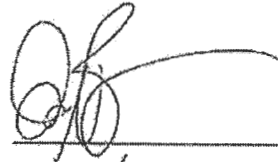
Carried.

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: February 8, 2010
SECONDED BY: _____ RES. NO.: 1

THAT the Council of the Corporation of the Township of Wellington North, as recommended by the Works Committee, direct Wellington North Power to only respond to streetlight repairs during the next normal working day after the request has been received;

AND FURTHER THAT any requests for repairs to signal lights shall be responded to as soon as reasonably possible.

MAYOR  _____

CARRIED DEFEATED

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: November 7, 2011

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Corporation of the Township of Wellington North resolve:

- 1) THAT the Royal Bank of Canada is appointed as banker for the Township of Wellington North;**

- 2) THAT any two of the Treasurer, Deputy Treasurer, Chief Administrative Officer/Clerk, Deputy Clerk are authorized on behalf of the Township from time to time:**
 - a) To withdraw or order transfers of funds from the Township's accounts by any means including the making, drawing, accepting, endorsing or signing of cheques, promissory notes, bills of exchange, other orders for the payment of money or other instruments or the giving of other instructions;**

 - b) To sign any agreements or other documents or instruments with or in favour of the Bank, including the Bank's general financial services agreement and contracts relating to products or services provided by the Bank to the Township; and**

 - c) To do, or to authorize any person or persons to do, any one or more of the following:**
 - (i) To receive from the Bank any cash or any securities, instruments or other property of the Township held by the Bank, whether for safekeeping or a security, or to give instructions to the Bank for the delivery or other transfer of any such cash, securities, instruments or other property to any person named in those instructions;**

 - (ii) To deposit with or negotiate or transfer to the Bank, for the credit of the Township, cash or any security, instrument or other property, and for those purposes to endorse (by rubber stamp or otherwise) the name of the Township, or any other name under which the Township carries on business, on any security or instrument;**

 - (iii) To instruct the Bank, by any means, to debit the accounts of third parties for deposit to the credit of the Township;**

 - (iv) To receive statements, instruments and other items (including paid cheques) and documents relating to the Township's accounts with or any service of the Bank (including any revisions to the Bank's rules and manuals of operation), and to settle and certify the Township's accounts with the Bank, and**

- (v) To receive from the Bank any software and any security devices, including security cards, codes, and passwords, relating to electronic banking services or electronic communications between the Township and the Bank, and to determine and set the levels and limits of authority to individual security devices.
- 3) THAT the provisions contained in the Bank's general financial services agreement including, without limitation, the provisions concerning the binding effect of electronic communications received by the Bank from or in the name of the Township, are expressly approved.
 - 4) THAT all instruments, instructions, agreements and documents made, drawn, accepted, endorsed or signed (under the corporate seal or otherwise) as provided in the Resolution and delivered to the Bank by any person, shall be valid and binding on the Township, and the Bank is hereby authorized to act on them and give effect to them.
 - 5) THAT the Bank be furnished with:
 - a) A copy of the Resolution; and
 - b) A list of the names of the persons authorized by this Resolution to act on behalf of the Township, and with written notice of any changes which may take place in such list from time to time, and with specimens of the signatures of all such persons;

each certified by the Chief Administrative Officer/Clerk and Treasurer of the Township; and
 - c) In writing, any authorization made under paragraph 2(c) of this Resolution.
 - 6) THAT any document furnished to the Bank as provided for in paragraph 5 of this Resolution shall be binding upon the Customer until a new document repealing or replacing the previous one has been received and duly acknowledged in writing by the branch or agency of the Bank where the Township has its account

MAYOR _____

CARRIED

DEFEATED

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 81-11

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (East Part of Lot 15, Concession 4, former
Township of West Luther – Clark)**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 being the Zoning By-law for the Township of Wellington North is amended by changing the zoning on the land described as East Part of Lot 15, Concession 4, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from "**Extractive Industrial (EI)**" to "**Agricultural (A) and Natural Environment (NE)**".
2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 7TH DAY OF NOVEMBER, 2011.**

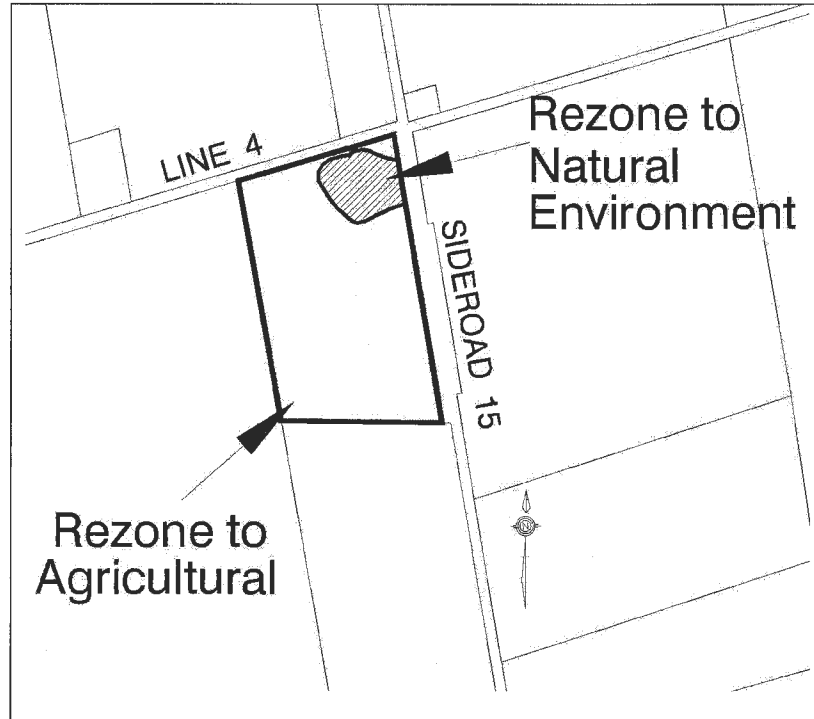
**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 81-11

Schedule "A"



Rezone from Extractive Industrial (EI) to Agricultural (A) and Natural Environment (NE)

**This is Schedule "A" to By-law No. 81-11
Passed this 7th day of November, 2011**

RAYMOND TOUT, MAYOR

LORRAINE HEINBUCH, C.A.O./CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 81-11

THE LOCATION OF THE SUBJECT LAND is described as Part of Lot 15, Concession 4 (Former West Luther) and is municipally known as # 8702 Side Road 15. The property is approximately 36 acres in area.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Extractive Industrial (EI) to Agricultural (A) and Natural Environment (NE). This parcel is a former gravel pit, which has been rehabilitated and has had the license surrendered back to the Ministry of Natural Resources. The NE zone is to recognize an existing wetland on the property.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 82-11

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Part Lot 18, Concession 10, 7044
Sideroad 7 West – Noah and Verna Martin)**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule “A” Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 18, Concession 10, RP 61R9990; Part 1, as shown on Schedule “A” attached to and forming part of this By-law from:
 - **Agricultural (A) to “Agricultural Exception (A-110)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.110</p> <p>Part Lot 18, Concession 10</p>	<p>A-110</p>	<p>1. Notwithstanding Section 6.1.4ii, or any other section of this by-law to the contrary, the total floor area of an accessory building may be 319.6 sq.m (3441 sq.ft.). Further, the accessory structure may be constructed in combination with a 51.9 sq.m (559 sq.ft.) hobby barn.</p> <p>Subject to the following:</p> <ol style="list-style-type: none"> i. The combined floor area of the accessory structure/hobby barn does not exceed 371.6 sq.m. (4000 sq.ft.). ii. Additional accessory structures including a structure for a home industry, as permitted in section 6.14, would not be permitted.
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		<p>iii. The accessory structure will only be permitted for personal storage and will not permit a commercial, industrial or residential use.</p> <p>2. Notwithstanding Section 8.3.2 d) the hobby barn may have a minimum 6 m (20 ft) setback from the limit of the Natural Environment (NE) Zone.</p>
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 7TH DAY OF NOVEMBER, 2011.**

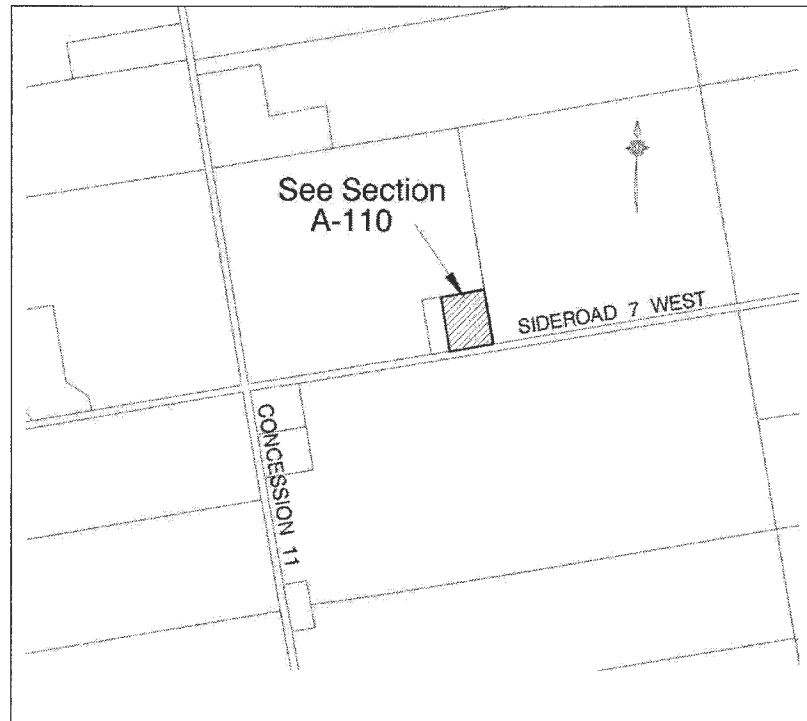
**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 82-11

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exception (A-110)

**This is Schedule "A" to By-law No. 81-11
Passed this 7th day of November, 2011**

RAYMOND TOUT, MAYOR

LORRAINE HEINBUCH, C.A.O./CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 82-11

THE LOCATION being rezoned is in Part of Lot 18, Concession 10, RP 61R9990; Part 1, with a civic address of 7044 Sideroad 7 West. The property is approximately 1.86 hectares (4.59 Acres) in size and occupied by a residence.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to allow a combination accessory structure and hobby barn of 371.6 sq. m. (4000 sq.ft) on the subject lands.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 83-11

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON
NOVEMBER 7, 2011.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, c.25, as amended, Sections 5(3) and 130.

WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, as amended, Section 5(3), provides that the jurisdiction of every council is confined to the municipality that it represents and its powers shall be exercised by by-law.

AND WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, as amended, Section 130 provides that every council may pass such by-laws and make such regulations for the health, safety and well-being of the inhabitants of the municipality in matters not specifically provided for by this Act and for governing the conduct of its members as may be deemed expedient and are not contrary to law.

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. That the action of the Council at its Regular Meeting held on November 7, 2011 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 7TH DAY OF NOVEMBER, 2011.**

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, November 15, 2011	Fire Committee	7:00 p.m.
Wednesday, November 16, 2011	Economic Development Committee	4:30 p.m.
Monday, November 21, 2011	Public Meeting	7:00 p.m.
Monday, November 21, 2011	Regular Council	7:00 p.m.
Tuesday, November 22, 2011	Water/Sewer Committee	8:30 a.m.
Tuesday, November 22, 2011	Works Committee	Following Water/Sewer Committee
Monday, November 28, 2011	Finance Committee	7:00 p.m.

The following accessibility services can be made available to residents upon request with two weeks notice:

Sign Language Services – Canadian Hearing Society – 1-800-668-5815

Documents in alternate forms – CNIB – 1-866-797-1312