



Township of Wellington North

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

Regular Meeting of Council

Monday, May 11, 2015

Following Court of Revision

Municipal Office Council Chambers, Kenilworth

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**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.**

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

Members Present:

**Mayor: Andy Lennox
Councillors Sherry Burke
Mark Goetz
Steve McCabe
Dan Yake**

Staff Present:

**CAO/Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Director of Public Works: Matthew Aston
Treasurer: Paul Dowber
Executive Assistant: Cathy Conrad**

CALLING THE MEETING TO ORDER

Mayor Lennox called the meeting to order.

SINGING OF O' CANADA

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION 2015-164

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Agenda for the April 27, 2015 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF

Councillor Yake declared a conflict with a resolution regarding OCWA arising from the Public Works Committee minutes under Standing Committee, Staff Reports, Minutes and Recommendations as this item involves his employer.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

MINUTES OF PREVIOUS MEETING(S)

RESOLUTION 2015-165

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the minutes of the Regular Meeting of Council held on April 13, 2015 be adopted as circulated.

CARRIED

PRESENTATIONS

Grand River Conservation Authority

Pat Salter, Wellington North Representative; Jane Mitchell, GRCA Chair;

Joe Farwell, GRCA CAO; Keith Murch, GRCA Assistant CAO/Secretary-Treasurer

- Budget Presentation

Pat Salter introduced the group. Joe Farwell outlined the strategic plan objectives, watershed issues, water management plan, GRCA landholdings, natural areas and recreation, rural water quality program, wastewater plant operation, drinking water protection, 2015 budget, 2015 budget expenditures, general municipal levy for 2015, and GRCA per capita levy.

Maitland Valley Conservation Authority

Dave Turton, Wellington North Representative

Phil Beard, General Manager/Secretary-Treasurer Budget Presentation

- Budget Presentation
- Work Plan Summary 2015 - 2017

Dave Turton explained that the presentation outline would include background, service area priorities and financial challenges. Mr. Turton introduced Phil Beard. Mr. Beard outlined efforts to strengthen flood and erosion control in the watershed, effects of changes in climate, emergency planning, watershed stewardship services, rural stormwater management, clean water projects, conservation areas, proposals to lease campgrounds, reducing maintenance costs,

Saugeen Valley Conservation Authority

Wayne Brohman, General Manager/Secretary-Treasurer

- Budget Presentation

Councillor McCabe, Wellington North representative, introduced Wayne Brohman. Mr. Brohman presented an overview of the SVCA budget, water quality, Forestry, water management, flood warning, communications, conservation education, stewardship and additional services.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

Report from Karren Wallace, Clerk

- CLK 2015-019 being a report on a request for an exemption to By-law 5001-05 being a By-law to provide for the regulation and prohibition of unusual noises likely to disturb the public and/or the prevention of public nuisances (Noise By-law 5001-05)

RESOLUTION 2015-166

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2015-019 being a report on a request for an exemption to By-law 5001-05 being a By-law to provide for the regulation and prohibition of unusual noises likely to disturb the public and/or the prevention of public nuisances (Noise By-law 5001-05);

AND FURTHER THAT the request for the exemption to Noise By-law 5001-05 for the property known as 404 Ayrshire Street, Mount Forest, N0G 2L3 for June 6, 2015 from 5:00 p.m. to June 7, 2015 at 1:00 a.m. for the purpose of a pig roast with a small live band be approved;

AND FURTHER THAT a copy of this resolution be provided to the Wellington County Ontario Provincial Police.

CARRIED

Report from Mathew Aston, Director of Public Works

- PW 2015-029 being a report on the 2015 Wellington-Dufferin-Guelph Public Health Program for West Nile

RESOLUTION 2015-167

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive report PW 2015-029 being a report on the 2015 Wellington-Dufferin-Guelph Public Health (WDGPH) program for West Nile;

AND FURTHER THAT the Township of Wellington North supports action by Wellington-Dufferin-Guelph Public Health to reduce the risk of West Nile virus;

AND FURTHER THAT the Council of the Township of Wellington North authorizes permit applications, submitted to the Ministry of the Environment and Climate Change by the pest management company on behalf of WDGPH, to apply larvicide to catch basins and surface water on:

- *Locations owned or managed by Township of Wellington North;*
- *Municipal and private lands that drain into storm drain systems or waterways in the Township of Wellington North;*

AND FURTHER THAT the Council of the Township of Wellington North direct staff to reply to Wellington-Dufferin-Guelph Public Health before May 1, 2015.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

Report from Paul Dowber, Treasurer

- TR2015-07 Ice Storm Assistance Program Funding

RESOLUTION 2015-168

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive report TR2015-07 being a report on the Ice Storm Assistance Program Funding;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North authorize and direct the Mayor and CAO to execute a grant agreement with Her Majesty the Queen in Right of Ontario for the Ontario Ice Storm Assistance Program Funding.

CARRIED

Economic Development Committee

- Minutes, April 15, 2015

RESOLUTION 2015-169

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 Economic Development Committee meeting held on April 15, 2015.

CARRIED

RESOLUTION 2015-170

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North direct the Tourism, Marketing & Promotions Manager to proceed with implementing the below recommendations from the Culinary Tourism Development report:

- 1. Clearly outline new criteria for participation and include a Commitment Pledge on the Trail Application Form*
- 2. Expand membership to include festivals and events that adhere to Trail criteria*
- 3. Explore partnerships with the Township of Southgate and the Town of Minto to overcome capacity, increase membership, attract new audiences and leverage marketing efforts: Butter Tarts & Buggies 2016*
- 4. Develop a governance model to oversee future operations for the Butter Tart Trail*

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

Cultural Roundtable Committee
- Minutes, April 16, 2015

RESOLUTION 2015-171

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 Cultural Roundtable Committee meeting held on April 16, 2015.

CARRIED

Administration and Finance Committee
- Minutes, April 20, 2015

RESOLUTION 2015-172

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 Administration and Finance Committee meeting held on April 20, 2015.

CARRIED

RESOLUTION 2015-173

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the recommendation of the Administration and Finance Committee that the structure of the Wellington North Power Board be altered to include the Mayor, one additional member of the Council of the Township of Wellington North, the Chief Administrative Officer of the Township of Wellington North and three members of the community at large pending discussions with staff at Wellington North Power.

CARRIED

RESOLUTION 2015-174

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive report CLK 2015-020 being the Township of Wellington North 2014 Annual Accessibility Report for information, as recommended by the Administration and Finance Committee.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

Public Works Committee
- Minutes, April 21, 2015

RESOLUTION 2015-175

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 Public Works Committee meeting held on April 21, 2015.

CARRIED

RESOLUTION 2015-176

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the attached Tree Removal Policy (PW002) for Public Works – Roads Department as recommended by the Public Works Committee.

CARRIED

RESOLUTION 2015-177

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the attached Monthly Safety Talk Policy (PW001) for Public Works Roads Department as recommended by the Public Works Committee.

CARRIED

RESOLUTION 2015-178

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North accept and approve the attached Element 2 from the Township's Drinking Water Quality Management System as recommended by the Public Works Committee;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North review, accept and authorize the Mayor to sign Element 3 from staff of the Township's Drinking Water Quality Management System on behalf of Council as recommended by the Public Works Committee.

CARRIED

RESOLUTION 2015-179

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the attached Corporate Confined Space Policy as recommended by the Public Works Committee.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

RESOLUTION 2015-180

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North accept and approve the 2014 Annual Report for the Arthur Pollution Control Plant as recommended by the Public Works Committee.;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North accept and approve the 2014 Annual Report for the Mount Forest Pollution Control Plant as recommended by the Public Works Committee.

CARRIED

Councillor Yake left the Council Chambers for this portion of the Council meeting as he had previously declared pecuniary interest as this item involves his employer.

RESOLUTION 2015-181

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North grant an exception to the Township's "Purchasing and Procurement Policy" F03 to allow OCWA recommended procurements for the Township's waste water facilities up to a dollar value of \$10,000. per project be accepted without the policy prescribed requirement of obtaining two quotes for the work, as recommended by the Public Works Committee.

CARRIED

Councillor Yake returned to the Council meeting following the passing of the resolution.

Cheque Distribution Report dated April 22, 2015

RESOLUTION 2015-182

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated April 22, 2015.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

CORRESPONDENCE FOR COUNCIL'S REVIEW AND DIRECTION

Arthur Optimist Club

- Request for Community Festival Status for the Annual Canada Day Weekend Ball Tournament being held June 26, 27, 28, 2015 as a Community Festival and declared Municipally Significant

RESOLUTION 2015-183

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North classify the Arthur Optimist Club Annual Canada Day Weekend Ball Tournament to be held June 26, 27, 28, 2015 as a Community Festival;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North declares the Arthur Optimist Club Annual Canada Day Weekend Ball Tournament to be municipally significant as required by the Alcohol and Gaming Commission of Ontario for the purposes of obtaining a Special Occasion Permit.

CARRIED

Wellington North Power

- 2015 Annual Shareholder Meeting

RESOLUTION 2015-184

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North appoints the following persons representing the Township at the Wellington North Power Annual Shareholders meeting to be held May 26, 2015:

1. Councillor Burke
2. Councillor Yake
3. Councillor Goetz
4. Mayor Lennox
5. Councillor McCabe

CARRIED

BY-LAWS

RESOLUTION 2015-185

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT By-law Number 035-15 being a by-law to authorize the execution of an Ice Storm Assistance Program Agreement between Her Majesty the Queen in Right of Ontario (as represented by the Minister of Municipal Affairs and Housing) and the Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

RESOLUTION 2015-186

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT By-law Number 036-15 being a by-law to permit fundraising activities by a charitable organization on a roadway under the Safe Streets Act, S.O. 1999 in the Township of Wellington North be read a First, Second and Third time and finally passed. (Arthur Fire Fighters Association)

CARRIED

ITEMS FOR COUNCIL'S INFORMATION

AMO Watchfile

- April 9, 2015
- April 16, 2015

Wellington-Dufferin-Guelph Public Health

- Community Report

Randy Pettapiece, MPP, Perth-Wellington

- Correspondence to Hon. Deb Matthews, MPP, Deputy Premier
- News Release, April 20, 2015, Liberals promise to revive Connecting Links funding

Ministry of the Environment and Climate Change

- Extension to time allowed to use Source Protection Municipal Implementation Funds

Township of Southgate Committee of Adjustment

- Notice of Application for Consent and Public Hearing

Minister of Energy, Correspondence from Minister Chiarelli

- Hydro One Inc. – Initial Public Offering

The Township of Carling

- Support for resolution of the Township of Madawaska Valley calling on Premier Wynne and the Province of Ontario to take immediate action to prevent hydro rate increases from being implemented

Independent Electricity System Operator

- Development of a 20-year Electricity Plan for Kitchener-Waterloo-Cambridge-Guelph

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
APRIL 27, 2015 – 7:00 P.M.

RESOLUTION 2015-187

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Items for Council's Information as listed in the April 27, 2015 Regular Council Meeting Agenda.

CARRIED

NOTICE OF MOTION

No notice of motion.

ANNOUNCEMENTS

Mayor Lennox reminded everyone that Green Legacy Tree day will be held on Saturday, May 2. Trees will be distributed at the Kenilworth Works Yard between 9:00 and 11:00 a.m.

CONFIRMING BY-LAW

RESOLUTION 2015-188

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT By-law Number 037-15 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 April 27, 2015 be read a First, Second and Third time and finally passed.

CARRIED

ADJOURNMENT

RESOLUTION 2015-189

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Regular Council meeting of April 27, 2015 be adjourned at 8:10 p.m.

CARRIED

MAYOR

CLERK

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: May 11, 2015

SECONDED BY: _____ RES. NO.: 2015-

THAT the Council of the Corporation of the Township of Wellington North, as the primary shareholder of Wellington North Power Inc. (WNP), appoint the following representatives to the Board of Directors of WNP:

- **Michael Givens, Chief Administrative Officer-Township of Wellington North**
- **Richard Bucknall, Chief Administrative Officer-Wellington North Power Inc.**
- **Councillor _____-Township of Wellington North**

AND FURTHER THAT the appointments shall be for the term of the existing Council.

MAYOR _____

CARRIED

DEFEATED

2015-05-05

Cliff Booii
RR1 9592 Concession 4N
Mount Forest, Ontario
N0G 2L0

226 808 2664

Letter to Township of Wellington North Council

Regarding
Ghent Pit Application

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1 Overview

I have had an opportunity to speak with Brian Milne of H. Bye Construction to address some outstanding concerns regarding the Ghent Pit application. Some of these were adequately answered, but many still remain unanswered and unmitigated.

This letter is to ask our council not to approve the Ghent Pit Application. There are many reasons to decline the application, but the primary reasons are as follows:

- Wellington North does not need more gravel licenses.
 - In 2013 Wellington North fulfilled only 6.05% of existing licenses.
 - Demand for gravel in Wellington North is not increasing
- The cumulative negative impact of the proposed pit and the existing three pits within one mile would be too high.
- H. Bye Construction has owned and operated gravel pits for over 60 years yet has no record of rehabilitating licensed gravel pits back to prime agricultural farm land.
- The proposed pit is not temporary, and would not cease extraction in 20 years
 - 80 or 135 year estimates are more consistent with existing extraction rates
- The residential cluster and school house adjacent to the proposed site need appropriate consideration for both safety and quality of life
- To date inadequate traffic analysis has been completed
 - After the release of a completed traffic study, adequate time needs to be provided for public review and comment.

2 Gravel Extraction¹

When considering the allocation of more land for aggregate extraction, not only is it important to look at the opportunity cost of rezoning the land for aggregate purposes, but also whether or not there is a need to allocate additional land for aggregate. Wellington-North Township does not need to allocate any more land for aggregate extraction:

- Demand for gravel in the Township and the County is not increasing.
- Current Township Licenses allow for 1.76 million tonnes of extraction per year. In 2013 we only extracted 106,000 tonnes (6.05% of potential gravel extraction).

Comparing the current existing licenses (tonnes/year) to the extracted aggregate (tonnes/year):

	2013 License over Extraction	14 Year Average License over Extraction
Wellington County	5.2	4.2
Southgate Township	13.0	13.6
Wellington North	16.5	9.4

- That is to say that Wellington North could have extracted 16 times the amount of gravel 2013 and still been in compliance with existing licenses.

1 All Township and County Production Statistics are from <http://www.toarc.com/research/statistics.html>
Existing licenses are found at <http://www.ontario.ca/environment-and-energy/find-pits-and-quarries>

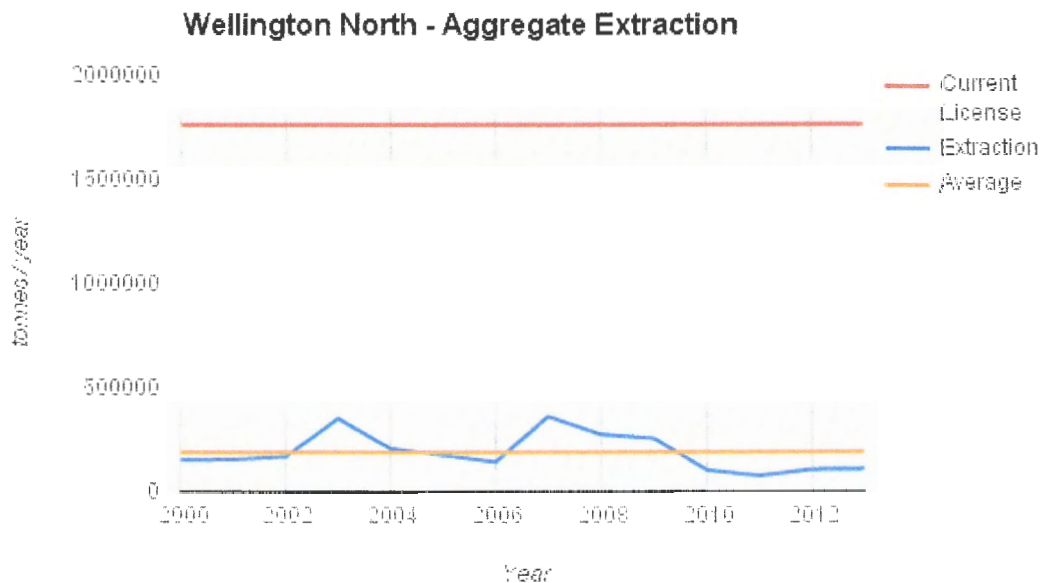
2.1 Wellington North Township

Aggregate Licenses relative to aggregate demand are too high. Tying up more prime agricultural farm land without a corresponding need is simply not necessary. A combined license of 1.76 million tonnes is made up of 13 existing gravel pits by 11 different license holders.

- Demand for gravel is not increasing in Wellington North Township
 - Gravel Extraction has actually been below the fourteen year average for the past three years.
- In 2013 Wellington North could have extracted 16.5 times the amount of gravel and still been in compliance with existing licenses.
- Over the last 14 years Wellington North could have extracted 9.4 times the amount of gravel and still been in compliance with existing licenses.
- 2013 extraction levels only represented a 6.05% fulfillment of issued licenses.
- From 2000 to 2013 extraction levels only represented a 10.64% fulfillment of current licenses.

This compares to a 23.72% extraction level from Wellington County.

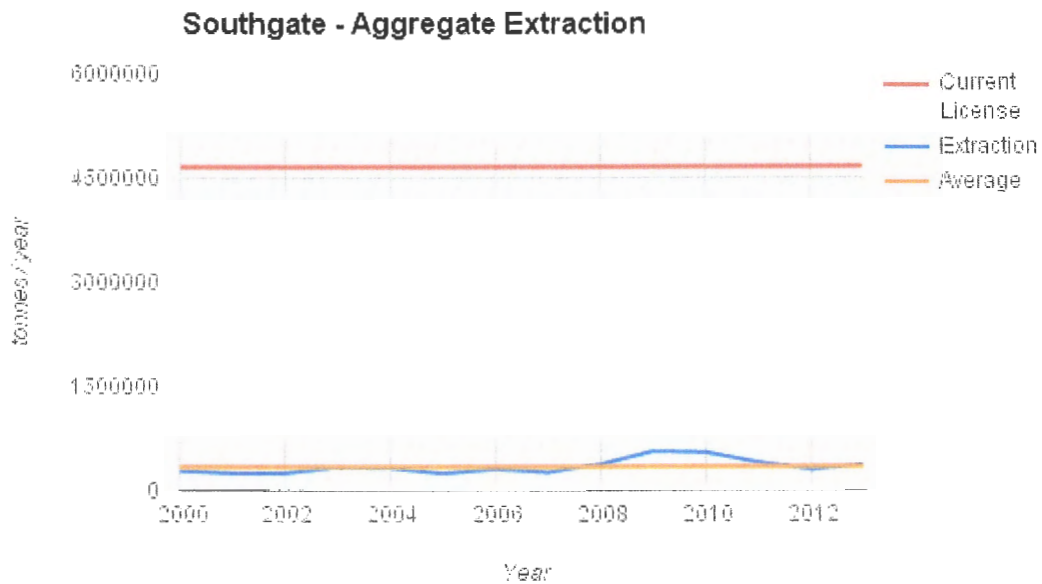
- Wellington North has more gravel licenses than it needs.



2.2 Southgate Township

Though the proposed pit is in Wellington North, its proximity to Southgate Township necessitates an assessment of gravel needs in Southgate as well. In addition to a combined township extraction license of 4.66 million tonnes, one gravel pit (Licensed by H. Bye Construction) has an unlimited extraction license. These licenses exist across 24 pits with 14 unique license holders.

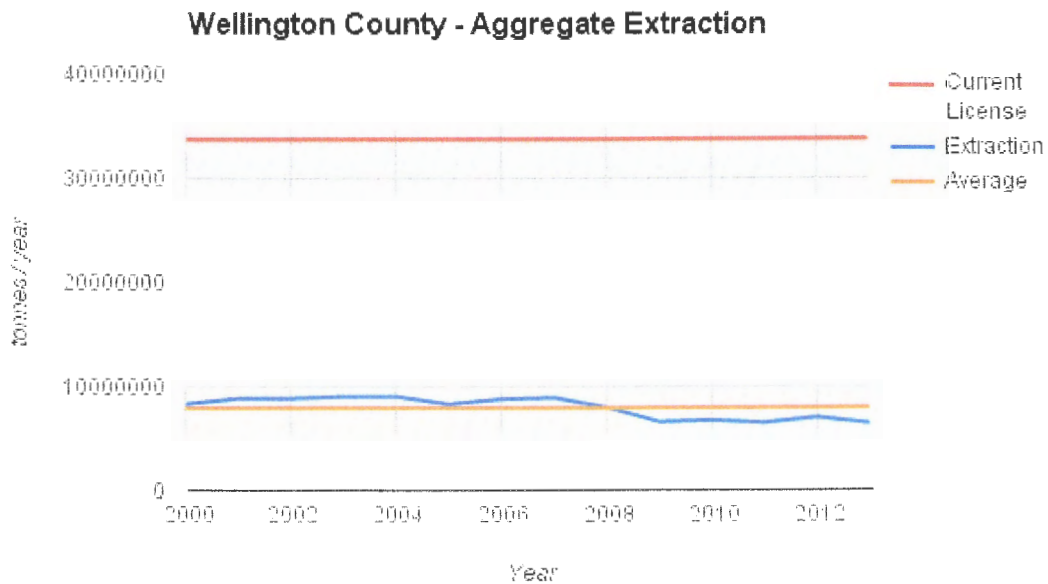
- In 2013 Southgate could have extracted 13.0 times the amount of gravel and still been in compliance with existing licenses.
- Over the last 14 years Southgate could have extracted 13.4 times the amount of gravel and still been in compliance with existing licenses.
- 2013 extraction levels only represented a 7.17 % fulfillment of issued licenses
- From 2000 to 2013 extraction levels only represented a 7.37% fulfillment of current licenses.
- Southgate Township does not need more gravel from Wellington North.



2.3 Wellington County

In addition to four unlimited-license pits Wellington County has a combined total of 33.7 million tonnes per year of available aggregate extraction. These licenses exist across 100 pits with 53 unique license holders.

- Demand for gravel is not increasing in Wellington County.
 - Gravel Extraction has actually been below the fourteen year average for the past five years.
- In 2013 Wellington County could have extracted 5.2 times the amount of gravel and still been in compliance with existing licenses.
- Over the last 14 years Wellington County could have extracted 4.2 times the amount of gravel and still been in compliance with existing licenses.
- Gravel extraction in 2013 occurred at only 19.16% of the available licensed amount.
- Gravel extraction from 2000 to 2013 occurred at only 23.72% of the available licensed amount.
- Wellington North has significantly more gravel licensed relative to demand than the average in Wellington County.



2.4 H. Bye Construction Limited

H. Bye Construction holds licenses for eight pits in Southgate Township. This amounts to seven pits licensed for a total of 435000 tonnes of aggregate annually with the addition of the Rice Pit which has an unlimited annual extraction limit.

Without a complete set of data these findings are based on data provided to me by Brian Milne for H. Bye Construction's 4 main licenses.² This data is from 2014.

Pit Name	License Number	License (tonnes)	Extraction (tonnes)	% of Capacity
Aitken Pit	625208	50000	4882.39	9.76%
Calder Pit	4958	100000	28832.69	28.83%
Flanagan Pit	625041	40000	9266.46	23.17%
McDonald Pit	4961	100000	0	0.00%
Total		290000	42981.54	14.82%

Based on these extraction rates:

- H. Bye Construction has over 370000 spare tonnes of aggregate extraction per year
 - This is independent of the gravel they can extract from their unlimited-license pit
- Still operating well below the Wellington County's average of ~24% efficiency on licenses, there is little incentive to tie up more farm land for demand that does not exist.
 - Licensing more gravel pits does not generate corresponding demand.

2.5 Conclusion

It is not responsible to license every acre of land with gravel under it for industrial extraction. These pits need to have life cycles. As one pit is rehabilitated to prime agricultural land another pit should be licensed.

Continually rezoning prime agricultural land for industrial extraction without a balance of rezoning and rehabilitating industrial extraction back to prime agricultural land is irresponsible and unsustainable.

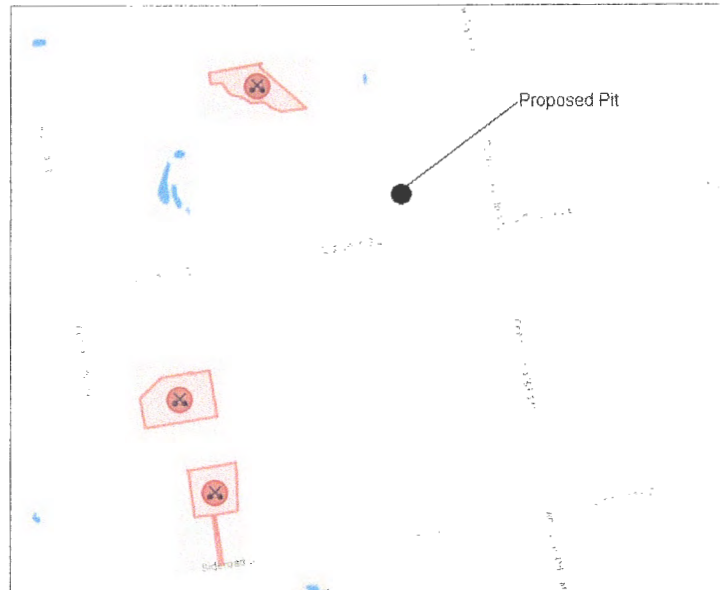
² See Appendix 2

3 Cumulative Impact

In April of last year the OMB ruled against the Hunder gravel pit, not specifically because the single pit would have unmitigated impacts on the community, but rather because of the combined negative impact of the proposed pit and an existing pit.

- *“The decision rendered by OMB vice-chairman Susan de Avellar Schiller, looked at a number of issues, including the proximity of the gravel pit to the neighbouring residential areas, the cumulative impact from both the proposed Hunder pit and the already approved Jigs Hollow pit, as well as the loss of prime agricultural land that would come as a result of the gravel pit.”³*

If the proposed pit is approved, there would be four pits within a mile of Sideroad 3E



License No.	tonnes/year	License Holder
625347	75000	Leverne Ferguson
126455	300000	Cox Construction Limited
5645	40000	Reeves Construction Limited
<i>proposed</i>	75000	Bye Construction Limited

This would bring the combined license of these four pits to 490,000 tonnes per year.

- Wellington North only extracted 106000 tonnes from all of its pits combined in 2013.
- This represented only a 6.05% fulfillment of the existing 1.76 million tonnes licensed for Wellington North.
- Gravel has been made available to markets in this area.

³ North Dufferin Agricultural and Community Taskforce - <http://www.ndact.com/index.php/media-stories/media-stories-blogs/917-omb-rules-against-hunder-gravel-pit>

4 Rehabilitation

Ontario loses more than 350 acres of agricultural land every day⁴. It is not sustainable to continually reallocate prime agricultural farm land to aggregate extraction. On average the amount of rehabilitated land should equal the amount of land that is licensed for aggregate extraction. Without this balance it becomes obvious that the amount of available farm land will continue to decline.

- H. Bye construction has never rehabilitated a closed pit to agricultural purposes.
 - This, despite being in business for over 60 years
- H. Bye construction has only ever removed an extraction license from one pit
 - The Hoffman Pit was rehabilitated into a subdivision north east of Mount Forest

4.1 Life of Pit

There is a vast conflict in the life of pit expectancy provided by H. Bye Construction and calculations made using actual extraction efficiency and known rehabilitation history. Using the expected extraction efficiency of 14.82%⁵ provided by H. Bye Construction, the proposed pit would have a life of 135 years.

The life estimate of 20 years is in direct conflict with the estimated truck volume provided by Brian Milne of H. Bye Construction:

- *"...there may be a truck 12-15 times per day for about 6 months of the year. In reality there will be days where there are 10 to 15 trucks per day and there will be days when there are no trucks"*⁶
- This would yield an extraction rate of 18562 tonnes per year (24.75% of license) requiring the pit life to be extended to 80.1 years⁷

The temporary allocation of farmland for aggregate extraction has been continually reinforced by H. Bye Construction.

- *"Engineer Bill Bradshaw [of H. Bye Construction] noted the proposal calls for rehabilitation of the subject lands to agricultural uses after 20 years."*⁸

A life of pit estimation of 80 to 135 years is much more consistent with H. Bye Construction's record of never having closed and rehabilitated a pit to agricultural purposes during their 60 years of business.

4 Ontario Federation of Agriculture - <http://ofa.on.ca/media/news/vibrant-agri-food-sector-hinges-on-farmland-preservation>

5 Chapter 2.4 of this Document

6 Letter to the Township from Brian Milne of H. Bye Construction 2015-01-27

7 See Appendix 1

8 The Wellington Advertiser, 2014-06-27

4.2 Wellington Federation of Agriculture

The Wellington Federation of Agriculture raised concerns to the applicant in their letter to Wellington North on 2014-06-27. These concerns were largely centric around site rehabilitation and echo my own, and I would still like to see the applicant address the questions raised in a direct manner.

- *"...Can evidence be provided that the applicant can deliver on commitments made in this application? The applicant holds other licenses in the area. Can the applicant provide proof that rehabilitation is proceeding in a timely fashion on these sites? Have there been site plan amendments to these pits or changes to the conditions of the existing permits?"*
- *"The WFA expects that rehabilitation will meet the standard set by the recently updated Provincial Policy Statement (2014) to return the land to an agricultural condition, "...a condition in which substantially the same areas and the same average soil capability for agriculture are restored." As an example if this property can produce a yield of 140 bushels of corn per acre currently, will it be returned to a state where that yield can be anticipated using the same agronomic practices after extraction of aggregate?..."*

In lieu of tangible answers to these concerns, I can only assume that H. Bye Construction is unable to provide proof that rehabilitation of previously held pits to prime-agricultural farm land has ever occurred.

4.3 Detailed Agricultural Rehabilitation Plan

Section 6.6.8 of the Wellington County official plan calls for a detailed agricultural plan to be submitted for any new aggregate operations on prime agricultural land. This detailed submission is in addition to simply providing for progressive rehabilitation when feasible.

- **"6.6.8 Rehabilitation**
 - *All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:*
 - *a) provide for progressive rehabilitation whenever feasible;*
 - *b) be prepared in detail by a recognized expert [sic];*
 - *c) be compatible with the long term uses permitted by the surrounding official plan designations;*
 - *d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred"⁹*

This is a very serious concern, and absolutely needs to be clearly addressed before rezoning prime agricultural farm land for industrial extraction.

- Has this detailed rehabilitation plan been submitted to our township?
- Has this plan been reviewed by an expert?
- Does this rehabilitation plan take into account the negative impacts on the top soil due to varying estimates for the life of the pit?
- By what date will the pit be returned to prime agricultural farmland?

9 Wellington County Official Plan – Section 6.6.8

4.4 Top Soil Stripping and Storage

Progressive rehabilitation of the proposed site calls for the top soil to be stripped off of three sections in turn. After the aggregate is extracted under one section the top soil is to be returned, and another section stripped back.

- if the life of the pit is 20 years, each section of soil has to be stored for ~7 years.
- If the life of the pit is 80 years, each section of soil has to be stored for ~27 years.
- If the life of the pit is 135 years, each section of soil has to be stored for ~45 years.

Summary During many quarrying, civil engineering and landscaping schemes topsoil is stripped from the site and stored in large heaps. These remain *in situ* for many years before the soil is reused and it is generally believed that there is a great reduction in the 'quality' of the soil during that period.

A study of stockpiles of different size, age and soil type has revealed that biological, chemical and physical changes do occur, mainly as a result of anaerobic conditions within the heaps, but also as a result of mechanized handling during the stripping and stockpiling. Visible changes occur within 0.3 m of the surface of stockpiles of clayey textured soils, but only below about 2m depth for sandy textures. These visible changes are accompanied by chemical changes, particularly in the forms of nitrogen present but also in the content of available nutrients, pH and organic matter levels. Biological changes include reductions in potential for mycorrhizal infection, soil biomass and especially earthworm population. The soil atmosphere contains high levels of carbon dioxide, methane, ethane and ethylene. Physical changes include reduction in aggregate stability and resistance to compaction, increase in bulk density and changes in pore size distribution and micro-structure, as revealed by scanning electron microscopy.

Limited evidence suggests that many of the adverse effects quickly disappear when the soil is respread.

10

The negative impacts of storing top soil are both immediate and occur over long periods of time.¹¹

- *"Organic carbon levels were reduced by as much as thirty percent. This reduction in carbon was an immediate rather than a slow loss over the duration of the study."*
- *"topsoil stored for years, ... has little biological resemblance to the undisturbed surface soil"*
- *"prolonged storage intensifies the loss of the bacterial element of the soil."*

The rehabilitation of the proposed site to prime agricultural farm land is dependent on the quality of the top soil available at the time of rehabilitation. H. Bye Construction has assured the community that they will extract aggregate well below the licensed amount. Though this helps to address our road and safety concerns, it compounds and complicates our rehabilitation concerns.

The value of prime agricultural farm land is tied to the soil. When the quality of soil is degrading over the life of the pit, the potential for rehabilitating the proposed property back to prime agricultural land becomes less realistic.

10 Biological Processes and Soil Fertility - A.W. Abdul-Kareem and S.G. McRae Wye College University of London

11 Department of Horticulture Science – University of Minnesota - <http://conservancy.umn.edu/bitstream/handle/11299/59360/4.7.Strohmayer.pdf>

5 Paved Roadways

The preference of placing gravel pits on paved roadways as opposed to gravel roadways is apparent. The benefits are great enough that other townships have policies in place that require that new gravel pits be built along hard-top roadways.¹²

- Stopping distances for vehicles decrease by ~60% on paved roadways¹³
- Paved roadways provide a dust reduction of nearly 100%
- Traffic on gravel roadways is 32% louder than the same traffic on pavement¹⁴

In fact, seven of H. Bye Construction's existing eight licenses are on paved roadways. This coupled with other townships' policies to place new gravel pits on paved roadways should illustrate the benefit of doing so.

5.1 Road Safety

In lieu of a paved roadway, and to help address our road safety concerns, H. Bye Construction has agreed to allocate 2 cents per tonne of extracted gravel for the township to put towards road safety along the haul route.¹⁵

The sentiment is appreciated, but

- based on the 12-15 trucks per day outlined by Brian Milne this would amount to \$371.24 per year
- Even if extracted at the licensed rate of 75000 tonnes per year this would only amount to \$1500.00
- The cost of paving the 3.7 km along the haul route would be around \$939,800¹⁶
 - Over the life of the pit H. Bye Construction's contribution would be \$30,000
 - This represents a 3.2% contribution to the cost of paving the road without considerations for road maintenance over the life of the pit

It is not H. Bye Construction's responsibility to pave every road that they wish to have a gravel pit on. They would not be the only beneficiary of having the road paved.

However, the benefit of having these pits on paved roads is significant enough to warrant consideration. If it is not within the financial means of the township to pave the haul route, it would make more sense to license a pit on an already paved road.

12 Chatsworth Township: Bumstead Pit – Road Analysis Report

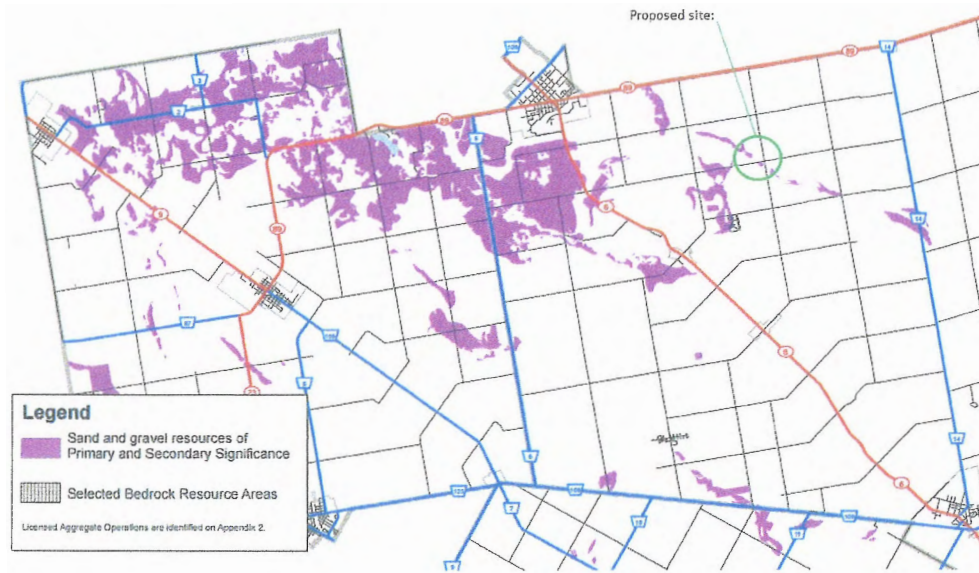
13 <http://www.tc.gc.ca/eng/railsafety/rtd10-808.htm> and <http://hyperphysics.phy-astr.gsu.edu/hbase/crstp.html>

14 Research on Motor Transport Produced Noise on Gravel and Asphalt Roads - <http://trid.trb.org/view.aspx?id=987183> with volume calculator - <http://www.sengpielaudio.com/calculator-levelchange.htm>

15 Meeting with Brian Milne of H. Bye Construction 2015-04-16

16 World Bank - www.worldbank.org/transport/roads/c&m_docs/kmcosts.pdf

6 Location Concerns



From Wellington County's Official Plan:

- *"The Mineral Aggregate Resource Overlay only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed."*¹⁷

That is to say that not all areas that are thought to have sand and gravel are appropriate for extraction. As we protect all areas within 300 meters of our towns and hamlets, it stands to reason that there may be other areas that are not appropriate for the same reasons.

Certainly it is obvious that not all areas with gravel deposits should be re-purposed for aggregate extraction. Which means that there other considerations to take into account:

- Does Wellington North need more gravel licenses?
 - No. The fourteen year extraction level fulfills only ~10% of issued licenses.
 - Gravel demand is actually down over the fourteen year average.
- Road Suitability
 - If more gravel is deemed necessary, is there aggregate available on already paved roads?
- Impact on the existing community and residents
 - If more gravel is deemed necessary, is there aggregate available that is not in close proximity to a school or residential cluster?
- Impact on prime agricultural farm land?
 - If more gravel is deemed necessary, is there aggregate available on lower class land?

¹⁷ Wellington County Official Plan – Section 6.6.1

6.1 Available Close to Markets

H. Bye Construction often cites the following quote from the official plan as justification for another license within the township:

- *"The intention is to make as much aggregate resources available as close to markets as is realistically possible."*¹⁸

Wellington County currently has licenses issued for 16 times the amount of gravel extracted in the year 2013.¹⁹ We have made gravel available close to markets.

These thirteen pits are held by eleven different license holders. Wellington North does not need additional license holders to generate a competitive marketplace.

6.2 Constraints on Aggregate Operations

There are limits placed on new aggregate locations outlined in the County's Official Plan

- *"In order to recognize environmental and land use constraints to the establishment of mineral aggregate operations, the following are not included in the Mineral Aggregate Resource Overlay: urban centres and hamlets plus 300 metres beyond their boundaries"*²⁰

In 1994 the Township of Arthur provided maps that outlined areas for new residential development within the township. The intersection of Concession 4N and Sideroad 3E was highlighted on this map (both roadways along the proposed property). Since this time two new residences have been built, the old Clare school house has been renovated into a permanent home, and a new school house has been built.

Though the official plan does not strictly prohibit the development of an aggregate resource within 300 meters of this settlement area, it does encourage us to implement the spirit of the plan when considering new zoning by-laws.

- *"All municipal official plans, zoning by-laws and public works must conform to the policies of this Plan. The County considers conformity to mean implementing the spirit and intent of the Wellington County Official Plan with a view to furthering its broad policy objectives."*²¹

These areas are protected to ensure the safety around residential settlements and protect the quality of our communities and schools. Adhering to the spirit and intent of the Official Plan calls for us to protect the areas around this residential cluster and school house.

18 Wellington County Official Plan – Section 6.6.1

19 Chapter 2 of this Document

20 Wellington County Official Plan – Section 6.6.1

21 Wellington County Official Plan – Section 14.1

6.3 Official Plan – Prime Agricultural Areas

As outlined in the Wellington County's Official plan Class 1, 2, and 3 areas will be protected for agriculture.²²

- *"As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged. ... All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses. Agricultural uses and normal farm practices will be protected and promoted."*²³

Yes, licensed aggregate operations is listed ninth under agricultural land permitted uses. But there is little greater hindrance to existing agriculture than stripping the land for aggregate extraction.

The aggregate licenses exist in support of farming practices, and the three existing pits within one mile of the proposed pit fulfill that role of support (Combined license of 415,000 tonnes per year). Licensing pits on every lot of land with gravel under it ensures that that there is no agriculture left to support.

7 Financial Considerations

The financial implications of the proposed pit, as analyzed by Michael Givens CAO, are founded on outdated and erroneous figures.²⁴

- The expected total fees of \$150,000 that the township would receive are based on an aggregate extraction estimate of 2.5 million tonnes.
 - The extraction estimate above the water table is expected to be 1.5 million tonnes.
 - This would change the expected total fees received by the township to \$90,000.
- The expected annual fees received is listed at \$4500 and is based on an extraction rate of 75,000 tonnes annually.
 - Based on the number of trucks per year outlined by Brian Milne this amount would be \$1113.72.
 - Based on the existing annual extraction rates of H. Bye Construction this amount would be \$666.90.
- Do these revised figures cover the increased costs to be borne by the township?

²² Wellington County Official Plan – Section 6.4.1

²³ Wellington County Official Plan – Section 6.4.2 Agriculture First and Section 6.4.3 Permitted Uses

²⁴ Letter from Michael Givens CAO to Members of Council for Public Meeting 2015-03-23

8 Traffic Study

I'll preface this section with the fact that this letter is being written prior to the release of the Traffic Impact Study. After the study's release I trust that time will be provided for public review, and a further public meeting scheduled if Wellington North's Council feels that not all concerns regarding traffic have been addressed.

These concerns include:

- What level of traffic increase by volume will we see during hours of operation?
- What level of traffic increase by weight will we see each year?
- What is the expected difference in road maintenance costs due to this traffic increase?
- Noise generated from additional traffic. The noise generated from one truck is estimated to match that of ten cars.²⁵
 - One truck sounds twice as loud as one car (10dB increase)
 - What level of traffic noise increase will residents along the haul route experience?
- *"A parochial school is located within close proximity to the proposed pit. Further analysis regarding the haul route hours and road conditions should be reviewed to ensure pedestrian safety given the foot and horse buggy traffic to and from this use."*²⁶
- *"Further information is required to determine the adequacy of the proposed haul route (Concession 4 N). A traffic impact assessment may be necessary to determine any road upgrades that may be required."*²⁷

8.1 Increased Signage

It has been proposed and deemed acceptable by H. Bye Construction to reduce the speed limit along the haul route from 80km/h to 50km/h. This would increase travel time along the haul route by 60%. Though road safety is of primary importance this would have a negative impact on residents who can already safely travel on the existing roadway at 80km/h.

To accommodate the increased traffic volume along the haul route

- How much combined time would be lost to residents annually?
- How much combined time would be lost to residents over the life of the pit?

²⁵ Maryland State Highway Administration - <http://sha.maryland.gov/Index.aspx?PageId=827&d=114#Causes>

²⁶ Township of Wellington North – Public Meeting Minutes – 2014-06-23

²⁷ Township of Wellington North – Public Meeting Minutes – 2014-06-23

Appendix

1 Extraction Rate

This section outlines the expected extraction rates and corresponding life of pit based on haul estimates.

1.1 Life of Pit: 80 years

- "...there may be a truck 12-15 times per day for about 6 months of the year. In reality there will be days where there are 10 to 15 trucks per day and there will be days when there are no trucks"²⁸
- "The proposed main haul route will be north on Concession 4 N to Highway 89 and west to Mount Forest. The hours of operation are proposed to be from 7am to 6pm, Monday to Friday and exclude holidays."²⁹

Derivation:

- 6 months of the year is 130 business days ($365/2 * 5/7$)
- 5 holidays in those 6 months yield 125 business days on which to haul gravel
- 12-15 trucks per day is an average of 13.5 truck trips
- Because one return trip is required for every loaded truck this yields 6.75 loaded trucks
- $6.75 \text{ loaded trucks} * 22 \text{ tonnes per truck} = 148.5 \text{ tonnes per day}$
- $148.5 \text{ tonnes per day} * 125 \text{ working days} = \mathbf{18,562.5 \text{ tonnes per year}}$
- $18562.5 / 75000 = \mathbf{24.75\% \text{ license efficiency}}$
- $1.5 \text{ million tonnes in the pit} / 18562.5 \text{ tonnes per year} = \mathbf{80.8 \text{ years}}$ before the pit is exhausted.

1.2 Life of Pit: 135 years

The current rate of extraction for H. Bye Construction's four main pits is 14.82%.³⁰ Without an immediate corresponding demand there is little reason to think this figure is not realistic for newly issued licenses.

- $14.82\% * 75000 \text{ tonnes per year} = \mathbf{11,115 \text{ tonnes per year}}$ as expected extraction
- $1.5 \text{ million tonnes in the pit} / 11115 \text{ tonnes per year} = \mathbf{135.0 \text{ years}}$ before the pit is exhausted

²⁸ Letter to the Township from Brian Milne of H. Bye Construction 2015-01-27

²⁹ Township of Wellington North – Meeting Minutes - 2014-06-23

³⁰ Chapter 2.4 of this Document

2 Production Records H. Bye Construction



Licence Production for Year Ending 2014

Information Required under the Aggregate Resources Act

Licence ID # 4958
 PRpt # 15 169457
 Due: 31-Jan-15

Class: A

Operation Type: Pit
 Pit/Quarry Name: Calder Pit
 MNR Area: Grey
 MNR District: Midhurst
 Admin Code: S



2014

Claylen Investments Inc,
 c/o Randy Bye
 R, R. #2
 Mount Forest, ON NOG 2L0

Company Information
 Contact: Randy Bye
 Phone: 519-323-1520
 Fax: 519-323-4993

Conversion Factors: To convert cu. yards/metres of loose, unconsolidated or processed aggregate to tonnes where weigh scales are not available:
 Conversion: 1 cubic yard = 1.36 metric tonnes; 1 ton = 0.907194 tonnes; 1 cubic metre = 1.78 tonnes Show 'Nil' if no material removed in a particular month.
 Pits use only these Commodities: Sand & Gravel, Clay/Shale, Topsoil (only if removed with MNR permission)
 Quarries use only these Commodities: Crushed Stone, Clay/Shale, Dimensional Stone, Industrial, Topsoil (only if removed with MNR permission)

Municipality: Southgate
 Upper Tier: Grey

Geog. Twp: EGREMONT
 Concession: IV

Lot: Pt. 6

SAND & GRAVEL

January	February	March	April	May	June
0	0	0	4463.55	5148.17	4452.70
July	August	September	October	November	December
3049.75	1566.54	4643.85	2939.14	1792.5	777.49
Total Sand & Gravel Removed in 2014:					28832.69

ADDITIONAL COMMODITY

See commodity choices above for your operation type.

January	February	March	April	May	June
July	August	September	October	November	December
Total Additional Commodity Removed in 2014:					

Reported production subject to Audit and Inspection at a later date

REHABILITATION

1 Acre = 0.4047 Hectares

Total Licensed Area:

24.50 hectares

- Area Requiring Rehabilitation as of Dec 31, 2013 (Disturbed Area)
- New Area Stripped During 2014 (Additional Disturbed Area)
- Area Rehabilitated in 2014 (Completed in 2014)
- Area Requiring Rehabilitation as of Dec. 31, 2014 (Total Disturbed Area = 1 + 2 - 3)

7.00	hectares
0	hectares
0	hectares
7.00	hectares

I certify that the data reported on this production report is correct and completely discloses the tonnage removed from this licensed site.

Signature of Licensee: [Signature]

Date: JAN 29 2015

It is a serious offence to furnish false information.

Please Mail This Form To:

The Ontario Aggregate Resources Corporation
 103-1001 Champlain Avenue
 Burlington, ON L7L 5Z4

Or Fax Back To: (905) 319-7423
 Telephone: (905) 319-7424
 Toll Free Telephone: (866) 308-6272

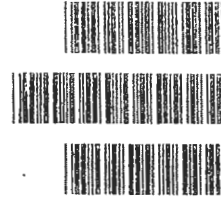


Licence Production for Year Ending 2014

Information Required under the Aggregate Resources Act

Licence ID # 625208 Class: A
 PRpt # 15 170109
 Due: 31-Jan-15

Operation Type: Pit
 Pit/Quarry Name: Aitken Pit
 MNR Area: Grey
 MNR District: Midhurst
 Admin Code: S



H. Bye Construction Ltd.
 395 Church Street North
 P.O. Box 189
 Mount Forest, ON N0G 2L0

Company Information
 Contact: Randy Bye
 Phone: 519-323-1520
 Fax: 519-323-4993

2014

Conversion Factors: To convert cu. yards/metres of loose, unconsolidated or processed aggregate to tonnes where weigh scales are not available:
 Conversion: 1 cubic yard = 1.36 metric tonnes; 1 ton = 0.907194 tonnes; 1 cubic metre = 1.78 tonnes Show 'Nil' if no material removed in a particular month.
 Pits use only these Commodities: Sand & Gravel, Clay/Shale, Topsoil (only if removed with MNR permission)
 Quarries use only these Commodities: Crushed Stone, Clay/Shale, Dimensional Stone, Industrial, Topsoil (only if removed with MNR permission)

Municipality: Southgate
 Upper Tier: Grey

Geog. Twp: EGREMONT
 Concession: 3

Lot: Pt 30

SAND & GRAVEL

January	February	March	April	May	June	
236.06	0	0	78.69	0	313.52	
July	August	September	October	November	December	
381.68	653.43	769.07	560.98	572.13	721.83	
Total Sand & Gravel Removed in 2014:					4882.39	Metric Tonnes

ADDITIONAL COMMODITY See commodity choices above for your operation type.

January	February	March	April	May	June	
July	August	September	October	November	December	
Total Additional Commodity Removed in 2014:						Metric Tonnes

Reported production subject to Audit and Inspection at a later date

REHABILITATION	1 Acre = 0.4047 Hectares	Total Licensed Area:	9.48 hectares
1. Area Requiring Rehabilitation as of Dec 31, 2013 (Disturbed Area)			1.00 hectares
2. New Area Stripped During 2014 (Additional Disturbed Area)			0 hectares
3. Area Rehabilitated in 2014 (Completed in 2014)			0 hectares
4. Area Requiring Rehabilitation as of Dec. 31, 2014 (Total Disturbed Area = 1 + 2 - 3)			1.0 hectares

I certify that the data reported on this production report is correct and completely discloses the tonnage removed from this licensed site.

Signature of Licensee: _____ Date: _____
 It is a serious offence to furnish false information.

Please Mail This Form To:

The Ontario Aggregate Resources Corporation
 103-1001 Champlain Avenue
 Burlington, ON L7L 5Z4

Or Fax Back To: (905) 319-7423
 Telephone: (905) 319-7424
 Toll Free Telephone: (866) 308-6272



Licence Production for Year Ending 2014

Information Required under the Aggregate Resources Act

Licence ID # 625041 Class: A
 PRpt# 15 170107
 Dto. 31-Jan-15

Operation Type: Pit
 Pit/Quarry Name: Flanagan
 MNR Area: Grey
 MNR District: Midhurst
 Admin Code: S



H. Bye Construction Ltd.
 395 Church Street North
 P.O. Box 189
 Mount Forest, ON N0G 2L0

Company Information
 Contact: Randy Bye
 Phone: 519-323-1520
 Fax: 519-323-4993

2014

Conversion Factors: To convert cu. yards/metres of loose, unconsolidated or processed aggregate to tonnes where weigh scales are not available:
 Conversion: 1 cubic yard = 1.36 metric tonnes; 1 ton = 0.907194 tonnes; 1 cubic metre = 1.78 tonnes Show 'Nil' if no material removed in a particular month.
 Pits use only these Commodities: Sand & Gravel, Clay/Shale, Topsoil (only if removed with MNR permission)
 Quarries use only these Commodities: Crushed Stone, Clay/Shale, Dimensional Stone, Industrial, Topsoil (only if removed with MNR permission)

Municipality: Southgate
 Upper Tier: Grey

Geog. Twp: EGREMONT
 Concession: 16

Lot: Pt. 1

SAND & GRAVEL

January	February	March	April	May	June	
0	0	0	0	1517.37	510.55	
July	August	September	October	November	December	
1555.87	3742.73	1665.18	0	12.76	0	
Total Sand & Gravel Removed in 2014:					9266.46	Metric Tonnes

ADDITIONAL COMMODITY

See commodity choices above for your operation type.

January	February	March	April	May	June	
July	August	September	October	November	December	
Total Additional Commodity Removed in 2014:						Metric Tonnes

Reported production subject to Audit and Inspection at a later date

REHABILITATION

1 Acre = 0.4047 Hectares

Total-Licensed Area:

2.27 hectares

1. Area Requiring Rehabilitation as of Dec 31, 2013 (Disturbed Area)
2. New Area Stripped During 2014 (Additional Disturbed Area)
3. Area Rehabilitated in 2014 (Completed in 2014)
4. Area Requiring Rehabilitation as of Dec. 31, 2014 (Total Disturbed Area = 1 + 2 - 3)

1.27	hectares
0	hectares
0	hectares
1.27	hectares

I certify that the data reported on this production report is correct and completely discloses the tonnage removed from this licensed site.

Signature of Licensee _____

Date: _____

It is a serious offence to furnish false information.

Please Mail This Form To:

The Ontario Aggregate Resources Corporation
 103-1001 Champlain Avenue
 Burlington, ON L7L 5Z4

Or Fax Back To: (905) 319-7423

Telephone: (905) 319-7424

Toll Free Telephone: (866) 308-6272



Licence Production for Year Ending 2014

Information Required under the Aggregate Resources Act

Licence ID # 4961
 PRpt # 15 170106
 Due: 31-Jan-15

Class: A

Operation Type: Pit
 Pit/Quarry Name: McDonald Pit #89
 MNR Area: Grey
 MNR District: Midhurst
 Admin Code: S



H. Bye Construction Ltd.
 395 Church Street North
 P.O. Box 189
 Mount Forest, ON N0G 2L0

Company Information
 Contact: Randy Bye
 Phone: 519-323-1520
 Fax: 519-323-4993

2014

Conversion Factors: To convert cu. yards/metres of loose, unconsolidated or processed aggregate to tonnes where weigh scales are not available:
 Conversion: 1 cubic yard = 1.36 metric tonnes; 1 ton = 0.907194 tonnes; 1 cubic metre = 1.78 tonnes Show 'Nil' if no material removed in a particular month.
 Pits use only these Commodities: Sand & Gravel, Clay/Shale, Topsoil (only if removed with MNR permission)
 Quarries use only these Commodities: Crushed Stone, Clay/Shale, Dimensional Stone, Industrial, Topsoil (only if removed with MNR permission)

Municipality: Southgate
 Upper Tier: Grey

Geog. Twp: EGREMONT
 Concession: IV

Lot: 7

SAND & GRAVEL

January	February	March	April	May	June
0	0	0	0	0	0
July	August	September	October	November	December
0	0	0	0	0	0

Total Sand & Gravel Removed in 2014: Metric Tonnes

ADDITIONAL COMMODITY See commodity choices above for your operation type.

January	February	March	April	May	June
July	August	September	October	November	December

Total Additional Commodity Removed in 2014: Metric Tonnes

Reported production subject to Audit and Inspection at a later date

REHABILITATION	1 Acre = 0.4047 Hectares	Total Licensed Area:	10.50 hectares
1. Area Requiring Rehabilitation as of Dec 31, 2013 (Disturbed Area)			<input type="text" value="8.00"/> hectares
2. New Area Stripped During 2014 (Additional Disturbed Area)			<input type="text" value="0"/> hectares
3. Area Rehabilitated in 2014 (Completed in 2014)			<input type="text" value="0"/> hectares
4. Area Requiring Rehabilitation as of Dec. 31, 2014 (Total Disturbed Area = 1 + 2 - 3)			<input type="text" value="8.00"/> hectares

I certify that the data reported on this production report is correct and completely discloses the tonnage removed from this licensed site.

Signature of Licensee: [Signature] Date: JAN 29, 2015

It is a serious offence to furnish false information.

Please Mail This Form To: The Ontario Aggregate Resources Corporation
 103-1001 Champlain Avenue
 Burlington, ON L7L 5Z4
 Or Fax Back To: (905) 319-7423
 Telephone: (905) 319-7424
 Toll Free Telephone: (866) 308-6272

3 Extraction History

Year	Wellington North	Southgate	Wellington County
2013	106,494	359,293	6,458,778
2012	103,815	296,304	7,038,173
2011	74,266	402,402	6,531,930
2010	100,855	546,555	6,773,767
2009	254,622	562,691	6,626,674
2008	274,339	377,903	8,012,857
2007	361,154	262,659	8,960,525
2006	141,603	307,069	8,824,704
2005	174,238	248,761	8,342,276
2004	205,971	320,318	9,095,796
2003	352,391	332,584	9,084,598
2002	167,721	253,078	8,909,832
2001	152,862	251,929	8,903,313
2000	151,632	285,006	8,380,772

All values listed in tonnes per year.

Sourced documents can be found at:

<http://www.toarc.com/research/statistics.html>

4 Current Local Licenses

The following sections contain the current local licensed pits for both Wellington North and Southgate Township. Because there are 100 pits licensed in Wellington County, I have not included them below.

A list of existing pits and their extraction licenses can be found on the following website:

<http://www.ontario.ca/environment-and-energy/find-pits-and-quarries>



PRINT

wellington-north

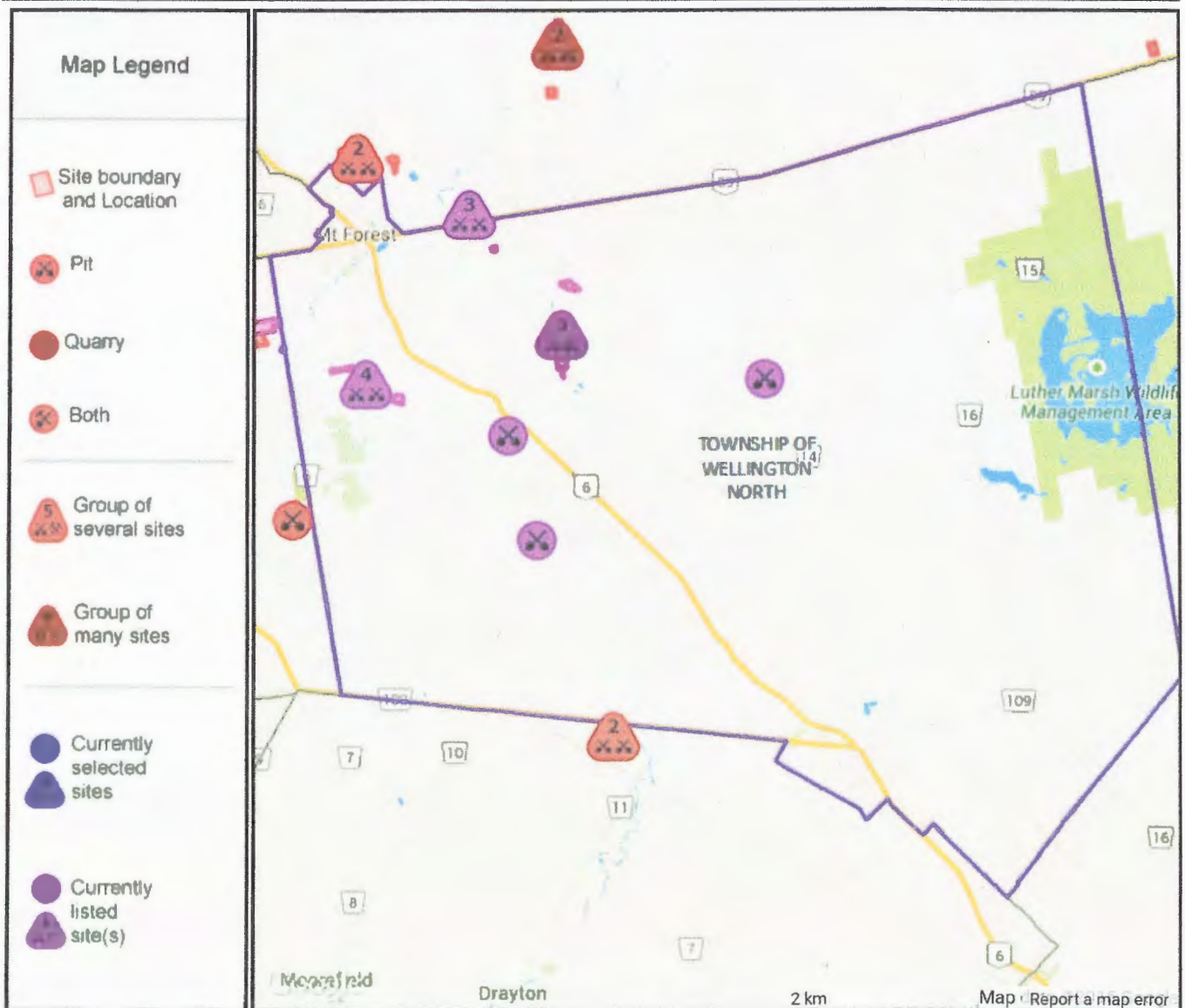
Search Criteria

Geographic Location: Within the municipality of TOWNSHIP OF WELLINGTON NORTH

Approval Type: Class A Licence-or-Class B Licence-or-Aggregate Permit-or-Wayside Permit-or-MTO Permit

Operation Type: Pit-or-Quarry

Search Results (13)



Site ID 4508	Client Name JEFF and SUSAN SMALL	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 1.3
Site ID 4522	Client Name HUSTONVILLE SAND & GRAVEL LIMITED	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 500000	Licensed Area (ha) 47
Site ID 5618	Client Name The Corporation of the Township of Wellington North	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 75000	Licensed Area (ha) 5.25
Site ID 5635	Client Name The Corporation of the Township of Wellington North	Approval Type Class B Licence	Operation Type Pit
	Location Name Whetham Pit	Max. Annual Tonnage 20000	Licensed Area (ha) 6.31
Site ID 5637	Client Name 861467 ONTARIO INC.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 550000	Licensed Area (ha) 21.06
Site ID 5645	Client Name REEVES CONSTRUCTION LIMITED	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 40000	Licensed Area (ha) 9.49
Site ID 5708	Client Name REEVES CONSTRUCTION LIMITED	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 7.49
Site ID 5732	Client Name Murray Wilson Equipment Inc.	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 9.92

Site ID 9491	Client Name LAVERNE MARTIN	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 1.9
Site ID 15039	Client Name Andrew Tarc and Janet Tarchuk	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 3
Site ID 69856	Client Name HANNA & HAMILTON CONSTRUCTION CO. LIMITED	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 3.1
Site ID 126455	Client Name Cox Construction Limited	Approval Type Class A Licence	Operation Type Pit
	Location Name Weber Pit	Max. Annual Tonnage 300000	Licensed Area (ha) 12.9
Site ID 625347	Client Name Leverne Ferguson	Approval Type Class A Licence	Operation Type Pit
	Location Name Clare Creek Pit	Max. Annual Tonnage 75000	Licensed Area (ha) 8.9



southgate

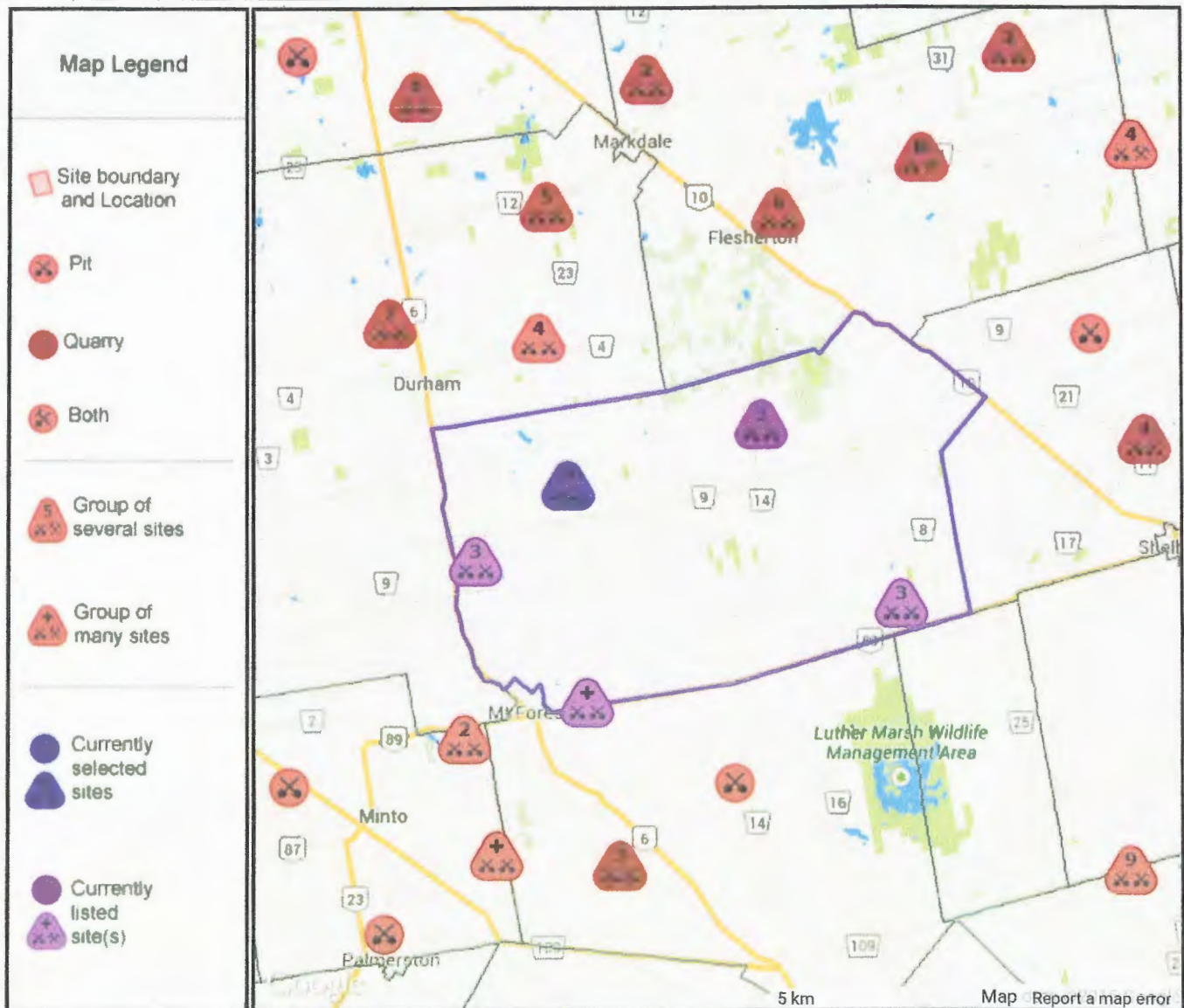
Search Criteria

Geographic Location: Within the municipality of TOWNSHIP OF SOUTHGATE

Approval Type: Class A Licence-or-Class B Licence-or-Aggregate Permit-or-Wayside Permit-or-MTO Permit

Operation Type: Pit-or-Quarry

Search Results (24)



Site ID 917	Client Name Cedarwell Excavating Ltd.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 14.21
Site ID 4841	Client Name MIKE CROFT CONTRACTING INC.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 7.9
Site ID 4875	Client Name CORPORATION OF THE TOWN OF GRAND VALLEY	Approval Type Class A Licence	Operation Type Pit
	Location Name E. Luther Proton Pit	Max. Annual Tonnage 100000	Licensed Area (ha) 7.8
Site ID 4877	Client Name TOWNSHIP OF SOUTHGATE	Approval Type Class A Licence	Operation Type Pit
	Location Name Proton Pit # 2	Max. Annual Tonnage 80000	Licensed Area (ha) 12.2
Site ID 4885	Client Name TOWNSHIP OF SOUTHGATE	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 8.2
Site ID 4897	Client Name LAFARGE CANADA INC.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 3000000	Licensed Area (ha) 260
Site ID 4898	Client Name TOWNSHIP OF SOUTHGATE	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 6.53
Site ID 4899	Client Name TERRY MATHER	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 60000	Licensed Area (ha) 12.5
Site ID 4953	Client Name 1765508 ONTARIO INC.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 65000	Licensed Area (ha) 18.23

Site ID 4958	Client Name CLAYLEN INVESTMENTS INC.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 24.5
Site ID 4960	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 125000	Licensed Area (ha) 18.2
Site ID 4961	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 10.5
Site ID 4968	Client Name PETER I. FERGUSON	Approval Type Class B Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 20000	Licensed Area (ha) 3
Site ID 5015	Client Name Howard B. Frey	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 30000	Licensed Area (ha) 12.9
Site ID 5054	Client Name REEVES CONSTRUCTION LIMITED	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 10.8
Site ID 5112	Client Name JERRY JACK	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 15
Site ID 624885	Client Name THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE	Approval Type Class A Licence	Operation Type Pit
	Location Name	Max. Annual Tonnage 100000	Licensed Area (ha) 5.7
Site ID 625041	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name Flanagan pit	Max. Annual Tonnage 40000	Licensed Area (ha) 2.27

Site ID 625043	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name Rocky Sideroad	Max. Annual Tonnage 50000	Licensed Area (ha) 36.9
Site ID 625208	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name Aitken Pit	Max. Annual Tonnage 50000	Licensed Area (ha) 9.48
Site ID 625228	Client Name Mulmur Aggregates Inc.	Approval Type Class A Licence	Operation Type Pit
	Location Name Holstein Pit	Max. Annual Tonnage 50000	Licensed Area (ha) 17.5
Site ID 625235	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name Rice Pit	Max. Annual Tonnage (unlimited)	Licensed Area (ha) 22.21
Site ID 625400	Client Name H. BYE CONSTRUCTION LTD.	Approval Type Class A Licence	Operation Type Pit
	Location Name Flanagan Expansion	Max. Annual Tonnage 40000	Licensed Area (ha) 7.29
Site ID 625698	Client Name Mulmur Aggregates Inc.	Approval Type Class A Licence	Operation Type Pit
	Location Name Holstein Pit Expansion (Lewis Farm)	Max. Annual Tonnage 50000	Licensed Area (ha) 34.7



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF MAY 11, 2015**

**FROM: DARREN JONES
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2015-07 BUILDING PERMIT REVIEW
PERIOD ENDING APRIL 30, 2015**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive the Building Permit Review for the period ending April 30, 2015.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

1. Building Permit Monthly Review for the period ending April 30, 2014
2. Building Permit Monthly Review for the period ending April 30, 2013

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEV. CHARGES
---------------------	----------------	--------------------	-------------	--------------

Single Family Dwelling	2	520,000.00	4,072.26	700.00
Multi Family Dwelling	2	920,000.00	7,419.39	78,490.00
Additions / Renovations	3	44,000.00	1,414.48	0.00
Garages / Sheds	0	0.00	0.00	0.00
Pool Enclosures / Decks	0	0.00	0.00	0.00

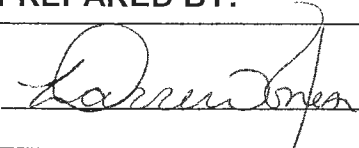
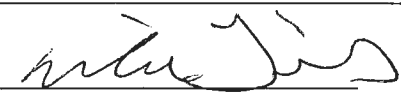
Commercial	0	0.00	0.00	0.00
Assembly	0	0.00	0.00	0.00
Industrial	0	0.00	0.00	0.00
Institutional	0	0.00	0.00	0.00
Agricultural	6	415,000.00	4,060.39	0.00
Sewage System	0	0.00	0.00	0.00
Demolition	0	0.00	0.00	0.00

Total April 2015	13	1,899,000.00	16,966.52	79,190.00
Total Year to Date 2015	43	5,231,650.00	57,872.35	126,380.00

Total April 2014	20	1,748,000.00	17,959.62	58,692.00
Total Year to Date 2014	39	3,612,080.00	43,978.34	78,755.00

Total April 2013	27	2,682,500.00	29,368.40	33,975.41
Total Year to Date 2013	47	4,899,340.00	53,310.81	61,975.41

***values may change as permits are revoked or modified*

PREPARED BY:	RECOMMENDED BY:
	
DARREN JONES CHIEF BUILDING OFFICIAL	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF MAY 11, 2015**

FROM: Karren Wallace, Clerk

**SUBJECT: REPORT CLK 2015-021 BEING A REPORT ON CONSENT
APPLICATION B36/15 (LARTER) KNOWN AS PART LOT 3,
CONCESSION 12, FORMERLY WEST LUTHER, NOW THE
TOWNSHIP OF WELLINGTON NORTH**

RECOMMENDATION

THAT CLK Report 2015-021 being a report on Consent Application B36/15 (Larter) known as Part Lot 3, Concession 12, (formerly West Luther), now the Township of Wellington North be received;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B36/15 as presented with the following conditions:

- the severed parcel be rezoned to allow a parochial school to the satisfaction of the local municipality;
- servicing and safe driveway access is addressed to the satisfaction of the Municipality.
- the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- the Owner satisfy the requirements of the local Municipality in reference to parkland dedication.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

The subject property is known as Part Lot 3, Concession 12 (formerly West Luther), now the Township of Wellington North. The property assessment roll number is

The subject parcel is shown below:



The proposed severance is 1.53 hectares with 94 metre frontage with agriculture and woodlot, to be used for a school. The retained lands will be 1.76 hectares on which a house and shed are situated.

Municipal comments were requested from the Chief Building Official, Director of Public Works, Fire Chief, Drainage Superintendent, Treasurer and Planner.

It is recommended the following clauses be a condition of severance:

Attached please find:

- Wellington County Junior Planner comments, April 24, 2015 (Schedule "A")
- Consent Application B36/15 (Schedule "B")

FINANCIAL IMPACT:

No financial impact.

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------

Karren Wallace

Michael Givens

KARREN WALLACE CLERK	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
---------------------------------	--



Application	B36/15
Location	Part Lot 3, Concession 12 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Edgar & Marlene Larter

PLANNING OPINION: This application would sever a vacant 1.53 ha (3.7 ac) parcel in the Prime Agricultural area to be used for a parochial school. A 1.76 ha (4.3 ac) parcel would be retained with an existing dwelling and metal clad shed.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following matters are addressed as conditions of approval:

- a) That the severed parcel be rezoned to allow a parochial school to the satisfaction of the local municipality;
- b) That MDS compliance can be demonstrated to the satisfaction of the County of Wellington Planning Department;
- c) That any concerns of the Conservation Authority are addressed; and,
- d) That servicing and safe driveway access is addressed to the satisfaction of the Municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is within a prime agricultural area. Within prime agricultural areas, lot creation may be considered for new agricultural parcels, agriculture-related uses, a residence surplus to a farming operation and infrastructure.

The PPS, while not specifically allowing for uses such as a parochial school and related lot creation in the Prime Agricultural Area, does provide important policy direction that land use patterns that would cause public safety concerns should be avoided and that necessary public service facilities should be available to meet current and projected community needs. On the basis of the public safety considerations of unique communities relying extensively on horse drawn vehicles as their sole means of transportation, this proposal would be consistent with the PPS to allow for this type of use and severance.

With respect to Minimum Distance Separation 1 (MDS1), we have been provided with a Farm Data Sheet for the livestock facility located to the North at 8094 Line 12 and are satisfied that MDS can be met this structure. We would still require a farm data sheet for the livestock facility located at 8041 Line 12 to ensure that the appropriate MDS setbacks can be met.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. The Greenland's designation represents hazard lands.

Section 10.3.6 provides for consideration of a severance for "small-scale schools, churches and associated cemeteries where required to serve the needs of unique communities including those relying extensively on horse drawn vehicles as their sole means of transportation. Reasonable efforts will be made to locate these uses to minimize impacts on agriculture."

The matters under Section 10.1.3 were also considered including i) that lots are not created in areas which would pose a threat to public health or safety.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE) zone. It appears that both the severed and retained parcel can meet the minimum lot area and frontage requirements. It would be our recommendation that the severed parcel be rezoned to the appropriate site specific agricultural zone to permit the school use.

SITE VISIT INFORMATION: The subject property has not yet been visited.

Jameson Pickard, Junior Planner
 April 24, 2015

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

April 10, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 2, 2015

FILE NO. B36/15

APPLICANT

Edgar & Marlene Larter
8123 Line 12
RR#1
Conn ON NOG 1N0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Part Lot 3
Concession 12

Proposed severance is 1.53 hectares with 94m frontage, existing agricultural & woodlot use for proposed school.

Retained parcel is 1.76 hectares with 198.6m frontage, existing and proposed rural residential and woodlot use with existing house & metal clad shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

May 20, 2015

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Wellington North County Planning Conservation Authority -Saugeen

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application



APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, Ext. 2160 or 2170 Fax: 519-837-3875

Required Fee: \$ 1000

Fee Received: Apr 2 / 15

File No. B36/15

Accepted as Complete on: Apr 10 / 15

*** A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION ***

2. Name of Registered Owner(s) Edgar Parker Larter & Marlene Rose Larter

Address 8123 RR# 1 Conn Ont
Line 12. NOG 1/NO

Phone No. Home: 519 323 1449 Business:

Name and Address of Applicant (as authorized by Owner)

Phone No. 519 323 1449

Name and Address of Owner's Authorized Agent (or authorized solicitor):

Phone No.
Fax No.

Please specify the person who is to be contacted if more information is needed and who is responsible for posting the "Notice Cards"

REGISTERED OWNER [X] APPLICANT [] AGENT []

3. (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

[] Conveyance (Specify type and use of new lot, e.g. residential, agricultural, commercial):
School

OR

[] Other (Specify - e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:

OOME (old order Mennonite Church)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Wellington North (WEST LUTHER)

Concession 12 Lot No. part Lot 3

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address 8123 RR# 1 Conn Ont NOG 1/NO

(b) When was property acquired: 1964 Registered Instrument No.

5. Description of Land intended to be **SEVERED**: Metric [] Imperial []
 Frontage/Width 94.0 AREA 1.53
 Depth 146 Existing Use(s) AGRICULTURAL & U(00) LOT
 Existing Buildings or structures: None
 Proposed Uses (s): SCHOOL

Type of access (Check appropriate space) Existing? [] Proposed? []
 Provincial Highway
 County Road
 Municipal road, maintained year round
 Municipal road, seasonally maintained
 Easement
 Right-of-way
 Private road
 Crown access road
 Water access (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):
 Municipally owned and operated piped water system
 Well (specify whether individual or communal): individual
 Lake
 Other (Specify):

Type of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicated):
 Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify):

6. Description of Land intended to be **RETAINED**: Metric [] Imperial []
 Frontage/Width 198.6 AREA 1.76
 Depth IRREGULAR Existing Use(s) RESIDENTIAL & U(00) LOT
 Existing Buildings or structures: FRANK DWELLING & METAL COAL SITE
 Proposed Uses (s): SALE

Type of access (Check appropriate space) Existing? [] Proposed? []
 Provincial Highway
 County Road
 Municipal road, maintained year round
 Municipal road, seasonally maintained
 Easement
 Right-of-way
 Private road
 Crown access road
 Water access (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):
 Municipally owned and operated piped water system
 Well (specify whether individual or communal): individual
 Lake
 Other (Specify):

Type of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicated):
 Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): individual
 Pit Privy
 Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO []
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO
- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
YES [] NO [] If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO
15. Is there a noxious industrial use within 500 metres [1640']? YES [] NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO

19. PREVIOUS USE INFORMATION:

Has there been an industrial use(s) on the site? YES [] NO UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

Has there been a commercial use(s) on the site? YES [] NO UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping)? YES [] NO UNKNOWN []

Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [] NO

If YES, is it identical _____, or changed _____ Provide previous File Number _____

21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES [] NO
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO

24. Is the application consistent with the Provincial Policy Statement? YES NO

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan Places to Grow Other _____

If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES NO

26. Is the subject land a proposed surplus farm dwelling?* YES NO
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

27. What is the existing Local Official Plan designation(s) of the subject land? (subject land means severed and retained)

AGRICULTURAL & CORE GREENLANDS

b) What is the existing County Official Plan designation(s) of the subject land? [subject land means severed and retained]

SAME

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

28. Is the land covered by a zoning by-law? YES NO

If YES, what is the zoning of the subject lands? AGRICULTURAL: NE

29. Does the proposal for the subject lands conform to the existing zoning? YES NO

If NO, a) has an application been made for re-zoning?

YES NO File Number _____

b) has an application been made for a minor variance?

YES NO File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES NO

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 37 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. a) PRESENT LAND USES-Severed & Retained Lands

PROPOSED LAND USES

<u>Answer in Acres/Hectares</u>	<u>Severed</u>	<u>Retained</u>	<u>Answer with X</u>	<u>Severed</u>	<u>Retained</u>
Under Cultivation	<u>1</u>	<u>0</u>	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Idle Agricultural Land	<u>0</u>	<u>0</u>	Surplus Farm House	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot/Bushland	<u>0.5</u>	<u>0.8</u>	Retirement Lot	<input type="checkbox"/>	<input type="checkbox"/>
Pasture	<u>0</u>	<u>0</u>	Farm-help Lot	<input type="checkbox"/>	<input type="checkbox"/>
Number of Buildings	<u>0</u>	<u>2</u>	Non-Farm Residence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Area of Residence	<u>/</u>	<u>200 sqm</u>	Comm./Ind./Instit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Uses (e.g. business)	<u>/</u>	<u>/</u>	Addition to a Lot	<input type="checkbox"/>	<input type="checkbox"/>

b) Existing Crops:

Severed

CASH

Retained

NONE

c) Proposed Crops:

Severed

NONE

Retained

NONE

32. Type of Farm Operation conducted on these subject lands:

N/A Type: Dairy Beef Cattle Swine Poultry Other
Units Number _____

33. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<i>n/a</i>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>8</u>	Length <u>15</u>	Area <u>120</u>	Use <u>STORAGE</u>
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands:

<i>n/a</i>	Type:	DRY	SEMI-SOLID	LIQUID
		Open Pile []	Open Pile []	Covered Tank []
		Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
				Belowground Uncovered Tank []
				Open Earth-sided Pit []

35. Are there any barns within 500 metres [1640'] of the severed lot? YES [] NO []

If the answer is yes, these barns must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained.

36. Are there any drainage systems on the retained and severed lands? YES [] NO []

System Type: Municipal Drain [] Name of Drain _____

Field Drain [] Area of land tiled _____ (Acres)

Drain Outlet Location: Owner's Lands [] Neighbour's Lands [] River/Stream []

37. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:

n/a

38. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

PROPOSED OLD ORDER MASONITE CHURCH
SCHOOL SITE

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), _____ the Registered Owners of
_____ Of the _____ in the
County/Region of _____ severally and jointly, solemnly declare that

_____ is authorized to submit an application for consent on my (our) behalf.

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) _____ of the
_____ In the County/Region of
_____. Solemnly declare that all
the statements contained in this application for consent for (property description) _____

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

Town of
Kemlaroth In the
County/Region of Wellington
This 1st day of April 20 15

Edgar P Larter

(Owner or Applicant)

Marlene R Larter

(Owner or Applicant)

Paul Dowber

Commissioner of Oaths

Paul Dowber

Printed Commissioner's, etc. Name

Paul Dowber
TREASURER
OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
COMMISSIONER FOR TAKING AFFIDAVITS



County of Wellington

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility Amos & Esther Bearinger

Telephone (519) 323 1342 Civic Address 8094 Line 12 RR# 1 Con Nob 104
 Municipality Hellington North (West Lutter) Lot 2 Concession 13 DIV X3
 Tillable Hectares/Acres* on the lot where the livestock facility is located _____ hectares 130 acres

Signature of Livestock Facility Owner Amo Bearinger Date _____

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more
 Liquid Manure: Less than 18% dry matter
 Digestate: Less than 18% dry matter

- 0 No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- X3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight fitting cover
- V7 Liquid, (digestate), outside, no cover

BARN(S) SIZE:
12 672 sq. ft (ft² / m²)
 _____ (ft² / m²)
 _____ (ft² / m²)

Please provide the size of the barns located on the property. This information is required to determine maximum livestock capacity.

Animal Type or Material	Description	Housing Capacity* (maximum)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	250	V3
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
Medium-framed; 39 kg - 148 kg (for example - Guernseys)			
Small-framed; 30 kg - 125 kg (for example - Jerseys)			
Swine	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
Horses	Feeders (27 kg - 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)	6	V3
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

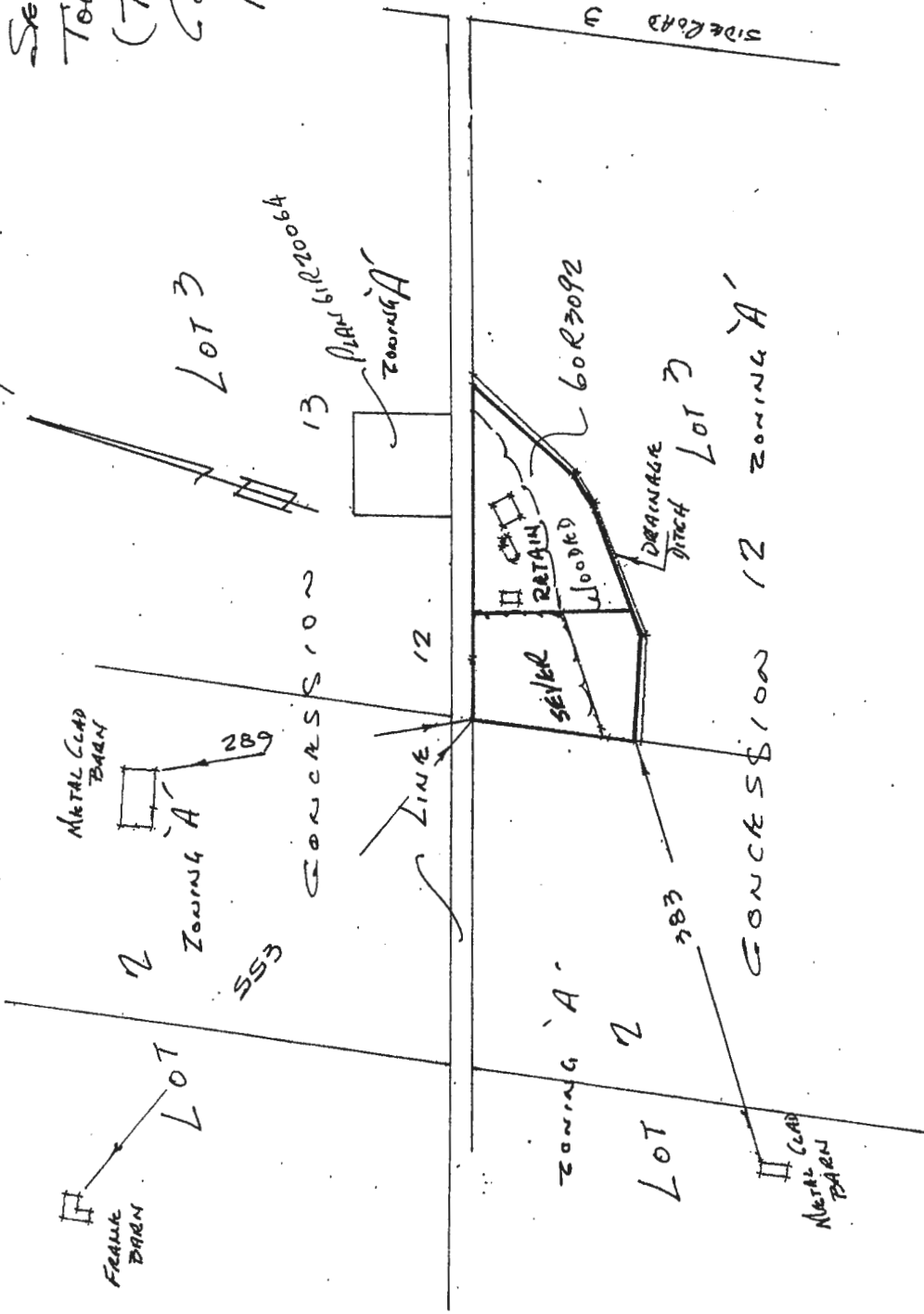
Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	30	V3
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
Turkeys	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
Veal	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
	Milk-fed		
Other	Grain-fed		
	Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity	
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

*see terms defined on reverse side of page

SHEET 1 of 2

SEVERANCE SKETCH IN THE
TOWNSHIP of WELLINGTON NOR.
(TOWNSHIP of WEST LUTHER)
COUNTY of WELLINGTON
1:5000

MCH/15
8611
ALEX R. WILSON
SURVEYORS INC.
MOUNT FOREST
519 323 2451



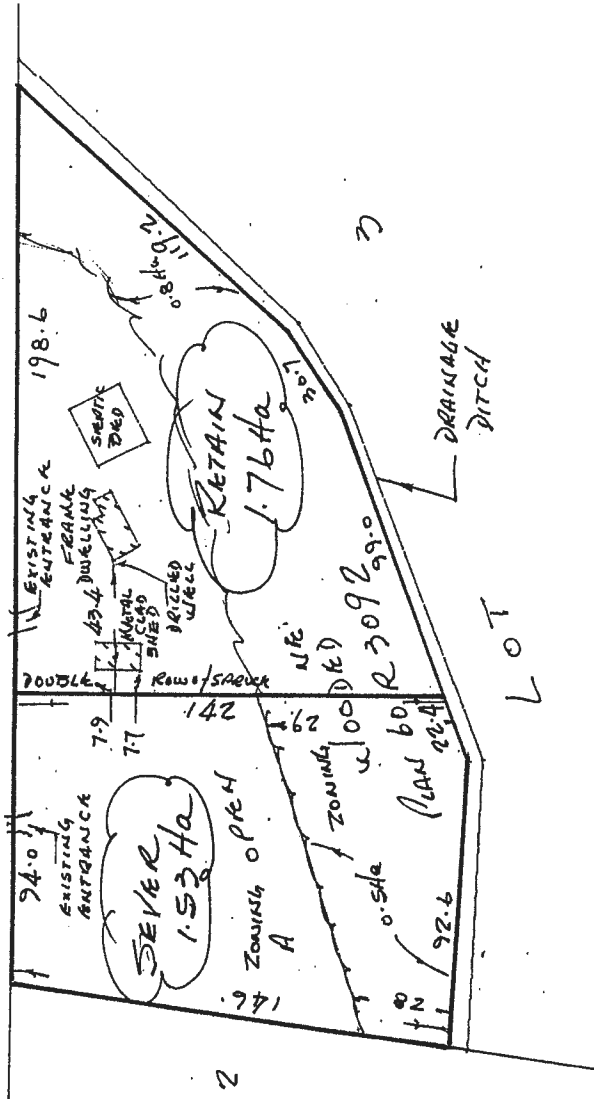
SHEET 2 of 2 SHEETS

1:2000

MCH/15

8611

Blitch





Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF MAY 11, 2015**

**FROM: Paul Dowber
Treasurer**

**SUBJECT: TREASURER'S REPORT TR2015-08
Agreement between County of Wellington and Township of Wellington
North regarding the Award of Frederick St. Project Tender**

RECOMMENDATION

THAT the Council of the Township of Wellington North receive report TR2015-08 being a report on an agreement with the County of Wellington led tender process for the Frederick St. (Wellington Road 14) reconstruction project in the Township of Wellington North (Village of Arthur);

AND FURTHER THAT the Council of the Township of Wellington North accept and agree with the tender results of the County of Wellington Tender CW2015-028, attached as Appendix "A", awarding both the Township of Wellington North project and the County of Wellington project for work to Frederick St. to Moorefield Excavating for a total cost to the Township of Wellington North of \$1,115,976.41 for construction and materials;

AND FURTHER THAT the Council of the Township of Wellington North acknowledges that the County of Wellington will pay invoices for both the County of Wellington and Township of Wellington North portions of the construction contract to Moorefield Excavating and will then invoice the Township of Wellington North's portion, as outlined in the cost sharing model attached as Appendix "B".

REPORTS PERTINENT TO THIS MATTER

TR2015-03 OCIF Application Based Funding Agreement

BACKGROUND

On February 17, 2015 Joel Locklin, Manager of Program Operations at the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) informed the township that the Frederick St. project has been selected for funding under the OCIF- Application Based Component. The Township will be receiving up to \$870,000, or 50% of the total net eligible costs of the project.

The County of Wellington will also be doing storm sewer, catch basin, curbs and gutters and intersection work within the same location as the Township of Wellington North project. In order to obtain cost savings and ensure continuity of work between both projects, the County of Wellington tendered for both the County of Wellington and Township of Wellington North projects together.

Tenders were submitted by Moorefield Excavating, Drexler Construction and Cox Construction. The County awarded the contract to Moorefield Construction at County Council on April 30, 2015.

Progress payments will be sent to Wellington County for payment and the County will invoice WN for the Municipal portion of the invoices.

A revised budget report will be sent to the OMAFRA including the tender figures, as per the financial implications below.

Financial Implications

Under OCIF-Application Based Component, the Township of Wellington North has been approved for the Frederick Street project for up to \$1.7 million. Under the 50/50 cost sharing between the Province of Ontario and the Township of Wellington North this represents a cost of \$870,000 each.

Moorefield Construction was awarded the tender for the project with a bid of \$1.2 million, \$339,532 less than the original estimate of \$1.5 million.

OMAFRA has confirmed that despite the tender being awarded for less than the original estimate, Wellington North is still eligible to receive up to \$870,000 of funding, or 50% of the \$1.7 million from the original application.

OMAFRA has required that a revised budget be submitted based on the tender award, which totals \$1.4 million, of which the first two milestone payments of the project will be based. The final payment will be based on actual costs, up to \$870,000 - 50% of the invoiced amounts.

	<u>Budget as per Application</u>	<u>Budget after Tender Award</u>	<u>Variance</u>
Environmental Assessment	3,625	3,625	
Design/Engineering	60,450	60,450	
Project Management	145,000	145,000	
Construction and Materials	1,578,775	1,239,243	(339,532)
Contingency	145,000	145,000	
Total	1,932,850	1,593,318	
Less Rebatable Taxes	(192,258)	(158,486)	33,772
Net Eligible Costs	1,740,592	1,434,832	(305,760)

PREPARED BY:	RECOMMENDED BY:
<i>Paul Douber</i> Treasurer	<i>Mike Givens</i> CHIEF ADMINISTRATIVE OFFICER



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 4, 2015

Mr. Paul Dowber
Treasurer
Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, ON N0G 2E0

Dear Mr. Dowber,

At its meeting held on April 30, 2015, Wellington County Council approved the following recommendation from the Roads Committee:

Tender Award - Reconstruction of Wellington Road 14 (Frederick Street) Arthur

That County of Wellington Project CW2015--028, a tender for the reconstruction of Wellington Road 14 (Frederick Street), Arthur, be awarded to Moorefield Excavating, of Harriston, at the tendered amount of \$1,630,878.25, exclusive of HST @ 13%; and

That the funding for this project be approved as set out in the Funding Summary; and

That staff be authorized to issue the Purchase Order for the contract; and

That the Warden and Clerk be authorized to sign the construction agreements.

Sincerely,

A handwritten signature in cursive script that reads "Kim Courts".

Kim Courts
Deputy Clerk

COST SHARING BREAKDOWN

COUNTY OF WELLINGTON					RECONSTRUCTION OF WELLINGTON ROAD 14 (FREDERICK STREET), ARTHUR					PROJECT NO.: CW2015-028 M5967A April 8, 2015			
COST SHARING BREAKDOWN													
ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP						TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	
SECTION 1 -ROADS AND DRAINAGE													
Section 1 -Roads and Drainage													
1.01	Traffic Control	100%	L.S.	12,930.25	30%	\$ 3,879.08	70%	\$ 9,051.18		\$ -		\$ -	\$ 12,930.26
1.02	Tree Protection	100%	L.S.	1,100.00	30%	\$ 330.00	70%	\$ 770.00		\$ -		\$ -	\$ 1,100.00
1.03	Supply and Install Plastic Fence Barrier	55	m	10.50	55	\$ 577.50		\$ -		\$ -		\$ -	\$ 577.50
1.04	Removal of Full Depth Bituminous Pavement	8,900	m ²	3.50	8106	\$ 28,371.00	794	\$ 2,779.00		\$ -		\$ -	\$ 31,150.00
1.05	Remove Existing Traffic Actuation Loop	1	Each	1,600.00		\$ -	1	\$ 1,600.00		\$ -		\$ -	\$ 1,600.00
1.06	Earth Excavation (Grading)	7,800	m ³	8.25	560	\$ 4,620.00	7240	\$ 59,730.00		\$ -		\$ -	\$ 64,350.00
1.07	Removal of Concrete Curb and Gutter (All Types)	1,310	m	6.25	304	\$ 1,900.00	1006	\$ 6,287.50		\$ -		\$ -	\$ 8,187.50
1.08	Remove Existing Concrete Sidewalk	1,742	m ²	5.50	138	\$ 759.00	1604	\$ 8,822.00		\$ -		\$ -	\$ 9,581.00
1.09	Remove and Salvage Existing Paving Brick Driveways	22	m ²	12.25		\$ -	22	\$ 269.50		\$ -		\$ -	\$ 269.50
1.10	Removal of Existing Concrete Driveways	55	m ²	6.25		\$ -	55	\$ 343.75		\$ -		\$ -	\$ 343.75
1.11	Removal of Existing Wood Curb	7	m	-		\$ -	7	\$ -		\$ -		\$ -	\$ -
1.12	Removal of Existing 400 mm Diameter Concrete Storm Sewer	5	m	14.25	5	\$ 71.25		\$ -		\$ -		\$ -	\$ 71.25
1.13	Removal of Existing 375 mm Diameter Concrete Storm Sewer	17	m	14.25	17	\$ 242.25		\$ -		\$ -		\$ -	\$ 242.25

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP						TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	
1.14	Removal of Existing 300 mm Diameter Concrete Storm Sewer	110	m	14.25	110	\$ 1,567.50		\$ -		\$ -		\$ -	\$ 1,567.50
1.15	Removal of Existing Storm Structures	5	Each	305.00	5	\$ 1,525.00		\$ -		\$ -		\$ -	\$ 1,525.00
1.16	Removal of Existing Frame and Cover	9	Each	25.00	9	\$ 225.00		\$ -		\$ -		\$ -	\$ 225.00
1.17	Removal of Existing Frame and Grate	17	Each	25.00	17	\$ 425.00		\$ -		\$ -		\$ -	\$ 425.00
1.18	Connect to Existing Storm Structure	27	Each	96.00	27	\$ 2,592.00		\$ -		\$ -		\$ -	\$ 2,592.00
1.19	Connect to Existing Storm Sewer	2	Each	246.00	2	\$ 492.00		\$ -		\$ -		\$ -	\$ 492.00
1.20	Break Into and Connect to Existing Storm Structure	4	Each	570.00	4	\$ 2,280.00		\$ -		\$ -		\$ -	\$ 2,280.00
1.21	Break Into and Connect to Existing Storm Sewer	2	Each	455.00	2	\$ 910.00		\$ -		\$ -		\$ -	\$ 910.00
1.22	Supply, Excavate For and Install 375 mm Diameter Concrete Storm Sewer A257.2, CL 100D	11	m	196.00	11	\$ 2,156.00		\$ -		\$ -		\$ -	\$ 2,156.00
1.23	Supply, Excavate For and Install 300 mm Diameter Concrete Storm Sewer A257.2, CL 100D	82.5	m	181.00	83	\$ 14,932.50		\$ -		\$ -		\$ -	\$ 14,932.50
1.24	Supply, Excavate For and Install 300 mm Diameter Storm Sewer	73.5	m	139.00	74	\$ 10,216.50		\$ -		\$ -		\$ -	\$ 10,216.50
1.25	Supply, Excavate For and Install 100 mm Diameter Perforated Corrugated Plastic Sub-Drain with Geotextile	1,310	m	16.75	1310	\$ 21,942.50		\$ -		\$ -		\$ -	\$ 21,942.50
1.26	Supply, Excavate For and Install 100 mm Diameter (DR-28, PVC) Storm Service	39	Each	1,115.00		\$ -	39	\$ 43,485.00		\$ -		\$ -	\$ 43,485.00
1.27	Construct 1500 mm Diameter Maintenance Hole (OPSD-701.011)	1	Each	4,768.00	1	\$ 4,768.00		\$ -		\$ -		\$ -	\$ 4,768.00
1.28	Construct 1200 mm Diameter Maintenance Hole (OPSD-701.010)	2	Each	2,986.00	2	\$ 5,972.00		\$ -		\$ -		\$ -	\$ 5,972.00
1.29	Construct 600 mm x 600 mm Catchbasin (OPSD-705.010)	5	Each	1,362.00	5	\$ 6,810.00		\$ -		\$ -		\$ -	\$ 6,810.00
1.30	Construct 600 mm x 600 mm Ditch Inlet Catchbasin (OPSD-705.030)	2	Each	1,980.00	2	\$ 3,960.00		\$ -		\$ -		\$ -	\$ 3,960.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP		QTY.	PRICE	QTY.	PRICE	TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE					
1.31	Supply and Install Catchbasin Frame and Grate (OPSD-400.110)	24	Each	366.00	24	\$ 8,784.00		\$ -		\$ -		\$ -	\$ 8,784.00
1.32	Supply and Install Maintenance Hole Frame and Cover (OPSD-401.010), Type B	10	Each	370.00	10	\$ 3,700.00		\$ -		\$ -		\$ -	\$ 3,700.00
1.33	Adjust and Rebuild Existing Maintenance Holes and Catchbasins (Year 2015)	28	Each	276.00	28	\$ 7,728.00		\$ -		\$ -		\$ -	\$ 7,728.00
1.34	Adjust and Rebuild Existing Maintenance Holes and Catchbasins (Year 2016)	23	Each	600.00	23	\$ 13,800.00		\$ -		\$ -		\$ -	\$ 13,800.00
1.35	Granular "B", Type 1	11,875	Tonne	10.25	1000	\$ 10,250.00	10875	\$ 111,468.75		\$ -		\$ -	\$ 121,718.75
1.36	Granular "A"	4,575	Tonne	15.00	1710.75	\$ 25,661.25	2864.25	\$ 42,963.75		\$ -		\$ -	\$ 68,625.00
1.37	Calcium Chloride	7,000	Kg	1.25	3500	\$ 4,375.00	3500	\$ 4,375.00		\$ -		\$ -	\$ 8,750.00
1.38	Water For Compaction and Dust Control	700	m ³	5.00		\$ -	700	\$ 3,500.00		\$ -		\$ -	\$ 3,500.00
1.39	Concrete Curb and Gutter (All Types)	1,335	m	35.00	394	\$ 13,790.00	941	\$ 32,935.00		\$ -		\$ -	\$ 46,725.00
1.40	Concrete Curb (all Types)	6	m	69.00		\$ -	6	\$ 414.00		\$ -		\$ -	\$ 414.00
1.41	Concrete Sidewalk (OPSD-310.010, 310.020 & 310.030)	2,000	m ²	49.00	295	\$ 14,455.00	1705	\$ 83,545.00		\$ -		\$ -	\$ 98,000.00
1.42	Concrete in Splitter Islands and Boulevards at Roundabout (OPSD-310.010, 310.020 and 310.030)	125	m ²	87.00	125	\$ 10,875.00		\$ -		\$ -		\$ -	\$ 10,875.00
1.43	Coloured Concrete in Roundabout Apron (OPSD-310.010 and 310.020)	140	m ²	87.00	140	\$ 12,180.00		\$ -		\$ -		\$ -	\$ 12,180.00
1.44	Concrete Driveways	46	m ²	53.00		\$ -	46	\$ 2,438.00		\$ -		\$ -	\$ 2,438.00
1.45	Construct Concrete Steps	3	m ²	126.00		\$ -	3	\$ 378.00		\$ -		\$ -	\$ 378.00
1.46	Tactile Warning Plates	49	m	525.00	30	\$ 15,750.00	19	\$ 9,975.00		\$ -		\$ -	\$ 25,725.00
1.47	Re-Install Salvaged Paving Brick Driveways	22	m ²	98.00		\$ -	22	\$ 2,156.00		\$ -		\$ -	\$ 2,156.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP						TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	
1.48	Sawcut Bituminous Pavement	275	m	4.75	275	\$ 1,306.25		\$ -		\$ -		\$ -	\$ 1,306.25
1.49	Cold Planing Existing Asphalt (Minimum Depth 60 mm)	98	m ²	12.00	98	\$ 1,176.00		\$ -		\$ -		\$ -	\$ 1,176.00
1.50	Hot Mix Asphalt HL 4 Binder Course (80 mm Depth)	1,700	Tonne	75.00	1700	\$ 127,500.00		\$ -		\$ -		\$ -	\$ 127,500.00
1.51	Hot Mix Asphalt HL 4 for Commercial Driveways (70 mm Depth)	100	m ²	33.50		\$ -	100	\$ 3,350.00		\$ -		\$ -	\$ 3,350.00
1.52	Hot Mix Asphalt HL 3 Surface Course (50 mm Depth) - Roundabout Area	350	Tonne	86.00	350	\$ 30,100.00		\$ -		\$ -		\$ -	\$ 30,100.00
1.53	Hot Mix Asphalt HL 3 Surface Course (50 mm Depth) - (Year 2016)	925	Tonne	77.25	925	\$ 71,456.25		\$ -		\$ -		\$ -	\$ 71,456.25
1.54	Hot Mix Asphalt HL 3 for Parking Lanes (60 mm Depth)	134	m ²	23.75		\$ -	134	\$ 3,182.50		\$ -		\$ -	\$ 3,182.50
1.55	Hot Mix Asphalt HL 3F Surface Course for Residential Driveways (50 mm Depth)	560	m ²	29.75		\$ -	560	\$ 16,660.00		\$ -		\$ -	\$ 16,660.00
1.56	Traffic Actuation Loop	1	Each	1,550.00		\$ -	1	\$ 1,550.00		\$ -		\$ -	\$ 1,550.00
1.57	Supply, Excavate For and Install 100 mm Diameter Rigid Duct, Direct Buried	172	m	25.00	172	\$ 4,300.00		\$ -		\$ -		\$ -	\$ 4,300.00
1.58	Topsoil (Imported)	3,045	m ²	10.00	535	\$ 5,350.00	2510	\$ 25,100.00		\$ -		\$ -	\$ 30,450.00
1.59	Sodding	3,045	m ²	5.50	535	\$ 2,942.50	2510	\$ 13,805.00		\$ -		\$ -	\$ 16,747.50
1.60	Pavement Markings, 10cm	445	m	3.00	445	\$ 1,335.00		\$ -		\$ -		\$ -	\$ 1,335.00
1.61	Pavement Markings, 10cm (Year 2016)	445	m	3.00	445	\$ 1,335.00		\$ -		\$ -		\$ -	\$ 1,335.00
1.62	Pavement Markings, 10cm, Durable	275	m	8.00	275	\$ 2,200.00		\$ -		\$ -		\$ -	\$ 2,200.00
1.63	Pavement Markings, 60cm	21	m	15.00	21	\$ 315.00		\$ -		\$ -		\$ -	\$ 315.00
1.64	Pavement Markings, 60cm (Year 2016)	21	m	15.00	21	\$ 315.00		\$ -		\$ -		\$ -	\$ 315.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP						TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	
1.65	Pavement Markings, 60cm, Durable	130	m	48.00	130	\$ 6,240.00		\$ -		\$ -		\$ -	\$ 6,240.00
1.66	Pavement Markings, Curb Drop at Crosswalks	40	m	8.00	40	\$ 320.00		\$ -		\$ -		\$ -	\$ 320.00
1.67	Remove and Salvage Existing Signs	100%	L.S.	300.00	100%	\$ 300.00		\$ -		\$ -		\$ -	\$ 300.00
1.68	Remove, Salvage and Re-Install Existing Street and Traffic Control Signs	100%	L.S.	2,900.00		\$ -	100%	\$ 2,900.00		\$ -		\$ -	\$ 2,900.00
1.69	Supply and Install Traffic Signs	34	Each	215.00	34	\$ 7,310.00		\$ -		\$ -		\$ -	\$ 7,310.00
SUB-TOTAL - SECTION 1 --- ROADS AND DRAINAGE						\$ 526,673.33		\$ 493,833.93		\$ -		\$ -	\$ 1,020,507.26
SECTION 2 - SANITARY SEWERS													
2.01	Maintenance of Existing Sewage Flows	100%	L.S.	8,550.00		\$ -	100%	\$ 8,550.00		\$ -		\$ -	\$ 8,550.00
2.02	Remove Existing Sanitary Maintenance Holes	8	Each	165.00		\$ -	8	\$ 1,320.00		\$ -		\$ -	\$ 1,320.00
2.03	Remove Existing Sanitary Maintenance Hole Frame and Cover	8	Each	25.00		\$ -	8	\$ 200.00		\$ -		\$ -	\$ 200.00
2.04	Connect to Existing Sanitary Maintenance Hole	6	Each	485.00		\$ -	6	\$ 2,910.00		\$ -		\$ -	\$ 2,910.00
2.05	Connect to Existing Sanitary Sewer	5	Each	215.00		\$ -	5	\$ 1,075.00		\$ -		\$ -	\$ 1,075.00
2.06	Connect to Existing Sewage Forcemain	2	Each	2,675.00		\$ -	2	\$ 5,350.00		\$ -		\$ -	\$ 5,350.00
2.07	Supply, Excavate For and Install 250 mm Diameter DR-18, Class 150 PVC Forcemain Including Tracer Wire	590	m	173.00		\$ -	590	\$ 102,070.00		\$ -		\$ -	\$ 102,070.00
2.08	Supply, Excavate For and Install 250 mm Diameter Gate Valve and Box	1	Each	2,320.00		\$ -	1	\$ 2,320.00		\$ -		\$ -	\$ 2,320.00
2.09	Supply and Install Anodes (DZP-12, 5.4Kg) on Iron Fittings and Valves	7	Each	55.00		\$ -	7	\$ 385.00		\$ -		\$ -	\$ 385.00
2.10	Supply, Excavate For and Install 300 mm Diameter PVC Sanitary Sewer	126	m	185.00		\$ -	126	\$ 23,310.00		\$ -		\$ -	\$ 23,310.00
2.11	Supply, Excavate For and Install 200 mm Diameter PVC Sanitary Sewer	507	m	173.00		\$ -	507	\$ 87,711.00		\$ -		\$ -	\$ 87,711.00
2.12	Construct 1200 mm Diameter Sanitary Maintenance Hole (OPSD-701.010)	9	Each	3,750.00		\$ -	9	\$ 33,750.00		\$ -		\$ -	\$ 33,750.00
2.13	Construct 1200 mm Diameter Sanitary Maintenance Hole Complete with External Drop Structure (OPSD-1003.010)	1	Each	5,400.00		\$ -	1	\$ 5,400.00		\$ -		\$ -	\$ 5,400.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP				TOTAL PRICE		
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE		QTY.	PRICE
2.14	Supply and Install Maintenance Hole Frame and Cover (OPSD-401.010, Type A)	12	Each	260.00		\$ -	12	\$ 3,120.00		\$ -		\$ -	\$ 3,120.00
2.15	Supply, Excavate For and Install 125 mm Diameter (DR-28, PVC) Sanitary Service Including Connection to Existing Service at Property Line	43	Each	1,570.00		\$ -	43	\$ 67,510.00		\$ -		\$ -	\$ 67,510.00
2.16	Adjust and Rebuild Existing Maintenance Hole (Year 2016)	13	Each	700.00		\$ -	13	\$ 9,100.00		\$ -		\$ -	\$ 9,100.00
SUB-TOTAL - SECTION 2 - SANITARY SEWERS						\$ -		\$ 354,081.00		\$ -		\$ -	\$ 354,081.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP						TOTAL PRICE
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	QTY.	PRICE	
SECTION 3 - WATERWORKS													
3.01	Maintenance of Water Supply	100%	L.S.	10,275.00		\$ -	100%	\$ 10,275.00		\$ -		\$ -	\$ 10,275.00
3.02	Connection to Existing Watermain	8	Each	1,900.00		\$ -	8	\$ 15,200.00		\$ -		\$ -	\$ 15,200.00
3.03	Remove and Salvage Existing Gate Valve and Box	8	Each	33.00		\$ -	8	\$ 264.00		\$ -		\$ -	\$ 264.00
3.04	Remove and Salvage Existing Fire Hydrant	2	Each	132.00		\$ -	2	\$ 264.00		\$ -		\$ -	\$ 264.00
3.05	Supply, Excavate For and Install 150 mm Diameter (DR-18, CL235 PVC) Gasketed Watermain Including Tracer Wire	641	m	160.00		\$ -	641	\$ 102,560.00		\$ -		\$ -	\$ 102,560.00
3.06	Supply and Install 150 mm Diameter Gate Valve and Box	8	Each	965.00		\$ -	8	\$ 7,720.00		\$ -		\$ -	\$ 7,720.00
3.07	Supply, Excavate For and Install Hydrant Set	2	Each	9,280.00		\$ -	2	\$ 18,560.00		\$ -		\$ -	\$ 18,560.00
3.08	Supply and Install Anodes (DZP-24, 10.9 Kg) On Existing Iron Watermain at Connection to PVC	2	Each	82.50		\$ -	2	\$ 165.00		\$ -		\$ -	\$ 165.00
3.09	Supply and Install Anodes (DZP-12, 5.4Kg) on Iron Fittings and Valves	24	Each	55.00		\$ -	24	\$ 1,320.00		\$ -		\$ -	\$ 1,320.00
3.10	Supply, Excavate For and Install 25 mm Diameter Type "K" Copper Water Service Including Connection to New	38	Each	1,565.00		\$ -	38	\$ 59,470.00		\$ -		\$ -	\$ 59,470.00
3.11	Adjust Valve Box to Finished Asphalt Grade (Year 2016)	8	Each	126.50		\$ -	8	\$ 1,012.00		\$ -		\$ -	\$ 1,012.00
SUB-TOTAL - SECTION 3 - WATERWORKS						\$ -		\$ 216,810.00		\$ -		\$ -	\$ 216,810.00

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP				TOTAL PRICE		
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE		QTY.	PRICE
SECTION 4 - MISCELLANEOUS													
4.01	Construction Layout	100%	L.S.	12,600.00	25%	\$ 3,150.00	75%	\$ 9,450.00		\$ -	\$ -	\$ 12,600.00	
4.02	Provide Bonding	100%	L.S.	30,000.00	25%	\$ 7,500.00	75%	\$ 22,500.00		\$ -	\$ -	\$ 30,000.00	
4.03	Pre-Condition Survey	100%	L.S.	4,380.00	25%	\$ 1,095.00	75%	\$ 3,285.00		\$ -	\$ -	\$ 4,380.00	
SUB-TOTAL - SECTION 4 - MISCELLANEOUS						\$ 10,650.00		\$ 31,950.00		\$ -	\$ -	\$ 42,600.00	

COST SHARING BREAKDOWN

ITEM NO.	ITEM DESCRIPTION	TENDER QTY	UNIT	UNIT PRICE	COUNTY		TOWNSHIP				TOTAL PRICE		
					QTY.	PRICE	QTY.	PRICE	QTY.	PRICE		QTY.	PRICE
<u>SUMMARY</u>													
	SECTION 1 - ROADS AND DRAINAGE					\$ 526,673.33		\$ 493,833.93		\$ -		\$ -	\$ 1,020,507.26
	SECTION 1 - SANITARY SEWERS					\$ -		\$ 354,081.00		\$ -		\$ -	\$ 354,081.00
	SECTION 1 - WATERWORKS					\$ -		\$ 216,810.00		\$ -		\$ -	\$ 216,810.00
	SECTION 3 - MISCELLANEOUS					\$ 10,650.00		\$ 31,950.00		\$ -		\$ -	\$ 42,600.00
	TOTAL TENDER PRICE					\$ 537,323.33		\$ 1,096,674.93		\$ -		\$ -	\$ 1,633,998.26



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF MAY 11, 2015**

**FROM: MICHAEL GIVENS
CAO**

SUBJECT: CAO 2015-12 STRATEGIC PLANNING

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive for information report CAO 2015-12;

AND FURTHER THAT Council, with regard to section 14 of the Township Purchasing and Procurement Policy, authorize the acceptance of the proposal for Strategic Planning Services from Wayne Hussey Consulting Inc at an estimated cost of \$7,700.00 plus applicable taxes.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

One of the initiatives that Council has directed the CAO to pursue is the development of a Township Strategic Plan. The intent of the plan would be to establish a focus that Council, staff and the residents of Wellington North could refer to during this and future terms of Council. A well established plan can and should form the basis for work plans and budgets.

Recently the Mayor and I met with Wayne Hussey from Wayne Hussey Consulting Inc. Mr. Hussey was referred to me by a colleague who was very impressed with Mr. Hussey's process. There are a number of firms that offer strategic planning counseling but I am a firm believer that the right fit with a counselor or consultant is extremely important to ensure the process receives buy-in from all parties involved (residents, staff and Council). Mr. Hussey's experience is not specific to municipalities but he has enough experience in the sector to understand some of the primary challenges we face. Subsequent to our meeting, Mr. Hussey has submitted a proposal that is attached to this report for consideration.

In my opinion, there are two keys to Mr. Hussey's proposal that will help facilitate a successful plan. He plans to engage front-line staff and his process is concise. I believe front-line staff are an extremely valuable resource and they will have many great ideas that sometimes are untapped during other strategic planning processes. A process that takes more time than what is being proposed, I believe will lose momentum. This process needs to be completed in a timely manner.

Section 14 of the Township's Purchasing and Procurement Policy states the below as it relates to Exemptions from the competitive process for certain services-

"The CAO in consultation with Council will determine the most appropriate procedures related to engaging consulting engineers, counseling services, instructors, planners, solicitors, arbitrators and auditors."

Additionally, the Informal Quote Process that is generally relied on for projects falling within the greater than \$2,000.00 but less than \$20,000.00 range indicates that the competitive process can be waived under the authority of the Management Committee.

Given the nature of the proposal and the value, I am recommending that Council consider awarding the project without requesting additional proposals. Discussions with Mr. Hussey indicate that he could start the process almost immediately. This would help avoid summer vacation scheduling conflicts for Council and staff.

FINANCIAL IMPLICATIONS

The proposal from Wayne Hussey Consulting Inc reflects costs of \$7,700.00 plus applicable taxes. The 2015 Operating-Administration Consulting/Engineering Budget includes \$65,500.

Many comparable municipalities are pursuing strategic planning process at costs exceeding \$25,000-\$30,000.

PREPARED BY:	RECOMMENDED BY:
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Michael Givens

Michael Givens

MICHAEL GIVENS CAO	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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Wayne Hussey Consulting Inc

10 Stonebury Place
Freelton, Ontario
L0R 1K0
Telephone 905-659-4777, fax 905-659-4778,
email whci@golden.net



Service Proposal

To: Mike Givens, CAO, Township of Wellington North
From: Wayne Hussey
Date: May 5, 2015
Re: Strategic Planning Proposal

Introduction

A clear and dynamic Strategic Plan is essential to organizational success. A good strategic plan has six distinct but interrelated components:

- Mission – who you are, what you do, who you do it for and the benefits you create for them as a result of your efforts
- Vision – where you want to go in the near future
- Key Strategic Thrusts (goals) – big things you want to address (Finance, Human Resources, Core Products and Services, Image/Brand, Partnerships, Facilities/Equipment/Technology, and Research & Development)
- Action Objectives – specific actions to address the Key Strategic Thrusts (identified in the session and detailed by staff once Council approves the Plan “in principle”)
- Progress Points – quarterly reviews of “progress to plan”

Given your municipal context, the Plan we will create will extend to the end of this Council’s mandate and then needs to be refreshed early in the next term of Council (early in 2019).

Experience/Capabilities/References

WHCI was formed more than 30 years ago and became a full time enterprise in 1997. I have had several hundred clients during this time with the majority of them requiring strategic planning. Almost all of them come from referrals from past clients and these referrals have been sufficient in

volume to keep the business “full” every year. A client list will be provided to you along with this proposal.

The Navigator is the copyright name for the process that I use for Strategic Planning. It is described in detail in the next section of this service proposal. Its speed and practicality are highly coveted by my clients. Below is a sample of unsolicited feedback from some of the strategic planning clients I have serviced:

- “I just wanted to tell you that I have been a participant in several strategic planning sessions throughout my career but as I participated in this session for the City of Ralston, I can say without any hesitation, that you are the finest strategic planning facilitator that I have ever seen” – **Dr. Virginia Moon, Superintendent, Ralston District School Board, Ralston, Nebraska**
- “Wayne, I wanted to let you know that I thought last night’s Foundation Board Strategic Planning Retreat was excellent. The closing comments by the Chair really reinforced your incredible facilitation and the entire Board’s appreciation for a job very well done – you were right on the mark all night long. Well done and thank you so much” – **Tim Kluge, Chief Executive Officer, The Ottawa Hospital Foundation**
- “I just had to take a moment and tell you last night’s meeting was probably the best community-type meeting I have ever been too. Ever! The presentations were quick and informative. The survey we completed was concise and those three questions really hit the nail on the head so to speak. Wayne Hussey did an amazing job, both of keeping to the timetable and keeping those who were asking questions on topic. I actually really enjoyed it!” – **Focus Group Participant, United Ways of Niagara**

Every context is different, so in your case I have customized a process based on your history with Strategic Planning. Given that the previous process was very long, somewhat unfocused and never landed on the ground, from your comments I would think that the term “Strategic Planning” is not one that rings confidence in your staff. So, we need to start with them and prove, at the very beginning of the process, that this will be different.

Phase 1 – Briefing and Final Event Design – ¾ day of consulting time

I would first ask for a briefing file that contains hard copies of the following information:

- Council Structure (who is on what Council sub-committees, etc.)
- Staff organizational chart
- Previous Strategic Plan (no matter how raw or unfinished it is)
- Summary of services provided by the Township – usually this is expressed in a high level budget
- Any other relevant data to help me understand the current operating context of the municipality
- We are more than willing to sign a non-disclosure agreement

Then I would suggest we meet either in person or by phone to review the briefing file in order to gain clarity, where required, and identify the key strategic issues facing the organization, from the Mayor's and your perspective, that need to be addressed in the Strategic Planning process.

From the briefing file and our meeting, I will be in an ideal position to further customize the design content of each of the remaining phases of the process for your approval.

Phase 2 – The Strategic Planning Input Meetings (3) – 1 day of consulting time

The NAVIGATOR© Strategic Planning Process

As a strategic planning tool, The Navigator has proven to be both effective and flexible in providing organizations of all types with a means of addressing the need for a focused Vision, Mission, and Strategic Plan. The Navigator Strategic Planning process is an incredibly rapid yet practical method of charting a relevant and exciting course for an organization's future. It has been successfully applied to private, government and not-for-profit organizations of all sizes and types and has demonstrated its effectiveness in promoting organizational performance and clarity. It has had a profound effect on many organizations by providing a pragmatic and clear focus on key Objectives and tactics.

The Navigator process allows the staff and Council to work together to develop an accountable plan of action that ensures an increase in organizational performance that is congruent with their Vision and sustains effective working relationships in the pursuit of that Vision.

In the three two hour staff input events, we will take staff through two exercises that will provide their input, albeit in a raw form, on a Mission Statement for the municipality (this will take about 30 minutes of time) and Key Strategic Thrusts they believe are required over the balance of Council's term. The latter exercise will take about 40 minutes followed by report back time. It would be very helpful to mix the staff up from the various departments to ensure we avoid tunnel vision (focusing only on their Department).

We will have each of the staff small groups record their ideas on input sheets which will be summarized by group but not identifying anyone in particular with any idea. I would request that you be there to kick off each meeting and then leave once we are ready to start. We will plan your opening comments.

Right after the staff event, we will take the most common language and draft a Mission Statement, a Vision Statement and also summarize the Key Strategic Thrusts that were raised by each group (we note duplications so that the management team can see the most commonly cited thrusts). This Vision Statement will declare the direction we choose to pursue over the next 3 ½ years and will specifically articulate the position we wish to achieve within that time frame.

Both the Mission and Vision will be a single sentence that will be easy to remember and therefore can be "brought to life". If Missions and Visions can't be recalled, these statements are essentially "dead". They are crucial to guiding the balance of the actions that will form an

integral part of the plan. The Vision Statement unleashes collective ambition of the staff leadership and charts a consensus course into the future while the Mission Statement bundles and builds collective pride and passion for what we do on a daily basis.

The power and strength of both these statements are not to be understated. They become concrete organizational foundations that enable you to move forward with confidence in a direction that has meaningful value to the constituencies you serve.

Phase 3 – Management Input and Review – 1 day of consulting time (6 hour management meeting, report generation)

In advance of the 6 hour Management meeting, we will distribute the draft Mission Statement, draft Vision Statement and the list of ideas from the 3 Staff Input Events. Managers will review the Mission and Vision for potential improvements but it is important to try to ensure that the collective voice of the staff is preserved. The people who have to live these Statements in every daily transaction should be privileged in this process.

The Management Team will then look carefully at the content around the Key Strategic Thrusts and add their views to them and then prioritize and ensure that the language around each is clear – we will further brainstorm around key actions that will have a meaningful impact on advancing the Key Strategic Thrusts. Right after this meeting, their input will be used to shape the Plan into a first draft that is relatively complete but can easily embrace Council input.

Phase 3 – Council Input and Review in partnership with Management – ¾ day of consulting time (four hour Council meeting, report generation)

What Council will receive in advance of their review will be a reasonably thorough expression of the ambition of the staff and management but with plenty of room for input. They will, like the Management team, review the Mission and Vision and the recommended priority Key Strategic Thrusts. They will go through exercises that endorse or remove the priority Key Strategic Thrusts and be presented with the opportunity to add anything significant that is not in Draft 1. Once all the input is received, the final prioritization will be done and, as a group, we can decide roll out process. It is important to have the Management Team in the room and part of the process, not to lead Council in anyway but to ensure that any information required by Council is immediately accessed and/or to clarify any of the staff input to the Plan.

At the end of this meeting, we will have the second draft of the Strategic Plan with a Mission Statement, Vision Statement and four or five key Strategic Thrusts. In addition, we will have identified a number of specific actions that could form the tactics that will eventually be operationalized in moving the plan forward.

Once the Council has approved the Plan in principle, senior staff can then add the specific implementation details for future execution and that allow for future monitoring of the progress to plan.

It is important to state that almost everywhere I go, resources are limited, especially in terms of staff time. It is far better to have 3 or 4 Strategic Priorities with a small number of key Action Objectives than to tackle 10 major Strategies with multiple Actions underneath. We must be painfully realistic of our resource restrictions while still being passionately committed to improving our relevance and value to those we serve. We want change and impact as a result of the Plan but not anxiety and frustration that staff has been giving impossible performance expectations.

Project Costs

This design requires 3.5 days of consulting time at a day rate of \$2,200 per day plus HST. There are no other fees or charges in any way.

Wayne Hussey, M.A.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
RECREATION & CULTURE COMMITTEE
MAY 5, 2015 AT 8:30 A.M.**

The meeting was held in the Meeting Room of the Mount Forest & District Sports Complex

Present: Steve McCabe, Councillor, Chairperson
Andy Lennox, Mayor
Barbara Dobreen, Councillor, Township of Southgate
Barry Lavers, Director of Recreation, Parks & Facilities
Mark McKenzie, Mount Forest Facilities Manager
Tom Bowden, Arthur Facilities Manager
Cathy Conrad, Executive Assistant

Absent: Dan Yake, Councillor
Mark Goetz, Councillor
Michael Givens, CAO/Deputy Clerk

CALLING THE MEETING TO ORDER

Chairperson McCabe called the meeting to order.

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION REC 2015-19

Moved by: Councillor Doreen

Seconded by: Mayor Lennox

THAT the agenda for the May 5, 2015 Recreation & Culture Committee meeting be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF

No declarations of pecuniary interest were declared

DELEGATION

Morgan Janssen, Bands & Boards

Mr. Janssen provided information regarding the proposed skateboard competition and battle of the bands. They have been working with The Ward Skatepark in Guelph. Bands will be set up at the pavilion and amps will be high enough that music can be heard at the skateboard park. Barbequed hotdogs and hamburgers will be available. Mr. Janssen is

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
RECREATION & CULTURE COMMITTEE
MAY 5, 2015 AT 8:30 A.M.

hoping to have pizza available as well. Alcohol will not be served. Several of the organizers have first aid certificates. One of them is an auxiliary police officer. They will obtain insurance for this event.

MINUTES OF PREVIOUS MEETING

The minutes of the April 7, 2015 Recreation & Culture Committee meeting were received and adopted by Council at the Regular Meeting of Council held on April 13, 2015.

BUSINESS ARISING FROM MINUTES

No business arising from minutes.

NEW BUSINESS

- 1) Ice in/out policy discussion

Resolution REC 2015-20

Moved by: Mayor Lennox

Seconded by: Councillor Dobreen

THAT the Recreation and Culture Committee request a report including different ice policy options with recommendations allowing for flexibility for ice time extension at season end and brought in front of Council of Wellington North on May 25, 2015.

Carried

- 2) Swimming Season 2015 update

Last year's staff will be returning. There are nine staff in total. One staff member is the supervisor of both the Mount Forest and Arthur pools.

- 3) Arthur/Damascus Trail update

RESOLUTION REC 2015-21

Moved by: Mayor Lennox

Seconded by: Councillor Dobreen

THAT the Recreation & Culture Committee receive the draft mandate of the Township of Wellington North Upper Grand Trailway Wellington Sub Committee; AND FURTHER THAT the Recreation & Culture Committee recommend to the Council of the Corporation of the Township of Wellington North adopt the Township of Wellington North Upper Grand Trailway Wellington Sub Committee Mandate as presented.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
RECREATION & CULTURE COMMITTEE
MAY 5, 2015 AT 8:30 A.M.

4) Arthur Seniors Hall Lease update

The lease will be presented to Council as a by-law. It will be the same as the previous lease except for a change in the dates. The application to Trillium will probably be due in August.

CORRESPONDENCE

Optimist Club of Mount Forest

- Teddy Bear Picnic

North Wellington Co-operative Services

- Fitting Day

RESOLUTION REC 2015-22

Moved by: Councillor Dobreen

Seconded by: Mayor Lennox

THAT the Recreation & Culture Committee receive the request from North Wellington Co-operative Services regarding a Beef, Dairy and Sheep Fitting Day to be held on June 6, 2015;

AND FURTHER THAT the Recreation & Culture Committee recommend the Council of the Corporation of the Township of Wellington North grant approval to Wellington North Co-operative Services to use the Lion Roy Grant Pool Park for the purpose of holding a Beef, Dairy and Sheep Fitting Day on June 6, 2015.

CARRIED

Eleanor Monahan

- Arthur Seniors Hall – Trillium Application Update

REPORTS

Report RAC 2015-003 Amendment Municipal Alcohol Policy

RESOLUTION REC2015-23

Moved by: Councillor Dobreen

Seconded by: Mayor Lennox

THAT the Recreation & Culture Committee receive for information report RAC 2015-003 being a report on an amendment to the Municipal Alcohol Policy, Section 2.1;

AND FURTHER THAT the Recreation & Culture Committee recommend that Council approve an amendment to the Municipal Alcohol Policy, Section 2.1, for approval of a Special Occasion Permit (SOP) to include the Meeting Room, East Lobby and Washrooms and Coat Check of the Mount Forest & District Sports Complex on October

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
RECREATION & CULTURE COMMITTEE
MAY 5, 2015 AT 8:30 A.M.

10, 2015 between the hours of 3:30 p.m. – 5:30 p.m. only for the purpose of a Wedding Reception.

CARRIED

Facility Managers

- Mount Forest

RESOLUTION REC2015-24

Moved by: Mayor Lennox

Seconded by: Councillor Dobreen

THAT the Recreation and Culture Committee of the Township of Wellington North receive for information the Mount Forest Manager Report and Facility Usage Report dated April 28, 2015.

CARRIED

- Arthur

Dehumidifier info submitted to WNP for energy saving program. Rentals for ball start next week. Lacrosse up and running. Draining pool, start cleaning next week.

RESOLUTION REC2015-25

Moved by: Mayor Lennox

Seconded by: Councillor Dobreen

THAT the Recreation and Culture Committee of the Township of Wellington North receive for information the Arthur Facility Manager Report and Facility Usage Report dated April 27, 2015.

CARRIED

Recreation Director Update

RESOLUTION REC2015-26

Moved by: Councillor Dobreen

Seconded by: Mayor Lennox

THAT the Recreation and Culture Committee of the Township of Wellington North receive for information the Director of Recreation, Parks & Facilities Report for the month of April, 2015.

CARRIED

MEMBER'S PRIVILEGE

Councillor McCabe received a letter from the Arthur Optimist regarding a proposal for a splash pad in Arthur. He requested that this item be discussed at the next Committee meeting.

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
RECREATION & CULTURE COMMITTEE
MAY 5, 2015 AT 8:30 A.M.

Barry Lavers reported that he and Paul Dowber, Treasurer, will be meeting with IMEX to discuss an on-line registration program.

NEXT MEETING

Tuesday, June 2, 2015 at 8:30 a.m. at the Mount Forest & District Sports Complex

ADJOURNMENT

RESOLUTION REC2015-27

Moved by: Councillor Dobreen

Seconded by: Mayor Lennox

THAT the Recreation & Culture Committee meeting of May 5, 2015 be adjourned at 9:58 a.m.

CARRIED

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

BY-LAW NUMBER 38-15

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF AN EXTENSION AGREEMENT BETWEEN TERRENCE RALPH MARTIN AND TERRY LOIS MARTIN AND THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AND TO AMEND BY-LAW 94-12;

WHEREAS the Corporation of the Township of Wellington North entered into an Agreement of Purchase and Sale with Terrence Ralph Martin and Terry Lois Martin by By-law 94-12;

AND WHEREAS IN THAT AGREEMENT the Purchasers were obligated to construct and complete a minimum sized building of 1,800ft² on the Property within two years of closing failing which the Township retained the option to repurchase the Property;

AND WHEREAS the Purchasers have requested an extension of time by which they must construct the building and the Township is agreeable to such extension;

AND WHEREAS the Corporation of the Township of Wellington North wishes to enter into the said Extension Agreement;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. That the Corporation of the Township of Wellington North enter into an amending agreement with Terrance Ralph Martin and Terry Lois Martin in substantially the same form as the agreement attached hereto as Schedule "A".
2. That the Mayor and the CAO of the Corporation of the Township of Wellington North are hereby authorized and directed to execute the said amending agreement.

3. That By-law 94-12 is hereby amended pursuant to the provisions in this by-law.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 11TH DAY OF MAY, 2015.**

ANDREW LENNOX, MAYOR

**MICHAEL GIVENS,
CHIEF ADMINISTRATIVE OFFICER/
DEPUTY CLERK**

EXTENSION AGREEMENT (this "Agreement")

This Agreement made this _____ day of _____, 2015,

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH
(the "Township")

-and-

TERRENCE RALPH MARTIN

-and-

TERRY LOIS MARTIN

Terrence Ralph Martin and Terry Lois Martin
together being the "Purchasers"

WHEREAS the Township sold the lands and premises described in Schedule "A" (the "Property") pursuant to an agreement of purchase and sale dated November 19, 2012 (the "APS") attached as Schedule "B";

AND WHEREAS the sale of the Property was completed and closed on April 25, 2013;

AND WHEREAS the Purchasers were obligated to construct and complete a minimum sized building of 1,800ft² on the Property within two years of closing failing which the Township retained the option to repurchase the Property;

AND WHEREAS the Purchasers have requested an extension of time by which they must construct the building and the Township is agreeable to such extension;

NOW THEREFORE IN CONSIDERATION of two dollars (\$2.00), the mutual covenants and premises in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**SECTION I
GENERAL**

1. The APS is hereby amended by deleting Paragraph 9. – Vendor's Option to Re-Purchase that reads:

In consideration of the terms of this Agreement and the sum of \$1.00, the Vendor shall have an Option to purchase the Property from the Purchaser for a sum equal to the amount of the Purchase Price paid for the Property if the Purchaser has not constructed and completed a building for a use permitted under the municipality's zoning by-law containing at least 1,800 square feet on the Property within two (2) years after the date of the closing of this transaction. The Vendor may exercise its Option to purchase the Property within ninety (90)

days after the expiration of the said two (2) year period by written notification mailed by prepaid registered post to the Purchaser at the registered office address of the Purchaser according to the records on file with the Land Registry Office as the address for service of the Purchaser pursuant to the provisions of the Land Titles Act and if the Vendor does not so exercise its right to purchase the Property the right shall terminate upon the expiry of the said 90-day period. The re-purchase transaction shall close within sixty (60) days after the date of the posting of the Vendor's notice of the exercising of the right to purchase the Property. The provisions in this paragraph shall constitute the terms of the Vendor's Option to Purchase and shall survive the closing of the transaction and remain in effect and binding on the parties hereto and the Vendor may register a Notice of Option to Purchase under Section 71 of the Land Titles Act forthwith after the registration of the transfer on the closing of this transaction. The Notice shall provide for an expiry date two (2) years and ninety (90) days from the date of the closing of the transaction. The Purchaser hereby authorizes the solicitor for the Vendor to sign the Notice of Option to Purchase on the Purchaser's behalf if necessary in the opinion of the solicitor for the municipality for registration purposes.;

and replacing it with:

In consideration of the terms of this Agreement and the sum of \$1.00, the Vendor shall have an Option to purchase the Property from the Purchaser for a sum equal to the amount of the Purchase Price paid for the Property if the Purchaser has not constructed and completed a building for a use permitted under the municipality's zoning by-law containing at least 1,800 square feet on the Property ~~within two (2) years after the date of the closing of this transaction on or before April 25, 2017.~~ The Vendor may exercise its Option to purchase the Property within ninety (90) days after ~~the expiration of the said two (2) year period~~ April 25, 2017 by written notification mailed by prepaid registered post to the Purchaser at the registered office address of the Purchaser according to the records on file with the Land Registry Office as the address for service of the Purchaser pursuant to the provisions of the Land Titles Act and if the Vendor does not so exercise its right to purchase the Property the right shall terminate upon the expiry of the said 90-day period. The re-purchase transaction shall close within sixty (60) days after the date of the posting of the Vendor's notice of the exercising of the right to purchase the Property. The provisions in this paragraph shall constitute the terms of the Vendor's Option to Purchase and shall survive the closing of the transaction and remain in effect and binding on the parties hereto and the Vendor may register a Notice of Option to Purchase under Section 71 of the Land Titles Act forthwith after the registration of the transfer on the closing of this transaction. The Notice shall provide for an expiry date two (2) years and ninety (90) days from the date of the closing of the transaction. The Purchaser hereby authorizes the solicitor for the Vendor to sign the Notice of Option to Purchase on the Purchaser's behalf if necessary in the opinion of the solicitor for the municipality for registration purposes. The Vendor may register a further Notice of Option to Purchase under Section 71 of the Land Titles Act. The further Notice of Option to Purchase shall provide for an expiry date of July 24, 2017.

2. This Agreement is supplemental to the APS, which is by reference made a part of this Agreement, and all the terms, conditions, and provisions of the APS (unless specifically modified herein) are to apply to this Agreement, and are made a part hereof as though they were expressly rewritten and incorporated in this Agreement.
3. This agreement is subject to compliance with Section 270 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended and the approval of the Council of The Corporation of the Township of Wellington North in its sole and absolute discretion by by-law. Council approval shall be obtained on or before July 24, 2015, or this agreement will be null and void.

- 4. There is no representation, warranty, collateral agreement or condition affecting this Agreement of the Property other than expressed herein.
- 5. Time shall be of the essence of this Agreement.
- 6. The following Schedules shall form an integral part of this Agreement:
 - (a) Schedule "A" Description of Property; and
 - (b) Schedule "B" the Agreement of Purchase and Sale dated November 19, 2012.
- 7. This Agreement may be executed and delivered in two or more counterparts, or by facsimile or electronic transmission or either of them, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument. Any party executing this Agreement by facsimile or electronic transmission shall, immediately upon the request by any other party, provide an originally signed counterpart of this Agreement, provided however, that any failure to provide such originally signed counterpart shall not constitute a breach of this Agreement except to the extent that such electronic execution is not otherwise permitted under the *Electronic Commerce Act, 2000* of Ontario.

IN WITNESS WHEREOF the parties have executed this Agreement.

Witness

TERRENCE RALPH MARTIN

Name:

Date:

Witness

TERRY LOIS MARTIN

Name:

Date:

The Corporation of the Township of Wellington North

Andy Lennox
Mayor

Mike Givens
CAO

We have authority to bind the Corporation of the Township of Wellington North.

SCHEDULE "B"
AGREEMENT OF PURCHASE AND SALE DATED NOVEMBER 12, 2012

OFFER TO PURCHASE

AGREEMENT OF PURCHASE AND SALE

TERRENCE RALPH MARTIN and TERRY LOIS MARTIN ("Purchaser") having inspected the property, hereby agree to and with THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ("Vendor"), to purchase all and singular the premises situate on the easterly side of the northwesterly extension of Industrial Drive, in the Township of Wellington North, in the County of Wellington (formerly Town of Mount Forest), containing 0.68 acres more or less described as follows:

Part of the third division of Lot 32, Concession 1(formerly in the Township of Normanby), being irregular in shape and having a frontage of 42 metres more or less, a depth on the northerly side of 80 metres more or less, a depth on the southerly side of 64 metres more or less and a width at the rear of 37.6 metres more or less and being part of PIN 71072-0105 (LT) (herein called the "Property")

at the price or sum ("Purchase Price") of FIFTEEN THOUSAND Dollars (\$15,000.00)

per acre (estimate \$10,200.00) as follows: TWO THOUSAND Dollars (\$ 2,000.00)

cash or cheque to the said Vendor on this date as a deposit to be held in trust pending the completion or other termination of this Agreement, and to be credited on account of the Purchase Price on closing, and covenant, promise and agree to pay the balance of the Purchase Price, subject to any applicable adjustments, by way of certified cheque or bank draft on the closing of the transaction.

SPECIAL TERMS:

1. Easement Reservation. The Vendor shall be entitled to retain an easement over that portion of any existing "turn around circle" at the present terminus of Industrial Drive northwesterly extension that encroaches into the Property in the northwesterly portion thereof until the Vendor further extends the said street.
2. Survey. The Vendor shall have the Property and the easement area surveyed by way of a reference plan of survey to be deposited in the Land Registry Office prior to the closing of the transaction and the acreage of the Property shall be determined by the surveyor.
3. Zoning. The Purchaser acknowledges that the Property is and will be zoned M1 Industrial under Section 24 of the municipality's Zoning By-law Number 66-01.
4. Services. The Vendor represents and warrants that the Property is serviced with water and sanitary sewer services and it is acknowledged and understood that the municipality provides service connections to the property line only.
5. Township's Water Services By-Law and Policies: The Purchaser acknowledges that in order to connect to the municipality's water service system he must obtain and install at his expense a water meter and backflow preventer device in compliance with the municipality's water services by-law and policies.
6. Site Plan Control. The Purchaser acknowledges that the Property is subject to the Site Plan Control provisions of Section 41 of the Planning Act and that the development of the Property will require a Site Plan and Site Plan Agreement acceptable to The Corporation of the Township of Wellington North and the satisfaction of all of the storm water management requirements of the municipality and the Saugeen Valley Conservation Authority.
7. HST. It is agreed and understood that this purchase and sale transaction is subject to Harmonized Sales Tax under the Excise Tax Act of Canada, as amended, and that the Purchaser is a registrant for HST purposes, and accordingly, the Purchaser will self-assess as a registrant and there will be no HST collected by the Vendor on the

closing of the transaction. The Purchaser shall provide the Vendor or its solicitor with its HST registration number at least seven (7) days before the closing of the transaction.

8. Restriction on Transferring or Charging the Property. The Purchaser shall, immediately after the registration of the Notice of Option to Purchase provided for in paragraph 9 below, register or cause to be registered a restriction on the transfer or charging of the Property by way of an application to the Land Registrar under Section 118 of the Land Titles Act, whereby the Land Registrar will make an entry on the parcel register for the Property declaring that no transfer will be made, or charge created, unless the following specific condition has been met: that is, the consent of the Vendor municipality has been obtained either through the Clerk or the Deputy Clerk of the municipality. The Vendor shall cause the Clerk or Deputy Clerk of the municipality to provide such consent, or to consent to the removal of the restriction, whenever requested by the Purchaser provided that – (a) the Purchaser has constructed and completed a building on the Property for a use permitted under the municipality's zoning by-law containing at least 2,400 square feet, or (b) if the Purchaser requires mortgage funding for the construction of the building on the Property, the Purchaser has given the Clerk or the Deputy Clerk a copy of the mortgage commitment contract or other document from the lender confirming the funding and its purpose, and the Purchaser has filed an application with the municipality for a building permit with all required fees, plans and documentation and the Chief Building Official is prepared to issue a building permit. This paragraph shall survive the closing of the transaction and remain in effect and binding upon the parties hereto.
9. Vendor's Option to Re-Purchase. In consideration of the terms of this Agreement and the sum of \$1.00, the Vendor shall have an Option to purchase the Property from the Purchaser for a sum equal to the amount of the Purchase Price paid for the Property if the Purchaser has not constructed and completed a building for a use permitted under the municipality's zoning by-law containing at least 1,800 square feet on the Property within two (2) years after the date of the closing of this transaction. The Vendor may exercise its Option to purchase the Property within ninety (90) days after the expiration of the said two (2) year period by written notification mailed by prepaid registered post to the Purchaser at the registered office address of the Purchaser according to the records on file with the Land Registry Office as the address for service of the Purchaser pursuant to the provisions of the Land Titles Act, and if the Vendor does not so exercise its right to purchase the Property the right shall terminate upon the expiry of the said 90-day period. The re-purchase transaction shall close within sixty (60) days after the date of the posting of the Vendor's notice of the exercising of the right to purchase the Property. The provisions in this paragraph shall constitute the terms of the Vendor's Option to Purchase and shall survive the closing of the transaction and remain in effect and binding on the parties hereto, and the Vendor may register a Notice of Option to Purchase under Section 71 of the Land Titles Act forthwith after the registration of the transfer on the closing of this transaction. The Notice shall provide for an expiry date two (2) years and ninety (90) days from the date of the closing of the transaction. The Purchaser hereby authorizes the solicitor for the Vendor to sign the Notice of Option to Purchase on the Purchaser's behalf if necessary in the opinion of the solicitor for the municipality for registration purposes.
10. Environmental Clause: The Vendor represents and warrants **that it has not** during its ownership of the Property placed any contamination, waste, and/or chemicals of a hazardous or regulated nature on or under the Property, and further, **that it is not aware** of any contamination, waste, and/or chemicals of a hazardous or regulated nature having been placed on or under the Property by any person or entity whatsoever either during its ownership or prior to its ownership of the Property other than the application of nutrients employed in normal farming activities.

IRREVOCABLE DATE

This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 22nd day of November, 2012 after which time, if not accepted, this Offer shall be null and void and the deposit returned to the Purchaser without interest or deduction.

TITLE CLAUSE

PROVIDED the title is good and free from all encumbrances, except as aforesaid, and except local rates and minor easements for hydro, gas, telephone or like services to the Property; said title to be examined by the Purchaser at his own expense, and the Purchaser not to call for the production of any title deed, abstract of title, survey, proof or evidence of title, other than those in the Vendor's possession or under its control; and provided the same have been complied with, the Purchaser to accept the Property subject to municipal requirements, including building and zoning by-laws, minor easements as above-mentioned, and to restrictions and covenants that run with the Property.

SEARCH CLAUSE

The Purchaser to be allowed until December 3, 2012 to investigate the title at his own expense, and if within that time he shall furnish the Vendor in writing with any valid objection to the title, or to any outstanding municipal work orders or deficiency notices affecting the Property, or non-compliance with zoning by-laws, or that the present use of the Property may not be lawfully continued, or that the buildings on the Property may not be insured against risk of fire, which the Vendor shall be unable or unwilling to remove or correct, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the deposit money returned to the Purchaser without interest or deduction, and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property.

COMPLETION DATE

This Agreement shall be completed on or before the 14th day of December, 2012 on which date vacant possession of the Property is to be given to the Purchaser unless otherwise provided for herein.

OTHER

Transfer/Deed to be prepared at the expense of the Vendor in a form acceptable to the Purchaser's Solicitor.

If requested by the Purchaser, the Transfer/Deed to be given to the Purchaser shall contain a statement completed by the Vendor and the Vendor's Solicitor pursuant to Section 50 (22) of the Planning Act.

This Agreement shall be effective to create an interest in the real property only if Section 50 of the Planning Act is complied with, and the Vendor agrees, at its expense, to comply with such provisions and to proceed diligently with the application for such compliance.

The Vendor, on or before completion, will produce evidence that it is not now, and upon completion will not be, a "non-resident person" within the meaning and for the purposes of Section 116 of the Income Tax Act of Canada or if it is a "non-resident person" will fully comply with the provisions of Section 116 of the said Act prior to completion.

The Affidavit of Residence and of Value of the Consideration required under the Land Transfer Tax Act for the transfer shall be prepared by the Purchaser. Each party shall prepare and register its own notice of Option to Purchase under Section 71 of the Land Titles Act, and the Purchaser shall prepare and register the restriction on transferring or charging land under Section 118 of the Land Titles Act.

This Offer, when accepted by the Vendor, shall constitute a binding contract of purchase and sale, and time in all respects shall be of the essence of this Agreement.

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property or supported hereby other than as expressed herein in writing.

Any tender of documents or money hereunder may be made upon the Vendor or Purchaser or upon the Solicitor acting for the party on whom tender is desired, and it shall be sufficient that a negotiable certified cheque be tendered instead of cash.

Each party to pay the costs of registration and taxes on his or its own documents.

DATED at the Township of Wellington North this day of November, 2012.

IN WITNESS WHEREOF the Purchaser has hereunto executed this Agreement.

Witness

Terrence Ralph Martin

Witness

Terry Lois Martin

The undersigned Vendor, hereby accepts the above Offer and its terms, and covenants, promises and agrees to and with the above-named Purchaser to duly carry out the same on the terms and conditions above mentioned, and hereby accepts the deposit of \$2,000.00.

DATED at the Township of Wellington North this day of November, 2012.

IN WITNESS WHEREOF the proper signing officers for the Vendor have hereunto executed this Agreement.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

.....

Raymond Tout - Mayor

.....

Lorraine Heinbuch - Clerk

We have authority to bind the Corporation.

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

BY-LAW NUMBER 39-15

BEING A BY-LAW TO APPOINT A BUILDING INSPECTOR / BY-LAW ENFORCEMENT OFFICER / PROPERTY STANDARDS OFFICER FOR THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 227
Building Code Act, 1992, S.O. 1992, Chapter 23, as amended, Section 3.

WHEREAS pursuant to Section 3 of the Building Code Act, 1992, S.O. 1992, Chapter 23; as amended, the Council of a municipality may appoint inspectors for the purposes of enforcing the act;

AND WHEREAS pursuant to Section 227 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides for the role of officers and employees of the municipality;

AND WHEREAS it is deemed expedient to appoint a Building Inspector/By-law Enforcement Officer/Property Standards Officer.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH enacts as follows:

1. **THAT KRISTEN BICKERS** is hereby appointed as Building Inspector/By-law Enforcement Officer/Property Standards Officer for the Township of Wellington North effective May 11, 2015 the position to be known as Building Inspector/By-law Enforcement Officer/Property Standards Officer.
2. **AND FURTHER THAT** the said Kristen Bickers shall hold office during the pleasure of the Council and shall exercise all the authority, powers and rights and shall perform all the duties and obligations which by Statute or by By-laws are or may be conferred or imposed upon the Building Inspector/By-law Enforcement Officer/Property Standards Officer and other duties that may be imposed by Council.

3. FORCE AND EFFECT

This By-law shall take effect and become in full force and effect upon its passing.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 11TH DAY OF MAY, 2015.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 040-15

**A BY-LAW TO SET THE RATES FOR 2015 TAXATION AND TO
PROVIDE FOR THE COLLECTION THEREOF.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended,
Sections 307, 308 and 312.

WHEREAS pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality shall, each year, pass a by-law levying a separate tax rate as specified in the by-law, on the assessment in each property class;

AND WHEREAS the Council of the Corporation of the Township of Wellington North has passed By-law Number 32-14 to adopt the estimates of all sums required during 2015 for the purposes of the municipality;

AND WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS the Council of the County of Wellington has passed By-law No. 5428-15 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2015 as follows:

Residential/Farm	1.000000
Multi Residential	1.890000
Commercial	1.460000
Industrial	2.400000
Pipeline	2.210000
Farmlands	0.250000
Managed Forests	0.250000

AND WHEREAS the tax rates for education purposes have been prescribed by the Province of Ontario in O. Regulation 400/98, amended by O. Regulation 75/15.

AND WHEREAS the Council of the County of Wellington has passed By-law Number 5519-15 being a by-law to adopt the estimates for the sums required during the year 2015 for general purposes for the County and By-law Number 5429-15 to establish tax rates for the same against the local municipalities;

AND WHEREAS the Council of the County of Wellington, in said By-law Number 5428-15 established tax rate reductions as follows

1. the vacant land, vacant units and excess land subclasses in the commercial property class is 30%
2. the vacant land, vacant units and excess land subclasses in the industrial property class is 35%

AND WHEREAS the Assessment Roll compiled in 2014 and upon which taxes for 2015 are to be levied, was received from the Municipal Property Assessment Corporation in December, 2014, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

Residential/farm property class	837,011,688
Residential – Shared as PIL	64,750
Multi-residential property class	24,626,110
Commercial property class – full	74,142,957
Commercial property class – excess land	1,837,172
Commercial property class – vacant land	1,826,603
Industrial property class – full	24,307,248
Industrial property class – excess land	485,075
Industrial property class – vacant land	226,826
Large Industrial property class – full	13,087,750
Large Industrial property class-excess land	53,500
Industrial Hydro property class	73,021
Pipeline property class	3,696,248
Farmlands property class	466,205,497
Managed Forest property class	3,652,847
New Construction Commercial – full	7,811,424
New Construction Industrial – full	897,040

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. In this by-law;

“Property Classes” are as prescribed under the Assessment Act, and include the residential/farm property class, the multi-residential property class, the commercial property class and appropriate sub-classes, the industrial property class and appropriate sub-classes, the pipeline class, the farmlands property class, and the managed forests property class.

“Township” means the Corporation of the Township of Wellington North.

2. That the sums to be raised by means of taxation for the year 2015 be as follows:

- a) for general municipal purposes a sum of \$6,491,207.
- b) for County purposes a sum of \$7,956,166.
- c) for education purposes a sum of \$3,423,941.

3. That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2015 as set out below;

4.

Property Class	Own Purpose	County	Education	Total
Res/Farm	.00529496	.00648995	.00195000	.01404447
Res – Shared	.00724496	.00648995		.01373491
Multi-Res	.01000748	.01226600	.00195000	.02480854
Commercial - full	.00773065	.00947532	.01026644	.02792436
Commercial - excess	.00541145	.00663273	.00718651	.01954706
Commercial - vacant	.00541145	.00663273	.00718651	.01954706
Industrial - full	.01270791	.01557587	.01530000	.04432672
Industrial - excess	.00826014	.01012432	.00994500	.02881237
Industrial - vacant	.00826014	.01012432	.00994500	.02881237
Industrial Hydro	.02800791	.01557587		.04358378
Large Industrial	.01270791	.01557587	.01530000	.04432672
Large Indust - Excess	.00826014	.01012432	.00994500	.02881237
Pipeline	.01170187	.01434278	.01530000	.04202877

Farmlands	.00132374	.00162249	.00048750	.00351112
Managed Forests	.00132374	.00162249	.00048750	.00351112
New Const Industrial	.01270791	.01557587	.01190000	.04092672
New Const Comm	.00773065	.00947532	.01026644	.02792436

5. For the Year 2015 the Township shall levy upon the assessment of the Property Classes of property owners in the former Town of Mount Forest and the former Village of Arthur, the following tax rates for Street Lighting (Municipal Levy) ;

<u>Property Class</u>	<u>Street Lighting</u>
Res/Farm	.00030956
Multi-Res	.00058506
Commercial-full	.00045195
Commercial-excess	.00031637
Commercial-vacant	.00031637
Industrial-full	.00074293
Industrial- excess	.00048291
Industrial-vacant	.00048291
Large Industrial	.00074293
Large Industrial- Excess	.00048291
Pipeline	.00068412
Farmlands	.00007739
Managed Forests	.00007739
New Construction Commercial	.00045195
New Construction Industrial	.00074293

6. Other local improvement and special charges including business improvement area, tile drainage loans, sewer rates, rural street lighting charges, plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
7. That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the Municipal Act, 2001 the taxes levied on the Residential, Farmland, Managed Forest, Pipeline, Commercial, Industrial and Multi-Residential classes, including all other rates, to be raised in 2015 shall become due and payable on the date of passing of this By-law, but may be paid in two installments as follows:

Due date of 1 st installment	August 28, 2015
Due date of 2 nd installment	October 23, 2015

8. Taxes shall be payable by cash, cheque or debit at the Corporation of the Township of Wellington North Municipal Office, or by mail to the Municipal mailing address. Current taxes are also payable at most chartered banks and financial institutions, through the Internet, by telephone banking and pre-authorized payment plan.
9. Notwithstanding the provisions of the by-law, any additional taxes payable as a result of additions to the roll pursuant to the Assessment Act, R.S.O. 1990, Chapter A.31 shall be that portion of the amount of taxes which would have been levied for the current year if the assessment had been made in the usual way, and that portion shall be in ratio that the number of days remaining the current year bears to the number 365 and shall be entered in the Collector's Roll and collected in the same manner as if the assessment had been made in the usual way.
10. That the Collector is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given indicated on the last revised Assessment Roll.
11. That failure to receive the aforesaid notice in advance of the date for payment of any instalment does not affect the timing of default or the date from which penalty shall be imposed.
12. A penalty of one and one quarter percent (1¼%) will be imposed for non payment of taxes on the first day of each calendar month thereafter the installment due dates in which default continues until December 31, 2015.
13. On all taxes in default on January 1, 2016, interest shall be added at the rate of one and one quarter percent (1¼%) per month for each month or fraction thereof in which default continues.
14. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
15. That in accordance with Section 347(1) of the Municipal Act, S.O. 2001, c. 25, as amended, the Collector be required to apply all payments received to the outstanding penalty and/or interest first and then to that part of the taxes that has been in arrears for the greatest period of time.

16. In the event that any provision or section of this by-law is found by a court of competent jurisdiction to be ultra vires the powers of the Council of the Corporation, only such provision or section, as the case may be shall be inoperative and all other provisions and sections of this by-law shall remain in full force and effect.
17. This by-law shall come into force on and take effect upon its final passing.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 11TH DAY OF MAY, 2015.***

**ANDREW LENNOX,
MAYOR**

**KARREN WALLACE
CLERK**

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

BY-LAW NUMBER 041-15

BEING A BY-LAW TO AUTHORIZE AN EXTENSION ON A LEASE AGREEMENT FOR THE PURPOSE OF A SENIORS HALL OWNED BY THE MUNICIPALITY (Part Lot 22, W/S Isabella Street, 244 Isabella Street, former Village of Arthur, sometimes know as the Arthur Seniors Hall in the Township of Wellington North –Arthur Seniors Group)

WHEREAS Section 4 of the Municipal Act, 2001 as amended (hereinafter called “the Act”) provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its Council, and further, Section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act.

AND WHEREAS The Corporation of the Township of Wellington North is the owner of the lands and building in the former Village of Arthur, being Part Lot 22, W/S Isabella Street, 244 Isabella Street.

AND WHEREAS The Corporation of the Township of North entered into a lease agreement with the Arthur Senior’s Group by By-law 22-14;

AND WHEREAS the parties wish to amend the said lease agreement in the form attached hereto as Schedule A.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH (“the Corporation”) enacts as follows:

1. The Corporation is hereby authorized to enter into an amended lease agreement with the Arthur Seniors Group for the premises currently used for a Seniors Hall attached hereto as Schedule “A”.
2. The Mayor and the Clerk are hereby authorized and directed to sign the lease agreement on behalf of the Corporation.

3. This by-law shall come into force upon the date of its passing.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 11TH DAY OF MAY, 2015.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 041-15

SCHEDULE "A"

THIS LEASE made the 31st day of December, 2013 and amended May 11th 2015

IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT

BETWEEN:

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

Hereinafter called the "Lessor"

OF THE FIRST PART

- and -

ARTHUR SENIORS GROUP

Hereinafter called the "Lessee"

OF THE SECOND PART

WHEREAS the Corporation of the Township of Wellington North (Lessor of the First Part) and the Arthur Seniors Group (Lessee of the Second Part) entered into an agreement for a five year lease to commence January 1, 2014 and to end December 31, 2018;

AND WHEREAS both parties wish to amend the terms of the agreement to provide for a 10 year lease to commence January 1, 2014 and to end December 31, 2023.

WITNESSETH that in consideration of the rents, covenants and agreement hereafter reserved and contained on the part of the said Lessee, to be paid, observed and performed, the said Lessor has demised and leased and by these presents doth demise and lease unto the said lessee:

ALL THOSE CERTAIN PREMISES known and described as Part Lot 22, W/S Isabella St., 244 Isabella St, former Village of Arthur, sometimes known as the Arthur Seniors Hall in the Township of Wellington North, in the County of Wellington, subject to existing sub-lease (hereinafter called the "Premises").

TERM

TO HAVE AND TO HOLD the said demised Premises for and during the term of ten (10) years to be computed from January 1, 2014 and from thenceforth ensuing and to be fully completed and ended on December 3, 2023.

RENTAL

Under this Lease Agreement the rent payable shall be THIRTY SIX HUNDRED DOLLARS (\$3,600.00) per year payable TWO HUNDRED SIXTY FIVE DOLLARS AND FOURTY NINE CENTS (\$265.49) PLUS HST per month in advance commencing on the 15th day of January, 2014 and continuing until the 15th day of December 2015.

To reflect increasing operating costs, effective January 1, 2016 the rent payable will increase by two (2) percent and shall be THIRTY SIX HUNDRED AND SEVENTY TWO DOLLARS (\$3,672.00) per year payable TWO HUNDRED SEVENTY DOLLARS AND EIGHTY CENTS (\$270.80) PLUS HST per month in advance commencing on the 15th day of January, 2016 and continuing until the 15th day of December 2023.

REPAIRS AND RENOVATIONS

THE Lessor and Lessee agree that all major repairs to the plumbing and electrical systems, furnace, insulation, roof, outside painting and pointing, and structural repairs both interior and exterior, shall only proceed where appropriate funding for said major repairs are in place. Securing appropriate funding shall be the responsibility of both the Lessor and Lessee but will not include municipal levy dollars.

THE Lessee agrees that regular maintenance, internal renovations including painting and repairs of a minor nature shall be its responsibility. The Lessee shall be responsible for its own snow removal, lawn maintenance, landscaping, as well as cleaning and garbage disposal in the areas of the Premises that it occupies.

The Lessee agrees that all equipment/appliances service the premise will be the sole responsibility of the Lessee.

THE Lessee agrees that it will leave the Premises in a good state of repair (reasonable wear and tear and damage by fire, lightning and tempest excepted).

UTILITIES

THE Lessor hereby covenants to pay for all charges for electrical energy, water and sewer rates and utilities used in the Premises.

NOTICE OF ACCIDENT

THE Lessee shall give the Lessor prompt written notice of any accident or other defect in water pipes, gas pipes, or heating apparatus, electric, or other wires on any part of the Premises.

INSURANCE

The Lessor shall insure the building and provide third party liability insurance. The Lessee shall be responsible for its own contents and insurance thereon, as well as third party liability insurance, and shall provide confirmation of such insurance coverage annually to the Lessor.

LIQUOR POLICY

The Lessee agrees to abide by the provisions of the Liquor Licence Act of Ontario including Special Occasion Permits, Licencing, etc. as needed.

IN WITNESS WHEREOF the parties have executed these presents.

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

) _____
) Andrew Lennox, Mayor

) _____
) Karren Wallace, Clerk

We have the authority to bind the corporation

) **ARTHUR SENIORS GROUP**

Witness

) _____
) (Name), Chair

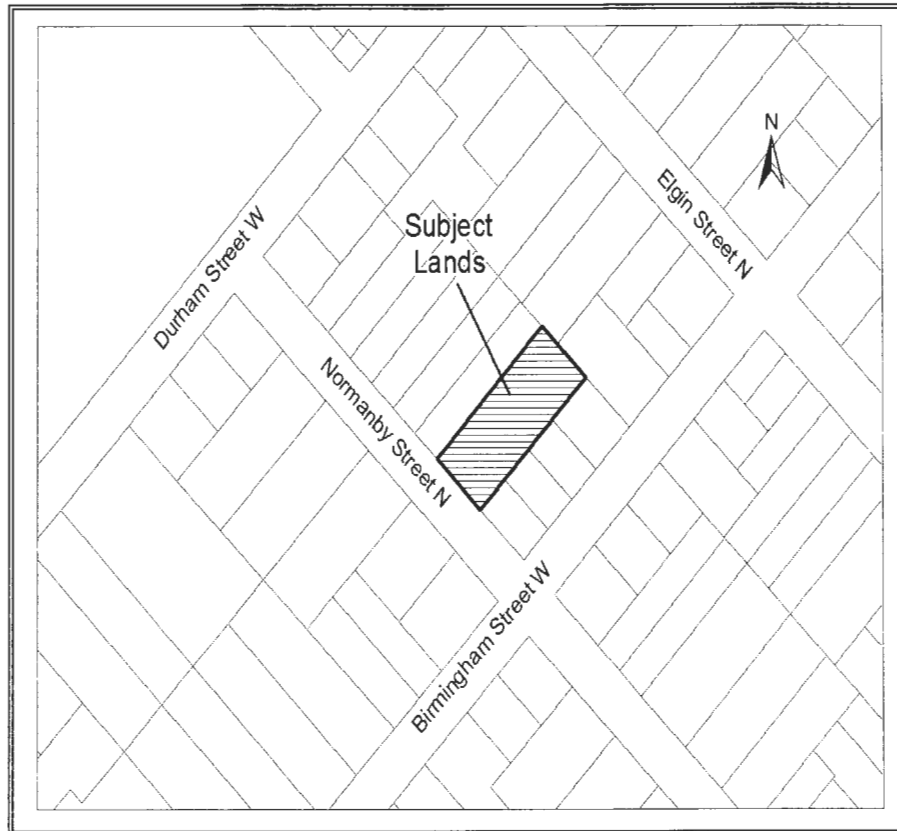
Witness

) _____
) (Name), Treasurer

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 042-15

Schedule "A"



Rezone from Residential (R1C) to Residential Exception (R2-51)

**This is Schedule "A" to By-law No. 042-15
Passed this 11th day of May, 2015**

**ANDREW LENNOX
MAYOR**

**KARREN WALLACE
CLERK**

EXPLANATORY NOTE

BY-LAW NUMBER 042-15

SUBJECT LAND

The property subject to the proposed amendment is described as Lot 5 with a municipal address of 220 Normanby Street North, Mount Forest. The land subject to the amendment is 0.2 hectares (0.5 acres) in size.

THE PURPOSE AND EFFECT OF THE APPLICATION

The Purpose and Effect is to rezone the subject lands from Residential (R1C) to Residential Exception (R2-51). The intent is to demolish the existing dwelling and build a semi-detached dwelling. The new zoning would only permit the following residential types – single detached, semi-detached or duplex.

AMO watchfile



April 23, 2015

In this issue

- 2015 P.J. Marshall Award - deadline next week.
- Supreme Court decision on prayer at Saguenay council meetings.
- 2015 AMO Gas Tax Awards.
- Pre-AMO Conference Heads of Council - limited space left.
- AMO Conference keynote speakers added.
- What makes municipal meetings unique?
- What is land use planning?
- Empower your asset management and capital planning with energy analysis.
- LAS natural gas price expected to decrease in 2015.
- Career opportunities with West Perth, Simcoe County and OPS.

AMO Matters

May 1st deadline fast approaching for the 2015 P. J. Marshall Municipal Innovation Award. Submit your municipal government project that demonstrates excellence in the use of innovative approaches to improve capital and/or operating efficiency and to generate effectiveness through alternative service delivery initiatives and partnerships.

Federal Matters

The Supreme Court of Canada ordered Saguenay Council to cease its prayer in its council chambers on the basis of governments' responsibility to remain neutral. While the decision is not an expansive ruling, it is generating interest across the country. Attached is a note that provides important background on the case, some analysis and suggested actions. Read the April 15 Supreme Court decision here.

The AMO Gas Tax Project Awards showcase infrastructure that makes a difference in our communities. Winners are honoured on the main stage at the AMO Annual Conference. Learn more about how winners are selected.

Eye on AMO/LAS Events

Join fellow Heads of Council at AMO's Heads of Council Training on Sunday, August 16 in Niagara Falls. Get the information you need to be an effective Head of Council. Learn what skills and tools you need to lead, manage and collaborate and more. Don't miss out, reserve your space today!

AMO Conference program planning is well underway, with a number of hot topics to be explored by a variety of speakers, including keynote speakers Anthony D. Williams, Linda Nazareth and Dr. Katharine Loflin. Learn more about these speakers, their topics and more!

What makes municipal meetings unique? What rules govern closed meetings? What makes a good meeting? Explore these questions and more at the remaining Meeting Series sessions in London (April 25) and Orillia (May 2). Don't delay, space is limited!

What is land use planning? Why do municipalities need to plan? AMO presents a new online self-directed course in Land Use Planning. Log-in to the AMO online portal and become familiarized with the basics of land use planning today!

LAS' practical [Energy Finance Workshop](#) will provide staff and councillors with the tools required to understand lifecycle costs of potential money-saving energy projects and learn how to position projects in asset management and other municipal strategic plans and objectives.

LAS

Based on current program purchases, remaining targets and estimated spot market prices, the LAS Natural Gas Procurement Program price is expected to decrease 5% to 16 cents/m³ or less starting November 1, 2015. Not currently a member? Learn how to [join the LAS Natural Gas Program](#) today.

Careers

[Chief Administrative Officer - Municipality of West Perth](#). Please submit your resume prior to 2:00 p.m., May 20, 2015 to: Susan Duke, Interim Clerk/CAO, Municipality of West Perth, 169 St. David St., Box 609, Mitchell, ON N0K 1N0; sduke@westperth.com; 519.348.8429 ext. 224.

[General Manager, Social & Community Services - County of Simcoe](#). To view the complete opportunity profile or to apply for this position, please visit [Simcoe Careers](#).

[Senior Policy Advisor, Water Management and Infrastructure - Ontario Public Service](#). Location: Peterborough. Please [apply online](#) only, quoting Job ID 76844, by May 12, 2015.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watch File Team](#), Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

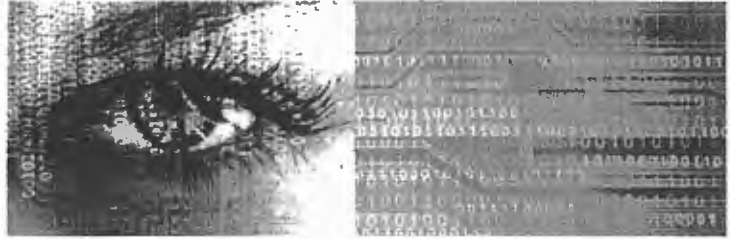
[OMKN Ontario Municipal Knowledge Network](#)

[Media Inquiries](#), Tel: 416.729.5425

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

AMO watchfile



April 30, 2015

In this issue

- 2015 P.J. Marshall Award - deadline this Friday!
- Government Bill introduced that impacts municipalities.
- Pre-AMO Conference Heads of Council - limited space left.
- AMO Conference keynote speakers added.
- What is land use planning?
- New investment that meets evolving municipal needs.
- Career opportunities with Perth.

AMO Matters

Deadline for the 2015 P. J. Marshall Municipal Innovation Award is May 1st. There is still time to submit your project that demonstrates excellence in the use of innovative approaches to improve capital and/or operating efficiency and to generate effectiveness through alternative service delivery initiatives and partnerships.

Provincial Matters

Government Bill, Bill 91, Building Ontario Up Act (Budget Measures), 2015, (would amend legislation affecting municipalities per Schedules 2 [provision of property assessment information to local boards], Schedule 28 [MFIPPA and Hydro One], Schedule 29 [MPAC Director appointments] and Schedule 42 [municipal debentures]) was introduced and received First Reading.

Eye on AMO/LAS Events

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What is land use planning? Why do municipalities need to plan? AMO presents a new online self-directed course in Land Use Planning. Log-in to the AMO online portal and become familiarized with the basics of land use planning today!

LAS

LAS and CHUMS are pleased to announce a new offering from the One Investment Program. A High Interest Savings Account (HISA) is now available to Ontario municipalities that offers interest rates linked to bank Prime Rates, and increase as the total account balance grows. Access rates as high as 1.25% today!

Careers

Director of Community Services - Town of Perth. For more details regarding this position, you may review the job description under, Employment Opportunities on the Town's website. Please apply in confidence no later than 4:30 p.m. on or before Friday, May 15th 2015.

About AMO

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Grand River Conservation Authority General Membership Meeting

Friday, March 27, 2015

The following are the minutes of the General Membership Meeting held at 9:30 a.m. on Friday, March 27, 2015 at the Waterloo Region Museum, Kitchener, Ontario.

Members Present:

J. Mitchell, Chair, L. Armstrong, B. Banbury, B. Bell, B. Coleman, B. Corbett, S. Foxton, J. Jamieson, C. Lunau, J. Nowak, V. Prendergast, W. Roth, M. Salisbury, P. Salter, S. Shantz, S. Simons, W. Stauch, W. Wettlaufer, G. Wicke

Members Regrets:

G. Gardhouse, R. Hillier, H. Jowett, K. Linton, G. Lorentz, F. Morison, C. White

Staff:

J. Farwell, K. Murch, D. Bennett, D. Boyd, N. Davy, S. Lawson, T. Ryan, D. Schultz, G. Sousa, F. Natolochny, B. Parrott, S. Wilbur

Also Present:

R. Martin, The Record

1. Call to Order:

J. Mitchell, Chair, called the meeting to order at 9:30 a.m.

2. Roll Call and Certification of Quorum – 13 members constitute a quorum (1/2 of members appointed by participating municipalities)

The Secretary-Treasurer called the roll and certified a quorum with 17 members present. A total of 18 members attended the meeting.

3. Chair's Remarks:

J. Mitchell welcomed members, staff and guests and made the following comments:

- On March 12, 2015 J. Mitchell and J. Farwell attended a Lake Erie Region Source Protection Committee meeting. Agenda topics included the amended proposed Grand River Source Protection Plan.

- Upcoming events in addition to the tree plantings included in the report in the agenda package are: a Trees and Bees Workshop in Princeton on March 31, 2015; Shimano Take a Kid Fishing Day at Belwood Lake on May 2, 2015; and the Grand River Conservation Authority's (GRCA) annual tree sale at the forestry barn on May 8, 2015. Further information concerning these and other events can be found on the GRCA website.
- J. Mitchell offered congratulations on behalf of the members to Shirley Simons who received a Women of Excellence Award on International Women's Day. Shirley was recognized for being instrumental in seeing a fully accessible pool built in Paris; has volunteered with the annual Christmas food and toy hamper program; served as Chair of the John Noble Home; and is a proponent of the Paris BIA downtown revitalization and non-profit housing. She has also been active in Girl Guides for over 30 years.
- The members of the Special Recognition Committee: J. Mitchell, V. Prendergast, P. Salter, W. Stauch, C. Lunau and S. Simons will meet with the Grand River Conservation Foundation's (GRCF) Grants Committee in Classroom B immediately following this meeting.

4. Review of Agenda:

The following was added to the agenda as Item 10. a) ii) – Correspondence from Monique Rolf von den Baumen-Clark, A/Director, Ministry of Natural Resources and Forestry to Jane Mitchell, Chair, Grand River Conservation Authority dated March 19, 2015 Re: Levy Agreement Between City of Hamilton and its four Conservation Authorities.

Moved by: S. Foxton
 Seconded by: P. Salter
 (Carried)

THAT the agenda for the General Membership Meeting of March 27, 2015 be approved as amended.

5. Declarations of Pecuniary Interest:

There were no declarations of pecuniary interest made in relation to the matters to be dealt with.

6. Minutes of the Previous Meeting:

Annual General Meeting – February 27, 2015

There were no questions or comments with respect to the minutes of the Annual General Meeting of February 27, 2015.

Moved by: W. Roth
 Seconded by: J. Nowak
 (Carried)

THAT the Minutes of the Annual General Meeting of February 27, 2015 be approved as circulated.

7. Business Arising from Previous Minutes:

- i) Correspondence from Jane Mitchell, Chair, Grand River Conservation Authority to the Honourable Bill Mauro, Minister of Natural Resources and Forestry dated March 3, 2015 Re: City of Hamilton Local Agreement

Moved by: B. Coleman
Seconded by: S. Foxton
(Carried)

THAT correspondence from Jane Mitchell, Chair, Grand River Conservation Authority to the Honourable Bill Mauro, Minister of Natural Resources and Forestry dated March 3, 2015 Re: City of Hamilton Local Agreement be received as information.

8. Hearing of Delegations:

- None

9. Presentations:

Members' Orientation – Environmental Education

T. Ryan conducted a PowerPoint presentation indicating that:

- Research shows that outdoor education enriches children's lives in fundamental ways.
- Children who learn and play outdoors have longer attention spans; more creativity; higher levels of self-confidence; higher standardized test scores; greater academic success; and significant improvements in cognitive development, self-discipline, imaginative and creative expression, language skills and social interactions.
- Grand River Conservation Authority (GRCA) has five permanent Nature Centres and a temporary Centre at Rockwood Park.
- Education programs and visitor activities are offered in many of the parks.
- More than 40,000 students attend GRCA Nature Centres annually.
- GRCA has annual contracts for Nature Centre programs with school boards: Wellington Catholic; Waterloo Catholic, Grand Erie and Brant Haldimand Norfolk Catholic.
- Waterloo Region District School Board shares space at Laurel Creek Nature Centre.
- Additional programs are booked by teachers and schools across the watershed and beyond.
- Adventure Day Camps are held at five locations with over 1600 camp spaces this year (summer, March break and winter break).
- GRCA is a provisional member of the Ontario Camp Association.

- GRCA's Outreach Programs include community events; 100 park activities; water festival activities and tree planting events.
- On weekends and weeknights GRCA hosts cubs, guides, brownies and scout programs; environmental birthday parties; and programs for organizations.
- Grand River Conservation Foundation (GRCF) raises funds to support the facilities and to support school boards and school classes attending programs.
- Environmental Education for Today and Tomorrow – If we show it to them, they will understand it – if they understand it they will value it – if they value it they will protect it.

W. Stauch recalled a former GRCA employee, G. Stormont. He said that he used the watershed as a case study in his geography class. He also said that the Nature Centre program is a key part of GRCA's operation and encouraged new members to attend one of the Water Festivals as they capture Nature Centre activities.

S. Foxton noted that there are over 1600 camp spaces and asked if that program is at capacity. T. Ryan said that the camps had 93% attendance last year and March break was at 97%.

S. Simons said on behalf of girl guides she wished to thank GRCA for offering these programs.

10. Correspondence:

a) Copies for members

- i) Motion Number 12, The Corporation of the Township of Amaranth dated March 4, 2015 Re: Ministry of the Environment and Climate Change Discussion Paper Released on the EBR N. 012 3452
- ii) Correspondence from Monique Rolf von den Baumen-Clark, A/Director, Ministry of Natural Resources and Forestry to Jane Mitchell, Chair, Grand River Conservation Authority Re: Levy Agreement between City of Hamilton and its four Conservation Authorities.

B. Corbett asked what GRCA's plan is to address the contents of the letter. J. Farwell said staff will meet with partner municipalities and the other Conservation Authorities involved to discuss the issues.

J. Jamieson said that the letter does not say much. She asked if the Ministry of Natural Resources and Forestry was involved with negotiating the agreement at its inception. K. Murch responded that Conservation Ontario worked with the then Ministry of Natural Resources and a Regulation was passed to allow for a local agreement to modify the levy apportionment formula. An agreement was reached by the City of Hamilton and its four Conservation Authorities which has been followed since 2001. Recently Niagara Region Conservation Authority (NRCA) has alleged that the agreement is not valid because not all participating municipalities in the four Authorities passed specific Resolutions supporting it. K. Murch confirmed that the City of Hamilton has appealed NRCA's levy.

S. Foxton asked if there is a date set for NRCA's appeal. K. Murch said that he was not aware that a date has been scheduled. S. Foxton asked if NRCA wants a larger share of the

City of Hamilton levy. K. Murch answered that NRCA maintains that the agreement is not legal.

J. Mitchell said that the portion of the City of Hamilton that is located in the GRCA watershed is rural and small and therefore the GRCA's portion of the levy is not high. K. Murch concurred saying that four to five percent of the City's assessed value falls within the GRCA watershed.

b) Not copied

None

Moved by: V. Prendergast

Seconded by: S. Foxton

(Carried)

THAT Motion Number 12, The Corporation of the Township of Amaranth Re: Ministry of the Environment and Climate Change Discussion Paper Released on the EBR N. 012 3452 and correspondence from Monique Rolf von den Baumen-Clark, A/Director, Ministry of Natural Resources and Forestry to Jane Mitchell, Chair, Grand River Conservation Authority dated March 19, 2015 Re: Levy Agreement Between City of Hamilton and its four Conservation Authorities be received as information.

11. 1st and 2nd Reading of By-Laws:

None

12. Presentation of Reports:

a) **GM-03-15-24** Financial Summary for the Period Ending February 28, 2015

W. Wettlaufer said some of the numbers are "out of whack" because of timing. He asked if the members could have a month to month budget. K. Murch said that staff do not allocate the budget monthly because of the seasonality of GRCA's business, the levy and WECl payments being received in large sums, etc.

Resolution 34-15

Moved by: L. Armstrong

Seconded by: W. Wettlaufer

(Carried)

THAT the Financial Summary for the Period Ending February 28, 2015 be approved.

b) **GM-03-15-25** "Forest in the City" Pedestrian Bridges Tender Results

There were no questions or comments with respect to this report.

Resolution 35-15

Moved by: V. Prendergast
Seconded by: S. Simons
(Carried)

THAT the tender for the construction of pedestrian bridges within the “Forest in the City” project be awarded to D.W. Cooper Contracting in the amount of \$185,079.54 (HST included) and that the Chief Administrative Officer be authorized to sign the contract documents.

- c) **GM-03-15-26** Award of Cottage Lot Curbside Garbage and Recycling Materials Collection, Processing and Disposal Contract: 2015 - 2017

There were no questions or comments with respect to this report.

Resolution 36-15

Moved by: L. Armstrong
Seconded by: B. Banbury
(Carried)

THAT Grand River Conservation Authority award the contract for curbside garbage and recycling materials collection, processing and disposal services for 2015, 2016 and 2017 to Waste Management of Canada Corporation.

- d) **GM-03-15-27** Grand River Conservation Foundation Member Appointment

There were no questions or comments with respect to this report.

Resolution 37-15

Moved by: J. Jamieson
Seconded by: S. Foxton
(Carried)

THAT the following new member be appointed to the Grand River Conservation Foundation until the next Annual General Meeting:

- Dr. Howard Armitage

- e) **GM-03-15-28** Chief Administrative Officer’s Report

J. Farwell indicated that J. Etienne will lead a tour of the Oceans Bound exhibit following the meeting. He also said that a webcam will be installed in the Osprey Nest near the gatehouse at Belwood Lake. The video feed will stream live through a You Tube page which the public can access through the GRCA’s website.

Resolution 38-15

Moved by: B. Coleman
Seconded by: P. Salter
(Carried)

THAT Report GM-03-15-28 – Chief Administrative Officer’s Report be received as information.

- f) **GM-03-15-29** Cash and Investments Status Report as at February 28, 2015

There were no questions or comments with respect to this report.

Resolution 39-15

Moved by: W. Wettlaufer

Seconded by: S. Shantz

(Carried)

THAT Report GM-03-15-29 – Cash and Investments Status Report as at February 28, 2015 be received as information.

- g) **GM-03-15-30** Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation

There were no questions or comments with respect to this report.

Resolution 40-15

Moved by: L. Armstrong

Seconded by: G. Wicke

(Carried)

THAT Report GM-03-15-30 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation be received as information.

- h) **GM-03-15-31** Environmental Assessments

G. Wicke referred to Drimmie Dam. He said that he has just discovered something that is controversial about the hydro facility on the north shore. He said because of the agreement with the owner of the Elora Mill the dam could not be removed and now the facility is being expanded. He then said the members have to decide whether the owner of the dam and the power station should be the same. He asked for a staff report as to what is happening at the site. J. Farwell said staff will attempt to negotiate an agreement that places responsibility for maintenance of the dam on the owner of the Elora Mill.

W. Roth said he agrees with G. Wicke. He said this is a golden opportunity to rectify this situation and ownership should be “under one hat”. He asked if the members would have an opportunity to review the agreement. J. Farwell responded in the affirmative.

Resolution 41-15

Moved by: S. Simons

Seconded by: B. Bell

(Carried)

THAT Report GM-03-15-31 – Environmental Assessments be received as information.

- i) **GM-03-15-32** Conservation Authority Advisory Roles in Planning

N. Davy indicated that there are three main roles that the Conservation Authority has in land use planning: a public commenting body under the *Planning Act*; delegation of natural hazard responsibilities through a Memorandum of Understanding with the Province; and provision of environmental technical advice to municipalities through Memoranda of Agreement.

S. Foxton asked if every application is reviewed by GRCA. N. Davy responded in the negative saying that some municipalities screen their applications.

Resolution 42-15

Moved by: J. Jamieson
Seconded by: S. Foxton
(Carried)

THAT Report GM-03-15-32 – Conservation Authority advisory Roles in Planning be received as information.

j) **GM-03-15-33** Grand River Conservation Authority Public Tree Planting Events 2015

There were no questions or comments with respect to this report.

Resolution 42-15

Moved by: W. Wettlaufer
Seconded by: L. Armstrong
(Carried)

THAT Report GM-03-15-33 – Grand River Conservation Authority Public Tree Planting Events 2015 be received as information.

k) **GM-03-15-34** General Insurance Renewal 2015 – 2016

K. Murch conducted a PowerPoint presentation indicating that:

- GRCA obtains general insurance as part of a group consisting of 34 Conservation Authorities and Conservation Ontario.
- Policy renewals and other administrative matters are overseen by the Conservation Ontario General Insurance and Benefits Committee.
- The Insurance Committee conducted a Request for Proposals (RFP) for insurance brokerage services in 2013 which resulted in a five year agreement with Marsh Canada Ltd. – this change resulted in reduced brokerage fees of approximately \$500,000 over the five year period.
- 2015 will be the second term that GRCA is with Marsh Canada Ltd. as its broker.
- There is a new carrier for Directors and Officers Liability (Chubb) with improved coverage.
- All other policies will be renewed with the incumbent carrier (QBE) - total premiums are expected to be 1.3% less than the prior year.

W. Wettlaufer commended staff for negotiating the reduction in premiums.

B. Corbett said the municipalities are tied into joint and several liability. He asked if this applies to GRCA. K. Murch said that he did not know the answer.

S. Foxton said that staff should send an email to remind the members who have not responded concerning the Directors and Officers coverage and any claims they were aware of.

Resolution 43-15

Moved by: B. Coleman

Seconded by: V. Prendergast

(Carried)

THAT Report GM-03-15-34 – General Insurance Renewal – 2015 - 2016 be received as information.

l) **GM-03-15-35** Completion of the 2013/14 Water Adaptation Management and Quality Initiative (WAMQI) Pilot Project

J. Etienne indicated that in 2013 and 2014 the Brant County Federation of Agriculture received a total of \$130,000 from Farm & Food Care Ontario to fund the WAMQI project work. The objective of the pilot project was to develop a Whitemans Creek Drought Contingency Plan designed to better prepare for and manage the impacts of climate change. The project achieved this objective through implementation of resilient farm practices.

*C. Lunau joined the meeting at 10:45

B. Coleman said that funding is the key to reacting to low water response.

Resolution 44-15

Moved by: V. Prendergast

Seconded by: S. Simons

(Carried)

THAT Report GM-03-15-35 – Completion of the 2013/2014 Water Adaptation Management and Quality Initiative (WAMQI) Pilot Project be received as information.

m) **GM-03-15-36** – Current Watershed Conditions as of March 25, 2015

D. Boyd conducted a PowerPoint presentation indicating that:

- Precipitation in March, 2015 has been well below the long term average across the Grand River watershed.
- The last snow survey was conducted on March 16, 2015 – at that time the snowpack was close to the long term average.
- The average air temperature in March, 2015 to date at the Shand Dam climate station was minus 5.1 degrees which is 2.5 degrees colder than the long term average.

- The large reservoirs are all within their normal operating ranges for this time of year – they are being operated to store snow melt water and reduce downstream flows.
- Flights over the rivers were conducted on March 18 and 19, 2015 to provide aerial photographs of river ice conditions – at that time most of the ice had moved out of the Speed River – the Nith River was partially ice covered – parts of the Upper Grand and Conestogo Rivers were mostly ice covered – the southern Grand had stable ice sheets above the dams in Caledonia and Dunnville but in many areas the ice was breaking up.
- Environment Canada’s three month precipitation forecast from March to May, 2015 is for above normal precipitation for Southern Ontario.
- The Canadian Coast Guard will be asked at the appropriate time to send an icebreaker to break up ice at the mouth of the Grand River – a general request has been made and coordinated through the Haldimand County Community Emergency Management Coordinator and the Province – the Province has discussed this request with the Federal Government – the Coast Guard understands the timing of the request depends upon the weather.

J. Mitchell asked if the pictures of the rivers will be posted to the GRCA website. D. Schultz confirmed that a selection from the pictures will be posted to the website.

B. Corbett asked if there is a good following on the website. D. Schultz confirmed this to be the case. He said that GRCA also has 1200 followers on Twitter and 800 subscribers for press releases.

Resolution 45-15

Moved by: W. Stauch

Seconded by: L. Armstrong

(Carried)

THAT Report GM-03-15-36 – Current Watershed Conditions as of March 25, 2015 be received as information.

13. Committee of the Whole:

None

14. General Business:

None

15. 3rd Reading of By-Laws:

None

16. Other Business:

- a) S. Shantz invited the members to attend the Elmira Maple Syrup Festival where she will be hosting a pancake breakfast at the Community Recreation Centre the following day.

b) S. Simons invited the members to attend the Maple Syrup Festival sponsored by the Paris Lions Club on April 11, 2015.

17. **Closed Meeting: (motion required pursuant to Section 36 of By-Law 1-2014)**

18. **Next Meetings:**

- General Membership Meeting
Friday, April 24, 2015 – 9:30 a.m.
Auditorium/Boardroom, Administration Centre, Cambridge

- General Membership Meeting
Friday, May 22, 2015 – 9:30 a.m.
Auditorium/Boardroom, Administration Centre, Cambridge
to be followed by Special Recognition Committee

19. **Adjourn**

The meeting adjourned at 11:30 a.m.

20. **Grand River Source Protection Authority Meeting (if required)**

Chair

Secretary-Treasurer

Board of Directors Meeting #3/15

March 18, 2015

DIRECTORS PRESENT: Art Versteeg, Jim Campbell, Deb Shewfelt, Wilf Gamble, Alison Lobb, Alvin McLellan, Matt Duncan, Roger Watt, Paul Gowing

ABSENT WITH REGRETS: David Turton, Bob Burtenshaw

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Financial Services Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Erica Magee, Administrative Assistant
Doug Hocking, Water Quality Specialist
Brandi Walter, Environmental Planner/Regulations Officer

COMMUNITY ATTENDEES: Paul Seebach, Auditor of Vodden Bender & Seebach, Daniel Daniel Holm, Photographer

1. Call to Order

Jim Campbell called the meeting to order at 7:05 pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Maitland Source Protection Authority

Motion FA #22/15

Moved by: Deb Shewfelt

Seconded by: Alison Lobb

THAT the Maitland Valley Conservation Authority Board of Directors move into a Maitland Source Protection Authority meeting.



Jim Campbell stepped down from Chair of the meeting and Art Versteeg stepped in.

4. Presentations

i) Staff Service Awards

Art acknowledged the following staff for their years of dedication and employment by presenting them with service awards after outlining the history of their individual roles with MVCA.

Erica Magee, Administrative Assistant – 15 years of service
Doug Hocking, Rural Water Quality Specialist – 15 years of service
Phil Beard, General Manager/Secretary Treasurer – 35 years of service

5. Minutes

The minutes from the Board of Director's meeting #1/15 held on January 28, 2015 and the Annual Meeting #2/15 held on February 25, 2015 have been circulated to the Director's for their information and approval. The Director's agreed with the minutes and the following motion was made.

Motion FA #26/15

Moved by: Alvin McLellan

Seconded by: Jim Campbell

THAT the minutes from the Board of Director's meeting #1/15 held on January 28, 2015 and the annual meeting #2/15 held on February 25, 2015 be approved.

(carried)

6. Business out of the Minutes

i) Review of the Annual Meeting format/follow up actions: **Report #12/15**

This report summarized accomplishments made by having the Municipality of North Perth host the Annual Meeting and gain feedback and direction from the Director's about future Annual Meetings. Follow up items from the meeting were outlined.

The Directors agreed that it is a good idea to move the Annual Meeting around the watershed. The Staff were asked to identify some potential hosts for next year's Annual Meeting and to identify the options at a future Board meeting.

Motion FA #27/15

Moved by: Matt Duncan

Seconded by: Deb Shewfelt

THAT MVCA identify possible host municipalities for the 2016 MVCA Annual Meeting.

(carried)

7. Reports

i) Chair's Report

There were no reports from the Chair.

ii) Director's Report

Alison Lobb reported that MVCA's Water Quality Specialist, Doug Hocking presented at the Ag Ambition Meeting in Clinton recently and did an excellent job.

a) Corporate Services

i) 2014 Auditors Report: **Report #13/15** (attached)

Paul Seebach expressed appreciation on behalf of Vodden Bender & Seebach for being appointed as Auditor by the Board of Director's last fall. Paul identified that the draft auditors report did not contain the correct amounts in the 2014 budget section of the report. These errors will be corrected in the final version of the Auditors report.

The Director's agreed with the report, proposed corrections and the following motion was made.

Motion FA #28/15

Moved by: Paul Gowing

Seconded by: Roger Watt

THAT the Auditor's report be accepted as presented.

(carried)

ii) 2015 Work Plan, Budget & Levy: **Report #14A&B/15** (attached)

Presented by Phil Beard, this report outlined the major items of business to cover in 2015 to help finalize a work plan for the Board of Director's.

The Director's agreed with the report and made this motion.

Motion FA #29/15

Moved by: Alison Lobb

Seconded by: Wilf Gamble

THAT the work plan for 2015 be adopted as outlined in report #14A/15.

(carried)

Report 14B/15 was presented by Phil Beard informing the Directors of the changes made to the draft budget and to finalize the 2015 budget and gain levy approval.

a) 2015 levy approval

The results of the recorded vote were 77.38% in favour of Motion #29/15 with 9.97% not in favour and 12.65% absent. Therefore the motion carried.

Motion FA #29/15

Moved by: Deb Shewfelt

Seconded by: Alison Lobb

THAT the matching and non-matching levy be approved at \$1,242,052 for 2015; AND THAT the levy be apportioned to each municipality in accordance with the 2015 levy schedule.

(carried)

Municipality	Director	% Assessment Value	In Favour	Not In Favour	Absent
ACW	Roger	12.29	√		
Central Huron	Alison	10.39	√		
Goderich	Deb	12.53	√		
Howick	Art	3.97	√		
Huron East	Alvin	9.97		√	
Huron Kinloss	Wilf	6.96	√		
Mapleton	Dave	.8			√
Minto	Dave	6.95			√
Morris Turnbury	Paul	4.6	√		
North Huron	Jim	6.46	√		
North Perth	Matt	20.1	√		
Perth East	Bob	1.69			√
South Bruce	Wilf	.07	√		
Wellington North	Dave	2.76			√
West Perth	Bob	.45			√

b) 2015 budget approval

Motion FA #30/15

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT the 2015 budget be approved as outlined in Report #14B/15.

(carried)

iii) Appointments to Committees: **Report #15/15** (attached)

The purpose of this report presented by Phil Beard was to establish appointments to projects, committees and organizations within the MVCA. These included:

- Conservation Ontario
- Maitland Watershed Partnerships Forum
- Maitland Conservation Foundation
- John Hindmarsh Environmental Trust Fund
- MVCA Personnel Committee
- Huron County Water Protection Committee
- Maitland Watershed Resiliency Project Leadership Team

- Shoreline Working Group

Following the presentation, these motions were made.

Motion FA #31/15

Moved by: Alison Lobb

Seconded by: Wilf Gamble

THAT Art Versteeg be appointed as the MVCA delegate to Conservation Ontario; **AND THAT** Jim Campbell and Phil Beard be appointed as the alternates.

(carried)

Motion FA #32/15

Moved by: Matt Duncn

Seconded by: Roger Watt

THAT the Maitland Watershed Partnerships Forums be open to any Director to attend if they would like to do so.

(carried)

Motion FA #33/15

Moved by: Alison Lobb

Seconded by: Paul Gowing

THAT Deb Shewfelt be appointed to the Board of Director's of the Maitland Conservation Foundation for 2015.

(carried)

Motion FA #34/15

Moved by: Jim Campbell

Seconded by: Alvin McLellan

THAT Alison Lobb be appointed to the John Hindmarsh Environmental Trust Fund Board for 2015.

(carried)

Motion FA #35/15

Moved by: Deb Shewfelt

Seconded by: Wilf Gamble

THAT Roger Watt be appointed to the Personnel Committee for 2015.

(carried)

Motion FA #36/15

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT Deb Shewfelt be appointed as the MVCA's representative to the Huron County Water Protection Steering Committee for 2015.

(carried)

Motion FA #37/15

Moved by: Matt Duncan

Seconded by: Alison Lobb

THAT Deb Shewfelt be appointed to the Maitland Watershed Resiliency Leadership Team for 2015.

(carried)

Motion FA #38/15

Moved by: Wilf Gamble

Seconded by: Jim Campbell

THAT the Shoreline Working Group be reactivated by the MVCA Board of Director's to review shoreline development policies under Ontario Regulation 164/06; **AND THAT** Deb Shewfelt, Alison Lobb and Roger Watt be appointed to the Shoreline Working Group.

(carried)

iv) Appointment of Bank/Solicitor: **Report #16/15** (attached)

Phil Beard presented this report to seek approval from the Board to appoint organizations for financial and legal business in 2015.

Motion FA #39/15

Moved by: Alison Lobb

Seconded by: Wilf Gamble

THAT the authority's banking transactions be handled by the Wingham and Goderich branches of the Canadian Imperial Bank of Commerce; **AND THAT** investments be made at the financial institutions offering the most favourable rate of interest to the maximum of the guaranteed limits set by the Canadian Depository Act; **AND THAT** the authority approve a bank borrowing by-law of \$200,000 for 2015 on revolving credit at the Canadian Imperial Bank of Commerce, Wingham Branch.

(carried)

Motion FA #40/15

Moved by: Paul Gowing

Seconded by: Jim Campbell

THAT the following solicitor be appointed to handle legal transactions of the Conservation Authority for 2015: Darrell N. Hawreliak Professional Corporation, Kitchener.

(carried)

- v) Revenue/Expenditure Reports for January/February: **Report #17/15** (attached)

These reports were circulated to the Board of Director's and the following motions were made.

Motion FA #41/15

Moved by: Jim Campbell

Seconded by: Roger Watt

THAT the financial report for the month of January, 2015 be accepted as presented; **AND THAT** accounts totalling \$145,475.22 be approved as outlined in the appendix to Report #17/15.

(carried)

Motion FA #42/15

Moved by: Alvin McLellan

Seconded by: Paul Gowing

THAT the financial report for the month of February, 2015 be accepted as presented; **AND THAT** accounts totalling \$158,642.71 be approved as outlined in the appendix to Report #17/15.

(carried)

- vi) Vehicle Tender Results: **Report #18/15** (attached)

This report presented by Steward Lockie was for the Director's information and to obtain direction on replacing a MVCA compact car.

Motion FA #43/15

Moved by: Matt Duncan

Seconded by: Jim Campbell

THAT Montgomery Ford Sales of Lucknow be advised that their tender in the amount of \$15,675.36 (all applicable taxes and freight included) to purchase a 2015 Ford Focus Hatchback SE was successful; **AND THAT** all those who submitted a tender be advised of the results in writing.

(carried)

8. Flood/Erosion Safety Services:

- i) Administrative Policies/Procedures Amendments Ontario Regulation 164/06:
Report #19/15 (attached)

This report was presented by Stephen Jackson to obtain approval from the Board for Ontario Regulation 164/06 administration policies proposed by MVCA staff.

Motion FA #44/15

Moved by: Roger Watt

Seconded by: Matt Duncan

THAT the Board of Directors adopt the "Administration Policies for Implementing Ontario Regulation 164/06" dated January 2015.

(carried)

9. **Correspondence**

a) **For Director's Information and Direction**

- i) Letter from the Township of Huron Kinloss acknowledging receipt of MVCA's letter of January 28, 2015 regarding budget and levy.
- ii) Letter from the Township of Ashfield Colborne Wawanosh approving MVCA's 2015 budget.
- i) Letter from the Township of Howick approving MVCA's 2015 budget and levy.
- ii) Letter from the Township of Morris-Turnberry approving MVCA's 2015 budget and levy.

10. **Review of Meeting Objectives/Follow-up Actions/Next meeting: April 15, 2015 7:00pm**

The meeting objectives were met which included obtaining direction from the Board on the 2015 work plan, budget and levy approval as well as the proposed changes to Ontario Regulation 164/06.

The next Board meeting will be held at the MVCA office on April 15, 2015 at 7:00 pm.

11. **Adjournment**

The meeting adjourned at 8:40 pm with this motion.

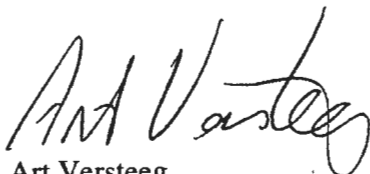
Motion FA #45/15

Moved by: Matt Duncan

Seconded by: Alison Lobb

THAT the meeting be adjourned.

(carried)



Art Versteeg
Chair



Danielle Livingston
Recording Secretary

Board of Directors Meeting #4/15

April 15, 2015

DIRECTORS PRESENT: Art Versteeg, Jim Campbell, Deb Shewfelt, Wilf Gamble, Alison Lobb, Alvin McLellan, Matt Duncan, Roger Watt, Paul Gowing, David Turton, Bob Burtenshaw

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Financial Services Coordinator
Jayne Thompson, Communications Coordinator

1. Call to Order

Art Versteeg called the meeting to order at 7:02 pm, welcomed everyone and reviewed the objectives of the meeting.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Board of Directors meeting #3/15 held on March 18, 2015 have been circulated to the Director's for their information and approval. The Director's agreed with the minutes and the following motion was made.

Motion FA #46/15

Moved by: Roger Watt

Seconded by: Paul Gowing

THAT the minutes from the Board of Directors meeting #3/15 held on March 18, 2015 be approved.

(carried)



4. Reports

a) Chair's Report

Art announced that he and Phil attended Conservation Ontario's meeting held on March 30th which Phil will provide feedback on later in this meeting. Art attended his last Maitland Conservation Foundation meeting on March 19th as Deb has been appointed to the MCF Board of Director's for 2015.

b) Director's Report

There were no Director's reports.

Deb announced that he attended the Huron Water Protection meeting on March 27th and there was a motion made at that meeting from the County to consider incorporating an Alternative Land Use Services component into the Huron Clean Water Project similar to the County of Wellington's Clean Water Project (landowners receive 3years of payments to take land out of production along waterways and/or to plant living snow fences plus they receive free trees to plant on these lands).

5. Corporate Services

i) Municipal Communications Strategy for 2015: **Report #20/15** (attached)

The report was presented by Phil Beard, GM/ST along with Jayne Thompson, Communications Coordinator, the purpose of this report is to outline ideas for informing municipal councils through media, communication and presentations and obtain input from the Directors about the key messages they want conveyed. Copies of the presentation will be sent to the Directors in advance for an opportunity to provide further feedback.

Being there are many new councillors with the election last fall, the Director's feel it is important to reinforce MVCA priorities with our member municipalities. Meetings will also be organized with municipal CAO's prior to council presentations.

Following discussion, this motion was made.

Motion FA #47/15

Moved by: Alison Lobb

Seconded by: Jim Campbell

THAT the communications strategy for the MVCA 2015-2017 work plan and services be adopted and implemented as outlined in report #20/15.

(carried)

ii) Government Relations Strategy: MPs/MPPs: **Report #21/15** (attached)

The purpose of this report presented by Phil Beard was to determine the MVCA Government Relations Strategy for 2015.

The Board identified the need to try and connect with the candidates in the upcoming Federal Election as well as the MPP's who cover the Maitland watershed. The Board decided that an event should be organized around the type of programs needed to help conservation authorities and municipalities that

have flood prone areas. A tour and presentation should be organized for MP candidates and the two sitting MPP's in the Maitland watershed using Harriston as an example of a flood prone area that could benefit from funding from the proposed National Disaster Mitigation Program.

Motion FA #48/15

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT a tour be organized for candidates in Huron-Bruce and Perth-Wellington ridings for the upcoming federal election and MPP's in July or August to outline the type of disaster mitigation program that is needed in rural Ontario; **AND THAT** staff present an outline for the tour and key messages to the Board at the May meeting.

(carried)

iii) Board Training/Tours: **Report #22/15** (attached)

Phil Beard reviewed options for tours and topics that the Board could focus on in 2015.

These options included inviting the council from the Township of Ashfield Colborne Wawanosh to tour the conservation systems and plans for the Garvey Glen Watershed Restoration Project in June.

A second tour could be organized on August 26th to examine the impacts of high lake levels on the Lake Huron shoreline.

Motion FA #49/15

Moved by: Matt Duncan

Seconded by: Jim Campbell

THAT MVCA contact ACW to invite council to tour the Garvey Glen watershed in the afternoon (2-4pm) on June 17th and then to hold the board meeting at the Port Albert Church if it is available; **AND THAT** the Board of Director's tour the shoreline at Bluewater Beach in Central Huron on August 26th starting at 6:30 pm.

(carried)

iv) Maitland Conservation Foundation: **Report #23/15** (attached)

Phil Beard provided an update on the Maitland Conservation Foundation's Annual Meeting held on March 19th. A new Chair, Kate Procter and new Vice Chair, Kriss Snell were elected at the meeting. The new Board will be developing a work plan and budget for the MCF over the next few months. The Chair and Vice would like to expand MCF's fundraising efforts so that they could support more projects.

v) Conservation Ontario Council Meeting: **Report #24/15** (attached)

Phil Beard and Art Versteeg reviewed the major business dealt with by Conservation Ontario council at their March 30th meeting. Phil and Art asked for direction from the Board regarding providing input to the development of CO's Strategic Plan. Four committees are being established that would provide input to the development of the Strategic Plan. The Board identified the improvement of Conservation

Ontario member services and internal operations as well as advocacy as the two committees to volunteer for.

- vi) Revenue/Expenditure Report for March: **Report #25/15** (attached)

This report was circulated to the Board of Director's and the following motion was made.

Motion FA #50/15

Moved by: Deb Shewfelt

Seconded by: David Turton

THAT the financial report for the month of March, 2015 be accepted as presented; **AND THAT** accounts totalling \$163,476.21 be approved as outlined in the appendix to Report #25/15.

(carried)

6. Watershed Stewardship Services

- i) Healthy Lake Huron Steering Committee: **Report #26/15** (attached)

Report #26/15 was presented by Phil Beard to provide an update on the major business dealt with by the Steering Committee and included detailed information on Rural Stormwater Management, Soil Health, Ontario Agriculture Social Contract, Healthy Lake Communications and Great Lakes Agricultural Stewardship. Phil advised that the steering committee will be looking at updating its communications strategy and reviewing the feasibility of the watershed plans for each of the five pilot watersheds.

7. Conservation Areas

- i) Appointment of Regulation Officers Falls Reserve: **Report #27/15** (attached)

This report was presented by Phil Beard to obtain approval to appoint Conservation Area staff as Enforcement Officers at the Authority's Parks.

The Director's agreed with the report and made this motion.

Motion FA #51/15

Moved by: Alvin McLellan

Seconded by: Jim Campbell

THAT Jason Moir, Paul Kroll, Chentelle Koster, Mark Metcalfe, Allyson Thomas, Peter Gray, Damion Greidanus and April Numan be appointed as Enforcement Officers (as hired by the Authority to carry out duties at the FRCA and WPCA for the 2015 operation season) for the purpose of enforcing regulations made by the Maitland Valley Conservation Authority, pursuant to Section 29 of the Conservation Authorities Act in order to carry out the responsibility of administration and enforcement of this Act.

(carried)

Deb asked about the progress of the Falls RFP process. Staff advised that an update is scheduled for the June Board meeting as the deadline for the submission of proposals is the end of May. Deb expressed his interest to take an RFP package to a local company who may have an interest in looking at the RFP.

8. Correspondence

a) For Director's Information and/or Direction

- i) Letter from Paul Carroll re: Stormwater Management (attached). This letter expressed concerns about the management of Stormwater in Goderich and Central Huron.

Motion FA #52/15

Moved by: Matt Duncan

Seconded by: David Turton

THAT the Board accept the letter; **AND THAT** no response is required.

(carried)

- ii) Letter from the Township of North Huron approving MVCA's 2015 Budget & Levy

9. Review of Meeting Objectives/Follow-up Actions/Next meeting: May 20, 2015 7:00pm

The meeting objectives were met which included having the Board Members provide direction on the Municipal Communications and Government Relations Strategies as well as board training and education in 2015.

The next Board meeting will be held at the MVCA office on May 20, 2015 at 7:00 pm.

10. Adjournment

The meeting adjourned at 8:00 pm.

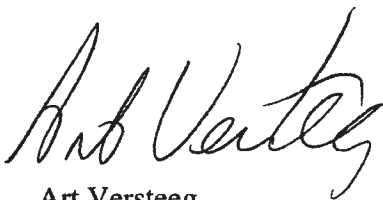
Motion FA #53/15

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT the meeting be adjourned.

(carried)



Art Versteeg
Chair



Danielle Livingston
Recording Secretary

MAITLAND SOURCE PROTECTION AUTHORITY MEETING #1/15

March 18, 2015

DIRECTORS PRESENT: Art Versteeg, Deb Shewfelt, Jim Campbell, Wilf Gamble, Alison Lobb, Alvin McLellan, Matt Duncan, Roger Watt, Paul Gowing,

ABSENT WITH REGRETS: David Turton, Bob Burtenshaw

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Financial Services Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Stewart Lockie, Conservation Areas Coordinator
Jayne Thompson, Communications Coordinator
Doug Hocking, Water Quality Specialist
Erica Magee, Administrative Assistant
Brandi Walter, Environmental Planner/Regulations Officer

COMMUNITY ATTENDEES: Paul Seebach, Auditor of Vodden Bender & Seebach
Daniel Holm, Photographer

The MSPA meeting was called to order by Vice Jim Campbell at 7:06 pm.

- a) Draft Minutes: Joint Management Committee Meeting held on February 6, 2015

Motion MSPA #23/14

Moved by: Matt Duncan

Seconded by: Wilf Gamble

THAT the minutes of the Joint Management Committee meeting held on February 6, 2015 be approved as circulated.

(carried)

Phil Beard presented.

- b) Correspondence: Approval of the Updated Assessment Reports & the Maitland Source Protection Plan by MOECC; letter re plan effective date April 1, 2015



c) 2015/16 Budget and Work Plan Submission to MOECC: Report #1/15 (attached)

d) Appointments to the Joint Management Committee: Report #2/15 (attached)

Motion MSPA #24/14

Moved by: Matt Duncan

Seconded by: Alvin McLellan

THAT Art Versteeg and Jim Campbell be appointed to the Joint Management Committee and that Alison Lobb be appointed as an alternate to serve on the Joint Management Committee if the Chair or Vice is not able to attend.

(carried)

e) Adjournment

Motion MSPA #25/14

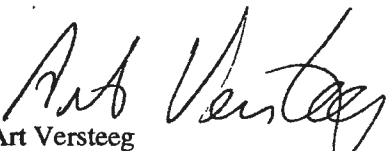
Moved by: Jim Campbell

Seconded by: Paul Gowing

(carried)

THAT the Maitland Source Protection Authority meeting be adjourned; **and THAT** the Maitland Valley Conservation Authority board meeting reconvene.

The meeting adjourned with Art Versteeg now in Chair at 7:13 pm.


Art Versteeg
Chair


Danielle Livingston
Recording Secretary



RANDY PETTAPIECE, MPP

A trusted voice for Perth-Wellington

IN THIS ISSUE:

[Randy in the Community](#)

[Queen's Park Update](#)

[Upcoming Events](#)

[Have Your Say](#)

Randy in the Community

Boons should attend ceremony: Pettapiece to Premier

Yesterday, I called on the Premier to review a school board decision which prevents teacher Rick Boon from accompanying his father -- CWO(Ret) Art Boon -- to the celebration of the 70th anniversary of the liberation of the Netherlands.

Art Boon is a decorated Second World War veteran who risked his life to liberate the Netherlands from the Nazis. I believe it is in the public interest for his son to be permitted an unpaid leave of absence to accompany Art for this once-in-a-lifetime event.



RANDY
PETTAPIECE, MPP
A trusted voice for Perth-Wellington

Petition to Lower Hydro Rates

To the Legislative Assembly of Ontario:

WHEREAS, household electricity bills have sky-rocketed by 56% and electricity rates have tripled as a result of the Liberal government's mismanagement of the energy sector;

WHEREAS, the billion-dollar gas plants cancellation, wasteful and unaccountable spending at Ontario Power Generation and the unaffordable subsidies in the Green Energy Act will result in electricity bills climbing by another 35% by 2017 and 45% by 2020; and

WHEREAS, the Liberal government wasted \$2 Billion on the flawed Smart Meter Program; and

WHEREAS, the recent announcement to implement the Ontario Electricity Support Program will see average household hydro bills increase an additional \$137.00 per year starting in 2016; and

WHEREAS, the soaring cost of electricity is straining family budgets, and hurting the ability of manufacturers and small businesses in the province to compete and create new jobs; and

WHEREAS, home heating and electricity are a necessity for families in Ontario who cannot afford to continue footing the bill for the government's mismanagement of the energy sector.

THEREFORE, we the undersigned, petition the Legislative Assembly of Ontario, to immediately implement policies ensuring Ontario's power consumers, including families, farmers and employers, have affordable and reliable electricity.

Name (Printed)	Address	Email	Signature

MPP Pettapiece launches petition to lower hydro rates

Following the government's recent announcement that hydro bills will increase an average of \$137 next year, I launched a petition calling on the government to immediately implement policies to ensure that families, farmers and businesses have affordable and reliable energy.



On April 28, I was pleased to attend the ground breaking ceremony for the Minto Rural Health Centre.

Once complete, the Minto Rural Health Centre will be a main site for a number of community health partners and will provide space to primary care physicians.

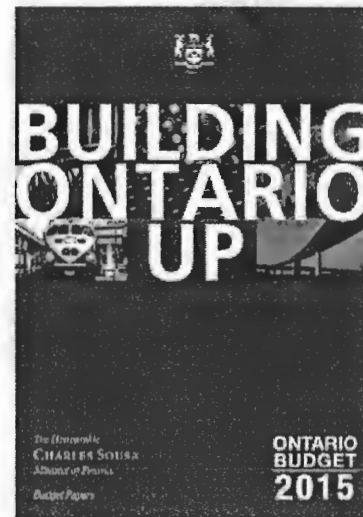
Queen's Park Update

Liberal budget slams taxpayers, racks up debt: MPP Pettapiece

On April 23, the provincial government released its 2015 budget.

I am disappointed that the budget does very little to address our local priorities. In fact, it increases costs for families and businesses.

[Click here](#) to read my reaction to the 2015 budget.



Liberals promise to revive Connecting Links funding they scrapped

The government's 2013 decision to scrap the decades-old Connecting Links program -- designed to help maintain municipal roads that are also provincial highways -- hit many local municipalities hard.

On April 20, the government reversed its decision, promising \$15 million annually to a new Connecting Links program.

I am pleased that the government acted on the advice of municipal leaders and restored this important program.

Pettapiece recognizes local athletes Corey Conners and Joey Hishon

I was pleased to recognize golfer Corey Conners and hockey player Joey Hishon on their respective athletic accomplishments.

Attorney General refuses to reopen joint and several liability

Following the recent introduction of my private member's motion calling on the government to reform the joint and several liability model, I asked the Attorney General during question period if she would support the motion.

The Attorney General stated that the government -- after considering the feedback they received from all stakeholders -- will not be moving forward with changes to the rules of joint and several liability.

Having filed an earlier Freedom of Information request, I have the consultation documents from the minister's office. They show the government only reached out to four legal associations, and sought no advice from insurers, municipalities or taxpayers.

Pettapiece recognizes Soldiers of Song performance

Last weekend, I had the privilege of attending *Soldiers of Song*, a performance in tribute to the Canadian musical and comedy troupe The Dumbells.

I had a great time at the show, and was pleased to be able to recognize the work of those involved.

Pettapiece recognizes local Boston Marathon runners

I was pleased to congratulate local runners on their completion of the prestigious 2015 Boston Marathon.

Upcoming Events

ORPP Information Meetings

Randy Pettapiece is hosting two information meetings on the Ontario Retirement Pension Plan (ORPP).

Both events will provide information on the ORPP and how it will affect employers and employees in Perth-Wellington.

Stratford

Participants include MPP Vic Fedeli and the Stratford & District Chamber of Commerce

Thursday, May 21st
6:00pm – 7:30pm
Stratford City Hall – Auditorium
1 Wellington Street, Stratford

Mount Forest

Participants include MPP Vic Fedeli

Tuesday, May 26th
6:00pm – 7:30pm
Mount Forest & District Sports Complex -
Plume Room
850 Princess Street, Mount Forest

To confirm your attendance, please call

1-800-461-9701

or email

randy.pettapiececo@pc.ola.org

by Friday, May 15th.

To learn more about the ORPP visit
www.pettapiece.ca/ORPP

Results of last month's survey:

What should be the government's top priority in the upcoming budget?

64% of respondents said **reduce energy costs**.

27% of respondents said **reduce government spending**.

9% of respondents said **invest in health care and spending**.

We're here to help!



RANDY
PETTAPIECE
MPP – Perth-Wellington



Constituency Office:
55 Lorne Avenue East
Stratford, Ontario N5A 6S4

Tel. (519) 272-0660
Toll-free: 1-800-461-9701

www.pettapiece.ca

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Email us at:

randy.pettapiececo@pc.ola.org

Call us at:

1-800-461-9701

Ministry of Citizenship,
Immigration and International
Trade

Ministère des Affaires civiles,
de l'immigration et du Commerce
International



Minister
6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 325-6200
Fax: (416) 325-6195

Ministre
6^e étage
400, avenue University
Toronto ON M7A 2R9
Tél.: (416) 325-6200
Télééc.: (416) 325-6195

RECEIVED

April 2015

MAY - 4 2015

Dear Friends,

TWP. OF WELLINGTON NORTH

It is my pleasure to send you this call for nominations for the Ontario Medal for Good Citizenship.

Established in 1973, the Ontario Medal for Good Citizenship honours Ontarians who, through exceptional, long-term efforts, have made outstanding contributions to community life.

Recipients will be presented with their medal by the Lieutenant Governor of Ontario at a special ceremony at Queen's Park in the Fall of 2015.

Here is what you need to do to submit a nomination for this medal program:

- a) Visit ontario.ca/honoursandawards and click on the Ontario Medal for Good Citizenship icon.
- b) Download the appropriate PDF form.
- c) Read the eligibility criteria and instructions carefully.
- d) Fill out the form and submit it along with your supporting documents/testimonials before **July 17, 2015**. Instructions for submitting your package can be found on the website.

If you have any questions or would like additional information, please call 416 314-7526, toll free 1 877 832-8622 or TTY 416 327-2391.

I encourage you to take the time to nominate a deserving citizen in your community for an Ontario Medal for Good Citizenship. The men and women we honour stand as shining examples to us all.

Thank you for your attention to this important recognition program.

Yours truly,

A handwritten signature in black ink, appearing to read "Michael Chan".

Michael Chan
Minister



**Township of Southgate Committee of Adjustment
Decision of Consent Application
The Planning Act, RSO 1990, as amended**

RECEIVED

File No. B9/14

Owners: H. Bye Construction Ltd. – Carolyn and Randy Bye

APR 27 2015

Subject Land: 42 07 060 005 05700

Part Lot 66 and Lot 67, Concession 3 (Egremont)

TWP. OF WELLINGTON NORTH

The Purpose of the proposal is to create one new lot.

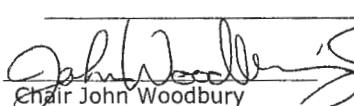

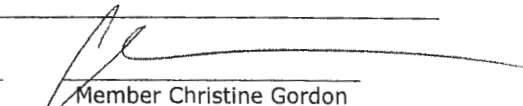
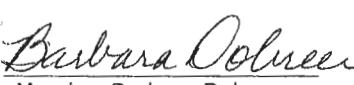
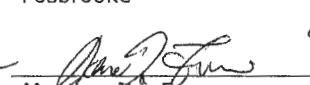
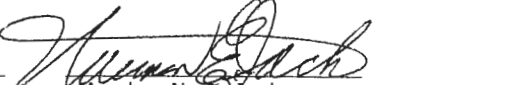

The Effect is to sever a 2.546 ha parcel of land, with 200.9 m of frontage on Southgate Side road 41. The retained parcel will then be 44.274ha with 48.83 m of frontage on Southgate Side Road 41.

The Committee, having heard evidence relating to the present application in the matters pursuant to Section 53 of the Planning Act and having heard from the public as a result of the circulation of Notice, has determined the following have been satisfied:

- That regard has been adequately made to the matters pursuant to Section 51 (24) of the Planning Act and the matters have been satisfied;
- The proposal generally conforms to the County of Grey and the Township of Southgate Official Plans;
- The proposal is consistent with the Provincial Policy Statement, 2005; and
- The proposal represents good planning and is compatible with the surrounding area.

The Committee has therefore **approved** the application, subject to the following conditions being met:

1. Payment of the remainder of the severance fee of \$300.00 to the Township of Southgate.
2. That an amendment to the County of Grey Official Plan be approved
3. That an amendment to the Township of Southgate Official Plan be approved.
4. That an amendment to the Township of Southgate Comprehensive Zoning By-law be approved.
5. _____

 Chair John Woodbury	 Vice Chair Anna-Marie Fosbrooke	 Member Christine Gordon
 Member Barbara Dobreen	 Member Jim Frew	 Member Norm Jack
 Member Dale Pallister		

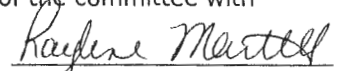
Date of Decision: April 22, 2015

Notes: **The last date for appealing this decision is 4 pm on May 14, 2015**

Certification

Planning Act, R.S.O, c. P13, Section 53(17)

I, Raylene Martell, Secretary-Treasurer of the Township of Southgate Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


 Secretary-Treasurer of the
 Committee of Adjustment
 Township of Southgate



Corporation of the Township of Southgate Committee of Adjustment

Secretary-Treasurer
185667 Grey County Road 9, RR 1
Dundalk, Ontario
N0C 1B0

(519) 923-2110 ext 230
1-888-560-6607
Fax: (519) 923-9262
rmartell@southgate.ca

Notice of Decision and Right to Appeal – File B9/14

The Planning Act, R.S.O. 1990, as amended c. P. 13, Section 53 (19)

Township of Southgate Committee of Adjustment

Take notice that the enclosed is a certified copy of the decision and any conditions of the above mentioned Committee in the matter of an application pursuant to The Planning Act, R.S.O. 1990, as amended, c. P. 13.

If you wish to appeal the decision to the Ontario Municipal Board, you must file an appeal with the Secretary-Treasurer for the Township of Southgate Committee of Adjustment which outlines the reasons for the appeal. You must enclose the appeal fee of \$125 for each application appealed, paid by certified cheque or money order, made payable to the Ontario Minister of Finance.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

The appeal must be received by the Secretary-Treasurer of the Township of Southgate by 4 pm on May 14, 2015.

On an appeal to the Ontario Municipal Board, except where all appeals are withdrawn, a hearing will be held of which notice will be given to the applicant, the appellant, the Secretary-Treasurer of the Committee and to such other persons and in such manner as the Ontario Municipal Board may determine.

If no notice of appeal is given within twenty days, the decision of the Committee is final and binding and the Secretary-Treasurer is required to notify the applicant.

The Planning Act allows for application to change a condition(s) within one year from the date of giving of this Notice through the filing of the appropriate application form and fee. Any person requesting notification of changes to the conditions of the consent must advise the Committee, in writing, of this request.

**Raylene Martell
Secretary-Treasurer
Committee of Adjustment
April 23, 2015**

The Corporation of the Township of Hornepayne
68 Front Street, PO Box 370
Hornepayne, Ontario
P0M 1Z0



COUNCIL RESOLUTION

MOVED BY: *Ginger Latoski*
signature

NO. 12177

SECONDED BY: *Willy Liebig*
signature

DATE: APR 29 2015

NOW THEREFORE BE IT RESOLVED that the Council of the Township of Hornepayne support the resolution enacted by the Corporation of the Township of Madawaska Valley which calls, on Premier Wynne and the Province of Ontario to take immediate action to prevent hydro rate increases from being implemented:

AND FURTHER BE IT RESOLVED that Premier Wynne and the Province of Ontario be encouraged to do something to bring the Hydro One rates down to a reasonable level and to do so as quickly as possible;

AND FURTHER BE IT RESOLVED that this motion be circulated to all Ontario Municipalities for support.

Carried Defeated Deferred

[Signature]
signature of presiding officer

RECORDED VOTE:	YES	NO
Councillor Ginger Latoski	___	___
Councillor Willy Liebig	___	___
Councillor Drago Stafanic	___	___
Councillor Paul Stewart	___	___
Mayor Morley Forster	___	___

Disclosure of pecuniary interest and the general nature thereof.

(Name) _____ (Name) _____

Disclosed the pecuniary interest and the general nature thereof and abstained from the discussion, vote and influence.

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

BY-LAW NUMBER 043-15

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, MAY 11, 2015.

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on May 11, 2015 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 11TH DAY OF MAY, 2015.**

**ANDREW LENNOX
MAYOR**

**KARREN WALLACE
CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, May 19, 2015	Administration and Finance Committee	4:30 p.m.
Wednesday, May 20, 2015	Economic Development Committee	4:30 p.m.
Thursday, May 21, 2015	Cultural Roundtable	12:00 p.m.
Monday, May 25, 2015	Regular Council Meeting	7:00 p.m.
Tuesday, May 26, 2015	Public Works Committee	8:30 a.m.

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

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Guelph location – 519-821-4242**

Documents in alternate forms – CNIB – 1-800-563-2642