



# Township of Wellington North

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

## Regular Meeting of Council

Monday, May 12, 2014

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

## A G E N D A

Page 1 of 4

AGENDA ITEM	PAGE NO.
<b><u>CALLING THE MEETING TO ORDER</u></b>	
- Mayor Tout	
<b><u>O' CANADA</u></b>	
<b><u>PASSING AND ACCEPTANCE OF AGENDA</u></b>	
<b><u>DECLARATION OF PECUNIARY INTEREST</u></b>	
<b><u>MINUTES</u></b>	
1. Public Meeting, April 28, 2014	01
2. Regular Meeting of Council, April 28, 2014	16
<b><u>BUSINESS ARISING FROM MINUTES</u></b>	
1. April 28, 2014 Notice of Motion – Councillor Lennox Re: Resolution regarding funding request for Louise Marshall Hospital Foundation	39

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<b><u>DELEGATIONS, DEPUTATIONS, PETITIONS</u></b>	
1. Donna McFarlane, V.C.P.S. Me to WE Group	41
2. Bob MacEachern, 70 <sup>th</sup> for the 12 <sup>th</sup> Field Regiment Committee Re: Planned events for the 12 <sup>th</sup> Field Regiment 70 <sup>th</sup> Anniversary of D Day	
3. Kyle Davis, Source Water Protection Risk Management Official Re: Source Water Protection Program in Wellington County	42
4. Gary Williamson, Wellington County Councillor, Ward 3 Re: County Council Report	57
<b><u>STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS</u></b>	
1. Wellington North Fire Service	
- Communiqué, #002, Thursday, April 24, 2014	59
- Communiqué, #003, Thursday, May 8, 2014	63
2. Report from April Marshall, Tourism, Marketing, Promotion Manager - Wellington North Social Media Policy / Terms of Use	71
3. Recreation and Advisory Committee - Minutes, May 6, 2014	81
<b><u>CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION</u></b>	
1. Wellington North Power Re: 2014 Annual Shareholder Meeting	86
2. Upper Grand District School Board Wellington Catholic District School Board Re: Notice of Public Meetings, Education Development Charges	87
3. Ministry of Municipal Affairs and Housing Re: Approval of Official Plan Amendment No. 81, County of Wellington, Ministry File No. 23-OP-5000-081	89

<b>AGENDA ITEM</b>	<b>PAGE NO.</b>
<b><u>CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION (continued)</u></b>	
4. Township of Muskoka Lakes Re: Request for support of resolution regarding correction of errors with the Land Titles Electronic Registry System	97
5. Central Algoma Joint Disaster Relief Committee Re: Request for Donation	98
<b><u>BY-LAWS</u></b>	
1. 36-14 Being a By-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Park Lot 3, South of King Street and Part of Park Lot 3, North of Albert Street, former Town of Mount Forest, Reeves Construction Ltd. – Lucas Subdivision)	100
2. 37-14 Being a By-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Division 3 to 4, Lot 6, EOSR, Geographic Township of Arthur, 9723 Highway 6 – A. and M. Martin)	103
<b><u>OTHER/NEW BUSINESS</u></b>	
1. County of Wellington, Planning and Land Division Committee Re: Comments for Consent Application	
- File No. B40/14, Dave Robertson	107
- File No. B47/14, Bruce and Deb Atkinson	111
- File No. B48/14, In Pyo Lee and Jeong-Soon Lee	116
<b><u>ITEMS FOR COUNCIL'S INFORMATION</u></b> (copies available for review in Clerk's Office and at Council Meeting)	
Cheque Distribution Report dated May 8, 2014	
AMO Watchfile	
- May 1, 2014	
- May 8, 2014	

AGENDA ITEM	PAGE NO.
<p><b><u>ITEMS FOR COUNCIL'S INFORMATION</u></b> (continued)</p> <p>Grand River Conservation Authority</p> <ul style="list-style-type: none"><li>- Minutes, General Membership Meeting, March 28, 2014</li></ul> <p>Randy Pettapiece, MPP, Perth-Wellington</p> <ul style="list-style-type: none"><li>- Correspondence to The Hon. Kathleen Wynne, Premier, regarding <i>Public Sector and MPP Accountability and Transparency Act, 2014</i></li><li>- News Release, Liberal budget is all politics, no progress: MPP Pettapiece</li><li>- News Release, A bridge too far: Liberals slammed for cancelling Connecting Link</li></ul> <p>Ministry of Citizenship and Immigration</p> <ul style="list-style-type: none"><li>- Nominations for Ontario Medal for Good Citizenship</li></ul> <p><b><u>NOTICE OF MOTION</u></b></p> <p><b><u>CULTURAL MOMENT</u></b></p> <p><b><u>ANNOUNCEMENTS</u></b></p> <p><b><u>CLOSED MEETING SESSION</u></b></p> <ol style="list-style-type: none"><li>1. To consider advice that is subject to solicitor-client privilege, including communications necessary for that purpose</li></ol>	
<p><b><u>CONFIRMING BY-LAW NUMBER 38-14 BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u></b></p>	128
<p><b><u>ADJOURNMENT</u></b></p> <p>Michael Givens, Chief Administrative Officer/Clerk</p>	

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, April 28, 2014**

The Public Meeting was held Monday, April 28, 2014 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider two Zoning Amendment applications and a Plan of Subdivision.

**Present:**

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

**Also Present:**

**C.A.O./Clerk: Michael Givens**  
**Deputy Clerk: Catherine More**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Linda Redmond**  
**Director of Public Works: Deb Zehr**  
**Chief Building Official: Darren Jones**  
**Treasurer: Paul Dowber**  
**Acting Fire Chief: Dave Guilbault**  
**Business Economic Manager: Dale Small**

**Mayor Tout called the meeting to order.**

**Declaration of Pecuniary Interest:**

None declared.

**Owner/Applicant: Darcy and Paula Trinier**

The property subject to the proposed amendment is described as Part Lot 13, Concession 12, Geographic Township of West Luther, with a civic address of 8585 Line 12. The property is 41.18 hectares (101.77 acres) in size.

The purpose and effect of the proposed amendment is to rezone the "retained" agricultural (40.3 ha) portion of the subject lands to restrict future residential development. This rezoning is a condition of a surplus farm dwelling severance B99/13, granted by the Wellington County Land Division Committee November 14th, 2013. Please note – Section 34 (12) of the Planning Act.

/2

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Two

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

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 3, 2014.
2. Presentations by:

Linda Redmond, Township Planner reviewed comments prepared by Jameson Pickard, Junior Planner, dated March 25, 2014.

The zoning amendment is required as a condition of provisional consent (B99/13) by the Wellington County Land Division Committee. The Planning Department had no objections to implementing this decision. Both the Provincial Policy Statement and County Plan provide for surplus farm dwelling severances, provided the agricultural lands (the retained parcel) are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

The property subject to the proposed amendment is described as Part Lot 13, Concession 12, Geographic Township of West Luther, with a civic address of 8585 Line 12. The property is 41.2 hectares (101.7 acres) in size.

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, “retained” portion of the property. This rezoning is a condition of severance application B99/13 under the surplus farm dwelling policies that were granted provisional approval by the Wellington County Land Division Committee November 14th, 2013.

Under the Provincial Policy Statement the subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

/3

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Three

The subject land is designated PRIME AGRICULTURE. Section 10.3.4 of the Wellington County Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

The subject lands are zoned Agricultural (A) This zoning by-law amendment will re-zone the retained agricultural lands to a site specific zone, which will include provisions to prohibit a dwelling on the 40.3 ha (99.5 ac) agricultural parcel. This rezoning is a requirement for applications which are submitted under the surplus farm dwelling polices of the official plan.

3. Review of Correspondence received by the Township:

- Jennifer Prenger, Planning Technician, SVCA
- Acceptable.

4. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.

5. Mayor opens floor for any questions/comments.

The applicant's agent, William Nelson, was present to answer any questions and requested Council support.

6. Comments/questions from Council.

None

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Four

#### **Owner/Applicant: Gregory and Kathleen Leith**

The property subject to the proposed amendment is described as South Part Lot 13, Concession 3, Geographic Township of West Luther, with a civic address of 8613 Sideroad 13. The property is 20.23 hectares (50 acres) in size

The purpose and effect of the proposed amendment is to rezone the property in order to continue to permit a second temporary residence (Garden Suite). The previous zoning expired in 2007 and requires an amendment to conform to the Zoning By-law. The property is currently zoned Natural Environment and Agricultural with a site specific provision to permit the second temporary residence.

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

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

7. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on April 4, 2014.

8. Presentations by:

Linda Redmond, Township Planner reviewed comments prepared by Jameson Pickard, Junior Planner, and dated April 24, 2014.

The zoning amendment is required for the renewal of a temporary use of a garden suite for a family member of the applicant. The Planning Department had no objections to implementing a renewal of the zoning amendment. Both the Provincial Policy Statement and County Plan provide for a temporary garden suite as an accessory residence in a Prime Agricultural area. The renewal of this amendment will be for a 10 year period.



# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Five

The subject land is legally described as Part of Lot 13, Concession 3 (Geographic Township of West Luther), with a civic address of 8613 Sideroad 13. The property is approximately 20.23 ha. (50 ac.) in size and is occupied by a residence, mobile home and accessory building.

The purpose of the amendment is to renew a temporary garden suite to continue to be located on the subject lands. The mobile home is for the accommodation of a family member and has been on the subject lands since 1994.

Under the Wellington County Official Plan the property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 6.4.3 and 6.4.6 of the Prime Agricultural Areas land use policies provide for consideration of accessory residential uses such as a garden suite provided that they are established near the farm buildings and adequate water supply and sewage disposal system must also be available.

Under the Zoning By-law the subject lands are zoned Agricultural (A), Natural Environment (NE) and Rural Area Exception (A-48) which allows for a second residential dwelling (1 unit) provided that the second unit take the form of a mobile home. This exception expired on January 12, 2007. The attached draft by-law renews the existing zone amendment to permit the continued use of the temporary garden suite for a further 10 years.

Section 6.12 of the General Provisions of the Zoning By-law provides for a garden suite in the Agricultural zone, pursuant to the Garden Suite legislation (Section 39.1) of the Planning Act.

The Planning Act now permits a Garden Suite for a period of up to 20 years, with extensions of 3 years. The temporary use has been in place for 10 years under the current owners. Given the current legislation permits 20 years, Council may wish to consider providing an extension of 10 years.

Additionally Section 39.1 of the Planning Act authorizes Council to enter into an agreement with the owner as a condition to passing a by-law allowing the temporary use of a garden suite. This agreement deals with matters related to the temporary use of the garden suite such as the installation, period of occupancy and removal of the garden suite. This agreement is not required; however, we recommend that the owners enter into an agreement with Wellington North in order that they understand their responsibilities.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Six

9. Review of Correspondence received by the Township:

- Nathan Garland, Resource Planner, GRCA
  - No Objection

10. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.

11. Mayor opens floor for any questions/comments.

The Applicant present to answer any questions regarding the application. Kathleen Leith explained that her uncle has been living in the garden suite for the past 10 years.

12. Comments/questions from Council.

None

### **Owner/Applicant: Avila Investments Limited**

The property subject to the proposed Draft Plan of Subdivision (File No 23T-13002) is located on Part Park Lots R and Q Survey MacDonald's Mount Forest; Part Lot 2, Concession WOSR Divisions 3 and 4; geographic Arthur Township; being Part 1 on Reference Plan 61R-7881, Township of Wellington North. The property is illustrated on the key map attached.

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-13002) is as follows:

/7

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Seven

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Family Detached	Lots 1-100, 115-245	231	11.974
Semi-Detached Dwellings	Lots 101-114, 246-261	60	1.722
On-Street Townhouses	Blocks 262 - 268	120	3.115
Commercial	Blocks 269 - 270	2	3.168
Park/Open Space Area	Block 271		2.874
Walkway	Block 272		0.037
Storm Water Management	Block 273		1.746
Roads (Streets A-G)			6.469
<b>TOTAL UNITS/AREA</b>		<b>411</b>	<b>31.105</b>

Please note – Section 51 (43) of the Planning Act.

(43) Appeal. – Subject to Section 51, subsection (43) of the Planning Act, any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision you must make a written request to the **Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.**

The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.

13. Notice for this public meeting was sent to required agencies and published in the Wellington Advertiser on Friday March 28, 2014.
14. Presentations by:

Linda Redmond, Township Planner reviewed her comments dated April 24, 2014. Ms. Redmond provided an overview of the subdivision application and provide th comments received to date.

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is on the west side of Highway 6. The size of the subject property is 31.1 hectares (76.8 acres).

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Eight

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan.

A number of letters from the surrounding neighbours have been received. Some concerns and comments received include concerns with water runoff from the subject lands which have caused flooding issues for adjacent neighbours. Questions related to timing of construction and issues of dust and garbage during this period. Some residents would like to see trails and linkages provided within the development.

The following agency comments have been received to date:

Saugeen Valley Conservation Authority (SVCA)	Requesting deferral of the Draft Plan of Subdivision until the completion of an acceptable Environmental Impact Assessment (EIA) is completed to ensure the Greenland policies are met and to address potential impacts to the natural heritage features affecting the subject property.
Ministry of Transportation (MTO)	Satisfied with the Traffic Impact Study prepared by Paradigm Transportation Solutions Limit (April 2013). Conditions of draft approval have been provided that address the requirements for highway improvements, road widening's, site triangles, etc.
Upper Grand District School Board	No objection. Standard conditions have been submitted.
Wellington North Power	May require a new municipal sub-station to service the development and will require land for placement within the development. Also a servicing agreement will also be required.
Canada Post	Mail will be provided through centralized Community Mail Boxes (CMBs). Standard conditions have been submitted.
Union Gas	Standard conditions have been submitted.

/9

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Nine

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the urban settlement of Mount Forest. This large, vacant parcel of land is surrounded by large lot residential to the north and west and agricultural to the south and east. The property has a small frontage on the Saugeen River to the west. Section 4.4 of the Official Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed exceeds this density requirement.

The draft plan is showing a line of mature trees along the rear of the lots backing onto Highway 6. These trees would provide a good buffer from noise and dust and should remain. If they are not to remain an adequate buffer should be planted as compensation.

Comments have not been provided from the Township Consulting Engineer on the Storm Water Management report. There is no road access provided to the Storm Water Management area. Further clarification of this will be required.

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however will form a condition of draft approval.

The subject land is currently zoned Industrial site specific with a holding provision (M1-27(H)). The proposed development would require a zone amendment, which will form a condition of draft approval.

There is a park/open space block identified on the plan. These lands are located within the Greenland designated area and consist primarily of environmental lands. The Official Plan provides criteria regarding the suitability of lands for use as municipal parkland and what is desirable. In particular section 13.10.2 e) considers the following as suitable, "land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation. Further work is required to determine an appropriate park area and/or a "cash-in-lieu" of parkland provision as a condition of approval. Further investigation on providing a potential trail network should also be undertaken.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Ten

An Official Plan Amendment was adopted by County Council to redesignate the lands from Industrial to Residential, Commercial and Greenland. A zone amendment will be required in the future and will form a condition of draft approval.

While there are some technical matters that the applicant is required to resolve, we are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting provides an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

15. Review of Correspondence received by the Township:

- Candace Hamm, Environmental Planning Coordinator, SVCA
- Dennis De Rango, Specialized Services Team Lead, Hydro One
- Emily Bumbaco, Planning Department, UGDSB
- Mary Jane Patrick, Analyst, Land Services, Union Gas
- Matthew Aston, Manager of Operations, WN Power Inc.
- Brian and Laura Kennedy, 960 Bentley Street, Mount Forest
- Scott and Kim Hartle, 240 South Water Street, Mount Forest
- Lorraine Dennis, Randy Foreman, Gordon Dennis, Dorothy Dennis, 966 Bentley Street, Box 274, Mount Forest
- Phares W. and Mary P. Martin, 7121 Sideroad 2, Mount Forest
- Jeffrey Holland and Jasmine Kid, 200 South Water Street, Mount Forest
- Elsa Mann and Paul Kaye, 947 Bentley Street, Mount Forest

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Eleven

16. Mayor opens floor for any questions/comments.

The Applicant, Tony Bagnara, President, Avila Investments Ltd., and his agents were present to answer any questions.

John Cox, John Cox Planning Consultants Inc., Agent, explained that this is part of the three step plan approval process. The first step was an Official Plan Amendment. When and if draft subdivision approval is received then a zoning amendment will be requested. The area near Highway 6 will be special highway commercial. The area at the rear of the property is greenlands. Commercial uses will be limited; ie. a drug store. There is no information regarding potential commercial users. There will be two commercial blocks at the corner of Highway 6 and Bentley Street. Access to the development will be off of Bentley Street. The Ministry of Transportation is adamant that there will be no access off of the highway. The highest density of residential units will be the townhouse block closest to the commercial use. Next will be semi-detached and single detached residences. Proposed park land is at the rear with the green lands. There will be access points, serviced with sidewalks, to the trail system that runs along the river; primarily along the north side of the river. Access points will be from the highway and the old rail bridge. There is potential use for pedestrian traffic to access the unopened Bristol Street. The overall density is a result of the Province's growth strategy and is reflected in the amendments to the Official Plan. They are required to have 6.5 units per acre (16 units per hectare). The 60 acres of developable land requires a minimum of 407 units. They are proposing 411 units. Some lots will have 50ft. frontage and some will have 40ft. to achieve the density level that will meet the standards. Improvements to the highway will include turning lanes. The developer is aware of the SVCA comments concerning an EIA. There is no development planned in the area they are concerned about.

Chris Sims, Gamsby and Mannerow Engineers, stated that a pumping station is to be built. The force main and the water main were brought across the river a few years ago with the service running along Bristol Street. There will be a water main loop out of Street A and another along Bentley Street. He will contact other owners to address concerns

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Twelve

Elsa Mann, 947 Bentley St., stated that two items agreed to in an Undertaking were that a minimum of eight lots proposed along Bentley Street would have a minimum frontage of 60 feet and that water would be checked prior to and post development. She does have concerns regarding the density and understands the Provincial Policy; but, this proposed development does not meet the density of the surrounding area.

Lorraine Dennis, 966 Bentley Street, questioned where all of these people are coming from as there is nothing in Mount Forest to draw them. What is going to develop to attract those people? She is also concerned about property values.

Paul Kaye, 947 Bentley Street, had concerns with drainage on the south side of Bentley as water currently runs into an unfinished culvert and then onto their property. Mr. Kaye also inquired about hydro lines as Hydro One lines run along the north side of the road.

Mr. Sims explained that the subdivision service will come from Wellington North Power. They will have to deal with Hydro One. He would like to meet onsite with surrounding property owners to discuss drainage. Drainage will go to the storm water pond.

Scott Hartle, 240 South Water Street, asked about timelines. Which part of the project is the first phase and which is the last. When the land was zoned industrial there was a 100 foot environmentally sensitive area. The open space is really only about half as part of it is swamp and there is a constantly running tile. Is the open space in lieu of parkland? Who will maintain the berm that was put in place six years ago to reduce flooding as a lot of water comes off the property? Does this meet MDS requirements? Will anything be done to prevent garbage from blowing around? Where will the hydro substation be fed from? If the service for sewer runs down South Water Street will they be required to connect to it? Has school bus traffic been considered?

Ms. Redmond explained that MDS only applies to lands outside of urban properties.

Brad Schwindt, 505 Silver Street, also expressed concerns with water that ends up at his property. Is there any consideration of traffic lights as traffic is terrible now and will be worse with another 400 homes. As a builder he is concerned with 40 foot lots.

/13



# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

Page Thirteen

Mr. Cox responded that MTO has based their decision on current traffic levels and future levels. MTO is proposing north bound left turn lanes. The development has to meet density requirements that include smaller lots.

Jim Stewart, 913 Bentley Street, drives tractor trailer and exiting Bentley is dangerous. By the time the truck gets turned onto the highway there is usually traffic that has come over the hill that has to stop. He has a beef farm across the road and there is large equipment coming in twice a year to spread manure. Mr. Stewart is concerned about complaints from new residents about his existing farm operation.

Mayor Tout agreed with Mr. Stewart that the intersection is dangerous. There have already been accidents. Traffic is ramping up speed coming over the hill. He is concerned for the increasing horse and buggy traffic as well.

William Nelson, local realtor, asked about provisions for parks for children as this area is completely physically detached from the rest of town. He would like to see consideration given to incorporating parkland so children do not have to cross the highway to get to a park.

Jeff Holland, 200 South Water Street, inquired about Bristol Street and the pumping station. He is also concerned with changes to drainage. Will there be communications with surrounding land owners during the construction?

Mr. Sims explained that the Township brought the force main and secondary water line across the river. The pumping station hasn't been built yet; but it will be brought in at the time of construction. Surrounding property owners will be told who the site manager is.

Councillor Yake commented that during other big construction projects they have gathered the public together to discuss issues.

Paul Hruska, 450 Glasgow Street, asked if there were any plans to bring the sewers across to the east side of Highway 6 along Murphy Street. Would the pumping station allow for that to happen? Mayor Tout stated there are no plans for extending sewers across the highway at this time.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, April 28, 2014

### Page Fourteen

Barb Schellenberger, 931 Bentley Street, stated that this development will have a more significant impact with greater density. With 400 houses it would not be unreasonable to have 600 people living there. Will there be sidewalks along Bristol Street? The County has an Active Transportation vision over 25 years. Will there be walking trails that connect to what is there now. Walking over the Highway 6 bridge or the bridge at Angus Smith Park is dangerous in the winter. She would like to see park land included. Bentley Street is a municipal road. There will be urban standards on one side and rural standards on the other. Is there a long term maintenance plan for Bentley Street? She is concerned about lots facing Bentley Street. She thought she would be seeing the back yards when she looked out from her home but instead she will see 20 driveways. For people traveling into Mount Forest their first impression will be the backside of commercial buildings.

#### 17. Comments/questions from Council.

Mayor Tout stated that this is an aggressive development within our community. Through discussions with MTO there was consideration regarding the widening of Bentley Street. Mayor Tout inquired how long this project will take to complete. Mr. Cox indicated that there will be some widening along part of Bentley Street. There will be no crossover intersections over Bentley. Bentley is under Township jurisdiction; however, MTO has jurisdiction over a portion of the street. Mr. Bagnara commented that this will be a long project and will be phased in. A lot will depend on the market.

Mayor Tout questioned if traffic lights could be discussed with MTO to address resident concerns. He is concerned for pedestrian safety. Mr. Cox stated that MTO is not accepting of other access. Bentley Street will be the access for commercial and residential traffic.

Councillor Burke asked if there would be any consideration to moving the stormwater management to where the open space is and the open space to where the stormwater management area is. She also inquired where the substation will be put in the development. Mr. Cox agreed that the stormwater location could be looked at. A location for the substation has not been allocated yet.

**TOWNSHIP OF WELLINGTON NORTH**

**PUBLIC MEETING - MINUTES**

**Monday, April 28, 2014**

**Page Fifteen**

Councillor Yake would like to see traffic issues discussed further with MTO. There is a lot of traffic now with school buses, transports, other vehicles and Mennonite buggies.

Mayor Tout thanked everyone for their comments and stated that another meeting will be held.

18. Adjournment 8:28 p.m.

---

**C.A.O./CLERK**

---

**MAYOR**

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Following Public Meeting (8:30 p.m.)**

**Members Present:**

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

**Also Present:** Chief Administrative Officer/Clerk: Michael Givens  
  Deputy Clerk: Catherine More  
  Executive Assistant: Cathy Conrad  
  Director of Public Works: Deb Zehr  
  Business Economic Manager: Dale Small  
  Treasurer: Paul Dowber  
  Acting Fire Chief: Dave Guilbault  
  Chief Building Official: Darren Jones

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

A. **CALLING THE MEETING TO ORDER**

Mayor Tout called the meeting to order.

B. **O' CANADA**

C. **PASSING AND ACCEPTANCE OF AGENDA**

**Moved by:** Councillor Lennox  
**Seconded by:** Councillor Yake

*THAT the Agenda for the April 28, 2014 Regular Meeting of Council be accepted and passed.*

**Resolution Number: 1**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Two**

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

None declared.

E. **MINUTES**

1. Regular Meeting of Council, April 7, 2014

**Moved by: Councillor Yake**

**Seconded by: Councillor Lennox**

*THAT the minutes of the Regular Meeting of Council held on April 7, 2014 be adopted as circulated.*

**Resolution Number: 2**

**Carried**

F. **BUSINESS ARISING FROM MINUTES**

None.

G. **DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS**

1. Jana Reichert, Economic Development Officer, Wellington County  
Carolyn O'Donnell, Business Retention Coordinator, Wellington County  
Dale Small, Business Economic Manager, Township of Wellington North  
Re: Presentation of the Business Retention and Expansion Project  
Results

The County of Wellington and all seven municipalities partnered in 2013 to deliver the first ever Wellington County Economic Development Strategic Plan. The Business Retention & Expansion Program has been a key strategy for the Wellington North Economic Development Committee for many years. In 2005 there was a review of the retail and manufacturing sector. A review of the manufacturing & construction sectors was done in 2011 and a review of the retail sector in 2012.

/3

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Three**

**G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS**  
(continued)

1. Jana Reichert, Economic Development Officer, Wellington County  
Carolyn O'Donnell, Business Retention Coordinator, Wellington County  
Dale Small, Business Economic Manager, Township of Wellington North  
Re: Presentation of the Business Retention and Expansion Project  
Results (continued)

The program saw 270 in person business interviews completed using the Ministry of Rural Affairs survey tool between September 2013 and February 2014. These results will identify opportunities to help Wellington Businesses. The program will help us to understand our local economy and shape economic development focus. 76% of new jobs and capital investment is attributed to existing businesses. 77% of businesses believed Wellington is good/excellent as a place to do business. Quality of life was the highest scoring factor. Common concerns or lack of awareness heard about included space for rent or lease, financing, business start up support, Hi-speed internet, adequate electricity and natural gas, development/building permit processes and development charges, taxes and land costs. People living in Wellington value libraries and farmers markets as places to find out what is where in the community. Concerns include affordable housing options, public transit and child care. Businesses are concerned about the availability of qualified workers.

New actions to help business include networking and training. New actions to help business infrastructure to advocacy include completing First Impressions and Municipal Community Improvement Plans; discussing opportunities for encouraging residential/commercial mix downtown; advocate/communicate BR+E results with various ministries; explore alternative affordable housing options; encourage consistency in municipal business development services and exploring and promoting financing options beyond the traditional bank. Skill gap programmes need to be identified. There is a need to link companies with apprentices through appropriate agencies and introduce careers in demand and available locally to grade 10 students.

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Four**

**G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS**

(continued)

1. Jana Reichert, Economic Development Officer, Wellington County  
Carolyn O'Donnell, Business Retention Coordinator, Wellington County  
Dale Small, Business Economic Manager, Township of Wellington North  
Re: Presentation of the Business Retention and Expansion Project  
Results (continued)

Actions already underway include proactive response to business enquiries; investment profiles for key sectors; Economic Development webpage with video testimonials, interactive businesses directory and e-newsletter; participate in trade conventions; assessment of cost-shared transportation models; vacant land/building inventory; and continue to develop the Taste Real Local Food program.

Many issues and opportunities identified in Wellington North are consistent with the County priorities. Wellington North will work closely with the County. The recently announced BR&E Local Implementation Fund from the County will go a long way in helping Wellington North implement programs.

2. Ivan Armstrong, Steve McCabe, John Raftis, Gerald (Shep) Shepetunko,  
and Dave Stack  
Re: Development of Wells Street road allowance extending from  
Wellington County Road 14 to the intersection of Domville Street  
(continued)

The delegation appeared before Council to discuss initiating a process to facilitate the timely and affordable development of the Wells Street road allowance extending from Wellington County Road 14 to the intersection of Domville Street.

Steve McCabe stated that Wells Street was open a number of years ago. Reopening the road would provide a safe, economic viable option to the challenges created by heavy traffic in a residential area in Arthur. Opening Wells Street would embrace the idea of a safe community.

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Five**

**G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS**  
(continued)

2. Ivan Armstrong, Steve McCabe, John Raftis, Gerald (Shep) Shepetunko, and Dave Stack  
Re: Development of Wells Street road allowance extending from Wellington County Road 14 to the intersection of Domville Street  
(continued)

John Raftis, Ivan Armstrong Trucking, commented that safety should be a priority at Frederick and George Streets. The corner provides a challenge to most experienced truck drivers. To make a right turn from the north bound lane the trucks have to encroach into the lane for oncoming traffic. It is not safe for kids to use the streets to access schools, the pool or arena. The problem with the Frederick and George Street intersection has been identified and opening Wells Street would provide a solution. Mr. Raftis suggested development charges be used to open Wells Street.

Dave Stack, member of the Arthur Betterment Committee, likes the Township's approach to retain business but would also like to see future business. If the Township is spending money on the waste water treatment plant then it needs to be prepared for expansion. There are a lot of trucks and agricultural equipment on residential streets. There are kids crossing the streets in the area of the proposed roundabout. Each solution to the roundabout area is flawed.

Councillor Burke inquired how downtown businesses would be impacted once Wells Street was opened.

Mr. Stack stated that opening Wells Street would not impact the main street but would provide a by-pass for the northern part. Traffic would still need to come through the downtown area.



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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Six**

**G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS**  
(continued)

2. Ivan Armstrong, Steve McCabe, John Raftis, Gerald (Shep) Shepetunko, and Dave Stack  
Re: Development of Wells Street road allowance extending from Wellington County Road 14 to the intersection of Domville Street  
(continued)

Mayor Tout explained that he recently took part in a County Road Tour and discussed the opening of Wells Street. The County is only interested in Frederick Street and has no interest in Wells Street. There was talk about moving the stop bar on Frederick Street to east of the Tucker Street intersection. The County wants to proceed with the work on Frederick Street. The corner is and has been tight for years. Opening Wells Street would be good; but, we are not there yet. The issue is how much money it will take. He would like to see an action plan on how it can move forward. Increasing sewer capacity is a greater priority to allow for growth. The opening of Wells Street could be a goal for the future. There may be some changes to standards for the road.

Councillor Goetz commented that we should continue to investigate the opening of Wells Street. He asked if this should this be taken to the Public Works Committee? We need to start now for the future.

Councillor Lennox would like to see the Township pursue and determine the costs and standards involved.

Deb Zehr, Director of Public Works, stated that BM Ross had previously supplied a report with three options for upgrading the road. Mayor Tout asked that this information be forwarded to Council.

Ivan Armstrong asked if Frederick Street would have to be redone if the truck traffic was rerouted. Mayor Tout explained that the County has been waiting on the Township for six years to complete this project. This work is needed to keep up to standards and replace the old water and sewer infrastructure.

Council agreed to further discussion at the Public Works Committee.

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Seven**

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

1. Wellington North Fire Service
  - Communiqué, #001, Thursday, April 10, 2014

**Moved by: Councillor Lennox**

**Seconded by: Councillor Yake**

*THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service Communiqué #001 dated Thursday, April 10, 2014.*

**Resolution Number: 3**

**Carried**

2. Economic Development Committee
  - Minutes, April 16, 2014

**Moved by: Councillor Yake**

**Seconded by: Councillor Lennox**

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Economic Development Committee meeting held on April 16, 2014.*

**Resolution Number: 4**

**Carried**

**Moved by: Councillor Yake**

**Seconded by: Councillor Lennox**

*THAT the Council of the Corporation of the Township of Wellington North support the use of the Wellington North "Simply Explore" logo by the Wellington North Safe Communities Committee, as recommended by the Economic Development Committee.*

**Resolution Number: 5**

**Carried**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Eight

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

3. Report from Dale Small, Business Economic Manager  
- Business Retention & Expansion Program

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT the Council of the Corporation of the Township of Wellington North receive the Business Economic Manager report dated April 28, 2014 with regards to the Business Retention & Expansion Program;*

*AND FURTHER THAT the Council of the Township of Wellington North continues to recognize the importance of the Business Retention & Expansion Program as a community based economic development strategy with a focus on "taking care of, nurturing and supporting" business already existing in the community;*

*AND FURTHER THAT the Council of the Township of Wellington North receive the Wellington North B.R. & E. Final Report dated April, 2014 and directs the Business Economic Manager, through the Economic Development Committee, to ensure the identification of opportunities and implementation of the required Action Plans to address the findings contained in the Report.*

Resolution Number: 6

Carried

4. Public Works Committee  
- Minutes, April 22, 2014

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Public Works Committee meeting held on April 22, 2014.*

Resolution Number: 7

Carried

/9

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Nine**

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

4. Public Works Committee  
- Minutes, April 22, 2014 (continued)

**Moved by:** Councillor Lennox

**Seconded by:** Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North accept the report with regards to the upgrade options for the Arthur Waste Water Treatment Plant as presented by XCG;*

*AND FURTHER THAT Council authorize proceeding with Option 2 as the preferred option, as recommended by the Public Works Committee.*

Resolution Number: 8

**Carried**

**Moved by:** Councillor Lennox

**Seconded by:** Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North accept and approve the following MOE annual Drinking Water Inspection reports from the Director of Public Works, as recommended by the Public Works Committee:*

- *2013-2014 Arthur Drinking Water System MOE Inspection Report*
- *2013-2014 Mount Forest Drinking Water System MOE Inspection Report*

Resolution Number: 9

**Carried**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Ten

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

4. Public Works Committee  
- Minutes, April 22, 2014 (continued)

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North accept and adopt the report completed by Triton Engineering, and submitted to the Director of Public Works, regarding the Golden Valley Farms Inc. 2013 Annual Wastewater Report;*

*AND FURTHER THAT staff notify Golden Valley Farms of Triton Engineering recommendations, as recommended by the Public Works Committee.*

Resolution Number: 10

Carried

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North approve, by by-law, the authorization of the Mayor and CAO to enter into an agreement with Ontario One Call for the supply of locate services for sewer, water, storm and traffic signal wiring for a period of three years, as recommended by the Public Works Committee.*

Resolution Number: 11

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Eleven

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

4. Public Works Committee  
- Minutes, April 22, 2014 (continued)

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the Bluewater Geoscience and MOE Technical Report regarding the Cork Street Pumping Station as information from the Director of Public Works;*

*AND FURTHER THAT Bluewater Geoscience be directed to continue monitoring as per the MOE's recommendation, and recommended by the Public Works Committee.*

Resolution Number: 12

Carried

5. Report from Deb Zehr, Director of Public Works  
- Arthur Works Yard Building Roof

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT the Council of the Corporation of the Township of Wellington North accept the Arthur Works Yard Building Roof report from the Director of Public Works;*

*AND THAT Council award the repair work for the Arthur Works Yard building roof to Stephen O'Donnell Construction at a cost of \$13,426.62, including taxes;*

*AND FURTHER THAT the project be funded from the Arthur Works Yard reserve fund.*

Resolution Number: 13

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Twelve

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

6. Administration/Finance Committee  
- Minutes, April 14, 2014

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Administration/Finance Committee meeting held on April 14, 2014.*

Resolution Number: 14

Carried

I. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND  
DIRECTION

1. Minister Responsible for Seniors Affairs  
Re: Request to proclaim June as Seniors' Month

Moved by: Councillor Yake

Seconded by: Councillor Lennox

*WHEREAS Seniors' Month is an annual nation-wide celebration;*

*WHEREAS seniors have contributed and continue to contribute immensely to the life and vibrancy of this community;*

*WHEREAS seniors continue to serve as leaders, mentors, volunteers and important and active members of this community;*

*WHEREAS their contributions past and present warrant appreciation and recognition and their stories deserve to be told;*

*WHEREAS the health and well-being of seniors is in the interest of all and further adds to the health and well-being of the community;*

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Thirteen

I. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION (continued)

1. Minister Responsible for Seniors Affairs  
Re: Request to proclaim June as Seniors' Month (continued)

Resolution continued

*WHEREAS the knowledge and experience seniors pass on to us continues to benefit all;*

*THEREFORE the Council of the Corporation of the Township of Wellington North proclaims June 1-30, 2014 Seniors' Month in the Township of Wellington North and encourage all citizens to recognize and celebrate the accomplishments of our seniors.*

**Resolution Number: 15**

**Carried**

2. Steve Chambers, Mount Forest Renegades Mixed Slo-Pitch Team  
Re: Request for Approval of Bar at 3-Pitch Tournament, June 13 and 14, 2014

**Moved by: Councillor Goetz**

**Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North have no objection to the Mount Forest Renegades Slo-Pitch Softball Team hosting a baseball tournament with a bar on June 13<sup>th</sup> and 14<sup>th</sup>, 2014 at the Mount Forest agricultural building and ball diamonds provided the required approvals are obtained for this community event and the necessary approvals are in place from the Agricultural Society.*

**Resolution Number: 16**

**Carried**



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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Fourteen**

I. **CORRESPONDENCE FOR COUNCIL'S INFORMATION AND  
DIRECTION** (continued)

3. Town of Petrolia correspondence to Hon. Kathleen Wynne, Premier  
Re: Resolution regarding electricity rate increases

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT the Council of the Corporation of the Township of Wellington North support the resolution of the Town of Petrolia regarding electricity rate increases.*

Resolution Number: 17

**Carried**

J. **BY-LAWS**

1. 25-14 Being a by-law to authorize the purchase of real property (Part Lots 10 and 11, S/S Queen Street, Plan 61R20283, Part 1 – Trenwith, 2199645 Ontario Inc.)

**Moved by:** Councillor Goetz

**Seconded by:** Councillor Burke

*THAT By-law Number 25-14 being a by-law to authorize the purchase of real property be read a First, Second and Third time and finally passed. (Part Lots 10 and 11, S/S Queen Street, Plan 61R20283, Part 1 – Trenwith, 2199645 Ontario Inc.)*

Resolution Number: 18

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Fifteen**

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

2. 26-14 Being a by-law to exempt lands from Part Lot Control (Part of Park Lot 7 and Part of Park Lot 8 on the south side of Smith Street, Crown Survey for Arthur Village, Parts 1 to 166 inclusive, Plan 61R-20307, – Preston Park)

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 26-14 being a by-law to exempt lands from Part Lot Control be read a First, Second and Third time and finally passed. (Part of Park Lot 7 and Part of Park Lot 8 on the south side of Smith Street, Crown Survey for Arthur Village, Parts 1 to 166 inclusive, Plan 61R-20307, – Preston Park)*

**Resolution Number: 19**

**Carried**

3. 27-14 Being a by-law to temporarily close a portion of King Street East in the former Town of Mount Forest for a weekly Farmers' Market

**Moved by:** Councillor Goetz

**Seconded by:** Councillor Burke

*THAT By-law Number 27-14 being a by-law to temporarily close a portion of King Street East in the former Town of Mount Forest for a weekly Farmers' Market be read a First, Second and Third time and finally passed.*

**Resolution Number: 20**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Sixteen**

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

4. 28-14 Being a by-law to authorize the execution of a Site Plan Agreement (Part Lot 37, 1<sup>st</sup> Concession, West Garafraxa, Part 1 on Deposited Plan 61R20179 – Arthur Self Storage)

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 28-14 being a by-law to authorize the execution of a Site Plan Agreement be read a First, Second and Third time and finally passed. (Part Lot 37, 1<sup>st</sup> Concession, West Garafraxa, Part 1 on Deposited Plan 61R20179 – Arthur Self Storage)*

**Resolution Number: 21**

**Carried**

5. 29-14 Being a by-law to authorize the execution of a Service Agreement between Ontario One Call and the Corporation of the Township of Wellington North

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 29-14 being a by-law to authorize the execution of a Service Agreement between Ontario One Call and the Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed.*

**Resolution Number: 22**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Seventeen**

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

6. Correspondence from Arthur District Chamber of Commerce requesting temporary road closure for Art in the Street event June 28, 2014

30-14 Being a by-law to temporarily close a portion of Frederick Street West between George Street and Edward Street, in the former Village of Arthur, for the purpose of holding an Art in the Street Day

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 30-14 being a by-law to temporarily close a portion of Frederick Street West between George Street and Edward Street, in the former Village of Arthur, for the purpose of holding an Art in the Street Day be read a First, Second and Third time and finally passed.*

**Resolution Number: 23**

**Carried**

7. Correspondence from the Mount Forest District Chamber of Commerce requesting temporary road closure for Fireworks Festival – Kin Club Classic Car and Motorcycle Show July 19, 2014

31-14 Being a by-law to temporarily close a portion of Main Street (Hwy. 6) in the former Town of Mount Forest for the purpose of holding the Mount Forest Annual Fireworks Festival

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 31-14 being a by-law to temporarily close a portion of Main Street (Hwy. 6) in the former Town of Mount Forest for the purpose of holding the Mount Forest Annual Fireworks Festival be read a First, Second and Third time and finally passed.*

**Resolution Number: 24**

**Carried**

/18

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Eighteen**

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

8. 32-14 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Lots 118 to 121 & Part of Lots 110 to 114, 122, 169 & 170; Part of Lorne Avenue, including a 16.5' reserve at south end of Lorne Ave, Chadwich & Anderson's Survey – Registered Plan 120; Part Lot 1, Concession 1, geographic Township of West Luther – Eastridge Landing)

**Moved by: Councillor Burke**

**Seconded by: Councillor Goetz**

*THAT By-law Number 32-14 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part of Lots 118 to 121 & Part of Lots 110 to 114, 122, 169 & 170; Part of Lorne Avenue, including a 16.5' reserve at south end of Lorne Ave, Chadwich & Anderson's Survey – Registered Plan 120; Part Lot 1, Concession 1, geographic Township of West Luther – Eastridge Landing)*

**Resolution Number: 25**

**Carried**

9. 33-14 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 13, Concession 12, Geographic Township of West Luther, 8585 Line 12 – D. and P. Trinier)

**Moved by: Councillor Burke**

**Seconded by: Councillor Goetz**

*THAT By-law Number 33-14 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part Lot 13, Concession 12, Geographic Township of West Luther, 8585 Line 12 – D. and P. Trinier)*

**Resolution Number: 26**

**Carried**

/19

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Nineteen**

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

10. 34-14 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 13, Concession 3, Geographic Township of West Luther, 8613 Sideroad 13 – G. and K. Leith)

**Moved by:** Councillor Burke

**Seconded by:** Councillor Goetz

*THAT By-law Number 34-14 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part Lot 13, Concession 3, Geographic Township of West Luther, 8613 Sideroad 13 – G. and K. Leith)*

**Resolution Number: 27**

**Carried**

K. **OTHER/NEW BUSINESS**

None

L. **ITEMS FOR COUNCIL'S INFORMATION**

Cheque Distribution Reports dated April 23, 2014

- Cheque Number 56400 to 56538
- Cheque Number 56542 to 56592

AMO Watch File

- April 10, 2014
- April 17, 2014
- April 24, 2014

Ministry of Citizenship and Immigration

- Lincoln M. Alexander Award 2014

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Twenty**

L. **ITEMS FOR COUNCIL'S INFORMATION** (continued)

Randy Pettapiece, MPP, Perth-Wellington

- News Release, Pettapiece again calls on Liberals to pay fair share on Connecting Links
- News Release, Pettapiece keeps up pressure for municipal liability insurance reform
- News Release, Liberals' "Rural Roadmap" is a dead end, Pettapiece charges

M. **NOTICE OF MOTION**

Councillor Lennox reminded Council that they committed to making a decision on the hospital funding issue at the May 12 Council meeting. They have not taken any opportunity for further discussion. After researching he discovered that requests for municipal funding of hospital projects has occurred a number of times in the past. For the past 30 year these funding requests have been dealt with by the County. Past precedent in Wellington County would indicate that if property tax dollars are to be spent on hospital projects it has to come from the County level as they are in a much better position to deal with funding. No other lower tier municipalities in Wellington County are considering a donation. The County of Wellington is already in consideration of a request to fund the Louise Marshall Hospital Foundation on this project. It may be prudent for our Council to wait for the outcome of that decision.

Councillor Lennox presented the following resolution to be considered at the next Regular Meeting of Council:

*"That the Council of the Township of Wellington North request that the Council of the County of Wellington continue past practice in assuming responsibility for providing grants to local hospitals.*

*and*

*Further that the Council of the County of Wellington give due consideration to providing funding to the capital campaign for the Louise Marshall Hospital Foundation.*

*And*

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

**REGULAR MEETING OF COUNCIL**

**Monday, April 28, 2014**

**Page Twenty One**

M. **NOTICE OF MOTION** (continued)

*Further that the Council of the Township of Wellington North defer the decision about funding the request from Louise Marshall Hospital Foundation pending the outcome of the hospital funding discussions at Wellington County Council.”*

N. **ANNOUNCEMENTS**

Councillor Yake reported that through fundraising efforts he was able to secure funding in the amount of \$12,000 through an anonymous donation to have the flooring installed in the upstairs room at the Mount Forest Sports Complex. There was not enough money in the budget to finish the floor. The room is now complete.

Councillor Lennox extended congratulations to Councillor Yake for his success at raising the funds for the flooring in the Sports Complex upstairs room.

Mayor Tout congratulated the organizers of the Fur and Feather Show and the Home and Garden Show on a job well done.

O. **CLOSED MEETING SESSION**

1. Personal matters about an identifiable individual, including municipal or local board employees (Section 239 (2) (b))
2. A proposed or pending acquisition or disposition of land by the municipality (Section 239 (2) (c)) former CP Railway Lands.
3. Confirmation of Closed Session Minutes



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Twenty Two

O. CLOSED MEETING SESSION (continued)

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT Council go into a meeting at 10:14 p.m. that is closed to the public under subsections 239 (2) (b) and (c) of the Municipal Act, 2001*

- *to consider personal matters about an identifiable individual, including municipal or local board employees;*
- *to consider a proposed or pending acquisition or disposition of land by the municipality - former CP Railway Lands;*
- *confirmation of Closed Session Minutes*

Resolution Number: 28

Carried

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT Council rise from a closed meeting session at 10:50 p.m.*

Resolution Number: 29

Carried

P. CONFIRMING BY-LAW

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT By-law Number 35-14 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 28, 2014 be read a First, Second and Third time and finally passed.*

Resolution Number: 30

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, April 28, 2014

Page Twenty Three

Q. ADJOURNMENT

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Regular Council meeting of April 28, 2014 be adjourned at 10:53  
p.m.*

Resolution Number: 31

Carried

---

CLERK

---

MAYOR

## Notice of Motion Comments (April 28, 2014)

Andy Lennox

Since our next council meeting is the one we committed to making a decision on the hospital funding issue and further that we have not taken any opportunity to date, to have some further discussion on this issue I thought I would bring forward and additional item for consideration before we get to that meeting.

Upon doing some research, I discovered that requests for municipal funding of hospital projects has occurred a number of times in the past. In Wellington County for a period of about the last 30 years these funding requests have been dealt with by the County level of government.

I have had one resident comment to me that, "I'm going to make my private donation and then I am going to be taxed on it three times, Once provincially, once at the County level and once at the local municipality" Surely some coordination is appropriate here!

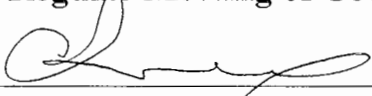
I think we all recognize that there is only **one** taxpayer and perhaps we should consider whether it is appropriate for our local municipality to be considering the funding request at this time.

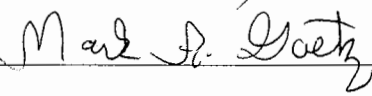
Past precedent in Wellington County would indicate that if property tax dollars are to be spent on hospital projects that it has come from the County level. No other lower tier municipalities in Wellington County are considering such a donation. The County is also much better positioned to deal with the issues surrounding funding more than 1 project. The County also has a much greater ability to pay for these contributions. As recently as 2011 Wellington County had a reserve fund set aside for hospital funding requests. Also, we collect more dollars for County taxes than we do for local purposes and the County has annual revenues that are more than 12 times ours. Additionally the County is in a much stronger financial position than us in maintaining their infrastructure.

The County of Wellington is already in consideration of a request to fund the Louise Marshall Hospital Foundation on this project. It is currently with the A, F & P committee at the County and the issue has been deferred for discussion until their June meeting. It may be prudent for our council to wait for the outcome of that decision before making one ourselves.

It is because of these factors that I will introduce the following motion for your consideration as we approach our May 12<sup>th</sup> commitment.

**TOWNSHIP OF WELLINGTON NORTH**  
**Regular Meeting of Council**

MOVED BY: \_\_\_\_\_  \_\_\_\_\_ DATE: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_  \_\_\_\_\_ RES. NO.: \_\_\_\_\_

**THAT the Council of the Township of Wellington North request that the Council of the County of Wellington continue past practice in assuming responsibility for providing grants to local hospitals.**

**and**

**Further that the council of the County of Wellington give due consideration to providing funding to the capital campaign for the Louise Marshall Hospital Foundation.**

**And**

**Further that the Council of the Township of Wellington North defer the decision about funding the request from Louise Marshall Hospital Foundation pending the outcome of the hospital funding discussions at Wellington County Council.**

MAYOR \_\_\_\_\_

CARRIED

DEFEATED

RECEIVED

APR 9 2014

TWP. OF WELLINGTON NORTH

Wednesday, April 9, 2014

Dear, Cathy Conrad, Mayor Tout, and Councillors,

We are the Victoria Cross Public School Me to We Group. We have helped out our community and communities in other countries. Our overseas work has been focused on Osenetoi, Kenya. We have accomplished a lot but we aren't done! They now have a deep bore well thanks to the efforts in our community. Free the Children is now building classrooms there as this is the year of education. We would like to make a short presentation at one of your council meetings. We have a wonderful idea for you and IT WON'T COST YOU ANY MONEY! We thank you for reading our letter. Hope you can find a spot for us on your agenda. We look forward to hearing back from you.

Sincerely yours in  
working to create a better  
community and world  
V.C.P.S Me to WE Group

Donna McFarlane

519-323-1780

# Source Water Protection Implementation

May 12, 2014

Presentation to Township of Wellington North Council

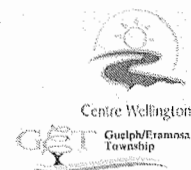
Kyle Davis

Risk Management Official – Wellington County

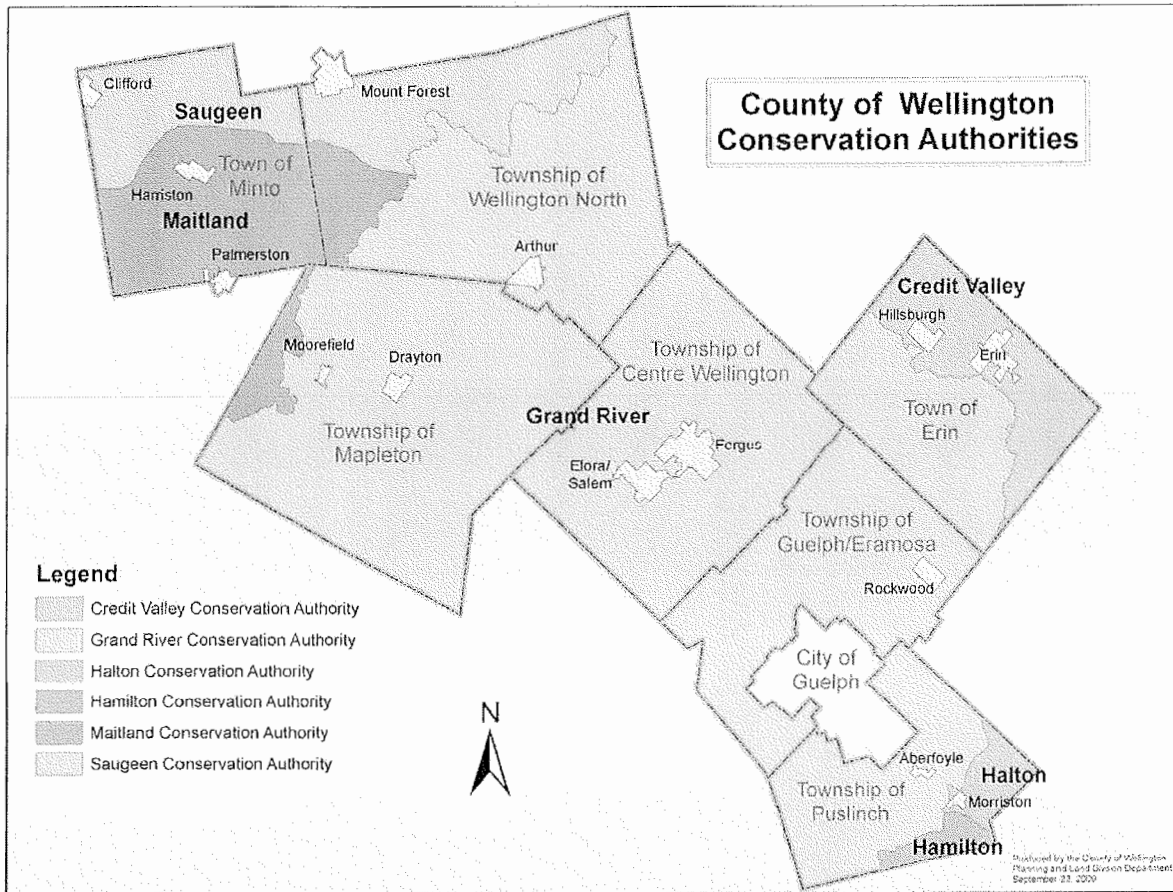


## Presentation Outline

- Wellington County Approach to Risk Management Official
- Implementation Progress to Date
- Work Plan for 2014
- Appendix – Role of Risk Management Official and Provincial Funding



# County of Wellington Conservation Authorities



### Legend

- Credit Valley Conservation Authority
- Grand River Conservation Authority
- Halton Conservation Authority
- Hamilton Conservation Authority
- Maitland Conservation Authority
- Saugeen Conservation Authority

Prepared by the County of Wellington  
Planning and Land Use Department  
September 23, 2009



# Municipal Partnership – Risk Management Official

- The RMO is a shared position that services all seven local municipalities in the County, started October 30, 2013
- Position funded by County of Wellington similar to County Fire Training Officer
- Employee of the Township of Centre Wellington reporting to Managing Director of Infrastructure but responsible to all seven municipalities
- The Risk Management Official's responsibilities and authorities are set out under the *Clean Water Act*
- The five Source Protection Plans that apply to Wellington County outline the policies that are municipal responsibility. The Source Protection Plans are not approved yet by the Ontario Minister of the Environment.
- The Saugeen and Grand River Plans are under review by the MOE with an estimated date for final comments of May and August 2014. Initial comments were received in February and March 2014. Final approval for both plans are not likely until mid to late 2015.
- The Ausable Bayfield Maitland Plan was submitted on February 20, 2014 to the Minister for final approval. Approval is not expected until mid to late 2014. Note this plan has minimal impact to the Township of Wellington North.



## Source Protection Municipal Implementation Fund

- Funding provided by MOE to assist in the preparation for and implementation of Source Protection.
- Township of Wellington North is eligible for a \$94,608 base grant plus \$15,000 in a collaboration incentive for municipalities collaborating with four or more municipalities. The total grant is \$109,608.
- In total, the municipalities within Wellington County are eligible for \$483,173 in base grants and a total of \$603,173 including the collaboration incentives.
- Agreements signed and returned to MOE in December 2013. First installments were sent in March 2013.
- Funds must be spent between December 13, 2013 and December 7, 2015
- On December 12, 2013, Lake Erie SPC wrote to the MOE requesting an extension of the funding window until December 2016.
- Three payments (execution of the agreement, upon approval of collaboration statement (after Dec 2014) and upon approval of final report (Dec 2015)

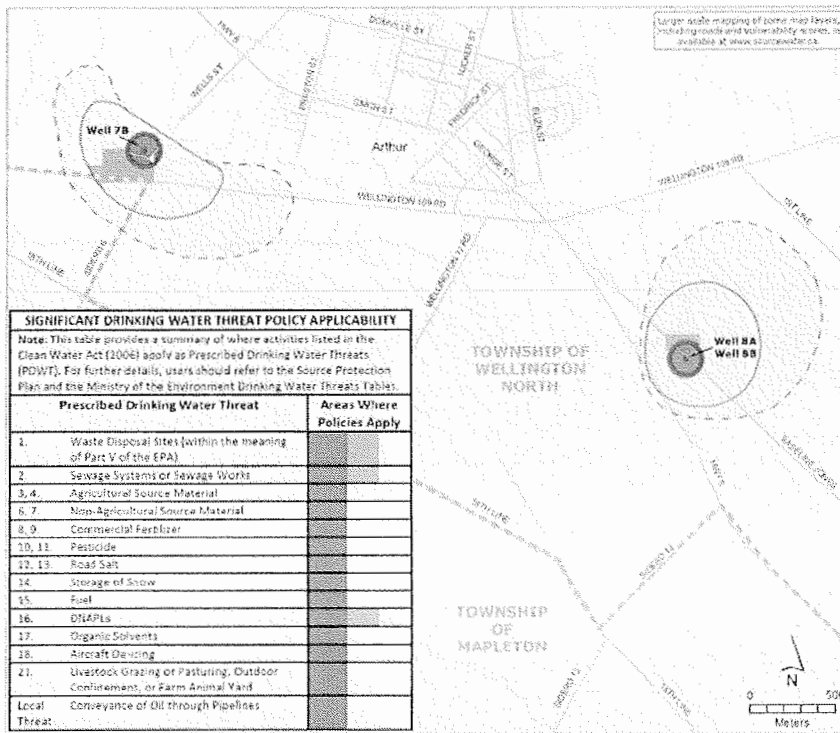


# Implementation Progress to date

- Group and individual meetings with municipalities including site visits to wells or well head protection areas
- Multiple meetings with Source Protection Authorities (ie GRCA, Saugeen), neighbouring RMO's (ie Guelph), provincial RMO working group
- SPMIF funding applications submitted by municipalities and first installments received
- Work plan and set up of municipal working group to guide implementation (monthly meetings)
- Discussions under way between County and municipalities on application review processes for planning and building departments
- Input on and review of Saugeen policies
- Drafting and review of Grand River policies
- Update of some technical work for Grand River plan regarding contaminated sites
- Education and Outreach options under review
- Mandatory training under the *Clean Water Act* completed by the RMO



# Arthur Wellhead Protection Areas



**SIGNIFICANT DRINKING WATER THREAT POLICY APPLICABILITY**

Note: This table provides a summary of where activities listed in the Clean Water Act (2006) apply as Prescribed Drinking Water Threats (PDWT). For further details, users should refer to the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

Prescribed Drinking Water Threat	Areas Where Policies Apply
1. Waste Disposal Sites (within the meaning of Part V of the EPA)	10, 8, 2, 4, 6
2. Sewage Systems or Sewage Works	10, 8, 2, 4, 6
3, 4. Agricultural Source Material	10, 8, 2, 4, 6
5, 7. Non-Agricultural Source Material	10, 8, 2, 4, 6
8, 9. Commercial Fertilizer	10, 8, 2, 4, 6
10, 11. Pesticide	10, 8, 2, 4, 6
12, 13. Road Salt	10, 8, 2, 4, 6
14. Storage of Snow	10, 8, 2, 4, 6
15. Fuel	10, 8, 2, 4, 6
16. DNAPLs	10, 8, 2, 4, 6
17. Organic Solvents	10, 8, 2, 4, 6
18. Aircraft Deicing	10, 8, 2, 4, 6
21. Livestock Grazing or Pasturing, Outdoor Confinement, or Farm Animal Yard	10, 8, 2, 4, 6
Local Threat: Conveyance of Oil through Pipelines	10, 8, 2, 4, 6

**DRINKING WATER SOURCE PROTECTION**  
ACT FOR CLEAN WATER

**Significant Drinking Water Threat Policy Applicability Map**

Wellington County  
Township of Wellington North  
Arthur Well Supply

- Well
- Roads
- Property Boundaries
- Minor Rivers
- Lakes / Main Rivers
- Municipal Boundary

**Wellhead Protection Zones:**

- WHPA-A
- WHPA-B
- WHPA-C

**Vulnerability Score:**

- 10
- 8
- 2, 4, 6

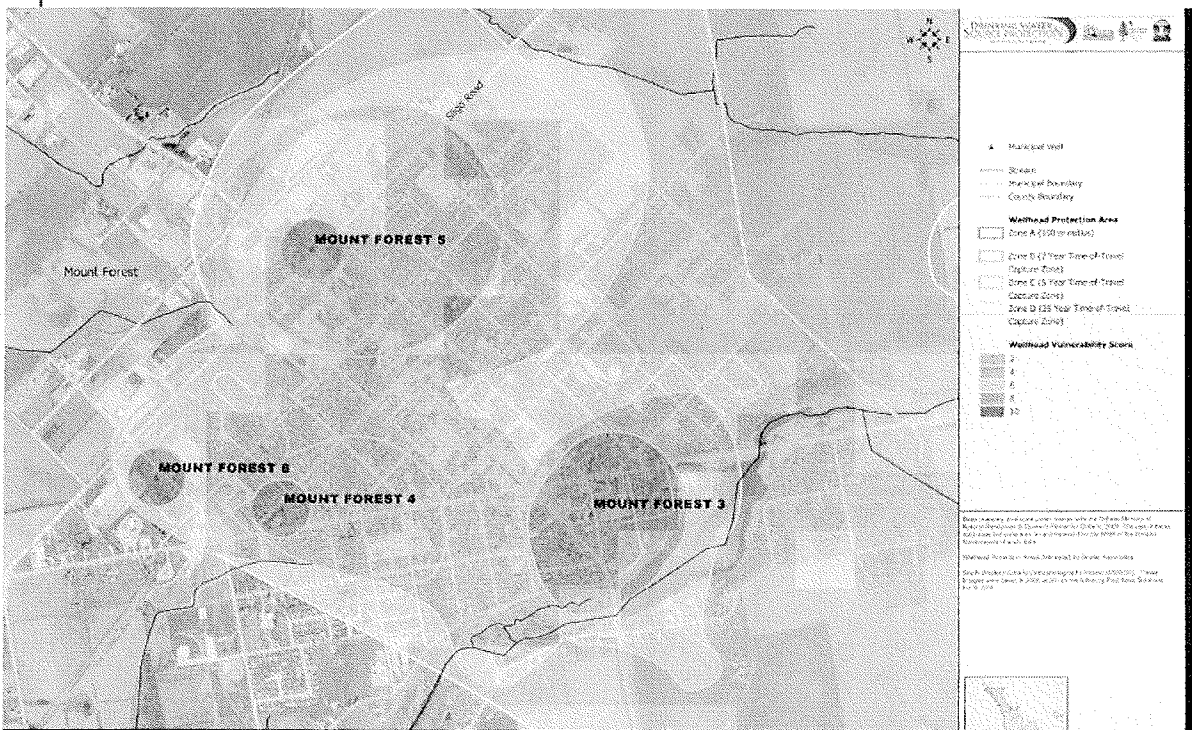
Lake Erie  
Source Protection Region  
[www.youarewater.ca](http://www.youarewater.ca)  
Grand River  
Source Protection Area

Ontario

Produced by G&A on behalf of the Lake Erie Source Protection Committee, March 27, 2012.



# Mount Forest Wellhead Protection Areas



MAP 5.43 MOUNT FOREST WELL SUPPLY WHPA

Proposed Source Protection Plan

Disclaimer: This map has been prepared from various sources and is for illustrative purposes only. It should not be used for any legal or planning purposes.

**Legend**

- Municipal Well
- Stream
- Municipal Boundary
- County Boundary

**Wellhead Protection Area**

- Zone A (100 m radius)
- Zone B (7.5 hour Time of Travel Capture Zone)
- Zone C (15 hour Time of Travel Capture Zone)
- Zone D (25 hour Time of Travel Capture Zone)

**Wellhead Vulnerability Scores**

- 1
- 2
- 3
- 4
- 5
- 10

Map prepared by Centre Wellington, Centre Wellington, 2018. All rights reserved. This map is for illustrative purposes only and should not be used for any legal or planning purposes.





Mount Forest  
Main St and  
Parkside Dr



# Work Plan 2014

The development and execution of the work plan is a collaborative effort between all 8 Wellington municipalities and the 5 Source Protection Authorities

## Primary Focus:

- Application review processes for planning and building departments
- Education and Outreach
- Ongoing Technical Work and Review / Approval of SP Plans
- Risk Management Plan Process
- Threat verification
- Data Management
- Training

## *Application review processes*

- Development of map based (GIS) screening tool for staff use
- Integrate source protection into existing business processes
- Updates of zoning bylaws and Official Plans to include SP mapping / policies (once SP plans approved)



# Work Plan 2014

## *Threat Activity Verification for Wellington North*

- Fall 2013 - Winter 2014 – Saugeen SPA's initial activity verification has reduced activity numbers from approximately 1800 to 189 for Mount Forest.
- Updated activity numbers expected end of May 2014 from Saugeen. Anticipating some additional field verification will be required.
- Initial Grand River activity numbers are approximately 70 for Arthur.
- Once updated data received from SPAs, municipal activity verification will involve combination of ongoing desk top analysis and future field verification, letters and door to door outreach to owners and tenants

## *Education and Outreach*

- Outreach to owners and tenants during threat verification, application review / RMP process and septic system inspections
- Municipalities working together to develop joint information package for Wellington County (eligible SPMIF cost)
- Updates to websites

## *Data Management*

- Review database options and costs
- Ongoing discussion with MOE regarding provincial data standards





# APPENDIX



## Municipal Partnership – Risk Management Official

- In November 2012, County Council approved funding of a shared RMO to implement Source Protection Plans for all seven local municipalities within Wellington County
- In the months that followed, the Townships of Wellington North, Puslinch, Guelph Eramosa, Centre Wellington and Mapleton, and Towns of Erin and Minto passed Council resolutions supporting the shared RMO approach.



# Risk Management Official

The Risk Management Official's responsibilities include:

- Lead implementation of source protection in County including development of education program and review / input into Source Protection Plan policies.
- Work with local municipal and County staff to integrate source protection into existing building and planning processes
- Review development applications for compliance with source protection plans (once source protection plans are approved)
- Verify threat activities identified by Source Protection Authorities
- Negotiate and establish risk management plans for properties with verified threats
- Work with locally appointed risk management inspectors to conduct inspections and monitor compliance with risk management plans



# Risk Management Official

The Risk Management Official's responsibilities include:

- Develop system to manage data requirements under the *Clean Water Act*
- Preparation of annual reports to the five Source Protection Authorities for submission to the Province
- Collaborate with municipalities, Source Protection Authorities, Province and other RMOs on education and outreach initiatives, updates to technical work, working groups and other projects
- Issuance of Orders, completing prosecutions and attending Environmental Review Tribunal hearings as required (once source protection plans are approved)



# County Council Report

As you are all aware the 2014 County budget was approved in January at 2.2%.

As with every municipal budget, the 2013 - 14 winter took its toll on the County's winter maintenance budget. We ended 2013, \$1.6M over budget and by the end of March in 2014, 80% of this year's winter maintenance budget has been spent.

The annual County Road Tour took place in Wellington North on April 17<sup>th</sup> and the following road projects are proposed for 2014:

- The Eliza/Fredrick St project (road and servicing)
- Charles St paving
- WR #16 paving from Monk to Highway #89
- Engineering review of the WR #16 and WR #109 intersection
- WR #6 (Sligo Road) paving 200M west from Highway #6

Wellington North, East Luther and Dufferin County will be receiving a letter from the Wellington County's Engineer proposing to hold discussions regarding closing an E/W Luther Townline bridge north of WR #15 which would ultimately result in the road being closed to vehicle traffic between WR#15 and Line #12. Farm access could still be maintained from the north.

Reeves Construction of Mount Forest has received Level 2 County approval for the next two years which will allow them to bid on County bridge/culvert tenders under \$1.5M.

Solid Waste has initiated the "Ask Me Why" campaign. The goal is to have greater communication between the Solid Waste staff and the public which will allow staff the opportunity to explain the rational of the methods used in handling waste and recyclables and the public the opportunity to ask questions about related issues they may have concerns with. In 2013 (all operations combined), 8,518 tonnes of material was diverted from the landfill sites.

There is currently a 30m buffer requirement around all landfill operations to protect adjacent landowners from leachate and other related issues. The County is being proactive in investigating the possibility of purchasing additional buffer land, whenever practical, to meet MOE requirements. The current areas of concern are around the Harriston Transfer Site, the closed Arthur Landfill Site and the Riverstown Landfill Site.

The Green Legacy program is celebrating its 10<sup>th</sup> Anniversary and will be providing each municipality with a tree and a plaque in September to commemorating this milestone. The final details are still being worked out. In 2013, the Northern Tree Nursery at Damascus involved over 2,200 Grade 7 & 8 students in the tree planting program.

The Fergus hospital was previously approved for \$5M in funding from Wellington County. There has currently been a \$9M request for County funding to be divided between the Fergus, Mount Forest and Palmerston hospitals which is needed to will help them acquire Provincial funding. Members of County Council had an initial discussion and following that discussion the request was sent to the County's Administration, Finance & Personnel (AFP) committee for further review. The hospital committee is to provide the AFP committee with more information including how much each hospital would receive, a general breakdown as to what the money is being spent on at each site and when would the money be needed by etc. Once the appropriate information has been received the AFP committee will bring a recommendation back to County Council.

Friday June 20<sup>th</sup> is the proposed date for the official Grand Opening of the new County OPP Office at Teviotdale.



# Communiqué



**From the desk of:**

Thursday April 24, 2014 # 002

## Fire Chief

### VFIS

Please be advised ALL Wellington North Firefighters have VFIS Insurance coverage. The Township of Wellington North provides the Insurance Coverage while engaged in Fire Service functions. The Arthur and Mount Forest Fire Associations provide the Off Duty 24 hour Coverage.

The Off Duty 24 hour coverage benefits will apply when for example, should you accidentally fall off a roof, slip and fall at home, be injured in a motor vehicle collision etc. and be unable to attend your normal place of employment.

Effective immediately should ANY WNFS Firefighter be injured while on Duty at the Fire Department, he/she SHALL IMMEDIATELY advise the Officer in charge. Upon notifying the Officer in charge, you SHALL IMMEDIATELY advise the Fire Chief or his designate. Please see S.O.G. #0210.

Should any Firefighter be injured Off Duty, he/she SHALL IMMEDIATELY advise the Fire Chief or his Designate. All necessary forms must be completed prior to benefits being paid. VFIS and Fire Administration will provide assistance where required. This procedure will expedite the process for you.

### Spring Cleaning

It is that time of year, when we need to do a spring clean-up in each Fire Station. Beginning this weekend and for the next several weekends the storage rooms, meeting rooms, electrical rooms, offices, apparatus floor etc. need a good cleaning. We also need to remove junk. Any old, non operating equipment needs to be tagged indicating why it is no longer operational.

Stay safe

A handwritten signature in cursive script, appearing to read 'D.C. Guilbault'.

Chief Guilbault



# Communiqué



## ARTHUR DIVISION:

The Arthur Division will be hosting a fire hall tour and education session with the Luther Wood School from County Road 16 this Friday April 25. Also the Arthur Public School will be attending the same day with 34 children while they are out for their community walk. They will be presenting the table top hazard house unit as well as the inflatable fire escape planning house.

Jim Morrison

## MT. FOREST DIVISION:

Wellington County Mutual Aid meeting will be held in Guelph on May 13, 2014 at 2000hrs. The division attended Maple Fest in Holstein April 12<sup>th</sup>, and there was approx. 1000 people attended the booth and it was well received. The UTV assisted in 2 medical calls while at the event.

Ron MacEachern

## FIRE PREVENTION/PUBLIC EDUCATION DIVISION:



Public Education committee, we are looking for individuals that are at ease with the following:

- Public speaking
- Work well and communicate well with children and adults
- Able to create power points
- Have good presentation skills
- Confident in conveying proper and up to date information on current topics

( I.e.: smoke alarms, Carbon Monoxide, burn bylaw info to name a few).

These are a few of the qualities that will be required to be on this committee. Those who choose and qualify to be on the committee will also receive Public Educator Training. All who are





# Communiqué



interested please be ready to do a mock presentation. It will not be hard and this will also assist you in becoming a public speaker. I promise it will be rewarding.

Please send all interest to Jason Benn: [jbenn@wellington-north.com](mailto:jbenn@wellington-north.com)



**WE WON!!!!!!!!!!** The Wellington North Fire Service has been chosen 1 out of 5 fire services from across the province to participate in the launch of the Swing Into Summer Campaign!!!! (120 Services applied)

## **“SWING INTO SUMMER SAFETY” CAMPAIGN 2014 OFFICIAL LAUNCH**

We will need volunteers to assist with this great opportunity. The date is **Wednesday June 11<sup>th</sup> and noon**. If you are interested please send me an email and I will be happy to provide more information. Thanks for reading!

Yours in fire safety

Jason Benn, FPO.

### **TRAINING DIVISION:**

Our recruit class is 31 strong with a mixture of seasoned career and volunteer firefighters. This coming weekend will be the second weekend. We should be finished by the end of June with a "Live Fire" weekend wrap up. The theory is being done on line using a free program that enables us trainers to track the progress of our firefighters from our own department. The theory is done on their, own time, but has to be done for the weekend in class so we can do "hands on" evolutions for the whole day instead of sitting in front of a power point. We are currently looking for helpers that could volunteer for a few hours on the weekends to help with the classes. There are a variety of jobs that are needed to be filled. Again, this is our first kick at the cat, so we may have to do some minor alterations on the schedule in the future. We are in the early stages of planning for our fall recruitment class, and will keep you apprised of the ongoing developments. If you would like to help for a few hours on any of the days, please contact Jon Karn at 519-829-6201.

Thanks



Don Irvine

# Communiqué



## COMMITTEE'S:

New committees for fire fighter participation have started. A terms of reference has been established for the committees and will be presented once each committee has been formed. This is a great opportunity for you to have a say in how our service operates today and in the future. I am looking forward to everyone's participation.

New committee's:

**Vehicle & Equipment, Health & Safety, Public Education**

No information at this time from any of the committee's.

Thank you for your interest thus far!

Chief Guilbault

## EVENTS:

No events to report at this time.

Next communiqué will be Thursday May 8<sup>th</sup>, 2014



**"Pride and Passion"**



# Communiqué



**From the desk of:**

Thursday May 8, 2014 # 003

**Fire Chief**

Effective this Communiqué and each subsequent Communiqué I will be advising of the number of Fatal Fires and Fatalities in the Province of Ontario. This information is provided to each Fire Chief in Ontario on a daily basis. Although this is not good news I believe it is important we know what the situation is in the province.

As previously discussed we will be conducting Fit Testing for all WNFS firefighters. The testing equipment will be arriving this Friday. We will have the equipment for several months.

All firefighters shall have acceptable facial hair for respirator fit testing and use that does not interfere with

- (a) the respirator sealing surface; or
- (b) valve or respirator function

Please see attached documentation and refer to SOG #0206.

This requirement is for your safety and the safety of others.

## **FIRE DEATHS**

<b>Total fatal fires for the period from January 1 to May 8 for the years 2013 and 2014</b>				
	<b>2013</b>		<b>2014</b>	
	<b>Fatal fires</b>	<b>Fatalities</b>	<b>Fatal fires</b>	<b>Fatalities</b>
Ontario fatal fires (except federal and First Nations properties) from January 1 to May 8	25	31	23	29
Fatal fires on federal or First Nations properties from January 1 to May 8	2	5	2	5
Total	27	36	25	34



# Communiqué



## Spring Clean-up

A great job by the Arthur Division for their efforts in the cleanup of the Station, Well done!

Very much appreciated.

Chief Guilbault

## ARTHUR DIVISION:

The Arthur Division monthly report for April will be provided in the next communiqué.

Jim Morrison

## MT. FOREST DIVISION:

The Mount Forest Division will be attending the 1<sup>st</sup> annual community showcase at the Mount Forest District Sports Complex on May 30 from 5-8 pm (private) and Saturday 9am-4pm (open to public), to provide a display and information for those in attendance.

Some Members of the Mount Forest division will be attending Elevator Training at Saugeen Valley Nursing Centre Friday May 9<sup>th</sup>, 2014.

On May 16, the Mount Forest Division will be attending the local high school for a mock accident to show the students what it takes to get a patient out of a vehicle. The WNFS will be extricating "Randy" out of the vehicle. This demonstration is in conjunction with OSAID, OPP and GWEMS Paramedics.

The Mount Forest Division monthly report for April will be provided in the next communiqué

Ron MacEachern



# Communiqué



## FIRE PREVENTION/PUBLIC EDUCATION DIVISION:

\*\*\*\*\* Looking for interested members from the Mount Forest Station\*\*\*\*\*



Public Education committee, we are looking for individuals that are at ease with the following:

- Public speaking
- Work well and communicate well with children and adults
- Able to create power points
- Have good presentation skills
- Confident in conveying proper and up to date information on current topics

( I.e.: smoke alarms, Carbon Monoxide, burn bylaw info to name a few).

These are a few of the qualities that will be required to be on this committee. Those who choose and qualify to be on the committee will also receive Public Educator Training. All who are interested please be ready to do a mock presentation. It will not be hard and this will also assist you in becoming a public speaker. I promise it will be rewarding.

Please send all interest to Jason Benn: [jbenn@wellington-north.com](mailto:jbenn@wellington-north.com)

Some videos for your perusal:

[http://www.youtube.com/watch?v=YciDm\\_cwPig](http://www.youtube.com/watch?v=YciDm_cwPig)

<http://www.knowfire.ca/>

<http://www.youtube.com/watch?v=oRK3JG21Ums>

The fire prevention reports both stations are all in one report from this point forward.



# Communiqué



## Fire Prevention Report

Apr-14

Evac. Procedures	3
Telephone Calls	48
Business/Personal Service	10
Residential	2
Assembly Occ.	5
Misc.	25
Industrial	5
Meetings	7
Complaints	2
Mercantile	7
Letter/Reports	28
Institutional	3
Burn Permits/Inspection	7
New Construction/Plan Review	3
Occupancy Permits	0
FE Ext. Training/Talks	0
Emerg. Planning	1
Inspection Follow Up	7
Pub. Ed. Lectures/Tours/House	3
Pre Incident Planning	0
Fire Safety Plan Review	4
Administration	16
Court/Documents/Serving	0
Training (OFC/Local)	2
Investigations	0

Yours in fire safety

  
Jason Benn, FPO.



# Communiqué



## TRAINING DIVISION:

### Hydrant Usage:



When we use hydrants within the township for training, the training facilitator shall call 519-323-8989, this a pager system for the water dept., you will leave a call back number. The facilitator must call 519-323-6535, and speak directly to a water department staff member and advise what hydrant is being used and its exact location. (i.e. Wells Street hydrant in front of Golden Valley).

In the past there have been complaints to the township in regards to discolored water. Should a complaint be received, the township is aware of the usage and reason for the discoloration, and this way they can respond to the complainant properly. This insures co operation between the 2 departments as well.



The incident command system training will commence within the first part of June, with the assistance of Jonathon Karn. He will be using the new IMS training simulator. Incident command books have been ordered and will be placed in the frontline pumpers and Car1. You will be notified when the IC books are placed in the vehicles.

Thanks

Don Irvine

## COMMITTEES:

Nothing to report from the committee's as of yet.

## EVENTS:

No events to report at this time.



# Communiqué



Appendix A – Acceptable Facial Hair

Page 7

Appendix B – Non-Acceptable Facial Hair

Page 8





# Communiqué



© Canadian Standards Association

Selection, use, and care of respirators



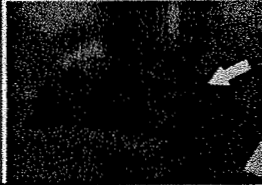

## Annex M (informative)

### Illustrations of acceptable and unacceptable facial hair for tight-fitting respirators

#### Notes:

- (1) This Annex is not a mandatory part of this Standard.
- (2) This Annex is to be used in conjunction with Clause 9.2.2 and 10.
- (3) The examples provided in this Annex are illustrations of the application of the criteria specified in the Standard. These examples are limited, not comprehensive, and are provided only as guidance for program administrators, fit testers, supervisors, and users. Variations not illustrated in this Annex do not necessarily meet the criteria for acceptable facial hair.
- (4) Acceptable facial hair for respirator fit testing and use does not interfere with
  - (a) the respirator sealing surface; or
  - (b) valve or respirator function.

#### Acceptable

<b>A.</b> Clean-shaven, ideal for a good seal	
<b>B.</b> Amount of facial hair that will typically allow a good seal	
<b>C.</b> Moustache that does not interfere with the sealing surface, valves, or respirator function	
<b>D.</b> Soul patch that does not interfere with the sealing surface, valves, or respirator function	



# Communiqué



Z94.4-11

© Canadian Standards Association

## Unacceptable

<p><b>E.</b> Soul patch that will interfere with the respirator seal in the chin area on elastomeric facepieces</p> <p>Facial hair and sideburns that will interfere with the sealing surface</p>	
<p><b>F.</b> This facial "shadow" (not clean-shaven) will interfere with the sealing surface of a half or full facepiece. It will also compromise a secondary seal inside a tight-fitting hood-style respirator.</p> <p>Degradation of fit can occur during cumulative work hours when an individual grows this amount of facial hair.</p>	
<p><b>G.</b> Moustache is too thick and too long (down around edge of mouth); will contact a sealing surface and interfere with exhalation valve.</p> <p>Sideburns and/or heavy hair under the chin will prevent a good seal.</p>	
<p><b>H.</b> Moustache is too thick and too long (down around edge of mouth); will contact a sealing surface and could get stuck in an exhalation valve.</p> <p>The hair on the rest of the face will interfere with a sealing surface.</p>	
<p><b>I.</b> Hair is in sealing region and under the chin.</p> <p>Hair is in chin cup sealing region and on the side of the face.</p>	
<p><b>J.</b> Moustache is too thick and too long; will contact a sealing surface and interfere with exhalation valve.</p>	

**Note:** Adapted with permission from Brookhaven Lab.

Next communiqué will be Thursday May 22<sup>nd</sup>, 2014

*"Pride and Passion"*



# 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 12, 2014**

**FROM: APRIL MARSHALL  
TOURISM, MARKETING, PROMOTION MANAGER**

**SUBJECT: WELLINGTON NORTH SOCIAL MEDIA POLICY /  
TERMS OF USE**

## RECOMMENDATION

**That the Tourism, Marketing, Promotion Manager report dated May 12<sup>th</sup>, 2014 with regards to the Wellington North Social Media Policy / Terms of Use be received,**

**AND FURTHER THAT the Council of the Township of Wellington North approve the Wellington North Social Media Policy / Terms of Use (Policy Number 38)**

## PREVIOUS REPORTS PERTINENT TO THIS MATTER

The Wellington North Social Media Policy / Terms of Use were submitted for review and supported by the Economic Development Committee, as well as, Senior Management.



## BACKGROUND

The Township of Wellington North recognizes the important role of Social Media in today's society as an effective tool to communicate with residents and visitors. Social Media allows us to easily spread information about upcoming meetings, events, opportunities and to share photos and general tips and information.

The Township of Wellington North has developed this social media policy in order to ensure uniform usage of social media sites across all departments. This policy has been established to ensure that; when representing the Township of Wellington North; all social media content created is created in a professional and consistent manner that faithfully represents our brand, mission statement and department values.

Given that the Township of Wellington North is at the beginning stages of this new platform, and in an effort to contain and monitor our outgoing communications, Facebook, Twitter and YouTube shall be the only platforms permitted to be used at this stage. This policy doesn't pertain to employee's appropriate use of social media for unofficial purposes.

All departments interested in creating an outlet on these platforms are to seek individual approval with the Tourism, Marketing & Promotion Manager who is acting as the Social Media Coordinator, working in accordance with the CAO. The Social Media Coordinator will assist in ensuring that the brand and policy are adhered to. Each department shall provide tailored policies to reflect their given departments mission and values and run through their applicable committees.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>APRIL MARSHALL TOURISM, MARKETING, PROMOTION MANAGER</b>	<b>MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER</b>



# TOWNSHIP OF WELLINGTON NORTH POLICY AND PROCEDURE MANUAL

DEPARTMENT	TOWNSHIP WIDE	POLICY NUMBER 38
SECTION	Administration	EFFECTIVE DATE: May 13, 2014
SUBJECT	Wellington North Social Media Policy / Terms of Use	
AUTHORITY	N/A	

## POLICY

To provide for the use and control of the Township of Wellington North Social Media Communications

## PURPOSE

The Township of Wellington North recognizes the important role of Social Media in today's society as an effective tool to communicate with residents and visitors. Social Media allows us to easily spread information about upcoming meetings, events, opportunities and to share photos and general tips and information.

The Township of Wellington North has developed this social media policy in order to ensure uniform usage of social media sites across all departments. This policy has been established to ensure that; when representing the Township of Wellington North; all social media content created is created in a professional and consistent manner that faithfully represents our brand, mission statement and department values.

## INTRODUCTION

Given that the Township of Wellington North is at the beginning stages of this new platform, and in an effort to contain and monitor our outgoing communications, Facebook, Twitter and YouTube shall be the only platforms permitted to be used at this stage. This policy doesn't pertain to employee's appropriate use of social media for unofficial purposes.

All departments interested in creating an outlet on these platforms are to seek individual approval with the Tourism, Marketing & Promotion Manager who is acting as the Social Media Coordinator, working in accordance with the CAO. The Social Media Coordinator will assist in ensuring that the brand and policy are adhered to. Each department shall provide tailored policies to reflect their given departments mission and values.

Opportunity is available to suggest posts and content to the existing Tourism, Marketing, Promotion platform 'Wellington North Simply Explore featuring The Butter Tart Trail' by completing the provided submission form a minimum of one week in advance, allowing the information to be communicated on the existing platform, if the need to have one's own is not justified.

### **APPROVED SOCIAL MEDIA PLATFORMS**

**Facebook** – is a social networking platform which allows users to share news and information, photos, video, and also allows public and private communication between users. With the exception of private messages exchanged between users, all messages (or 'wall posts') are public and visible to all for review, comment and sharing.

**Twitter** – is a 'microblogging' platform which allows users to post and exchange short messages (up to 140 characters in length) and converse publically with other users via a mobile phone or web browser. Twitter allows users to share links to online information, publish photographs and share other media such as video. With the exception of direct messages exchanged between users, all messages (or 'tweets') are public and visible to all for review, comment and sharing.

**YouTube** – is a video sharing website, on which users can upload, view and share videos. Most of the content on YouTube is uploaded by individuals. Unregistered users can watch videos, and registered users can upload an unlimited number of videos.

### **AVAILABILITY AND FREQUENCY**

The Township of Wellington North updates and periodically monitors its accounts during office hours, 8:30 a.m. – 4:30 p.m. Monday to Friday, and on occasion, off hours. Social Media may occasionally be unavailable and we accept no responsibility of service due to downtime.

Communications shall be sent as needed, no less than 3-4 times per week, no more than 6 times per day.

### **CONDITIONS**

The Township of Wellington North does not automatically 'like' or 'follow' organizations or individuals who like or follow it. The Township may 'like' and 'follow' relevant organizations and other parties where there is a clear link in communicating and receiving information. The Township will generally not follow individuals unless they are known in a professional capacity and satisfy the business rule above. Being followed or liked by the Township of Wellington North and its accounts does not imply endorsement of any kind.

As a part of account maintenance and monitoring, the Township shall regularly review accounts it is following. This may result in un-following accounts.

The Township of Wellington North welcomes feedback, ideas and comments from its followers. All comments and direct messages shall be reviewed to ensure that any emerging themes or helpful suggestions are forwarded to the appropriate departments. Where that department is not able to reply individually to messages received and where common topics and requests exist, the Township of Wellington North may issue general notification to all parties. The usual way of contacting the Township of Wellington North, for official correspondence, are detailed in the Contact Us section of the Township of Wellington North website.

### **Specific to Twitter**

**Hashtags (#)** – is a convention among Twitter users to distinguish content using semantic tags (keywords) preceded by a # sign. This enables users to search and filter information based on keywords and share information more meaningfully.

Hashtags also allow users to quickly identify ‘trending’ topics (as displayed on the Twitter.com homepage). The Township of Wellington North official hashtag is

**#WellingtonNorth** and/or **#SimplyExplore / #ButterTartTrail**

**Re-tweeting** – the Township of Wellington North actively seeks opportunities to re-tweet content that contributes to the dissemination and exchange of useful information about the Township of Wellington North and related topics.

### **Specific to Facebook**

**Posting and Comment Policy** – The Township of Wellington North reserves the right to remove inappropriate posts and comments from its wall. Inappropriate posts and comments can consist of spam, vulgar language, solicitations and other inappropriate content as decided by the Township of Wellington North. In the case that an inappropriate comment is made, the Township of Wellington North will remove the post and send a message to the user with an explanation of why their post was inappropriate. If the user continues to post inappropriate material, the Township of Wellington North will not enter into a “dialogue” with the user and will ban the user from the corresponding page, and if such activities are persistent take any other remedy available by law.

## **MEASUREMENT**

The success of the Township of Wellington North social media platforms will be measured through the number of ‘likes’ and ‘followers’, ‘shares’, ‘re-tweets’, and comments. Success can also be monitored by the increase in traffic on the website that correlates to the related ‘posts’ and ‘tweets’.

## **PRIVACY**

The Township of Wellington North does not capture or record the contact details of parties following its accounts. Any information identified or deemed confidential or private is treated in accordance with the Township of Wellington North's Policy and applicable outlet's Privacy Policy.

## **BEST PRACTICES**

### ***Acting as a Spokesperson for the Municipality***

Maintain a clear corporate identity. It isn't possible to keep up two different images created through conventional and social media. Thus, it is a good idea for spokespersons to ensure that their services maintain a clear, singular, corporate identity. To do this, public statements made through social media should be consistent with other corporate statements.

Err on the side of disclosure. When using social media, it's best for spokespersons to make it clear that they are speaking as municipal employees. The use of disclosure can go a long way towards avoiding the appearance of corrupt practices or public scandal.

Be Transparent. It's a good idea to let users know that corporate social media sites are monitored for harassment, obscenity, and other violations. This effort for transparency and integrity will be a helpful defense when dealing with inappropriate users complaining about editing practices.

Collect Fair Comment. As editors, spokesperson should be careful about what they choose to allow and disallow. Comments that do not fall under any of the civil or criminal rights violations should not be edited.

Respond, don't censor. In the end, social media sites are designed for two-way communication. For this to happen, it's important that spokespersons encourage civic engagement by being honest, open, and polite. It may also be helpful for spokespersons to find ways in advance to settle conflicts among users. At the same time, try to stick to the topics in which you have a mandate.

Respect Due Process. As a tool for sharing information, social media can be a great way to let citizens know about what's going on within the Municipality. However, it is important to make sure that due process is always followed. All Council decisions and initiatives should come from Council before being made public through social media.

Be discerning. Spokespersons should never take privacy for granted. The concept of "off the record" simply does not exist in the social media landscape. Thus, it's best to act as if all information shared can and will be made public.



## ***Engage, Enable and Share***

Consider your audience: be clear, concise and compelling

Before you start using social media tools ensure that your primary web/mobile site is current and accurate. Use your social media tools to drive people to more detailed information on your web / mobile sites.

Here are a few tips to help you grab attention, gain fans, find followers and deliver excellent service:

- Be honest, friendly and professional “the road is closed, but in a few weeks you’ll see new bike lanes. For now, use the detour here (link)”
- Get to the point – use simple, straightforward language
  - Posts under 80 characters have a 27% higher engagement rate
- Include a call to action – a link, photos, videos, etc.
- Be enthusiastic, not annoying.
  - Avoid sales pitches – offer real value
  - Don’t spam your fans and followers – be considerate
  - If you want people to participate in more than one medium, offer different content for different users e.g. don’t use hash tags on Facebook
- Ask questions “Are you coming to the game tonight? Great seats still available (link to ticket sales)” Start questions with ‘where’, ‘would’, ‘when’ and ‘should’, avoid asking ‘why’
- Use simple keywords to improve interaction ‘like’, ‘take’, ‘submit’, ‘watch’, ‘post’, ‘check’, ‘shop’, ‘visit’, ‘become a fan’, ‘tell us’, ‘share’.
- On Twitter, use hash tags to emphasize key words and develop your own hash tag #simplyexplore, #ramfans, #mostpatrioticvillage, and encourage patrons to use it
- Comply with Municipality policies, guidelines and Corporate Values.

## ***Participate***

If you are going to engage and invite comments then you should accept the good with the bad. At all times measure your actions against the Municipality’s Corporate Values and Personnel Policy.

If you think an online conversation could compromise your professional integrity or that of the Municipality, ask for support from the Social Media Coordinator.

If/when to reply to comments / questions:

The Municipality’s social media spokespeople must determine IF a response from the Township of Wellington North is needed. Check out existing Facebook and Twitter feeds to get an idea of when we choose to participate in an online conversation.

As a rule, the Municipality DOES REPLY to online questions and comments if:

- The post is respectful and asks a direct question about a program or policy
- The post includes factually inaccurate information – the Municipality can provide factually correct information to the user

As a rule, the Municipality DOES NOT reply to online questions and comments if:

- The post includes respectful statements of opinion – people are welcome to respectfully disagree
- The post is directed to other participants in the conversation
- The post does not comply with the Municipality's social media guidelines

How to reply to comments/questions:

Permanent and public conversations

- Be honest, friendly and professional
- Get to the point – use simple, straightforward language
- Answer direct questions
- Whenever possible, answer questions using the platform in which they are asked
- Avoid directing social media users to another communications channel such as a phone number or email “call 519-848-3620 for more information”
- If you don't know the answer, say so, and then go find it “good question. I'll check with our event team and get back to you OK?”

### ***Dealing with negative comments***

The Municipality invites all community members to share and discuss their opinions provided that those discussions remain respectful. The Municipality DOES NOT reply to questions and comments if they do not comply with the Municipality's social media guidelines. The Municipality expects some level of criticism, which presents an opportunity to correct misinformation and deliver excellent service.

## **RISKS & CHALLENGES**

Increased civic engagement is certainly a plus, but social media can also be the cause of some serious headaches. In fact, tools like Facebook and Twitter are often prime target for civil or criminal law violations and other areas of concern.

This section will take a look at some of the issues that might arise when using social media.

## ***Harassment & Obscenity***

Rules of etiquette can be easily broken in social media. Don't be surprised when some citizens abuse their opportunity to speak by harassing and making obscene comments. This concern is especially important for the Municipality as public figures are often preferred targets for attack.

### **Examples of obscenity**

Obscenity often includes the use of profane language or content. The use of sexual language or content, or even hyperlinking to sexual content, can also count as obscenity.

### **Examples of harassment**

Harassment often takes the form of discrimination based on race, creed, colour, or some other factor. Some forms of online solicitation can also be viewed as harassment.

### **Defamation & Libel**

Statements may be made that illegally harm the reputation of individuals or organizations. This is known as defamation. When these statements are published online, they are known as libel. Libel can even occur when defamatory statements are quoted or hyperlinked on a website.

### **Breach of Confidentiality**

Some information is not supposed to be made public. Third-party confidentiality and other privacy issues dictate that certain information cannot be disclosed without permission. If confidentiality is breached on a social media website, there can be serious problems.

Social media can turn private information into public information very quickly. As soon as news is posted, it can be shared by users at a rapid rate. With social media, it doesn't take long for confidential information to become common knowledge.

### **Invasion of Privacy**

Social media users don't always respect the privacy of others. Whether intentional or unintentional, sharing people's private information on a social media website is a serious issue.

It's dangerous to collect information about visitors to a blog or website. The Personal Information Protection and Electronic Documents Act (PIPEDA) states that citizens must consent to having their information gathered or used in any way.

## ***Intellectual Property Theft***

Intellectual property refers to intellectual 'products' with commercial value. Music, essays, videos, and even ideas can be examples of intellectual property. Copyrights and trademarks are two common tools used to protect against intellectual property theft.

Using intellectual property without permission can cause a lot of trouble. "Stealing" a copyrighted or trademarked product is the same as stealing merchandise or any other physical property.

Plagiarism can also be an issue in social media. Many quoted works are likely to be protected by copyright. Short quotes are usually fine if they are properly referenced, but it is always good to make sure before quoting something that was written by someone else.

Even linking to information on other websites can lead to trouble. Most websites lay out their policy in a Terms of Use or Copyright section. Some sites state that linking to their home page is fine, but deep linking to pages within the website is not.

### **TERMS**

Violation or improper usage of this policy may result in discipline, up to and including termination of employment for cause, and/or civil lawsuit in the courts.

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

**RECREATION & CULTURE COMMITTEE MINUTES**

Tuesday, May 6, 2014

8:30 a.m.

**Present:** Sherry Burke, Councillor, Chairperson  
Ray Tout, Mayor  
Andy Lennox, Councillor  
Dan Yake, Councillor  
Pat Franks, Councillor, Township of Southgate  
Barry Lavers, Director of Recreation, Parks & Facilities  
Mark MacKenzie, Mount Forest Facilities Manager  
Tom Bowden, Arthur Facilities Manager  
Michael Givens, CAO/Treasurer  
Cathy Conrad, Executive Assistant

**Regrets:** Mark Goetz, Councillor

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

**DECLARATION OF PECUNIARY INTEREST**

None declared

**DELEGATIONS**

None

**MINUTES**

1. Review minutes of March 4, 2014 meeting

The minutes of the March 4, 2014 Recreation & Culture Advisory Committee were received and adopted by Council at the Regular Meeting of Council held on March 10, 2014.

**BUSINESS ARISING FROM MINUTES**

None.

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

**RECREATION & CULTURE COMMITTEE MINUTES**

Tuesday, May 6, 2014

NEW BUSINESS

1. Lease Agreement Arthur Seniors

The Lease Agreement was approved by Council for a five year period with conditions regarding repairs and upcoming work. A Trillium grant application will possibly be submitted in the fall to help with some major repairs.

2. Report – Recreation Fee & Charges 2015

The rates show a 2 ½ to 3% increase. Non Prime Ice has now been defined and the rental rate will be raised in three equal increments over a three year period to eventually equal the Minor Sports rate.

Discussion took place regarding the rental rate for the Mount Forest Upper Room. The room was recently completed when an anonymous donor provided funding for the flooring. It is now ready to rent out. As the room is similar in size to the Plume Room it was decided that the rate should be the same. This room needs to be included in the Alcohol Policy. For the time being items will be moved into the room from other areas of the facility as needed. Barry suggested Pepsi be contacted regarding a refrigerator. A small plaque will be installed recognizing the anonymous donation of the floor. The “Wall of Fame” will be discussed at another time.

**Moved by: Mayor Tout**

**Seconded by: Councillor Yake**

***That the Mount Forest Upper Room be charged the same rental rate as the Plume Room.***

**Carried**

The committee discussed the fee for the soccer fields and how it relates to the number of games covered. Fees should be closer to the ball diamond fees and, rather than a flat fee, should be charged on an hourly basis. Mark MacKenzie has the soccer schedule for 2014 and will review it with Barry Lavers. Mark is keeping track of the usage as well. It was suggested that the soccer group be asked to attend a meeting after their season is over to discuss rates and usage. An alternative presented is to have a flat fee plus a user fee.

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

**RECREATION & CULTURE COMMITTEE MINUTES**

Tuesday, May 6, 2014

Moved by: Mayor Tout  
Seconded by: Councillor Yake

*THAT the Recreation & Culture Advisory Committee accepts the definition change for non prime ice rental as outlined in the Recreation Fees & Charges 2015 (Proposed) report;  
AND FURTHER THAT the Recreation & Culture Advisory Committee approve the 2015 Preliminary Recreation Fees as presented.*

Carried

3. 2015 Fees Schedule
4. Mount Forest Indoor Track Update

The schedule is now in place. There have not been a lot of joggers using the track. Barry received a call from a jogger thanking him for the changes to allow jogging.

5. Mount Forest Upper Room Update

Barry thanked Dan for his help obtaining funding to finish the floor. The room looks excellent and is ready to be rented.

6. Report – Amendment Municipal Alcohol Policy July 26, 2014

Moved by: Mayor Tout  
Seconded by: Councillor Yake

*THAT the Recreation and Culture Committee of the Township of Wellington North amend the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the East Lobby of the Mount Forest & District Sports Complex on July 26, 2014 for the purpose of a Wedding Reception.*

Carried

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

**RECREATION & CULTURE COMMITTEE MINUTES**

Tuesday, May 6, 2014

CORRESPONDENCE

1. Arthur Lions Club  
Re: Installation of Carved Lion at Lions Park in Arthur

The Arthur Lions Club is requesting permission to install a carved lion at the Lions Park in Arthur. The Committee supported this request with the club being responsible for installation and maintenance. Barry will work with the club regarding location.

2. Lion Mary Ruth Job  
Re: Annual Guide Dog Walk May 25, 2014

The Committee received the notification of this annual event.

REPORTS

The Facility Managers written reports and facility usage reports were available for review.

Mark reported they have started work on the trails. A motor was replaced on an HVAC unit. A new AED was installed in the upper level. The trophy case is in place. The Wet Lands group is going to repair the deck at Murphy Park.

Mayor Tout thanked Mark and his staff for their work with the OPP funeral and the hockey playoff games from Minto 81's.

The Director of Recreation, Parks and Facilities written report was available for review.

Barry reported that he discussed pool staffing with Carolann. They will have just enough staff for this season. We have had a slow start to spring but are beginning to get out on the sports fields and parks. The new HVAC unit has been installed.



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

**RECREATION & CULTURE COMMITTEE MINUTES**

**Tuesday, May 6, 2014**

Councillor Burke asked if there was any damage resulting from the Fur and Feather Show. Barry reported that there was very little damage. The sports field was barricaded; which worked well. They have not booked for the fall.

Mayor Tout inquired if flags at the arenas and parks are going to be replaced. He would like to have Wellington North flags flown at these locations.

**MEMBER'S PRIVILEGE**

Councillor Franks thanked the Committee for their condolences at the time of her father's passing.

Councillor Yake inquired if AEDs are registered with Emergency Services. If they are registered and someone calls 911 the person could be told there is an AED close by in the facility.

Councillor Yake commented on the substantial tree damage in the new park in Arthur from the winter storms. A lot of limbs fell. There is a need to investigate the removal of some trees. Wellington North Power can be asked to assist with this.

**NEXT MEETING**

Tuesday, June 3, 2014 at 8:30 a.m. at the Mount Forest Sports Complex.

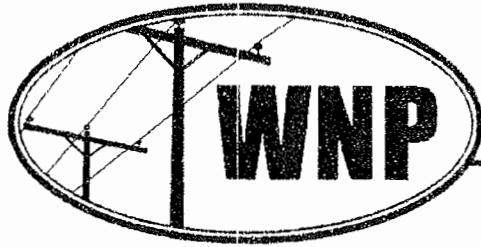
**ADJOURNMENT**

**Moved By: Councillor Franks**

**Seconded By: Mayor Tout**

*THAT the Recreation & Culture Committee meeting of May 6, 2014 be adjourned at 9:35 a.m.*

**Carried**



Wellington North Power Inc.

290 Queen Street West, PO Box 359, Mount Forest, ON N0G 2L0  
Phone: 519.323.1710 Fax: 519.323.2425 E-mail: [wnp@wellingtonnorthpower.com](mailto:wnp@wellingtonnorthpower.com)

[www.wellingtonnorthpower.com](http://www.wellingtonnorthpower.com)

April 28, 2014

Mayor Ray Tout and Members of Council  
Township of Wellington North  
7490 Sideroad 7 West  
P.O. Box 125  
Kenilworth, ON N0G 2E0

Dear Mayor Tout and Members of Municipal Council:

Re: Wellington North Power Inc. - 2014 Annual Shareholder Meeting

The Board of Directors and staff of Wellington North Power Inc. are arranging the Annual Shareholder Meeting for **Tuesday, May 27, 2014 at 6:00 p.m. in the Leisure Hall at the Mount Forest & District Sports Complex 850 Princess Street, Mount Forest.**

All Members of the Township of Wellington North and Township of Southgate Council are invited to attend, and at least three (3) members of the majority shareholder, the Township of Wellington are required to form a quorum.

One representative, of each of the respective Councils, will be appointed to act as Scrutineers for the meeting, to pass resolutions on behalf of the Corporation. Senior municipal management staff members are also invited to attend the meeting.

Please forward names and contact information, including e-mail addresses of those who will be attending as representatives of the Township of Wellington North. An agenda and pertinent information will be forwarded to them directly for review prior to the Annual Shareholder Meeting.

If you need any questions please do not hesitate to call me.

Yours truly,

Judy Rosebrugh, President & CEO  
Wellington North Power Inc.

**UPPER GRAND DISTRICT SCHOOL BOARD  
WELLINGTON CATHOLIC DISTRICT SCHOOL BOARD**

**NOTICE OF PUBLIC MEETINGS  
EDUCATION DEVELOPMENT CHARGES  
COUNTIES OF WELLINGTON AND DUFFERIN**

**FIRST MEETING – POLICY REVIEW  
WEDNESDAY, MAY 21, 2014 @ 7:00 P.M.  
Wellington County Offices, 74 Woolwich Street, Guelph**

**TAKE NOTICE** that on May 21, 2014, the Upper Grand District School Board and the Wellington Catholic District School Board will hold a joint public meeting pursuant to Section 257.60 of the *Education Act* at the location shown above.

The purpose of the meeting will be to review the current education development charge policies of both Boards and to solicit public input. Any person who attends the meeting may make a representation to the Boards in respect of the policies. The Boards will also consider any written submissions.

**SECOND MEETING – SUCCESSOR BY-LAW  
WEDNESDAY, MAY 21, 2014 @ 7:30 PM  
Wellington County Offices, 74 Woolwich Street, Guelph**

**AND FURTHER TAKE NOTICE** that on May 21, 2014, the Upper Grand District School Board and the Wellington Catholic District School Board will hold a second joint public meeting at the same location. This meeting will be held pursuant to Section 257.63 of the *Education Act*.

The purpose of the second public meeting is to consider the continued imposition of education development charges and successor by-laws and to inform the public generally about the education development charge proposal of each Board. Any person who attends the meeting may make a representation to the Boards in respect of the proposals. The Boards will also consider any written submissions. All submissions received in writing and those expressed at the public meeting will be considered prior to the enactment of the education development charge by-laws. On Wednesday June 18, 2014, each Board will consider the enactment of a by-law imposing education development charges in Wellington County. The Upper Grand District Board will also consider the enactment of a by-law imposing education development charges in Dufferin County.

The education development charge background study required under Section 257.61 of the Act (including the proposed EDC by-laws) together with the policy review analysis required under Section 257.60 of the Act will be available on May 7, 2014, at both Boards' administrative offices during regular office hours and on each Board's website at [www.ugdsb.on.ca](http://www.ugdsb.on.ca) for the Upper Grand District School Board and [www.wellingtoncssb.edu.on.ca](http://www.wellingtoncssb.edu.on.ca) for the Wellington Catholic District School Board.

**THIRD MEETING – IN CONSIDERATION OF BY-LAW ADOPTION  
WEDNESDAY, JUNE 18, 2014 @ 7:00 PM  
Wellington County Offices, 74 Woolwich Street, Guelph**

**AND FURTHER TAKE NOTICE** that on June 18, 2014, the Upper Grand District School Board and the Wellington Catholic District School Board will hold a third joint public meeting at the location shown above.

The purpose of this meeting is to (i) allow each Board to consider the enactment of a successor EDC by-law that will apply to development in Wellington County and (ii) in the case of the Upper Grand District School Board, to consider the enactment of a successor EDC by-law that will apply to development in

Dufferin County. Any person who attends the meeting may make a representation to the Boards in respect of this matter. Written submissions, filed in advance of the meeting, will also be considered.

All interested parties are invited to attend the public meetings.

The Boards would appreciate receiving written submissions one week prior to the public meetings so that they may be distributed to trustees prior to the meetings. Submissions and requests to address the Boards as a delegation should be submitted to:

Upper Grand District School Board  
Attention: Jennifer Passy, Manager of Planning  
500 Victoria Road North, Guelph ON N1E 6K2  
Telephone: (519) 822-4420, Fax: (519) 822-2134

And

Wellington Catholic District School Board  
Attention: Ms. Tracy McLennan, Superintendent, Corporate Affairs & Treasurer  
75 Woolwich Street, P.O. Box 1298, Guelph, Ontario N1H 6N6  
Telephone: (519) 821-4640, Fax: (519) 837-4154

Any comments or requests for further information regarding this matter may be directed to the Board officials noted above.



Wellington Catholic  
District School Board  
*We Have Faith in Education*

Ministry of  
Municipal Affairs  
and Housing

Municipal Services Office -  
Western

2<sup>nd</sup> Floor  
659 Exeter Road  
London ON N6E 1L3  
Tel: 519 873-4020  
Toll Free: 1 800-265-4736  
Fax: 519 873-4018

Ministère des  
Affaires municipales  
et du Logement

Bureau des services aux municipalités -  
région de l'Ouest

2<sup>e</sup> étage  
659 Exeter Road  
London ON N6E 1L3  
Tél. : 519 873-4020  
Sans frais : 1 800 265-4736  
Télééc. : 519 873-4018



April 29, 2014

Ms. Donna Bryce  
County Clerk  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

**Subject: Approval of Official Plan Amendment No. 81  
County of Wellington  
Ministry File No: 23-OP-5000-081**

---

Dear Ms. Bryce:

I am pleased to inform you that Official Plan Amendment No. 81 was approved on April 28, 2014. Please find attached a Notice of Decision and the decision regarding the above noted application.

If you have any questions about this matter, please do not hesitate to contact Scott Oliver, Planner by telephone at 519-873-4033 or by e-mail at [scott.oliver@ontario.ca](mailto:scott.oliver@ontario.ca).

Yours truly,

Bruce Curtis, MCIP, RPP  
Manager, Community Planning and Development  
Municipal Services Office - Western

c.c.: Gary Cousins, Director, Planning and Development, County of Wellington  
All persons who requested notice

File No.: 23-OP-5000-081  
Municipality: County of Wellington  
Subject Lands: All lands within the County of Wellington

Date of Decision: April 28, 2014  
Date of Notice: April 29, 2014  
Last Date of Appeal: May 18, 2014

---

**NOTICE OF DECISION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(35) and 26 of the Planning Act**

---

A decision was made on the date noted above to approve, with modifications, Official Plan Amendment No. 81 for the County of Wellington adopted by By-law No. 5363-13.

**Purpose and Effect of the Official Plan Amendment**

Official Plan Amendment #81 (OPA 81) is the County of Wellington's 5 Year Review and applies to the entire County. The primary purpose of OPA 81 is to bring the County Official Plan (OP) into conformity with the Greenbelt Plan. In addition, OPA 81 amends, updates or provides new policies with respect to: The County's planning vision and general County policies; Prime Agricultural Areas; Secondary Agricultural Areas and the rural system; urban expansion; rural employment areas; Natural Heritage and Greenlands Systems; infrastructure; water resources; terminology and supporting guidelines with the Provincial Policy Statement, 2005; and implementation policies related to changes to the *Planning Act*.

**When and How to File An Appeal**

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

**Who Can File An Appeal**

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

**When the Decision is Final**

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Applications:** None

**Getting Additional Information**

Additional information about the Official Plan Amendment is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing office at the address noted below or from the City of Guelph Municipal Office.

**Mailing Address for Filing a Notice of Appeal**

Ministry of Municipal Affairs and Housing  
Municipal Services Office - Western  
659 Exeter Road, 2nd Floor  
London ON N6E 1L3

Submit notice of appeal to the attention of  
Scott Oliver, Planner  
Tel:(519) 873-4033  
Fax:(519) 873-4018

# DECISION

With respect to the Official Plan  
of the County of Wellington  
Subsection 17(34) and Section 26 of the Planning Act

---

I hereby modify, and approve as modified, Amendment No. 81 to the Official Plan for the County of Wellington, as adopted by By-law No. 5363-13, as follows:

1. **Details of the Amendment, Section 4.3.3, Policy Direction, Item 14** is modified as follows:
  - a) Subsection 4.3.3 a) i) is modified by inserting “in consultation with the OMAF” after the word “designation”.
  - b) Subsection 4.3.3 c) ii) is modified by:
    - i) Deleting the word “agriculture” and replacing it with “agricultural land and operations” in the first bullet point.
    - ii) Deleting the third bullet point, “compliance with minimum separation distances established for livestock operations”.
  - c) Insert new subsection 4.3.3 c) iii) to follow subsection 4.3.3 c) ii) and to read as follows:

“Compliance with minimum separation distances established for livestock operations”.
2. **Details of the Amendment, Section 4.4.3, Residential Intensification, Item 15** is modified as follows:
  - a) The first paragraph is modified by deleting the words “rural areas and” after the word “in” and before the word “hamlets”.
  - b) Subsection 4.4.3 h) is modified by deleting the words “rural areas and” after the word “in” and before the word “hamlets”.
3. **Details of the Amendment, Section 4.7.1, Distinct Urban-Rural Boundary** is modified by deleting subsection 4.7.1 b) in its entirety and replacing it with the following:

“b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formula.”.

4. **Details of the Amendment, Section 4.8.2, Urban Centre Expansion Criteria, Item 18** subsection 4.8.2 a) is modified by deleting the words “forecasted growth pursuant to Places to Grow contained in Table 1 of this Plan” and replacing them with the words “the population and employment forecasts for the County of Wellington”.
5. **Details of the Amendment, Section 5.4.2, Habitat of Endangered or Threatened Species and Fish Habitat, Item 31** is modified deleting the words “appropriate authorization under the Endangered Species Act” and replacing them with the words “provincial and federal requirements” after the word “species” in the first sentence of the first paragraph.
6. **Details of the Amendment, Section 5.6.1, Permitted Uses, Item 37** is modified by inserting the words “, except in accordance with provincial and federal requirements” after the word “species” in the first paragraph.
7. **Details of the Amendment, Section 5.6.4, Zoning** is modified by deleting the words “greenland areas” and replacing them with the words “Core Greenlands” after the word “from” and before the word “in” in the second sentence of the second paragraph.
8. **Details of the Amendment, Section 5.6.5, Agriculture** is modified by deleting the words “Natural heritage” and replacing them with the words “The Greenlands System” before the word “policies”.
9. **Details of the Amendment, Section 5.6.6, Mineral Aggregate Areas, Item 41** is modified by deleting it in its entirety and replacing it with the following:

“Areas of high potential for mineral aggregate area shown on Schedule ‘C’ as an overlay over the Greenland System.

Existing licensed mineral aggregate operations are permitted and will be protected.

In the Greenbelt, mineral aggregate operations are subject to the policies of Section 9.9.10.2.”.
10. **Details of the Amendment, Section 6.6.1, Mineral Aggregate Resource Overlay, Item 51** is modified as follows:
  - a) The third sentence in the first paragraph is modified by inserting the words “and selected bedrock resources” after the word “deposits” and before the word “that”.
  - b) The fourth sentence of the first paragraph is modified by inserting the words “and selected bedrock resources” after the word “Significance”.




11. **Details of the Amendment, Section 6.6.5, New Mineral Aggregate Operations, Item 53** is modified by adding the words "Mineral Aggregate Area shown on Schedule A of" after the word "to" and before the word "this" in the first sentence of the first paragraph.
12. **Details of the Amendment, Section 6.8.4, New Locations, Item 58** is modified by inserting new subsection 6.8.4 a) and renumbering subsequent subsections accordingly. Subsection 6.8.4 a) is to read as follows:

"the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;"
13. **Details of the Amendment, Section 9.9.5, Natural System, Item 74** is modified by adding the words "of 9.9.5 b)" after the word "policies" and before the word "below".
14. **Details of the Amendment, Section 9.9.8.1, General Non-Agricultural Use, Item 74** is modified by adding new subsection 9.9.8.1 c) following subsection 9.9.8.1 b) and is to read as follows:

"c) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae."
15. **Details of the Amendment, Section 15, Definitions the definition of Agricultural Uses** is modified by deleting the existing definition and replacing it with the following:

"means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment"
16. **Details of the Amendment, Schedule A-29, Schedule A-7 Puslinch, Item 91** is modified as follows:
  - a) With respect to lands noted in Attachment A to this decision, Schedule A-29 of Official Plan Amendment No. 81 is modified by re-designating the lands shown from "Core Greenlands" to "Secondary Agricultural" and "Rural Employment Area" as appropriate.
17. **Details of the Amendment, Schedule A-50, Mineral Aggregate Overlay, Item 93** is modified as follows:
  - a) Deleting Schedule A-50 of Official Plan Amendment No. 81 and replacing with Attachment B to this decision.

Dated at London this 28<sup>th</sup> day of April 2014.



---

Ginette Brindle  
Director, Municipal Services Office - Western  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

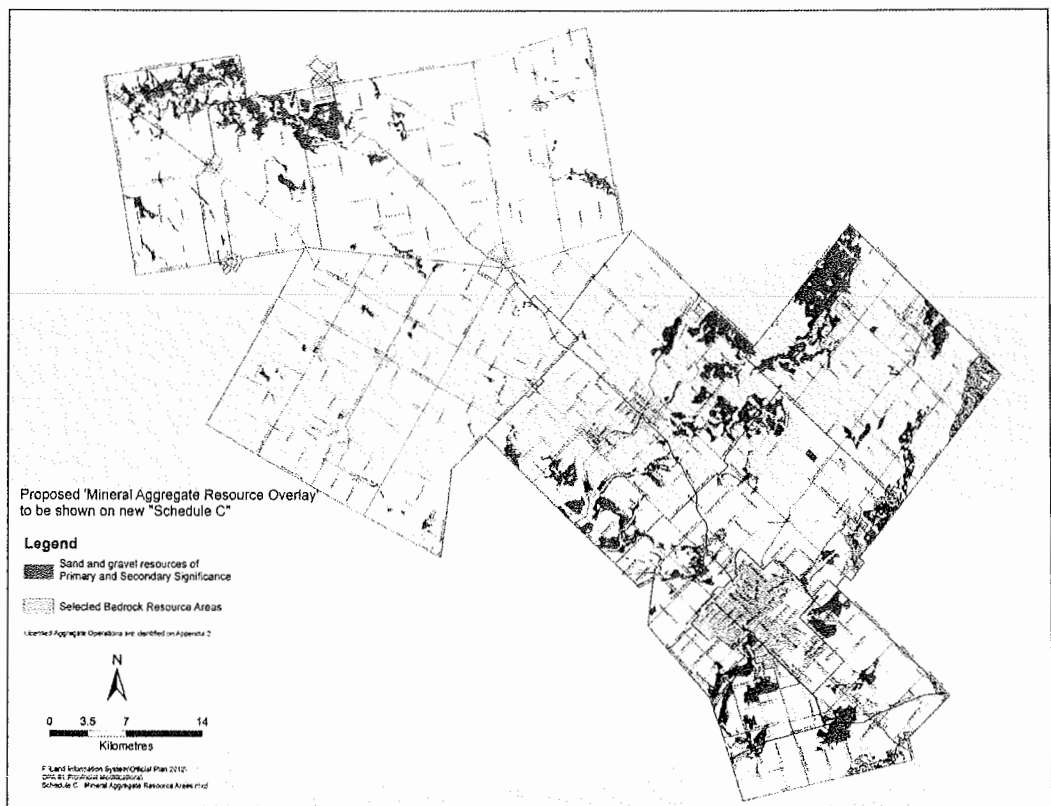
## Attachment A

Modifications to Official Plan Amendment No. 81  
Schedule A-29, Item 91



**Attachment B**

Modifications to Official Plan  
Amendment No. 81  
Schedule A-50, Item 93





Agenda Reference 9.a.1.

**COUNCIL MEETING**

DATE: February 14, 2014 RESOLUTION NUMBER: C- A -14/02/14  
 MOVED BY: Suburgank  
 SECONDED BY: Phil King

WHEREAS the Township of Muskoka Lakes wishes to express serious concern with Teranet and the Land Titles Electronic Registry System in Ontario, specifically as it relates to errors that were made when the paper based land registration system was converted to the electronic system;

And Whereas the Township has been made aware of errors and omissions that are prevalent throughout the Province, especially with respect to rights-of-way and land ownership in cottage country;

And Whereas the cost to landowners to rectify these errors can be expensive, take a significant amount of time, and result in undue hardship;

And Whereas municipalities are burdened with the processing of increased consent applications before the Committee of Adjustment to correct errors and omissions;

Now therefore be it resolved that the Ministry of Government Services be advised that the Land Titles Electronic Registry System contains numerous errors and should be corrected forthwith at the sole expense of the Ministry;

And further that the Ministry of Government Services develop a funding model to ensure that landowners are not negatively financially affected by the need for title corrections noted above;

And further that this resolution be forwarded to all other municipalities in the Province, for support.

*and Amc, Am*

<u>RECORDED VOTE:</u>	<u>NAYS</u>	<u>YEAS</u>
COUNCILLOR BARANIK	_____	_____
COUNCILLOR BRENT	_____	_____
COUNCILLOR BURGESS	_____	_____
COUNCILLOR EDWARDS (Deputy Mayor)	_____	_____
COUNCILLOR FURNISS	_____	_____
COUNCILLOR HARDING	_____	_____
COUNCILLOR KRUCKEL	_____	_____
COUNCILLOR McTAGGART	_____	_____
COUNCILLOR NISHIKAWA (Acting Deputy)	_____	_____
MAYOR MURPHY	_____	_____
TOTALS	_____	_____

MOTION DEFEATED [ ]  
 MOTION CARRIED [✓]

[Signature]  
 MAYOR

**CENTRAL ALGOMA JOINT DISASTER RELIEF COMMITTEE**  
Representing Township of Macdonald, Meredith & Aberdeen Additional, Township of Laird,  
Township of Plummer Additional & Municipality of Huron Shores

c/o Township of Macdonald, Meredith & Aberdeen Additional  
208 Church St, P.O. Box 10,  
Echo Bay, ON P0S 1C0

Inquiry Line: 705-248-2613

Fax Line: 705-248-3091

---

April 30, 2014

Potential Donor

On September 10, 2013 heavy rainfall caused extreme flooding in the Central Algoma area leaving behind hundreds of thousands of dollars worth of destruction and damage resulting in the area being declared a disaster area by the provincial government.

A volunteer committee, the **Central Algoma Joint Disaster Relief Committee** (CAJDRC), has been set up to spearhead the local fundraising effort to assist the *private* sector of our area. A tentative fundraising target of \$80,000.00 has been set to provide assistance to local homeowners, farmers and small businesses whose essential property has been damaged from the flooding in the four represented townships. A considerable community response is needed to help those less fortunate who have suffered such private and personal devastating losses.

Financial support from the area will be instrumental in attracting provincial financial assistance. For every dollar raised, the province of Ontario will contribute up to a ratio of 2:1 through the Ontario Disaster Relief Program, ODRAP.

Your caring financial assistance will make a huge difference in the lives of victims of the flood by helping them regain their homes, businesses and lives. Please make a donation today to the Central Algoma Joint Disaster Relief Fund. Every amount, big or small will be a generous donation toward helping your neighbours in nearby communities recover from this disaster.

Please make donations payable to **Central Algoma Joint Disaster Relief Committee.**

Please mail your donations to:

c/o Township of Macdonald, Meredith & Aberdeen Additional  
208 Church St, P.O. Box 10,  
Echo Bay, ON P0S 1C0

Charitable receipts will be issued for cash or cheque donation of \$10.00 or more.  
If, you require additional information please contact our inquiry line at 705-248-2613.

On behalf of the victims, of the September 10 2013, flooding, I thank you in advance for your generous donation.

With sincere gratitude,

Elzine Shuttleworth  
Chair  
Central Algoma Joint Disaster Relief Committee

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

**BY-LAW NUMBER 36-14**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Part of Park Lot 3, South of King Street  
and Part of Park Lot 3, North of Albert Street, former Town of  
Mount Forest, Reeves Construction Ltd. – Lucas Subdivision)**

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

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

1. That Schedule "A" Map 3 – Mount Forest - to By-law 66-01 is amended by changing the zoning on lands described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, former Town of Mount Forest, as illustrated on Schedule "A" attached to and forming part of this By-law from **Residential (R1B) and Residential (R2) to Residential (R2)**.
2. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
3. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 12TH DAY OF MAY, 2014.**

---

**RAYMOND TOUT,  
MAYOR**

---

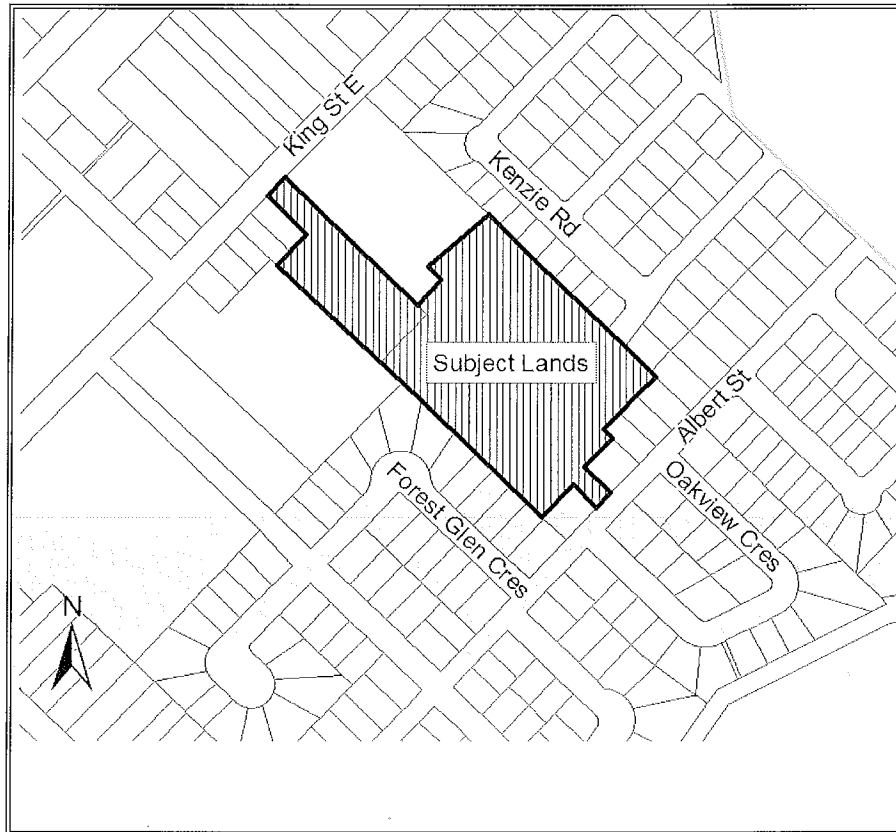
**MICHAEL GIVENS,  
CHIEF ADMINISTRATIVE OFFICER/CLERK**



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 36-14

Schedule "A"



Rezone from Residential (R1B) and Residential (R2) to Residential (R2)

This is Schedule "A" to By-law No. 36-14  
Passed this 12th day of May, 2014

---

RAYMOND TOUT  
MAYOR

---

MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 36-14

#### **Location of the Subject Land**

The property subject to the proposed amendment is described as Part Park Lot 3, South of King St and Part of Park Lot 3, North of Albert Street, Town of Mount Forest. The property is 2.46 hectares (6.1 acres) in size.

**The Purpose and Effect of the Application** is to rezone the subject property from Residential (R1B) and Residential (R2) to Residential (R2) to accommodate the construction of a proposed subdivision.

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

**BY-LAW NUMBER 37-14**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Division 3 to 4, Lot 6, EOSR, Geographic  
Township of Arthur, 9723 Highway 6 – A. and M. Martin)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur as illustrated on Schedule "A" attached to and forming part of this By-law from **Agriculture (A)** to **Agriculture Commercial (AC)**.
2. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
3. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 12TH DAY OF MAY, 2014.**

---

**RAYMOND TOUT,  
MAYOR**

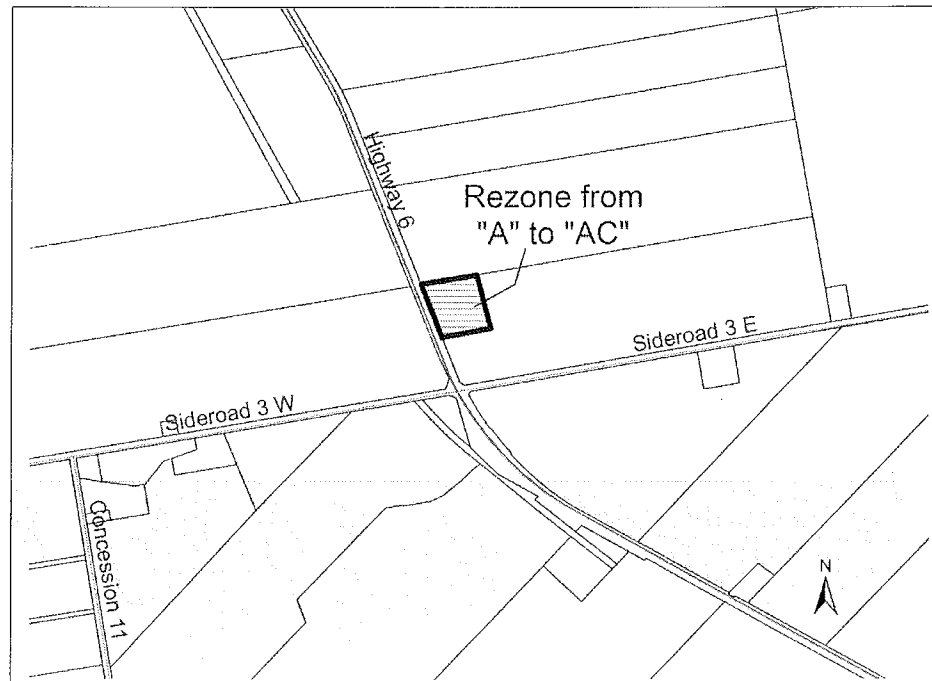
---

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

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 37-14

Schedule "A"



Rezone from A to AC

This is Schedule "A" to By-law No. 37-14  
Passed this 12th day of May, 2014

---

RAYMOND TOUT  
MAYOR

---

MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## **EXPLANATORY NOTE**

### **BY-LAW NUMBER 37-14**

#### **SUBJECT LAND**

The subject land is legally described as Division 3 to 4, Lot 6 EOSR, Geographic Township of Arthur with a civic address of 9723 Highway 6. The entire property is 37.63 hectares (93 acres) in size. The portion of land subject to the zone amendment consists of 2.4 ha (6 ac).

#### **PURPOSE AND EFFECT**

The purpose of the amendment is to rezone the subject lands to allow a commercial grain elevator operation. The property is currently zoned Agricultural.

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B40/14

APPLICANT

Dqve Robertson  
4224 Concession 5  
RR 1  
Orono, ON L0B 1M0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Mount Forest)  
Part Lot 1  
Concession 11  
650 Queen St W

Proposed severance is 3379 square metres with 48.45m frontage, existing and proposed urban residential use with existing house.

Retained parcel is 1.72 hectares with 18m frontage, existing and proposed urban residential use with existing shed.

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 004 04000 0000**

Does this description reasonably describe the parcel holdings? YES ( X ) NO ( )

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES ( ) NO ( )

What Section(s) does it conform to or contravene? (Please specify)

\_\_\_\_\_  
\_\_\_\_\_

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES ( X ) NO ( )

(Please Specify) Section 12 of Zoning By-law 66-01.

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES ( ) NO ( X )

(Please Specify) Section 6.1 and 29.1 of Zoning By-law 66-01.

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES ( ) NO ( ) N/A ( ) or **Minor Variance** YES ( ) NO ( ) N/A ( )

Is proposal on an opened maintained year-round public road YES ( X ) NO ( )

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify \_\_\_\_\_

\_\_\_\_\_

Is the Proposed Lot(s) serviced now by the Municipal Water YES ( ) NO ( )

Is the Retained Lot serviced now by Municipal Water YES ( ) NO ( )

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES ( ) NO ( X )

Is the Retained Lot serviced now by Municipal Sewers YES ( ) NO ( X )

Is there a **Capital Works Project** underway to service these lots in the near future YES ( ) NO ( X )

**Approximate Time of Servicing Availability:** \_\_\_\_\_

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B 40/14**

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES ( X ) NO ( )

Is there any further Information that may assist the Planning and Land Division Committee?  
(A letter may be attached if there is insufficient space to explain)

Is the Municipality in support of this application? YES ( ) NO ( )

What Conditions, if any, are requested by the Municipality if the Consent is granted?

THAT 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.

THAT the owner receives approval for an entrance from the applicable road authority.

THAT the owner satisfy the requirements of the local municipality in reference to parkland dedication.

THAT the accessory building on the retained should be removed.

Does the Municipality request a Notice of Decision YES ( X ) NO ( )

SIGNATURE: \_\_\_\_\_

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

DATE: April 29, 2014

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

April 11, 2014

## 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: March 25, 2014

FILE NO. B40/14

### APPLICANT

Dave Robertson  
4224 Concession 5  
RR#1  
Orono ON L0B 1M0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)  
Part Lot 1  
Concession 11  
650 Queen St. W

Proposed severance is 3379 square metres with 48.45m frontage, existing and proposed urban residential use with existing house.

Retained parcel is 1.72 hectares with 18m frontage, existing & proposed urban residential use with existing shed.

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

**May 21, 2014**

**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 Valley

Bell Canada County Clerk Roads

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

108



QUEEN STREET

SEVERANCE SKETCH IN THE

(TOWNSHIP OF MOUNT FOREST)

TOWNSHIP OF WELLINGTON NORTH

COUNTY OF WELLINGTON

181000

MCH/14  
8505

*Alex R. Wilson*

ALEX R. WILSON

SURVEYING INC.

MOUNT FOREST

519 323 2451

ZONING RZ  
PARK LOT 12  
SOUTH-CORNER  
ZONING M1

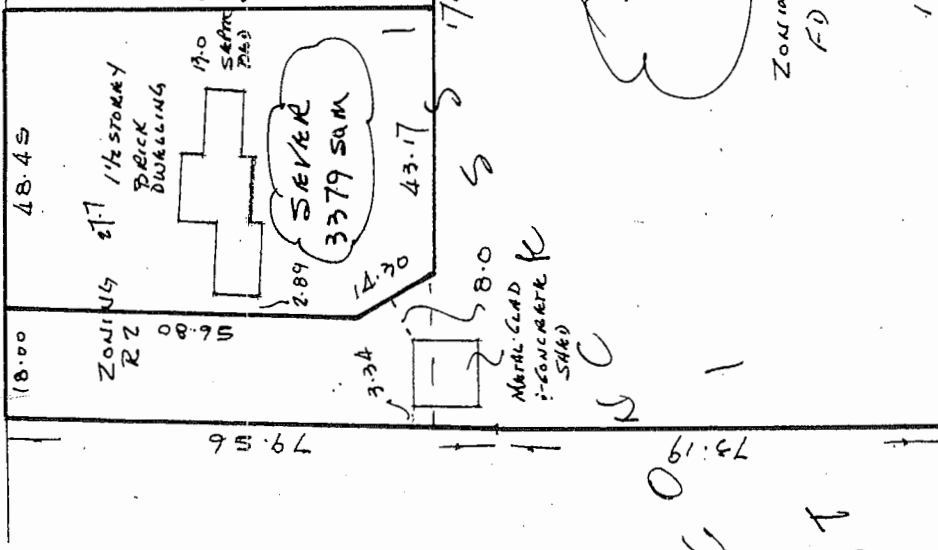
ZONING M1

(ARTHRIS)

(RUNDLE-1983)

ZONING RZ

51.87  
RAILWAY LINES  
(G.R.E.)  
0.0



ZONING FD  
100



<b>Application</b>	B40/14
<b>Location</b>	Part Lot 1, Concession 11 TOWNSHIP OF WELLINGTON NORTH
<b>Applicant/Owner</b>	Dave Robertson

**PLANNING OPINION:** This application would create a 0.83 ac (3,379 m<sup>2</sup>) parcel in the Urban Centre of Mount Forest with an existing dwelling. A 1.72 ha (4.25 ac) parcel with existing metal clad shed would be retained.

The frontage of the retained parcel is narrow and access to the balance of the retained lands for residential intensification or commercial development would either be unavailable or limited, depending on where a new building is placed. This parcel should be restricted from development until such time that an overall concept plan is available or when the lands are to be developed. As such provisional approval of this consent should contain the following conditions of approval:

1. That the retained parcel is rezoned to restrict any development prior to a comprehensive plan of the lands is received (e.g. holding provision or other appropriate zoning control) to the satisfaction of the local municipality;
2. That safe driveway access is provided to the satisfaction of the local municipality;
3. That the shed on the retained parcel is removed to the satisfaction of the local municipality.

**PLACES TO GROW:** The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

**PROVINCIAL POLICY STATEMENT (PPS):** Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated HIGHWAY COMMERCIAL and FUTURE DEVELOPMENT. The proposed severance is completely within the Highway Commercial designation.

Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provisions of full urban services, wherever such services are available.

Sections 8.6.3 states that residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed. Staff is satisfied that the severed lot as proposed is of a size large enough to maintain the flexibility for a Highway Commercial use in the future.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal,....to accepted municipal standards" d) "that all lots will have safe driveway access."

**LOCAL ZONING BY-LAW:** The severed parcel is zoned Residential (R2) and the retained parcel is zoned Future Development (FD). The frame shed on the retained parcel would need to be removed as a condition of severance. A zoning restriction should be placed on the retained parcel until the future development has been determined. It should be noted that the Future Development zoning does permit one dwelling.

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

Linda Redmond, Senior Planner  
 May 7, 2014

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B47/14

APPLICANT

Bruce & Deb Atkinson  
8117 Line 10  
RR 1  
Conn, ON N0G 1N0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (West Luther)  
Part Lot 3  
Concession 10

Surplus Farm Dwelling Application

Proposed severance is 39 hectares with 524m frontage, existing and proposed agricultural use.

Retained parcel is 86m frontage x 141m = 1.2 hectares, existing and proposed rural residential use with existing house and shed.

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 015 17600 0000**

Does this description reasonably describe the parcel holdings? YES ( X ) NO ( )

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES ( ) NO ( )

What Section(s) does it conform to or contravene? (Please specify)

\_\_\_\_\_  
\_\_\_\_\_

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES ( X ) NO ( )

(Please Specify) Section 8 of Zoning By-law 66-01.

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES ( ) NO ( X )

(Please Specify) Section 6.1.4. b) of Zoning By-law 66-01.

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES ( ) NO ( ) N/A ( ) or **Minor Variance** YES ( ) NO ( ) N/A ( )

Is proposal on an opened maintained year-round public road YES ( X ) NO ( )

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify \_\_\_\_\_

\_\_\_\_\_

Is the Proposed Lot(s) serviced now by the Municipal Water YES ( ) NO ( )

Is the Retained Lot serviced now by Municipal Water YES ( ) NO ( )

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES ( ) NO ( )

Is the Retained Lot serviced now by Municipal Sewers YES ( ) NO ( )

Is there a **Capital Works Project** underway to service these lots in the near future YES ( ) NO ( )

**Approximate Time of Servicing Availability:** \_\_\_\_\_

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B 47/14

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES ( ) NO ( )

Is there any further Information that may assist the Planning and Land Division Committee?  
(A letter may be attached if there is insufficient space to explain)

Is the Municipality in support of this application? YES ( ) NO ( )

What Conditions, if any, are requested by the Municipality if the Consent is granted?

THAT the barn is to be removed/demolished from the retained.

THE frame shed should receive zoning relief for area.

THE Owner is to obtain a building permit for the alteration/repair of the frame shed.

THAT 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.

THAT the owner receives approval for an entrance from the applicable road authority.

THAT the owner satisfy the requirements of the local municipality in reference to parkland dedication

Does the Municipality request a Notice of Decision YES (X) NO ( )

SIGNATURE: \_\_\_\_\_

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

DATE: May 13, 2014

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

April 11, 2014

## 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 7, 2014

FILE NO. B47/14

### APPLICANT

Bruce & Deb Atkinson  
8117 Line 10  
RR#1  
Conn ON N0G 1N0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)  
Part Lot 3  
Concession 10

### Surplus Farm Dwelling Application

Proposed severance is 39 hectares with 524m frontage, existing and proposed agricultural use.

Retained parcel is 86m frontage x 141m = 1.2 hectares, existing and proposed rural residential use with existing house and shed.

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

**May 21, 2014**

**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:

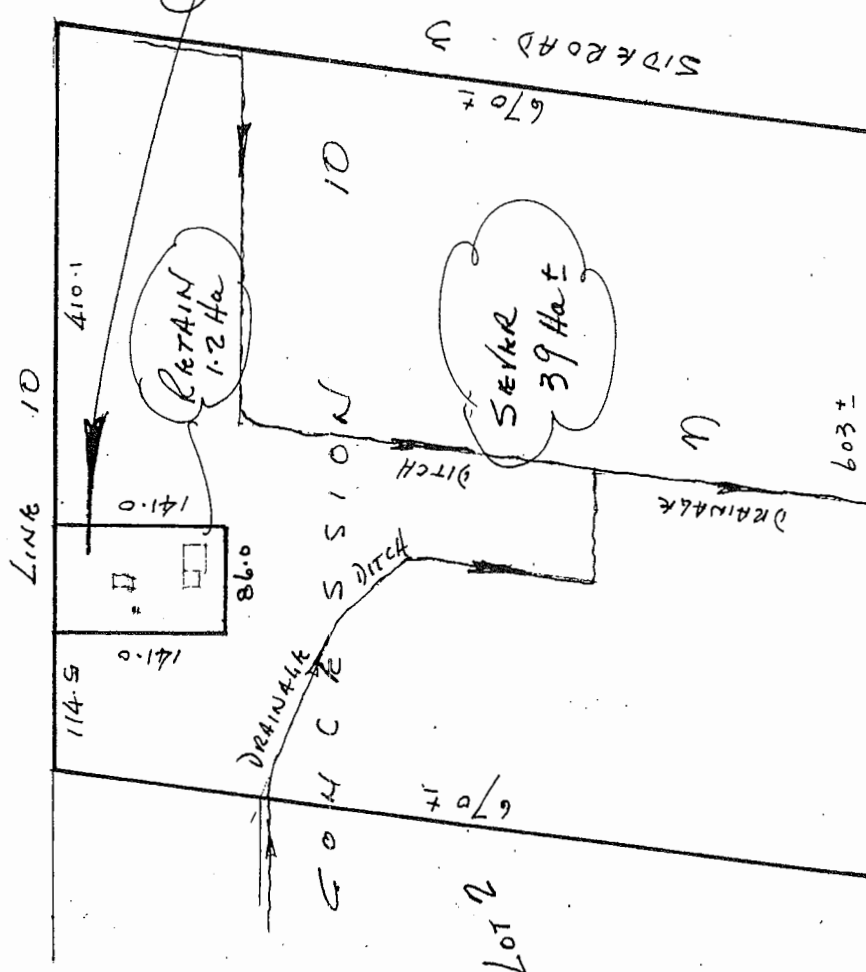
Local Municipality – Wellington North    County Planning    Conservation Authority - GRCA

Bell Canada    County Clerk    Roads

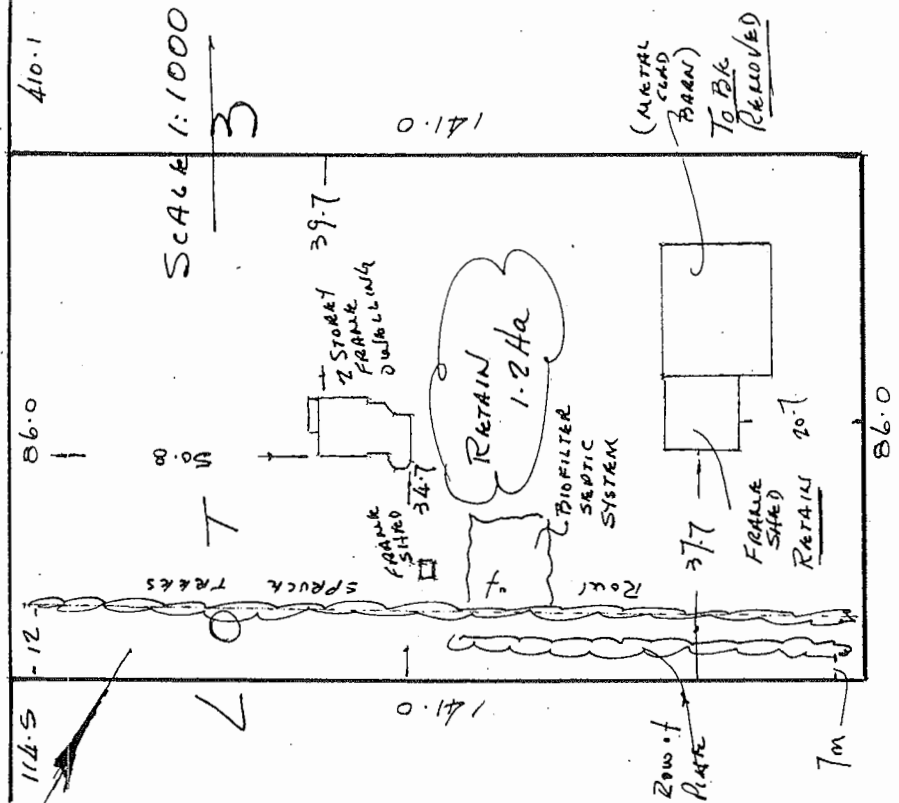
Neighbour - as per list verified by local municipality and filed by applicant with this application

113

SEVERANCE SKETCH IN THE  
 (TOWNSHIP OF WEST LUTHER)  
 TOWNSHIP OF WELINGTON NORTH



SUBJECT PARCEL  
 1.2 Ha



*Alex R. Wilson*

APR/14 8512

Alex R. Wilson Surveying Inc  
 Mount Forest  
 519 327 2451

SCALE 1:5000

Y  
 O  
 V



<b>Application</b>	B47/14
<b>Location</b>	Part Lot 3, Concession 10 TOWNSHIP OF WELLINGTON NORTH
<b>Applicant/Owner</b>	Bruce & Deb Atkinson

**PLANNING OPINION:** This application would create a 1.2 ha (2.96 ac) rural residential parcel with existing dwelling, shed and metal clad barn in the Prime Agricultural area. A vacant 39 ha (96ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

We would prefer to see smaller parcel of approximately 2 ac. With the removal of the barn structure the retained parcel could be reduced to under 2 ac. The Committee should be satisfied that the proposal is justified based on existing site conditions.

Should the Committee approve this application we would request that the following be made conditions of approval:

- a) That retained lands are rezoned to restrict residential development to the satisfaction of the County of Wellington Planning and development department; and,
- b) That the metal clad barn on the severed is removed to the satisfaction of the local municipality; and,
- c) That safe driveway access can be provided to the retained parcel to the satisfaction of the local municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is currently designated PRIME AGRICULTURAL. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) That the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum." We have been provided with the necessary farm information form indicating that the severed parcel will be consolidated with a larger farm holding owned by, Duane Brubacher, who owns an additional 800 ac elsewhere in the County and surrounding area.

The matters under Section 10.1.3 were also considered.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A). The applicants have indicated in the application that the barn on the severed parcel is to be removed; if not removed zoning compliance would be needed for the oversized structure.

**SITE VISIT INFORMATION:** The subject property has not been visited to date.

*Jameson Pickard*

Jameson Pickard, Junior Planner  
 May 8, 2014

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B48/14

APPLICANT

In Pyo Lee & Jeong-Soon Lee  
6990 Sideroad 2 West  
Mount Forest, ON  
N0G 2L0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Twp)  
Part Lot 3, Divisions 3 & 4  
WOSR

Surplus Farm Dwelling Application

Proposed severance is 19.42 hectares with 589m frontage, existing and proposed agricultural use with a metal clad shed.

Retained parcel is 0.81 hectares with 86m frontage, existing and proposed rural residential use with existing dwelling and shed.

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 009 08580 0000**

Does this description reasonably describe the parcel holdings? YES ( X ) NO ( )

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES ( ) NO ( )

What Section(s) does it conform to or contravene? (Please specify)

\_\_\_\_\_  
\_\_\_\_\_

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES ( ) NO ( X )

**(Please Specify)** Section 8.2 of Zoning By-law 66-01

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES ( X ) NO ( )

**(Please Specify)** Section 8 of Zoning By-law 66-01

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES ( ) NO ( ) N/A ( ) or **Minor Variance** YES ( ) NO ( ) N/A ( )

Is proposal on an opened maintained year-round public road YES ( X ) NO ( )

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

**Please specify** \_\_\_\_\_  
\_\_\_\_\_

Is the Proposed Lot(s) serviced now by the Municipal Water YES ( ) NO ( )

Is the Retained Lot serviced now by Municipal Water YES ( ) NO ( )

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES ( ) NO ( )

Is the Retained Lot serviced now by Municipal Sewers YES ( ) NO ( )

Is there a **Capital Works Project** underway to service these lots in the near future YES ( ) NO ( X )

**Approximate Time of Servicing Availability:** \_\_\_\_\_

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?



MUNICIPALITY COMMENTING FORM

FILE NO: B 48/14

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES ( X ) NO ( )

Is there any further Information that may assist the Planning and Land Division Committee?

(A letter may be attached if there is insufficient space to explain)

The information provided in the application appears to be incorrect. The building on the severed labeled "shed" is a barn.

Is the Municipality in support of this application? YES ( ) NO ( )

What Conditions, if any, are requested by the Municipality if the Consent is granted?

THE barn on the severed should be removed or meet the MDS/Zoning setbacks.

THAT 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.

THAT the owner receives approval for an entrance from the applicable road authority.

THAT the owner satisfy the requirements of the local municipality in reference to parkland dedication

Does the Municipality request a Notice of Decision YES ( X ) NO ( )

SIGNATURE: \_\_\_\_\_

TITLE: Deputy Clerk \_\_\_\_\_

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO \_\_\_\_\_

DATE: May 13, 2014 \_\_\_\_\_

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

April 11, 2014

## 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 7, 2014

FILE NO. B48/14

### APPLICANT

In Pyo Lee & Jeong-Soon Lee  
6990 Sideroad 2 West  
Mount Forest ON N0G 2L0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)  
Part Lot 3, Divisions 3 & 4  
WOSR

### Surplus Farm Dwelling Application

Proposed severance is 19.42 hectares with 589m frontage, existing and proposed agricultural use with a metal clad shed.

Retained parcel is 0.81 hectares with 86m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

**May 21, 2014**

**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

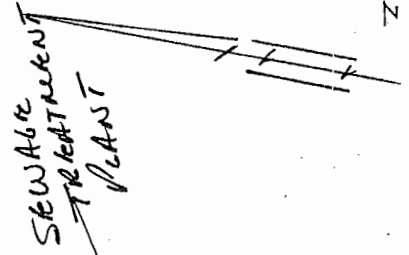
Bell Canada    County Clerk    Roads

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

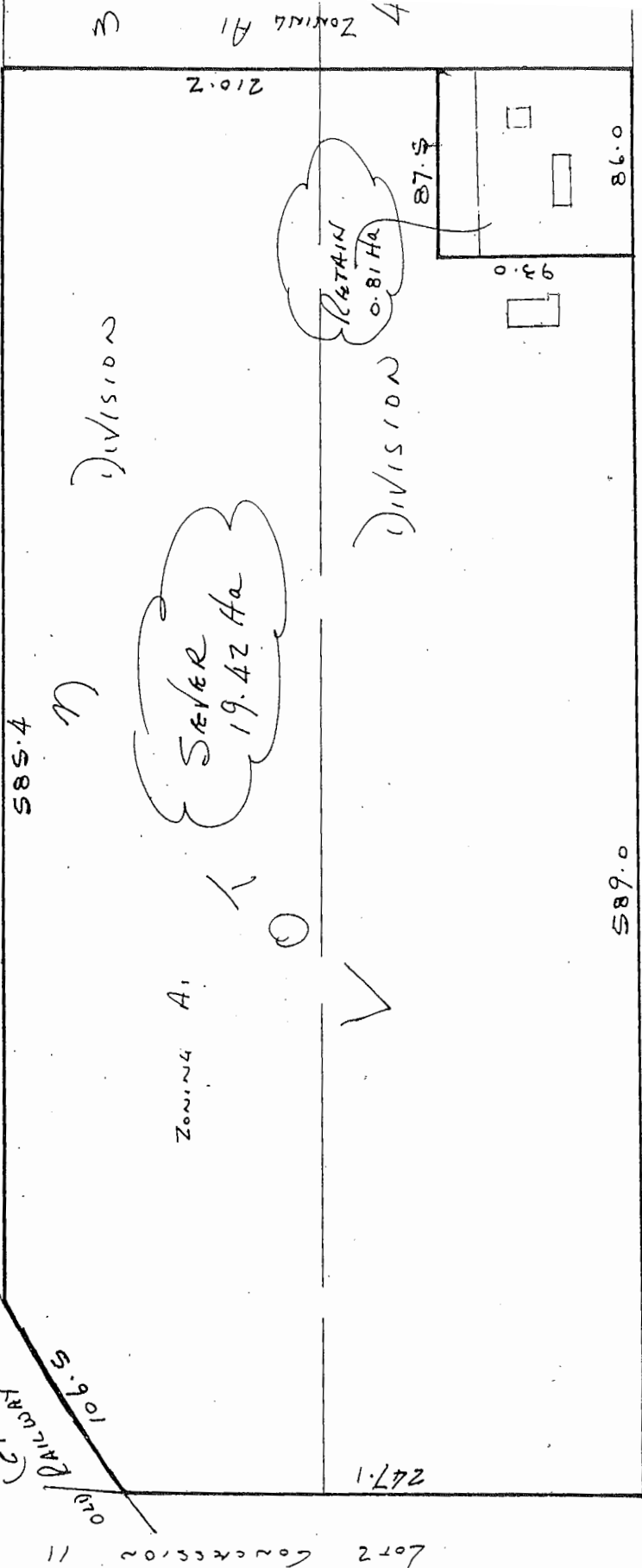
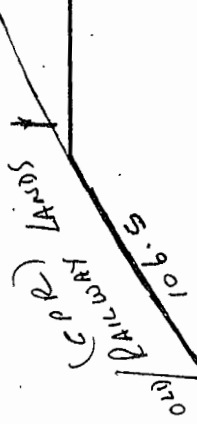
SHEET 1 of 2  
 Alex R. Wilson  
 SURVEYING INC.  
 MOUNT FOREST  
 519 323 2451

Apr/14  
 8513

DIVISION 2  
 ZONING A1



1:2500  
 305



589.0  
 SIDEROAD 2 W

SHEET 2 of 2 SHEETS

8513

Apr/14

1:1000

*Black*

*LOT 3*  
*1032*  
*as 17*

*Distances*

210.2

87.5

22.0

Post: WIRE FENCE

RETAIN WALL  
0.81 HIGHER

FRANK SHED

METAL CLAD SHED

BRICK DWELLING

Post: WIRE FENCE

A1

ZONING

29.7

589.0

86.0

SIDAR ROAD 2 W



<b>Application</b>	B48/14
<b>Location</b>	Part Lot 3, Div 3 & 4, WOSR TOWNSHIP OF WELLINGTON NORTH
<b>Applicant/Owner</b>	In Pyo Lee & Jeong- Soon Lee

**PLANNING OPINION:** This application would create a 0.81 ha (2 ac) residential parcel with existing dwelling and shed in the Prime agricultural area. A 19.42 ha (48 ac) agricultural parcel would be retained with existing metal clad barn.

This application is consistent with Provincial policy and conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the severed parcel is rezoned to prohibit new residential dwellings to the satisfaction of the local Municipality and the County of Wellington; and,
- b) That MDS1 compliance is achieved for the barn on the severed parcel by, either, rezoning to restrict livestock or removing the barn. Additional building permit to decommission the barn could be considered to the satisfaction of the Municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Regarding Minimum Distance Separation 1 (MDS1). Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility. In this case MDS1 applies to any livestock facility on the severed lands. The application indicates that the barn is to be used as a storage building. This would have to be addressed through a zone amendment and potential building permit to decommission the barn.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is currently designated PRIME AGRICULTURAL. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) That the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum." We have been provided with the necessary farm information form indicating that the severed parcel will be consolidated with a larger farm holding, Marlane Holsteins, who own an additional 195.95 ac elsewhere in the County.

The matters under Section 10.1.3 were also considered.

**LOCAL ZONING BY-LAW:** The subject property is zoned Agricultural Exception zone (A-1). The special zoning provisions which apply to the property identify the lands as being within 1 km of an urban Centre boundary. A zoning by-law amendment would be necessary to prohibit residential use on the severed parcel. It appears that both the severed and retained can meet the minimum lot area and frontage requirements.

**SITE VISIT INFORMATION:** The subject property has not been visited to date.

Jameson Pickard, Junior Planner  
 May 8, 2014

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

**BY-LAW NUMBER 38-14**

**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 12, 2014.**

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

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

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

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

1. That the action of the Council at its Regular Meeting held on May 12, 2014 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 12TH DAY OF MAY, 2014.**

---

**RAYMOND TOUT  
MAYOR**

---

**MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

## MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, May 20, 2014	Public Works Committee	8:30 a.m.
Wednesday, May 21, 2014	Joint Economic Development Committee - Mapleton	6:00 p.m.
Monday, May 26, 2014	Regular Council Meeting	7:00 p.m.
Tuesday, June 3, 2014	Recreation & Advisory Committee	8:30 a.m.
Monday, June 9, 2014	Regular Council Meeting	7:00 p.m.
Wednesday, June 18, 2014	Economic Development Committee	4:30 p.m.
Monday, June 23, 2014	Regular Council Meeting	7:00 p.m.

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

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427  
- Guelph location – 519-821-4242**

**Documents in alternate forms – CNIB – 1-800-563-2642**