



Township of Wellington North

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

Regular Meeting of Council

Monday, November 9, 2015

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

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<p><u>CALLING TO ORDER</u></p> <p>- Mayor Lennox</p> <p><u>SINGING OF O' CANADA</u></p> <p><u>PASSING AND ACCEPTANCE OF AGENDA</u></p> <p><u>DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF</u></p> <p><u>MINUTES OF PREVIOUS MEETING(S)</u></p> <p>Public Meeting, October 19, 2015 Regular Meeting of Council, October 19, 2015</p> <p><u>BUSINESS ARISING FROM MINUTES</u></p> <p><u>PRESENTATIONS</u></p> <p>Pastor Harry Engel</p> <p>- Thank you for assistance with Wellington North Farmers Market</p> <p>Business Retention & Expansion Award of Excellence</p> <p>Donor of Distinction Appreciation Award – Always Here For You Campaign</p>	<p>001 009</p>

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<p>The meeting is closed pursuant to Section 239(2) of the Municipal Act, 2001, specifically (b) personal matter about an identifiable individual including municipal or local board employee and d) labour relations or employee negotiations:</p> <ol style="list-style-type: none"> 1. Report FIRE 2015-08 Strategic Plan, (recommendation 1 of the report only) being a personal matter about an identifiable individual including municipal or local board employee and labour relations or employee negotiations 2. CAO – verbal report being a personal matter about an identifiable individual including municipal or local board employee 	

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3. Review of Closed Session Meeting Minutes October 19, 2015 4. Receipt of Closed Session Meeting Notes October 26, 2015 5. Adjournment <u>CONFIRMING BY-LAW NUMBER 083-15 BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u> <u>ADJOURNMENT</u>	174

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, OCTOBER 19, 2015 AT 7:07 P.M.**

The Public Meeting was held at the Municipal Office Council Chambers, Kenilworth to consider a Zoning Amendment application.

Present:

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

Also Present:

**C.A.O./Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Treasurer: Paul Dowber
Executive Assistant: Cathy Conrad
Chief Building Official: Darren Jones
Director of Public Works: Matthew Aston
Economic Development Officer: Dale Small
Senior Planner: Linda Redmond**

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

OWNER/APPLICANT: Community Living Guelph Wellington

The Location of the Subject Land is described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.52 hectares (1.3 acres).

The Purpose and Effect of the Application is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA). Group homes are a permitted use in all residential zones except R1A.

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.

**TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, OCTOBER 19, 2015 AT 7:07 P.M.**

Notice for this public meeting was sent to property owners within 120 m of the subject property and required agencies and posted on the property on September 25, 2015 pursuant to the legislation.

PRESENTATIONS

Linda Redmond, Senior Planner, reviewed her comments dated October 15, 2015.

This amendment would rezone the subject lands to a Residential exception (RIA) zone to allow a group home in addition to the permitted uses in an R1A zone. The group home is proposed to accommodate developmentally disabled adults. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies which encourage a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. This proposal will also provide opportunities for special needs housing to address the needs of seniors and persons with physical sensory and mental health disabilities. This application maintains the general intent and purpose of the Official Plan and Zoning By-law.

The subject property is 0.56 ha. (1.39 ac) and is located at the southern most point of the Mount Forest Urban boundary. The property has frontage on Murphy Street and is legally described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3. The property is currently occupied by a residence.

The property is currently zoned Unserviced Residential (R1A) in the Township of Wellington North Zoning By-law 66-01 and designated Residential (special policy PA6-2) in the County of Wellington Official Plan. The surrounding land uses are primarily residential and agricultural. The lands to the south and west include residential. The lands to the north include the Saugeen River and the lands to the east are agricultural.

The purpose of the application is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The Wellington County Official Plan provides consideration for the establishment of group homes in residential areas within the Urban Area of the County. This amendment would facilitate this proposal.

Rezoning's are subject to the Provincial Policy Statement (PPS) and decisions of a Council are required to be "consistent" with it (Section 4.2). The subject property is considered to be within a SETTLEMENT area. The PPS states under Section 1.1.1(f) that, "healthy, livable and safe communities are sustained by improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society". Furthermore, section 1.4.3 of the PPS also directs municipalities to permit and facilitate "all forms of housing to meet the social, health and well-being requirements of current and future residents, including special needs requirements". The legislation places a positive obligation on municipalities to facilitate housing for people with special needs.

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The PPS defines “special needs” as follows:

Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

According to Schedule A6-1 (Mount Forest) of the Wellington County Official Plan, the property is designated RESIDENTIAL. The subject lands are also located within a special policy area PA6-2 which identifies this area as an area that may be developed with less than full municipal services.

In regards to Special Needs and Senior Housing Section 4 of the County Plan outlines the general County policies that should apply throughout the County of Wellington. The main applicable policy, Section 4.4.2, deals with housing variety and states, “the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. The plan further identifies special needs and seniors housing and states in Section 4.4.6, “the County will provide opportunities for special needs housing to address the needs of seniors and persons with physical sensory and mental health disabilities”.

The Official Plan defines “special needs” as follows:

Special needs means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.

In regards to the Residential Designation the policies of Section 8.3.2 of the Official Plan set out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and d) to support the development, at appropriate locations and densities of residential facilities that meet the housing needs of persons requiring specialized care.”

In considering new locations for Residential Areas, the Official Plan requires such uses to be compatible with surrounding properties and not create adverse impacts on existing uses. The subject lands are located in a primarily residential area that is characterized by large lots on individual on-site services. The group home is proposed to be located within the existing residence and function as such. When looking at the facilities, activities and functions of land there is nothing to indicate that there are external impacts such as parking, traffic or garbage associated with group homes beyond those of a typical residential use. Nor is there anything to justify treating group homes as a separate use. On this basis alone you could choose to eliminate group homes as a separate use category.

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However because group homes are licensed facilities, are supervised and their residents are cared for by group home operators (as opposed to living independently), these facilities are maintained as a separate residential use for zoning purposes.

The Urban Centre policies of Section 11.2.4 indicates that municipal services is the preferred method of servicing in all urban centres, however recognizes existing situations in which individual on-site servicing may be appropriate. Section 11.2.4 c) indicates, “individual on-site servicing is not allowed in urban centres which have municipal services except: i) to provide for the continued use of lots developed on individual on-site services and ii) to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated.” In this instance the property is located in an area of Mount Forest that is currently not on municipal sewers and water. It is our understanding that municipal services are not planned for this area of Mount Forest and is further identified in the special policy (PA6-2) in the plan.

DRAFT ZONING BY-LAW

The subject lands are zoned Unserviced Residential (R1A). The proposed zoning will add a site specific exemption to the R1A zoning to permit a group home on the subject lands. A group home is currently defined as:

Group Home shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

Section 6.13.2 of the zoning by-law provides the following criteria for Group Homes.

a). A group home shall be separated by a minimum liner distance of 300.0 m (984.3 ft) from another group home. This distance shall be measured at the closest points on the property lines of the two lots.	There is no group home currently existing within 300 m of the subject lands. It should be noted however that minimum separation distances (MSD) between group homes is no longer suitable criteria when determining location. Furthermore there is substantial case law indicating that this criteria forms a barrier for older persons and persons with disabilities and is contrary to the PPS.
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b). A group home shall provide a minimum of 1 parking space for every 2 beds or fraction thereof.	The property has adequate legal parking to accommodate this requirement. It should be noted that there is a discrepancy in the by-law for parking. Section 6.27 (Parking) requires 1 space per bed which is more restrictive, however when applying this standard there is still adequate parking. It
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	should also be noted that there is adequate area on site to accommodate a group home with the maximum number of residents of 10.
c). A group home shall have a minimum gross floor area of 18.0 m ² (193.8 ft ²) for each resident 16 years of age or older, and 9.0 m ² (96.9 ft ²) for each resident who is less than 16 years of age. For the purposes of this section, a group home resident includes staff and/or receiving family.	The dwelling is approximately 1700 sq.ft. according to MPAC records. This meets the criteria.
d). A group home shall provide a minimum common amenity area of 12.0 m ² (129.2 ft ²) for each resident. For the purposes of this section, a group home resident includes staff and/or receiving family.	The residence is situated on a 1.39 ac. Parcel. This would adequately accommodate this requirement.
e). Each group home shall be subject to all applicable Provincial and Municipal requirements.	
f). Each group home shall be connected to an adequate potable water supply and an adequate private sewage treatment facility	The residence is serviced by private septic and municipal water. The septic requirement for a group home is based on number of bedrooms. This is the same standard applied to a residence as that is what this use is. Should the group home add more bedrooms then what is existing the septic needs would be reviewed at the time of building permit.

Concerns have been raised related to an increase in traffic to this dwelling. This use is a residential use and will experience the same traffic that other residential uses would encounter. There is specific parking criteria which has to be met. The residents will not have a vehicle, which means that the majority of the traffic will be generated from care workers, visitors and deliveries. Many residential homeowners and tenants also receive services at their homes that would include such things as care-giving, cleaning, meal delivery etc.

The group home must meet the same building code standards and restrictions as the surrounding residential neighbourhood. There are no exterior changes proposed other than to accommodate accessibility needs. These changes do not change the character of the neighbourhood and do not intensify the use of the area.

The group home is limited in its growth by the size of the dwelling, available parking and septic restrictions. This criteria is what is applied to all residential uses.

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The home will have an area (room) which will be used as an office area for the staff. This area is used to make phone calls, keep the record book, scheduling and medication storage. It would be considered the equivalent of a home office. The current and proposed zoning would not permit administrative offices which would be considered business or professional offices for the purposes of the zoning by-law. This type of use is permitted in a commercial zoning category which would require a zone amendment and is defined as follows:

BUSINESS OR PROFESSIONAL OFFICE, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

- Michael Oberle, Environmental Planning Technician, SVCA
 - No Objection.
- Erroll G. Treslan, The Alliance of Kirby, Robinson, Treslan and Brian Barrie, Barristers and Solicitors. Solicitors for David Comissiong and Patricia Wickson, 215 Murphy Street
 - Objection.
- Paul and Glenna Ruffolo, 210 Murphy Street
 - Opposed in principal.

BY-LAW

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

MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

The Applicants representatives were present to answer any questions regarding this application. Bob Butella, representing the applicant, stated that Community Living operates 36 residential sites across the County of Wellington and the City of Guelph with a n average of 8.3 residents per site. The layout of this site limits the uses and the number of residents. They are trying to ensure mutual privacy for everyone and will be planting trees on the western side of the property.

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David Comissiong, 215 Murphy Street (property adjacent to subject property), stated that he has concerns with the procedure that has taken place. Mr. Comissiong commented that the usual commercial practice is to make rezoning a condition of purchase. In this case the property was purchased and it was expected to be rezoned afterwards. Community Living has not been open and transparent and refuses to discuss plans with the neighbours. The zoning by-law was written in 2001 giving the land its R1A designation because of fewer services available. Septic needs would be dealt with at the time of a building permit application for more bedrooms. According to the Planning Report there could be 8.5 residents based on the size of the house. Community Living originally stated that they wanted to place three residents. Two Thirds of the property is unusable because of bush land. Mr. Comissiong expressed concerns with the number of parked cars, population density, security and traffic. The level of activity is also an issue. Mr. Comissiong felt that this is institutional and not compatible with the neighbourhood and not good land use planning. He noted that a surveyor was recently seen taking measurements along the west side of the property and suggested there may soon be a severance application.

Mr. Butella stated that the surveyor was there to ensure that the trees will be planted on their property. The current zoning would allow for a family of eight to live there.

Brenda Gilstorf, 220 Murphy Street, expressed concern with the way this application proceeded. Ms. Gilstorf stated that she knows the importance of group homes and understands that the unionized workers have specific tasks. She does not want to see the property become run down. There is one resident living in the basement; which should not have occupancy of more than 25%. There are up to four cars a day entering the property. Ms. Gilstorf was concerned Community Living can change the looks and use of the property. One neighbour would not come to the meeting to oppose because of how it may be perceived to be opposed to a group home. Ms. Gilstorf stated that she is disgusted with how much money is being spent on renovations and felt it is an abuse of provincial funding.

Mr. Butella stated that they strive to maintain the homes in a good state of repair.

Karin Sikkema, 230 Murphy Street, moved to her property at the end of August and was surprised to find out about the group home. Ms. Sikkema stated that she has worked in group homes and nursing homes. She is not opposed to the group home but is concerned with expansion and questioned what the limit is. Ms. Sikkema is also concerned with the river behind the property, lack of sidewalks and safeguards to prevent residents from wandering.

John Jeffrey, owner of lot at 205 Murphy Street, advised that they concur with the neighbours. Mr. Jeffrey stated that the first they knew about the group home was when they received a Notice of Public Meeting from the Township. A large number of residents in the home is of concern to them.

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Patricia Wickson, 215 Murphy Street, stated that she is concerned that they put in a commercial telecom system; but, the municipality wasn't going to enforce it.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake stated that the letter from Community Living, dated March 27, seems to have misled neighbours as it referred to up to three residents; but now there is consideration for up to ten. Linda Redmond explained that three to ten residents comes directly from the definition in the Zoning By-law. The intention of Community Living has always been three residents. The by-law can restrict occupancy to three.

Councillor Burke commented that in speaking with neighbours, concerns were raised about pedestrian safety. If the by-law is being amended to limit residents to three she would also like to include a restriction that it cannot be used for a satellite administrative office. Mayor Lennox stated that the current zoning by-law would limit the administrative use. Ms. Redmond explained that a commercial zoning would be required to have an administrative office.

Mr. Commissioning asked if the owner of the property would be entitled to ten residents under this designation. Mike Givens, CAO, explained that Council's decision would be site specific.

Councillor Yake questioned how it would be monitored. Mayor Lennox stated that it would be up to the Township in terms of zoning by-law enforcement.

ADJOURNMENT

RESOLUTION 10

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Public Meeting of October 19, 2015 be adjourned at 7:55 p.m.

CARRIED

CLERK

MAYOR

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Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

OWNER/APPLICANT: Community Living Guelph Wellington

The Location of the Subject Land is described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.52 hectares (1.3 acres).

The Purpose and Effect of the Application is to rezone the subject lands to permit a group home. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA). Group homes are a permitted use in all residential zones except R1A.

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According to Schedule A6-1 (Mount Forest) of the Wellington County Official Plan, the property is designated RESIDENTIAL. The subject lands are also located within a special policy area PA6-2 which identifies this area as an area that may be developed with less than full municipal services.

In regards to Special Needs and Senior Housing Section 4 of the County Plan outlines the general County policies that should apply throughout the County of Wellington. The main applicable policy, Section 4.4.2, deals with housing variety and states, “the County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. The plan further identifies special needs and seniors housing and states in Section 4.4.6, “the County will provide opportunities for special needs housing to address the needs of seniors and persons with physical sensory and mental health disabilities”.

The Official Plan defines “special needs” as follows:

Special needs means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.

In regards to the Residential Designation the policies of Section 8.3.2 of the Official Plan set out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, and d) to support the development, at appropriate locations and densities of residential facilities that meet the housing needs of persons requiring specialized care.”

In considering new locations for Residential Areas, the Official Plan requires such uses to be compatible with surrounding properties and not create adverse impacts on existing uses. The subject lands are located in a primarily residential area that is characterized by large lots on individual on-site services. The group home is proposed to be located within the existing residence and function as such. When looking at the facilities, activities and functions of land there is nothing to indicate that there are external impacts such as parking, traffic or garbage associated with group homes beyond those of a typical residential use. Nor is there anything to justify treating group homes as a separate use. On this basis alone you could choose to eliminate group homes as a separate use category.

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However because group homes are licensed facilities, are supervised and their residents are cared for by group home operators (as opposed to living independently), these facilities are maintained as a separate residential use for zoning purposes.

The Urban Centre policies of Section 11.2.4 indicates that municipal services is the preferred method of servicing in all urban centres, however recognizes existing situations in which individual on-site servicing may be appropriate. Section 11.2.4 c) indicates, “individual on-site servicing is not allowed in urban centres which have municipal services except: i) to provide for the continued use of lots developed on individual on-site services and ii) to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated.” In this instance the property is located in an area of Mount Forest that is currently not on municipal sewers and water. It is our understanding that municipal services are not planned for this area of Mount Forest and is further identified in the special policy (PA6-2) in the plan.

DRAFT ZONING BY-LAW

The subject lands are zoned Unserviced Residential (R1A). The proposed zoning will add a site specific exemption to the R1A zoning to permit a group home on the subject lands. A group home is currently defined as:

Group Home shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

Section 6.13.2 of the zoning by-law provides the following criteria for Group Homes.

a). A group home shall be separated by a minimum liner distance of 300.0 m (984.3 ft) from another group home. This distance shall be measured at the closest points on the property lines of the two lots.	There is no group home currently existing within 300 m of the subject lands. It should be noted however that minimum separation distances (MSD) between group homes is no longer suitable criteria when determining location. Furthermore there is substantial case law indicating that this criteria forms a barrier for older persons and persons with disabilities and is contrary to the PPS.
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b). A group home shall provide a minimum of 1 parking space for every 2 beds or fraction thereof.	The property has adequate legal parking to accommodate this requirement. It should be noted that there is a discrepancy in the by-law for parking. Section 6.27 (Parking) requires 1 space per bed which is more restrictive, however when applying this standard there is still adequate parking. It
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	should also be noted that there is adequate area on site to accommodate a group home with the maximum number of residents of 10.
c). A group home shall have a minimum gross floor area of 18.0 m ² (193.8 ft ²) for each resident 16 years of age or older, and 9.0 m ² (96.9 ft ²) for each resident who is less than 16 years of age. For the purposes of this section, a group home resident includes staff and/or receiving family.	The dwelling is approximately 1700 sq.ft. according to MPAC records. This meets the criteria.
d). A group home shall provide a minimum common amenity area of 12.0 m ² (129.2 ft ²) for each resident. For the purposes of this section, a group home resident includes staff and/or receiving family.	The residence is situated on a 1.39 ac. Parcel. This would adequately accommodate this requirement.
e). Each group home shall be subject to all applicable Provincial and Municipal requirements.	
f). Each group home shall be connected to an adequate potable water supply and an adequate private sewage treatment facility	The residence is serviced by private septic and municipal water. The septic requirement for a group home is based on number of bedrooms. This is the same standard applied to a residence as that is what this use is. Should the group home add more bedrooms then what is existing the septic needs would be reviewed at the time of building permit.

Concerns have been raised related to an increase in traffic to this dwelling. This use is a residential use and will experience the same traffic that other residential uses would encounter. There is specific parking criteria which has to be met. The residents will not have a vehicle, which means that the majority of the traffic will be generated from care workers, visitors and deliveries. Many residential homeowners and tenants also receive services at their homes that would include such things as care-giving, cleaning, meal delivery etc.

The group home must meet the same building code standards and restrictions as the surrounding residential neighbourhood. There are no exterior changes proposed other than to accommodate accessibility needs. These changes do not change the character of the neighbourhood and do not intensify the use of the area.

The group home is limited in its growth by the size of the dwelling, available parking and septic restrictions. This criteria is what is applied to all residential uses.

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The home will have an area (room) which will be used as an office area for the staff. This area is used to make phone calls, keep the record book, scheduling and medication storage. It would be considered the equivalent of a home office. The current and proposed zoning would not permit administrative offices which would be considered business or professional offices for the purposes of the zoning by-law. This type of use is permitted in a commercial zoning category which would require a zone amendment and is defined as follows:

BUSINESS OR PROFESSIONAL OFFICE, means a building, structure or parts thereof in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and may include the administrative offices of a not for profit or charitable organization.

REVIEW OF CORRESPONDENCE RECEIVED BY THE TOWNSHIP

- Michael Oberle, Environmental Planning Technician, SVCA
 - No Objection.
- Erroll G. Treslan, The Alliance of Kirby, Robinson, Treslan and Brian Barrie, Barristers and Solicitors. Solicitors for David Comissiong and Patricia Wickson, 215 Murphy Street
 - Objection.
- Paul and Glenna Ruffolo, 210 Murphy Street
 - Opposed in principal.

BY-LAW

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

MAYOR OPENS FLOOR FOR ANY QUESTIONS/COMMENTS

The Applicants representatives were present to answer any questions regarding this application. Bob Butella, representing the applicant, stated that Community Living operates 36 residential sites across the County of Wellington and the City of Guelph with an average of 8.3 residents per site. The layout of this site limits the uses and the number of residents. They are trying to ensure mutual privacy for everyone and will be planting trees on the western side of the property.

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David Comissiong, 215 Murphy Street (property adjacent to subject property), stated that he has concerns with the procedure that has taken place. Mr. Comissiong commented that the usual commercial practice is to make rezoning a condition of purchase. In this case the property was purchased and it was expected to be rezoned afterwards. Community Living has not been open and transparent and refuses to discuss plans with the neighbours. The zoning by-law was written in 2001 giving the land its R1A designation because of fewer services available. Septic needs would be dealt with at the time of a building permit application for more bedrooms. According to the Planning Report there could be 8.5 residents based on the size of the house. Community Living originally stated that they wanted to place three residents. Two Thirds of the property is unusable because of bush land. Mr. Comissiong expressed concerns with the number of parked cars, population density, security and traffic. The level of activity is also an issue. Mr. Comissiong felt that this is institutional and not compatible with the neighbourhood and not good land use planning. He noted that a surveyor was recently seen taking measurements along the west side of the property and suggested there may soon be a severance application.

Mr. Butella stated that the surveyor was there to ensure that the trees will be planted on their property. The current zoning would allow for a family of eight to live there.

Brenda Gilstorf, 220 Murphy Street, expressed concern with the way this application proceeded. Ms. Gilstorf stated that she knows the importance of group homes and understands that the unionized workers have specific tasks. She does not want to see the property become run down. There is one resident living in the basement; which should not have occupancy of more than 25%. There are up to four cars a day entering the property. Ms. Gilstorf was concerned Community Living can change the looks and use of the property. One neighbour would not come to the meeting to oppose because of how it may be perceived to be opposed to a group home. Ms. Gilstorf stated that she is disgusted with how much money is being spent on renovations and felt it is an abuse of provincial funding.

Mr. Butella stated that they strive to maintain the homes in a good state of repair.

Karin Sikkema, 230 Murphy Street, moved to her property at the end of August and was surprised to find out about the group home. Ms. Sikkema stated that she has worked in group homes and nursing homes. She is not opposed to the group home but is concerned with expansion and questioned what the limit is. Ms. Sikkema is also concerned with the river behind the property, lack of sidewalks and safeguards to prevent residents from wandering.

John Jeffrey, owner of lot at 205 Murphy Street, advised that they concur with the neighbours. Mr. Jeffrey stated that the first they knew about the group home was when they received a Notice of Public Meeting from the Township. A large number of residents in the home is of concern to them.

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Patricia Wickson, 215 Murphy Street, stated that she is concerned that they put in a commercial telecom system; but, the municipality wasn't going to enforce it.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake stated that the letter from Community Living, dated March 27, seems to have misled neighbours as it referred to up to three residents; but now there is consideration for up to ten. Linda Redmond explained that three to ten residents comes directly from the definition in the Zoning By-law. The intention of Community Living has always been three residents. The by-law can restrict occupancy to three.

Councillor Burke commented that in speaking with neighbours, concerns were raised about pedestrian safety. If the by-law is being amended to limit residents to three she would also like to include a restriction that it cannot be used for a satellite administrative office. Mayor Lennox stated that the current zoning by-law would limit the administrative use. Ms. Redmond explained that a commercial zoning would be required to have an administrative office.

Mr. Commissioning asked if the owner of the property would be entitled to ten residents under this designation. Mike Givens, CAO, explained that Council's decision would be site specific.

Councillor Yake questioned how it would be monitored. Mayor Lennox stated that it would be up to the Township in terms of zoning by-law enforcement.

ADJOURNMENT

RESOLUTION 10

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Public Meeting of October 19, 2015 be adjourned at 7:55 p.m.

CARRIED

CLERK

MAYOR

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
REGULAR MEETING OF COUNCIL
OCTOBER 19, 2015 – FOLLOWING PUBLIC MEETING**

009

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

Members Present:

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

Staff Present:

**CAO/Deputy Clerk: Michael Givens
Clerk: Karren Wallace
Executive Assistant: Cathy Conrad
Director of Public Works: Matthew Aston
Treasurer: Paul Dowber
Chief Building Official: Darren Jones
Economic Development Officer: Dale Small
Senior Planner: Linda Redmond**

CALLING THE MEETING TO ORDER

Mayor Lennox called the meeting to order.

SINGING OF O' CANADA

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION 2015-449

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Agenda for the October 19, 2015 Regular Meeting of Council be accepted and passed.

CARRIED

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

No pecuniary interest declared.

MINUTES OF PREVIOUS MEETING(S)

RESOLUTION 2015-450

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the minutes of the Regular Meeting of Council held on October 5, 2015 be adopted as circulated.

CARRIED

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
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BUSINESS ARISING FROM MINUTES

No business arising from minutes.

DELEGATIONS

Bob Armstrong
- Sunday Gun Hunting in Wellington North

Mr. Armstrong appeared before Council to raise his concern with allowing Sunday Gun Hunting. It has been reported that the Mennonite community is in support of the Sunday Gun Hunt. In speaking with the Mennonite community he has not found that there is support. He asked Council to not consider allowing Sunday Gun Hunting. Mr. Armstrong submitted a petition with fifty-eight names of people opposed to the hunt.

STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

Report from Linda Redmond, Senior Planner
- Report regarding Ghent Pit

RESOLUTION 2015-451

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the report dated October 14, 2015 prepared by Linda Redmond, Senior Planner, regarding H. Bye Construction – “Ghent” Gravel Pit, Part Lot 5 & 6, Concession 5, Official Plan and Zoning By-law Amendment.

CARRIED

Wellington North Fire Service
- Communiqué #023, October 14, 2015

RESOLUTION 2015-452

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service Communiqué #023 dated October 14, 2015.

CARRIED

Report from Darren Jones, Chief Building Official
- CBO 2015-013 Building Permit Review Period Ending September 30, 2015

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RESOLUTION 2015-453

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2015-13 Building Permit Review Period Ending September 30, 2015.

CARRIED

Report from Karren Wallace, Clerk

- CLK 2015-052 being a report on Sunday Gun Hunting

RESOLUTION 2015-454

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2015-052 being a report on Sunday Gun Hunting in Wellington North.

CARRIED

Report from Dale Small, Economic Development Officer

- EDO 2015-35 Community Improvement Plan

RESOLUTION 2015-455

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2015-35 being a report on the Township of Wellington North Community Improvement Program;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve a one-time grant of \$2,500.00 and an interest free loan of \$2,500.00 to be repaid over five years under the Facade Improvement Grant & Loan program as a result of the improvements to the Walsh's IDA Pharmacy building at 129 Main Street South in Mount Forest,

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve a one-time grant of \$2,500.00 and an interest free loan of \$2,500.00 to be repaid over five years under the Facade Improvement Grant & Loan program as a result of the improvements to the Midtown Auto Repair building at 254 George Street in Arthur

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve a one-time grant up to \$2,500 under the Public Arts Grant Program to the Arthur & District Chamber of Commerce to assist with the purchase of Christmas Decorations and Metal Banners for George Street in Arthur.

CARRIED

CORRESPONDENCE FOR COUNCIL'S REVIEW AND DIRECTION

Mark Van Patter, Green Legacy Chair, County of Wellington

- Local Representative – Green Legacy Committee

THE CORPORATION OF THE
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012

RESOLUTION 2015-456

Moved by: Councillor Burke

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North appoint Councillor McCabe as Township of Wellington North representative to the County of Wellington Green Legacy Committee.

CARRIED

Town of Parry Sound

- AMO's call for donations to assist Syrian Refugees

RESOLUTION 2015-457

Moved by: Councillor Burke

Seconded by: Councillor Yake

WHEREAS AMO (Association of Municipalities of Ontario) is challenging all its member municipalities to donate at least \$100.00 to aid in the international effort to resettle the Syrian refugees in safe countries; and

WHEREAS AMO hopes to raise at least \$40,000.00 to help save two families;

THEREFORE be it resolved that the Council of the Corporation of the Township of Wellington North contribute \$100.00 to Lifeline Syrian to assist with this effort.

CARRIED

Comrade Ken Thompson, Royal Canadian Legion, Branch 134 Mount Forest

- Request to distribute poppies and proclaim November 11, 2015 as Remembrance Day

RESOLUTION 2015-458

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North declare November 11, 2015 as "Remembrance Day" and grant permission to the Royal Canadian Legions, Arthur and Mount Forest, for the distribution of poppies within Wellington North.

CARRIED

Canadian Diabetes Association, North Perth – North Wellington Branch

- Request for permission to canvass

RESOLUTION 2015-459

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North grant permission to the Canadian Diabetes Association North Perth – North Wellington Branch to canvass door-to-door in their residential campaign throughout the community.

CARRIED

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
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013

BY-LAWS

RESOLUTION 2015-460

Moved by: Councillor Burke

Seconded by: Councillor Yake

That the draft by-law for rezoning 235 Murphy Street – Community Living Guelph be deferred;

AND FURTHER THAT staff be directed to prepare a revised by-law for the November 9 meeting of Council.

CARRIED

ITEMS FOR COUNCIL'S INFORMATION

AMO Watchfile

- October 8, 2015

Saugeen Valley Conservation Authority

- Submission to Ministry of Natural Resources and Forestry Policy Division regarding *Conservation Authorities Act* Review Discussion Paper

Wellington North Power Inc.

- Quarterly Update – Quarter 2 ending 30th June 2015

Ministry of Citizenship, Immigration and International Trade

- June Callwood Outstanding Achievement Award for Voluntarism in Ontario

RESOLUTION 2015-461

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Items for Council's Information as listed in the October 19, 2015 Regular Council Meeting Agenda.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

ANNOUNCEMENTS

Councillor McCabe announced that the Arthur & District Chamber of Commerce Annual General Meeting will be held on November 5. Lieutenant Colonel Ray Townsend will be the guest speaker.

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014

Mayor Lennox reported the following:

- Mayor Lennox toured the former blacksmith shop in Kenilworth. It has been offered to the Arthur Historical Society and the Mount Forest Archives. County Museum staff and a County Councillor also attended. A committee will be struck to work on this project.
- Seven fire hydrants in the Township have been painted pink in support of breast cancer awareness.
- 700 tulip bulbs from Holland have been planted at the Arthur Cenotaph Park.
- A Special Council meeting will be held on November 2 at 4:30 to begin the budget process.

CLOSED MEETING SESSION

Pursuant to Section 239(2) of the Municipal Act, 2001

Report EDO 2015-36 Land Acquisition: Frederick Street Pumping Station

Review of Closed Session Meeting Minutes:

- Regular Council Meeting, September 14, 2015
- Administration and Finance Committee, September 21, 2015

RESOLUTION 2015-462

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT Council go into a meeting at 8:46 p.m. that is closed to the public under subsections 239 (2) of the Municipal Act, 2001

- **Report EDO 2015-36 Land Acquisition: Frederick Street Pumping Station**
 - **(c) a proposed or pending acquisition of land by the municipality**
- **Review of Closed Session Minutes**
 - **Regular Council Meeting, September 14, 2015**
 - **Administration and Finance Committee, September 21, 2015**

CARRIED

RESOLUTION 2015-463

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT Council rise from a closed meeting session at 8:58 p.m.

CARRIED

RESOLUTION 2015-464

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report EDO 2015-36 Land Acquisition: Frederick Street Pumping Station;

**THE CORPORATION OF THE
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015

**AND FURTHER THAT the confidential direction provided to staff be implemented.
CARRIED**

RESOLUTION 2015-465

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North approve the following Closed Session Meeting Minutes:

- **Regular Council Meeting, September 14, 2015**
- **Administration and Finance Committee, September 21, 2015**

CARRIED

CONFIRMING BY-LAW

RESOLUTION 2015-466

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT By-law Number 076-15 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on October 19, 2015 be read a First, Second and Third time and finally passed.

CARRIED

ADJOURNMENT

RESOLUTION 2015-467

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Regular Council meeting of October 19, 2015 be adjourned at 9:01 p.m.

CARRIED

MAYOR

CLERK

I am opposed to allowing hunting on Sundays in Wellington North.

RCMP numbers show only 4.36% of Ontario citizens hold a firearms license.

They are allowed to hunt 6 out of 7 days now or 86% of the week. Is it not too much to ask that one day be kept set aside so that the vast majority of the public (95.6%) can safely enjoy their Sundays with their families on their own or friends properties or public lands like the Luther Marsh, Conestogo and Belwood Conservation areas as well as the Boyd, Shaw, Gordon Derrynane properties without being at risk of being shot, harassed or feeling endangered?

Our Mennonite/Amish community respects Sunday as a day of worship and rest. Allowing Sunday hunting will put added stress on them as they will be dealing with hunters at their doors, Sunday trespassing issues etc.

We have enough problems with hunters trespassing (yes my property is signed) and littering now.

Sunday hunting will REDUCE economic activity in the area as most businesses are closed Sundays so hunters that decide to hunt Sundays instead of Mon-Sat will not be supporting most Wellington North businesses. In fact we could increase economic activity by forcing hunting to fewer days so that hunters from outside the region have to visit during days that all businesses are open. Allowing Sunday hunting will increase the workload of the OPP and MNRF staff as they will have more calls, complaints and/or enforcement duties. This will increase on the financial burden on Wellington North residents.

Looking at road sign damage it is apparent the hunters don't respect property much now. Why would we want to give them more days to destroy public property?

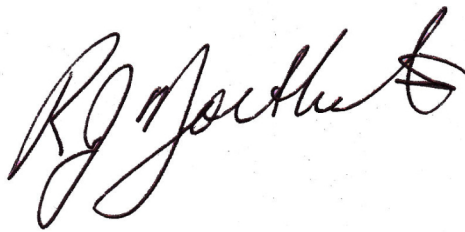
Town should put up 'No Sunday Hunting' and 'Hunting on Private Property requires the WRITTEN PERMISSION of the owner' signs as we see in neighbouring townships.

Please review the enforcement blitz at Luther Marsh as reported by the Wellington Advertiser (copied below). This blitz was in a public hunting area. It is just amazing the infractions. Why would we want these people hunting on Sundays?

From Wellington Advertiser, Oct 9, 2015:

WELLINGTON NORTH - The Ministry of Natural Resources and Forestry (MNRF) issued 29 charges and warnings during a one-day enforcement blitz at the Luther Marsh Wildlife Management Area. On Sept. 26, conservation officers from the Guelph enforcement unit and the Northern Marine Enforcement Unit checked 223 hunters for compliance with the Fish and Wildlife Conservation Act and Migratory Birds Convention Act. Charges and warnings were issued for:

- possessing a loaded firearm on a roadway;
- possessing an unencased firearm at night;
- unlawfully hunting species of migratory birds;
- hunting migratory game birds without a licence;
- hunting without carrying a licence;
- hunting with an invalid Migratory Game Bird Hunting Permit;
- operating a pleasure craft with insufficient personal flotation devices or life jackets;
- operating a vessel without the proper safety equipment on-board; and
- liquor-related offences.



Attn: Karen Wallace,

I wish to be on your delegation presentation on Monday, November 9th to speak to the Mayor and Councillors regarding my opposition to allow hunting on Sundays.

As a farmer working 6 days per week, I would like to have a rest on the 7th day and enjoy taking my grandchildren for a walk through my woods without the danger of being shot at with either a razor broad head arrow nor a 270 Winchester high velocity cartridge. And I don't want to purchase bright orange uniforms to let some hunter idiot from the city who shouldn't be on my farm in the first place that he is trespassing on my land .

Yours truly , Andrew Tarc,
Palmerston, Ontario

PATTEN

FOR SUNDAY HUNTING

OPPOSED TO SUNDAY HUNTING

GARY MACFACHERN ^{AFT 1PM}
~~Hand~~ _{TO + DARK}
509-1064
Ran Mater 8 James St.
Trevor Pillor

~~For County~~
~~Natalie~~
GREG MACFACHERN
K.A. L.T.
W-J. KREPS

BOB ARMSTRONG
~~Hayford~~
~~As Deputy~~
Carm Robb
Verne Mills
CHARLES VENTHAM
Robert Hill
~~Hand~~

Arnon Weber
Meris Weber
~~Edith Dwyer~~
Connie Clemmer
Dorion Dool
Elvin Mait
Mark Mait
Gerald Wideman
Merlin Bauman
Carolyn Wideman
Meriam Mait
Loretta Martin
Catherine Wideman
Soyha Mait
~~Hand~~
C. Ciavarella

PATTERSON

FOR SUNDAY HUNTING

OPPOSED TO SUNDAY HUNTING

Melanie Smith

Amy C. Brown

Brenda Dwyer

April Bates

Marlin Metzger

Paul McQuinn

Roger Purdy

Clare Lay

Pat Shubert

David B. Martin

Doug McRobb

Marilyn Wagner

Mike Siddle

Lizbeth Spang

Shirley Spang

Ralph Booth

Jan Reid

Kent Benson

Rien Dekker

Jan Kinkert

Eun Brown

El. Bauman

Jared Bauman

Kas White

Lynna Luzzi

Lynn Luzzi

Lu Luzzi

WARD 4

1

FOR SUNDAY HUNTING

Wayne Hendley
Carolyn Hendley

2

AGAINST SUNDAY HUNTING

Frank Ferrist
Rydie Small
Randy Wilson
Wanda Wilson
Christine Richens
Jason Cowan
Harold Jones
Barbara Jones
Melvin M. Bearinger
Larry Wolfe
Ed Carter
Amos Bearinger
M. Redmond
Rip Red
Bob Cook
Butterfly
Rydie Small
Leslie Boyd
Tom Bowden
Winston Sallans
Chandra O'Connell
John J. White
Margaret Northcott
Pete Bell
Bill Balch
Mark Hunt
Adam Myers
Ray Ashen

Dave Finen
Dan McAbie
La Fournell
Guy Smith
Tom Noonan
Daryl Boyson
Paul Haddock
Donna Bowden
Liri Gouch
Dy
Diane Hewitson
Dave Hewitson
Catherine Heffernan
Heffernan
Cliff Heffernan
Dain Shurt
Karl Chapman
Ben Lyles
MEG PRITTY
APRIL PRITTY
Bert Green
Miriam Green

51

~~FOR~~

FOR SUNDAY HUNTING

Jan Gosson

1

AGAINST Sunday-HUNTING

Kirstin Aale

Juaney Forbes

Edgar B Martin

Simon Mearns

Good Will

Paul Mober

Henry W Brubaker

Dorothy Mc Nabb

~~John~~

Alan Van

John Duke

Paul Kelly

Mervin + Reta Martin

(2)

Wayne + Emma Martin

(2)

Marian Baum

Eileen Fry

Bob

Le J. Stb

Janet Raper

Robert + Louise Horst

Wilfred Saunders

Robert Lamb

Ross Kirk

Harvey Bowman

Edward Under

Paul Hitt

B. Foll

W. Dyer

Jin Ramon

(34)

Clave Moran

FOR

1

SUNDAY HUNTING

AGAINST SUNDAY HUNTING

~~Tom Seider~~
 Tom Seider
 Klaus Seider

Ron Harper

Wm Cunningham

R Dyer

R G McFARLANE

Fred Miller

Branda Cherry

Marian & Ron Flanigan

Ryan Halliday

Amy Leigh

Nancy Whittan

Joan Secord

Brad Spurd

~~John~~
 John

Meady Smith

Alex R Smith

John Thissen

Jean Aboud

~~Paul~~
 Paul

Candy McBride

B Krist

Craig Harg

SUNDAY GUN HUNTING IN WELLINGTON NORTH

IN FAVOR OF SUNDAY HUNTING

AGAINST SUNDAY HUNTING

~~James Hogg~~
~~John Hogg~~
John Hogg
Evan Arthur

FOR SUNDAY HUNTING

OPPOSED TO SUNDAY HUNTING

Brian Attkin

~~John McV...~~

Mavis Stewart

Isabella McLellan

(4)



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

FROM: KARREN WALLACE, CLERK

**SUBJECT: REPORT CLK 2015-054 REGARDING ONTARIO
WILDLIFE DAMAGE COMPENSATION (MURRAY)**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2015-054 being a report on Ontario Wildlife Damage Compensation (Murray);

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North authorize payment of \$165.00 to Peter Murray for Ontario Wildlife Damage Compensation livestock claims with a kill date of October 4, 2015;

AND FURTHER THAT the Livestock Valuator be paid \$75.00 for Livestock Valuer fees and \$18.00 for mileage;

AND FURTHER THAT the Clerk be directed to submit an application to the Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) to compensate the municipality in the amount of \$195.00.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

Gord Flewelling, the Livestock Valuator for Wellington North, submitted an Ontario Wildlife Damage Compensation report on a claim by Peter Murray for a coyote kill of a Suffolk Dorset cross lamb, that occurred on October 4, 2015. The claim is in the amount of \$165.00 and is consistent with the maximum compensation rates as provided for under the Ontario Wildlife Damage Compensation Program (the Program).

The Valuator's report indicates that the predator is a coyote and the pictures show a picture of the coyote as well as the sheep. The report further indicates that the herd of approximately 40 sheep are healthy, that both woven wire and electric fencing, there is a farm dog and the herd is checked multiple times a day by the owner.

Under the Program, the claimant, the municipality and/or the Ontario Ministry of Agricultural Food and Rural Affairs (OMAFRA) has 20 days in which to appeal the decision of the Livestock Valuator. No appeals were filed on any of these claims.

FINANCIAL IMPLICATIONS

The cost of the claim is \$165.00, the Livestock Valuator’s fee is \$75.00 plus mileage of \$18.00.00 for a total of \$258.00.

The municipality will make an application to OMAFRA for reimbursement of the claim in the amount of \$165.00 plus \$30.00 of the Livestock Valuator’s fee, which is the maximum that can be claimed for administration.

The net cost to the municipality will be \$63.00. There is an annual amount in the budget under animal control for these types of claims.

STRATEGIC PLAN 2015-2018

Yes

No

X N/A

PREPARED BY: **RECOMMENDED BY:**

Karren Wallace

Mike Givens

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



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

FROM: KARREN WALLACE, CLERK

**SUBJECT: REPORT CLK 2015-055 BEING A REPORT ON CONSENT
APPLICATION FOR A LOT LINE ADJUSTMENT FOR B99/15;
B100/15; B101/15 (STODOLAK) KNOWN AS PART LOTS 34 &
35 CONCESSION 1 FORMERLY ARTHUR TOWNSHIP NOW
TOWNSHIP OF WELLINGTON NORTH**

RECOMMENDATION

THAT CLK Report 2015-055 being a report on Consent Application for a Lot Line adjustment for B99/15; B100/15; B101/15 (STODOLAK) Known As Part Lots 34 & 35 Concession 1 formerly Arthur Township now Township Of Wellington North be received;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B99/15; B100/15; B101/15 as presented with the following conditions:

- 1) **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; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 2) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to Proof of Drainage. Prior to consent being endorsed on the deeds, proof of drainage, shall be provided by the applicant to serve the lands being conveyed and the lands being retained, with the costs of such drainage being solely at the expense of the applicant.

- 3) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to Drainage Apportionment. Prior to consent being endorsed on the deeds the property owners are to execute an agreement for drainage apportionment due to lands severance or sale approved by the Municipality OR in the alternative, the Clerk shall direct the Engineer to prepare the apportionment and the owner will deposit a cheque to reimburse the municipality for the cost of the Engineer's work related to calculating the reapportionment.
- 4) The barn on the property has collapsed and the remains must be completely demolished and removed from the property and the area to be left in a graded and leveled condition.
- 5) The septic system on the retained lands is within the well head protection area. The septic system must have an inspection as per the Wellington Source Water – Mandatory Septic Re-inspection Program and the owner shall take any remedial action identified in the report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

N/A

BACKGROUND

The subject property is known as Part Lots 34 & 35 Concession 1 formerly Arthur Township now Township Of Wellington North be received;

The property assessment roll number is 23-49-000-018-01200

There are three applications involving lot line adjustments.

Application B99-15 is for a lot line adjustment of approximately 0.14 hectares with no frontage of vacant land which is to be added to the abutting rural residential lot owned by Harvey and Joy Hutchison, shown in yellow on Schedule B.

Application B100-15 is for a lot line adjustment of approximately 0.08 hectares with no frontage of vacant land which is to be added to the abutting rural residential lot owned by Laverne and Bonnie Davies, shown in pink on Schedule B.

Application B101-15 is for a lot line adjustment of approximately 24 hectares with no frontage which together with the drainage canal is to be added to the abutting agricultural parcel owned by Carl Brubacher, shown in green on Schedule B.

In all applications the retained parcel is approximately 4 hectares with a 509 metre frontage with existing and proposed rural residential and agricultural use with existing dwelling, shed, barn and barn remnants, shown in red on Schedule B.

Schedule "A" is a report by Sarah Wilhelm, Senior Planner, Wellington County dated October 29, 2015

Schedule "B" is a sketch of subject properties.

Municipal comments were requested from the Chief Administrative Officer, Chief Building Official, Director of Public Works, Fire Chief, Drainage Superintendent, Treasurer, Planner, Economic Development Manager, Tourism Marketing & Promotion Manager, County of Wellington Planner and Director Recreation, Parks and Facilities.

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

1. **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; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. **THAT** the Owner satisfy the requirements of the Local Municipality in reference to Proof of Drainage. Prior to consent being endorsed on the deeds, proof of drainage, shall be provided by the applicant to serve the lands being conveyed and the lands being retained, with the costs of such drainage being solely at the expense of the applicant.
3. **THAT** the Owner satisfy the requirements of the Local Municipality in reference to Drainage Apportionment. Prior to consent being endorsed on the deeds the property owners are to execute an agreement for drainage apportionment due to lands severance or sale approved by the Municipality OR in the alternative, the Clerk shall direct the Engineer to prepare the apportionment and the owner will deposit a cheque to reimburse the municipality for the cost of the Engineer's work related to calculating the reapportionment.
4. The barn on the property has collapsed and the remains must be completely demolished and removed from the property and the area to be left in a graded and leveled condition.
5. The septic system on the retained lands is within the well head protection area. The septic system must have an inspection as per the Wellington Source Water – Mandatory Septic Re-inspection Program and the owner shall take any remedial action identified in the report.

FINANCIAL IMPLICATIONS

There are no financial impacts as a result of this report.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

Yes

No

N/A

PREPARED BY: **RECOMMENDED BY:**

Karren Wallace

Michael Givens

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



Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application	B101/15 (also see B99/15 & B100/15)
Location	Part Lot 34 & 35, Concession 1 TOWNSHIP OF WELLINGTON NORTH (West Garafraxa)
Applicant/Owner	Casimir Stodolak

PLANNING OPINION: This proposed lot line adjustment would sever a 24 ha (59 ac) parcel and merge it with an abutting 28 ha (69 ac) farm. A 4 ha (10 ac) parcel would be retained with a dwelling, barn and shed.

We have concerns with the configuration of this lot. We would prefer to see a smaller retained lot in the 2 acre range. This would take in the lands from the dwelling to the tree row east of the barn ruins. This would maximize the farmland added to the adjacent farm.

We would have no other concerns, provided that the following matters are addressed as conditions of approval:

- a) That the existing barns are demolished, or zoning compliance is achieved, to the satisfaction of the Township;
- b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- c) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which include minor boundary adjustments which do not result in the creation of a new lot.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 10.3.5 of the Official Plan provides for lot line adjustments in Prime Agricultural areas for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.

Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where two abutting farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel. At 4 ha (10 ac) the retained lot is larger than the 1 - 2 acres normally considered. We have not been provided with justification for keeping these lands with the dwelling, rather than the farm parcel to be enlarged.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Natural Environment (NE), Agricultural (A) and Agricultural Site-Specific (A-61). The A-61 Zone is a historical mapping error which should be addressed in a future housekeeping amendment.

Zoning relief would be necessary for the size of the barns on the retained lands, which according to the application total 406 sq. m (4,370 sq. ft.), whereas 102 sq. m (1,100 sq. ft.) would be permitted for the current acreage. The barns do not appear to be in good condition. Comments of the Chief Building Official should be considered in this regard.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 26, 2015. Notice Cards were **not** posted. The survey sketch appears to meet the application requirements. We note that according to our records, the lands south of the watercourse on the adjacent farm do not appear to be a separate lot. The property is cultivated and could be used in conjunction with part of the lands to be retained, rather than keeping farmland with the house.

Sarah Wilhelm, MCIP, RPP, Senior Planner
 October 29, 2015



Planning and Development Department | County of Wellington
 County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
 T 519.837.2600 | F 519.823.1694

Application Location	B99/15 & B100/15 (also see B101/15) Part Lots 34 & 35, Concession 1 TOWNSHIP OF WELLINGTON NORTH (West Garafraxa)
Applicant/Owner	Casimir Stodolak

PLANNING OPINION: These proposed lot line adjustments would sever two parcels of land (0.14 ha and 0.08 ha) between the top of bank of a watercourse and the rear limit of two rural residential lots.

Provided that there are no Conservation Authority concerns, these applications are consistent with Provincial policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons, which include minor boundary adjustments which do not result in the creation of a new lot.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation protects flood plain and slope valley features.

Section 10.3.5 of the Official Plan provides for lot line adjustments in Prime Agricultural areas for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Natural Environment (NE) and Agricultural (A).

SITE VISIT INFORMATION: The subject property was visited and photographed on October 26, 2015. Notice Cards **not** were posted. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
 October 29, 2015



**SEVERANCE SKETCH
PART OF LOTS 34 AND 35, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON**



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT
2. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND CORE GREENLANDS
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
4. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON
THE 2nd DAY OF OCTOBER, 2015

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821-2753
FAX: (519) 840-4110
www.vanharten.com

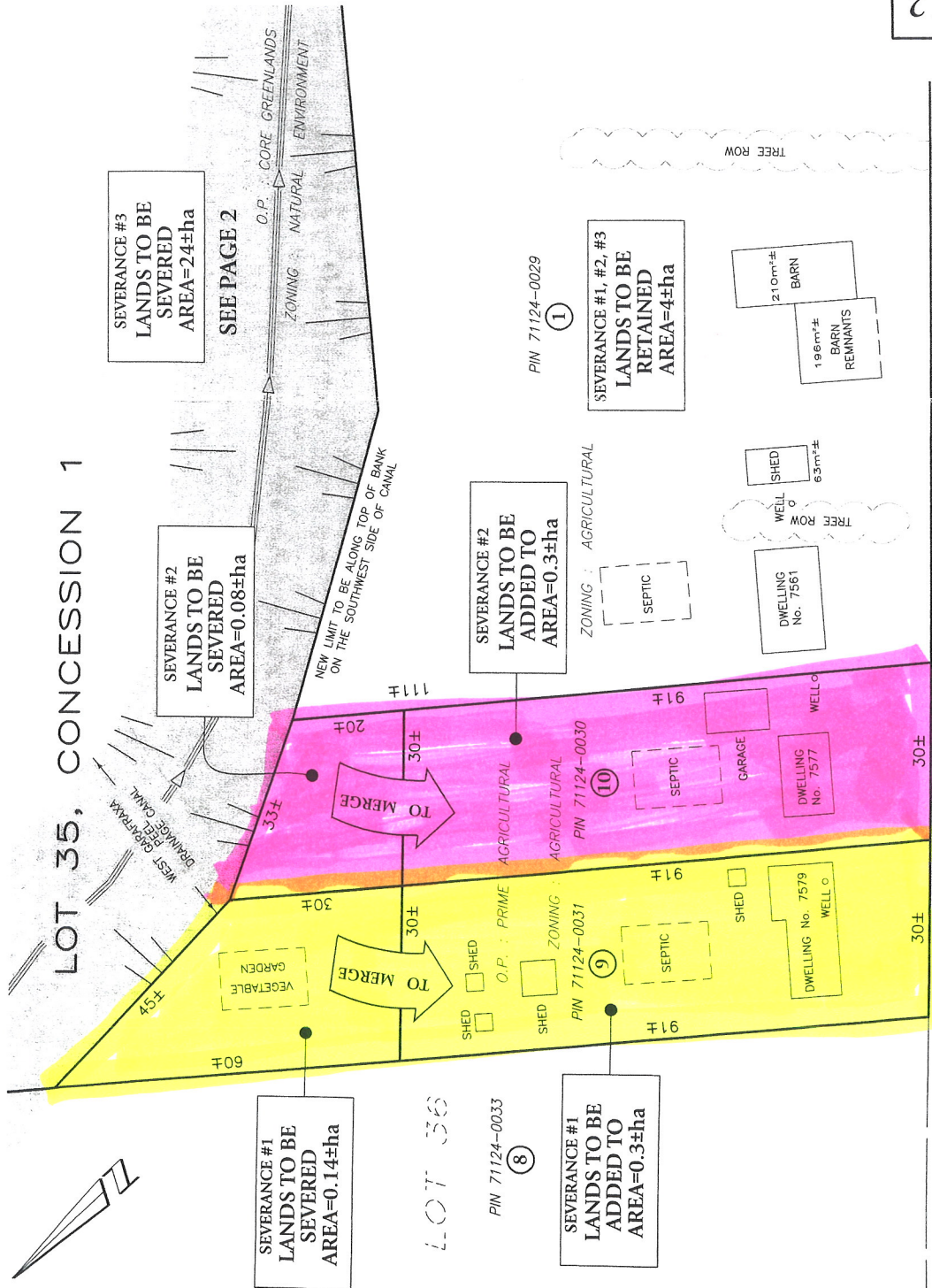
DRAWN BY: JAM CHECKED BY: JEB PROJECT NO. 23170-15

Oct 02, 2015 - 6:03am

G:\WEST GARAFRAXA\com1\acad\SEV PT34-35 (CARL BRUBACHER LLA).dwg

PAGE 1 OF 2

LOT 35, CONCESSION 1



ROAD ALLOWANCE BETWEEN TOWNSHIPS OF PEEL AND WEST GARFRAXA

20.12m WIDE
PIN 71124-0091
PIN 71124-0102

JONES BASELINE



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

FROM: KARREN WALLACE, CLERK

**SUBJECT: CLK 2015-056 BEING A REPORT ON ALL TERRAIN VEHICLES
(ATV'S) ON ROADS IN THE TOWNSHIP OF WELLINGTON NORTH**

RECOMMENDATION

THAT Report CLK 2015-056 being a report on All Terrain Vehicles (ATV's) on roads in the Township of Wellington North be received for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

Council resolution 2015-435

“THAT the Council of the Corporation of Wellington North direct staff to investigate and report to Council regarding All Terrain Vehicles (ATV's) being permitted to operate on municipal roads in the Township of Wellington North.”

BACKGROUND

Section 11 of the Municipal Act, 2001 provides that lower tier municipalities may pass by-laws respecting highways.

Section 191.8 of the Highway Traffic Act (HTA) provides that an off-road vehicle may not be driven on a highway except in accordance with the regulations under the HTA and any applicable municipal by-laws.

Section 191.8 of the HTA provides that a council of a municipality may pass by-laws,

- (a) permitting the operation of off-road vehicles with three or more wheels on any highway within the municipality that is under the jurisdiction of the municipality, or on any part or parts of such highway;
- (b) prescribing a lower rate of speed for off-road vehicles with three or more wheels than that prescribed for off-road vehicles by regulation on any highway within the municipality that is under its jurisdiction, or on any part or parts of such highway, including prescribing different rates of speed for different highways or parts of highways.

(c) specifying months or hours of operation.

The Off-Road Vehicles Act defines an off-road vehicle to be a vehicle propelled or driven otherwise than by muscular power or wind and designed to travel:

(a) on not more than three wheels, or

(b) on more than three wheels and being of a prescribed class of vehicle.

Ontario Regulation 135/15 came into effect July 1, 2015 which amended O-Reg 316/03 by adding definitions for “Multi-Purpose Off-Highway Utility Vehicle” and “Recreation Off-Highway Vehicle” as well as amending the ATV definition. See Schedule “A” for additions and amendments.

The Township of Mapleton and the Town of Minto do not have ATV by-laws in place. The Township of Southgate does in conjunction with the County of Grey.

The Township of Wellington North is only able to pass a by-law permitting ATV’s on municipally owned roads. ATV’s would not be permitted on County roads unless the County of Wellington passes a by-law. This could create confusion with both ATV riders as well as the Wellington County Ontario Provincial Police when enforcing a by-law.

The table sets out provincial accident stats for ATV’s over the past five years in jurisdictions policed by Ontario Provincial Police, excepting Crown Land:

	2015 YTD	2014	2013	2012	2011
Fatalities	11	11	20	12	14
Alcohol related	45.5%	27.3%	45%	50%	14.3%
On roadway	45.5%	64.7%	40%	50%	50%
Wearing Helmets	54.5%	54.5%	30%	75%	28.6%

Municipal staff met with the Wellington County Ontario Provincial Police (OPP) who have noted that enforcement will be challenging as it is in all jurisdictions that permit ATV’s on municipal roads.

Within the past year, Township experienced an issue where an ATV was damaging a gravel road within the Township as a result of irresponsible use. The damaged road required Township staff to re-grade the road in order to “clean-up” from the ATV activity. Today, as we did in this instance, Township staff called OPP who investigated the incident and, had the culprit been found, charges could have been laid under the Highway Traffic Act. In the future, if Council was to approve a by-law allowing ATVs on Township highways, OPP would have less enforcement options available to discourage this sort of nuisance activity. Also, I do not believe many local residents are currently being charged for using ATVs on Township highways as long as their use is reasonable and responsible.

SCHEDULE “A”

O-Reg 135/15

Note: On July 1, 2015, section 1 of the Regulation is amended by adding the following definitions: (See: O. Reg. 135/15, s. 1 (2))

“multi-purpose off-highway utility vehicle” means an off-road vehicle that,

- (a) has four or more wheels, the tires of which are all in contact with the ground,
- (b) has a steering wheel for steering control,
- (c) has seats that are not designed to be straddled, and
- (d) has a minimum cargo capacity of 159 kilograms;

“recreational off-highway vehicle” means an off-road vehicle that,

- (a) has four or more wheels, the tires of which are all in contact with the ground,
- (b) has a steering wheel for steering control,
- (c) has seats that are not designed to be straddled, and
- (d) has an engine displacement equal to or less than 1,000 cubic centimetres;

“seat belt assembly” means a device or assembly composed of a strap or straps, webbing or similar material that restrains the movement of a person in order to prevent or mitigate injury to the person.

“all-terrain vehicle” means an off-road vehicle that,

- (a) has four wheels, the tires of all of which are in contact with the ground,
- (b) has steering handlebars,
- (c) has a seat that is designed to be straddled by the driver, and
- (d) is designed to carry a driver only and no passengers;

Note: On July 1, 2015, the definition of “all-terrain vehicle” in section 1 of the Regulation is revoked and the following substituted: (See: O. Reg. 135/15, s. 1 (1))

“all-terrain vehicle” means an off-road vehicle that,

- (a) has four wheels, the tires of which are all in contact with the ground,
- (b) has steering handlebars,
- (c) has a seat that is designed to be straddled by the driver, and
- (d) is designed to carry,
 - (i) a driver only and no passengers, or
 - (ii) a driver and only one passenger, if the vehicle,

(A) has one passenger seat that is designed to be straddled by the passenger while sitting facing forward behind the driver, and

(B) is equipped with foot rests for the passenger that are separate from the foot rests for the driver;

“off-road vehicle” has the same meaning as in the *Off-Road Vehicles Act*.



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

FROM: KARREN WALLACE, CLERK

**SUBJECT: REPORT CLK 2015-057 BEING A REPORT TO PROVIDE
NOTICE OF THE MEETING DATE TO CONSIDER THE
ENGINEER'S REPORT FOR THE PROPOSED DRAINAGE
WORKS FOR DRAIN 64**

RECOMMENDATION

THAT CLK Report 2015-057 being a report to provide notice of the meeting date to consider the final engineer's report for the proposed drainage works for Drain 64, be received for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

At the September 8, 2014 meeting, Council passed resolution 14 confirming they received a petition for drainage works for the North Half Lot 10, Concession 5, formerly the Township of West Luther, and appointing K. Smart Associates Limited to prepare a report on the work to be undertaken.

A on-site meeting was held on November 5, 2014 to scope local drainage issues and to hear concerns of impacted landowners. An informal meeting was held on November 5, 2014 to provide impacted landowners with information about the Drainage Act process, proposed landowner costs and watershed boundaries.

The final engineers report was submitted by K. Smart Associates Limited on November 4, 2015. A copy of the report is available in the Clerk's office at the Township of Wellington North and available on the municipal website.

Township of Wellington North
7490 Sideroad 7 W, Box 125
Kenilworth, ON N0G 2E0

Notice of Meeting to Consider the Engineer's Report

Drainage Act, R.S.O. 1990, c. D.17, s. 42

To:

Enter Name and Current Address of Property Owner

In accordance with section 42 of the *Drainage Act*, you as an owner of land affected by the proposed drainage works for the

Drain 64

(Name of drain)

are requested to attend a council meeting to consider the final report filed with the Municipality

of Wellington North

for this drainage works.

The meeting will take place:

Date (yyyy/mm/dd)	Time	Location
2015/12/07	7.00 pm	7490 Sideroad 7 West

If the share of the project cost assessed to your property is more than \$100, a copy of the report is included with this notice.

Name of Clerk (Last Name, First Name)

Wallace, Karren

Name of Municipality

Township of Wellington North

Signature of Clerk



Date (yyyy/mm/dd)

2015/11/06

Failure to attend meeting: If you do not attend the meeting, it will proceed in your absence. If you are affected or assessed by this proposed project, you will continue to receive notification as required by *the Drainage Act*.

Activities at the meeting to consider the report:

- Usually the engineer will present a summary of the report to council
- For drains initiated by petition:
 - Petitioners will be given an opportunity to withdraw their name from the petition
 - Other owners that benefit from the drain will be given an opportunity to add their name to the petition
- Council must decide whether or not to proceed with the project by provisionally adopting the engineer's report by by-law; they also have the option to refer the report back to the engineer for modifications.
- All property owners affected by the drain will have an opportunity to influence council's decision
- There is no right to appeal assessments or other aspects of the engineer's report at this meeting; these appeal rights will be made available later in the procedure. *Drainage Act*, R.S.O. 1990, c. D.17, s. 47 - 54.

Petitioners: After the meeting to consider the final report, if the petition does not comply with section 4, the project is terminated and the original petitioners are responsible for the costs in shares proportional to their assessment in the engineer's report. *Drainage Act*, R.S.O. 1990, c. D. 17 s. 43.



SCHEDULE A

042

Leonard & Deborah Bosnjak
8835 Wellington Road 16
R.R.#4, Stn Main
Kenilworth ON N0G 2E0

Cameron & Melanie Hill
7868 Sideroad 9 East
R.R.#2, Kenilworth, ON N0G 2E0

Director
Environmental Management Branch
OMAFRA
1 Stone Road, 3rd Floor
Guelph, ON N1G 4Y2

Dale Clark
Township of Wellington North
7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Karren Wallace, Clerk
Township of Wellington North
7490 Sideroad 7 West
PO Box 125
Kenilworth, ON N0G 2E0

John Palmer/Andrew Herreman
Grand River Conservation Authority
400 Clyde Road
Cambridge, ON N1R 5W6

Rose Whalen
Lands & Waters Specialist
Ministry of Natural Resources
1 Stone Road West
Guelph, ON N1G 4Y2

Rick Kiriluk
Fisheries and Oceans
867 Lakeshore Road
Burlington, ON L7S 1A1

Heinrich & Gisela Sieger
8709 Wellington Road 16
R.R.2 Stn Main
Arthur, ON N0G 1A0

Francis & Valerie Beale
8733 Wellington Road 16
R.R.2, Arthur ON N0G 1A0

James & Camilla Phillips
8419 Line 4, R.R.#2
Arthur, ON N0G 1A0

Trevor & Kathleen Hill
R.R.#2, Stn Main
Arthur, ON N0G 1A0

Thomas Smith
8803 Wellington Road 16
R.R.#4, Kenilworth, ON N0G 2E0

David & Mary Hill
8431 Line 4
R.R.#2, Arthur ON N0G 1A0



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

**FROM: DAVE GUILBAULT,
FIRE CHIEF**

**SUBJECT: REPORT FIRE 2015-008 BEING A REPORT
REGARDING WELLINGTON NORTH FIRE SERVICE
STRATEGIC PLAN.**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive for information report FIRE 2015-008 being a report regarding the Wellington North Fire Service Strategic Plan;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve in principle the Wellington North Fire Service Strategic Plan

PREVIOUS REPORTS PERTINENT TO THIS MATTER

There are no previous reports on this matter.

BACKGROUND

In early June, 2015, Township of Wellington North staff participated in a rapid yet practical strategic planning process as designed and facilitated by Wayne Hussey Consulting Inc.

Council and Senior staff met several times to review the draft Report and prioritize the Key Strategic Thrusts and a final report was prepared for Council approval. The Wellington North Fire Service (WNFS) did not participate in the process at that time.

On July 28th and 29th, 2015 the WNFS Officers assembled in Kenilworth to participate in a strategic planning process for the WNFS. This process was also facilitated by Wayne Hussey Consulting Inc.

The Fire Officers developed a Mission Statement and Vision Statement and identified a preliminary list of Strategic Priorities. The draft report was reviewed by the Officers as well as CAO Mike Givens. Additional comments were included in the final report.

The WNFS Strategic Plan was then presented to the firefighters from both the Arthur and Mount Forest Stations. No additional comments were received. The WNFS Strategic Plan is attached and forms part of this report.

The participation in the Strategic Planning Process was well received by Fire Service Personnel. They engaged the process with great interest and enthusiasm. They genuinely wanted to shape the future of the WNFS.

On September 29th, 2015 an Officers meeting was called to review the WNFS Strategic Plan, for the purpose of prioritizing the list of strategic priorities. Those priorities put forward are as follows:

1. Recommendation #1 to be considered in closed session under Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees;
(d) labour relations or employee negotiations
2. Laptop computer to be installed in the Fire Command Vehicle, Pumper Truck 91 (Arthur) and Pumper Truck 121 (Mount Forest).
3. Hire a Dispatch/Administration person to provide dispatch and administration duties Monday to Friday days only.
4. Enlarge the Mount Forest Fire Station, which would take into consideration long-term Community Growth.

Many of the Strategic Priorities such as Training Cycles, Succession Planning, Recruitment, Leadership Training, Image/Brand and Partnerships are being reviewed and implemented where possible. These priorities have minimal costs and are simple to implement. Others are more challenging to implement and have high costs associated with them. An example of this would be the expansion of the Mount Forest Fire Station.

The intent of the WNFS plan remains to establish a focused Mission and Vision that Council, staff, residents and visitors of Wellington North can refer to during this and future terms of Council. The identification of key strategic priorities will help form the basis for future work plan and budgets.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN

This report relates directly to the implementation of the Township of Wellington North Strategic Plan, in particular as set out below.

Do the report's recommendations advance the Strategy's implementation?

- Yes
- No
- N/A

Which pillars does this report support?

- Community Growth Plan
- Human Resource Plan
- Brand and Identity
- Strategic Partnerships
- Community Service Review
- Corporate Communication Plan
- Positive Healthy Work Environment

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

Dave Guilbault

Michael Givens

DAVE GUILBAULT FIRE CHIEF	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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SCHEDULE "A"

Wayne Hussey Consulting Inc

10 Stonebury Place
Freelton, Ontario L0R 1K0
Wayne T:905-659-4777 E:whci@golden.net
Daniel T:226-747-7878 E:whci2@golden.net



Wellington North Fire Service – Strategic Plan

Wayne Hussey Consulting Inc.
August 19th, 2015

BACKGROUND

On July 28 and 29th, Officers of the Wellington North Fire Service gathered in Kenilworth to participate in a rapid yet practical strategic planning process as designed and facilitated by Wayne Hussey Consulting Inc. The participants of the planning session developed an initial draft of a Mission Statement and Vision Statement and identified a preliminary list of Key Strategic Thrusts. This content is included below.

MISSION – WHO WE ARE TODAY

The WN Fire Service is a volunteer team of professional firefighters who are passionately committed to providing education, prevention, suppression and rescue services for our residents and visitors that increase community pride, safety and security

VISION – OUR DESIRED FUTURE

The WN Fire Service is now a merged entity and will be come a cohesive, high performance team by focusing on strong leadership, consistent training and empowering its staff

KEY STRATEGIC PRIORITIES

1. FINANCE

1.1 To increase our compliment of full-time staff (Training Officer, Public Education Officer, Fire Prevention Officer, Administrative support, Dispatch, Chief, Deputy Chief, etc.) (10 votes – Medium to High Cost, Simple to Challenging Implementation)

- do a comparative analysis of staffing of other volunteer departments of our size and communities of our size
- review the budget for the potential of redirecting current funds towards staff needs

- create a list that prioritizes staff positions through risk assessment, legislation, etc.
- consider raising taxes, user fees on burn permits, government grants

1.2 To develop a prioritized list of Budget items that have targeted improvements in key areas (Training, Equipment, etc.) (5 votes, Low to Medium, Simple to Challenging Implementation)

- host a special Officers meeting to review the current budget and make a long range priority list for future capital items
- Officers will prioritize the list

2. HUMAN RESOURCES

2.1 To create a succession plan that ensures we are able to fill key positions (officers and fire fighters) (3 votes, low costs, simple implementation)

- identify all likely departures from the Service and confirm with individuals
- create a list of candidates to fill these key positions
- publish the process of becoming an Acting Captain and a permanent Captain
- encourage individuals to receive promotional training
- encourage mentoring throughout the Service

2.2 To develop a recruiting process that generates waiting lists (2)

2.3 To review our current Training Cycle and improve in terms of scope (water rescue, trench rescue, high angle rescue, customer service, NFPA certification, etc.) and using team members with unique/key skills (9 votes, Medium Cost, Simple to Implement)

- develop a written Training Cycle based on essential training determined by call volume
- solicit input from staff on their particular training needs
- utilize members of the Service to provide as much of the training as possible and train them on being trainers
- work with neighbouring fire services to do joint training
- use training as a way to build the sense of one Service

2.4 To provide Officers with non-technical leadership training (leadership, motivation, communication, conflict resolution, open door policy, transparency, etc.) (5 votes, Low Cost, Simple to Implement)

- ensure there is full commitment from all Officers
- solicit input from them on key areas they want in the training event
- source the trainer
- conduct the training event
- evaluate impact on Officers

3. CORE PRODUCTS AND SERVICES

3.1 To implement an in house Dispatch (2)

- review different potential models and select the best one in terms of costs and outputs
- develop detailed Job Descriptions
- identify required training
- identify best location, required equipment, required training
- seek approval and develop an implementation plan

3.2 To review our current fire prevention and public education programs for improved ways of reducing fire incidents and overall community safety (1)

4. IMAGE/BRAND

4.1 To ensure all team members understand that improving our image is based almost entirely on great customer service and strong incident command (1)

5. PARTNERSHIPS

5.1 To proactively promote cross Service thinking, training, decision making and relationships in order to truly create one team (4)

- ensure all Committee membership is cross service
- create social opportunities for personnel to promote relationships
- incorporate joint Hall training in the Training Cycle
- create simple and accessible communication strategies so everyone is informed of key information

5.2 To explore new Strategic Partnerships with our municipal neighbours where additional resources can be accessed in order to meet the service needs of our community (added after the meeting last night as a recommended additional key task)

6. FACILITIES/EQUIPMENT/TECHNOLOGY

6.1 To enlarge the Mount Forest Fire Hall (8 votes, High Cost, Challenging to Implement)

- develop a Business Plan for the expansion that takes our long-term community growth into consideration
- consider multiple tenants especially if that brings rental income to offset capital cost
- seek political input on the Business Plan
- seek public input on the Business Plan

6.2 To purchase an aerial truck (1)

6.3 To place laptops in front line vehicles for mapping, hydrant locations, hazmat locations, etc. (6 votes, Medium Cost, Simple to Implement)

- determine requirements (what benefits do we need to ensure this project generates)
- consider supplier training and support
- confirm data connections
- select software again with clear benefits to providing our services
- consider life expectancy and durability

7. RESEARCH AND DEVELOPMENT

7.1 To connect with the Township's long range plans regarding population growth so Fire Service program delivery is aligned (2)

7.2 To research effective ways to partnership with our community and its various key subsector to advance our image, public education and fire prevention (i.e. youth, seniors, business, agriculture, etc.) (1)

EDITORIAL COMMENTS FOLLOWING THE PLANNING SESSION

3.1 *I disagree with the following; to implement an in house Dispatch (2)*

- *Review different potential models and select the best one in terms of costs and outputs*
- *develop detailed Job Descriptions*
- *identify required training*
- *identify best location, required equipment, required training*

- seek approval and develop an implementation plan

We do not need in house dispatch as indicated above. We have fire fighters that fill in this position at present during calls. I believe others misunderstood, that this would be part of the admin support position and that the dispatch duties could be provided from one station, for all of wellington north for calls for service.

5.1 Mutual aid or automatic aid was referenced on a couple of different times last evening. There are existing relationships with our municipal neighbours. In 5.1 you've referenced promoting cross service thinking, training, decision making and relationships. In the corporate (strategic) plan we look to "explore new strategic partnerships where additional resources can be accessed in order to meet the service needs of our community (neighbours, service clubs, etc.)". I'd like to promote synergies between the 2 plans whenever possible. I'd like the fire service to consider enhancing the relationships with our municipal neighbours just like all other Senior Management Team members and Departments are encouraged to do. Partnerships can allow for access to shared resources and benefit both parties. This Township does not have the financial resources to meet all the "needs" the leaders of the fire service identified but if there is a shared need between parties that can help offset the impact and becomes a good news story

5.2 & 6.2 I have no issue with 5.2. I am a huge proponent of PPP's. As Fire Chief I have and will continue to explore buying Fire Protection from our neighbours. As an example we have three neighbouring communities with Aerial Ladders. At the moment they provide the Aerial at no cost. There has been discussion that in the near future we will be invoiced for Aerial service. Regardless, that is an awesome deal considering an Aerial Ladder is over 1M, excluding maintenance and training costs. Touch wood we have never needed one here since my arrival.

ROLL OUT PROCESS

1. Provide the Draft Plan to Chief	WH, July 30
2. Out to the Officers	Chief, July 31
3. Feedback due to Chief/revise Plan	Officers, Aug 7
4. Organize front line staff input event	Chief, tbd
5. Revise Plan based on their input	tbd, tbd
6. Final draft completed	Chief/Officers, Aug 31
7. Present to Council	Chief, September



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

**FROM: DARREN JONES
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2015-14 BUILDING PERMIT REVIEW
PERIOD ENDING OCTOBER 31, 2015**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive the Building Permit Review for the period ending October 31, 2015.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

1. Building Permit Monthly Review for the period ending September 30, 2015

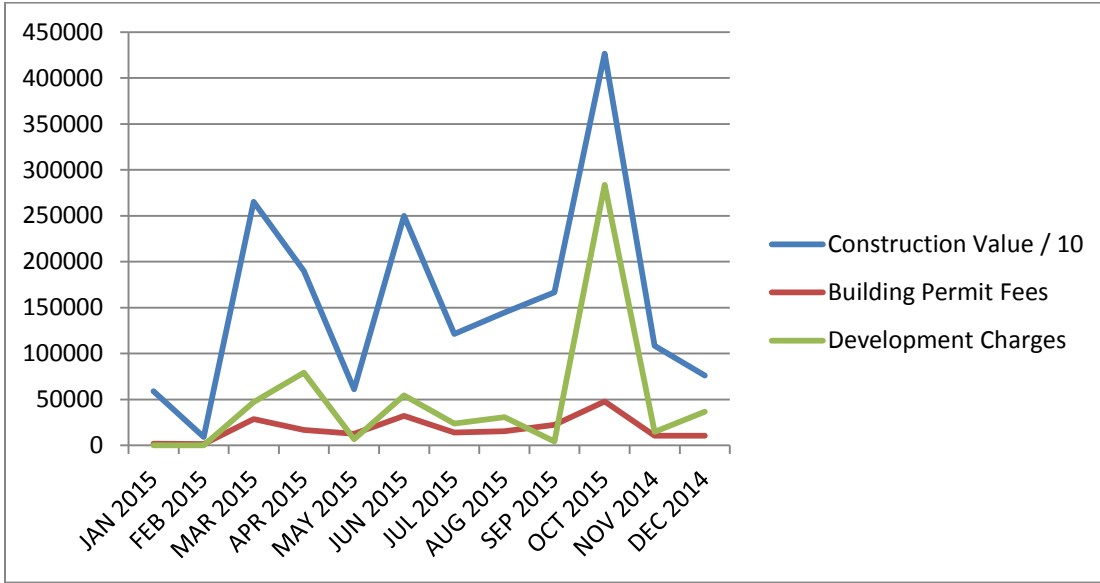
BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEV. CHARGES
Single Family Dwelling	2	555,000.00	3,733.61	15,344.00
Multi Family Dwelling	7	975,200.00	15,208.48	76,308.00
Additions / Renovations	1	5,000.00	363.60	0.00
Garages / Sheds	1	12,000.00	251.40	0.00
Pool Enclosures / Decks	2	4,000.00	290.00	0.00

Commercial	1	902,000.00	9,196.32	63,220.08
Assembly	0	0.00	0.00	0.00
Industrial	3	1,500,990.00	15,420.00	128,903.60
Institutional	0	0.00	0.00	0.00
Agricultural	5	297,000.00	3,004.46	0.00
Sewage System	1	14,000.00	504.00	0.00
Demolition	0	0.00	0.00	0.00

Total October 2015	23	4,265,190.00	47,971.87	283,775.68
Total Year to Date 2015	172	17,079,259.00	204,936.42	538,146.66

12 Month Average	16	1,564,646.58	17,876.24	48,470.64
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10 Year Monthly Average	22	290,583.40	30,125.20	80,130.67
10 Year, Year to Date Average	200	19,637,458.20	177,039.00	246,131.94

PREPARED BY:	RECOMMENDED BY:
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Darren Jones

Mike Givens

DARREN JONES CHIEF BUILDING OFFICIAL	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

**FROM: DARREN JONES
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2015-15 SITE PLAN AGREEMENT FOR
ROBERT'S FARM EQUIPMENT SALES INC.**

RECOMMENDATION

THAT report CBO 2015-015 being a report on Robert's Farm Equipment Sales Inc. site plan agreement be received;

AND FURTHER THAT the Council of the Township of Wellington North direct the Mayor and CAO to execute the site plan agreement with Roberts farm Equipment Sales Inc.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Robert's Farm Equipment Sales Inc. is the owner of the land located at 435 Sligo Road West in Mount Forest. The Owner has applied for Site Plan Approval from the Township to construct a 1,542 m² equipment sales and service facility, parking lot and product display area on the lands. This new facility will replace the existing building located on the corner of Highway 6 and Grey Road 109.

The applicant has satisfied staff that this proposed development will be constructed in a manner that is consistent with municipal standards and best practices and has received or agreed to receive approval from other applicable agencies such as Wellington County and MOECC.

A copy of the proposed agreement is attached as Schedule A.

FINANCIAL IMPLICATIONS

None.

STRATEGIC PLAN

This report relates directly to the implementation of the Township of Wellington North Strategic Plan, in particular this business has relocated to the Township to expand their business and has invested in our community.

Do the report's recommendations advance the Strategy's implementation.

X Yes No N/A

Which pillars does this report support?

- X Community Growth Plan Community Service Review
- Human Resource Plan Corporate Communication Plan
- Brand and Identity Positive Healthy Work Environment
- Strategic Partnerships

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



Mike Givens

DARREN JONES CHIEF BUILDING OFFICIAL	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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Schedule A

SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this day of November 2015.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

ROBERT'S FARM EQUIPMENT SALES INC.

(the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the Lands described as Park Lot 11 Survey Foster's Mount Forest; Part Lot 33; Concession 1 Normanby; Part Duke Street Survey Foster's Mount Forest Closed by By-law DN6730; Part 1 60R2494; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 7102-0107 (LT);

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the lands described in Schedule "A" attached hereto;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows that in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").
2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catchbasins, where necessary, in a manner approved by the Township and/or the County of Wellington.
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "A" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "A" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township,
 - (a) The Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Two Million (\$2,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.

- (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in form satisfactory to the Chief Administrative Officer (CAO) and in an amount determined by the CAO, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said one (1) year period.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
- a) provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of \$50,000 of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.
 - b) complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.
 - c) Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.
- Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes
13. The Owner shall grade the lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Site Plan. The Owner shall not use or cause or permit to be used any new construction on the lands until after a professional engineer or architect has given Wellington North, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on

or in the said lands which fall within the provisions of Section 41 of the Act and are required for this development by the Site Plan and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect

14. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
15. The Township and Owner agree that the Owner may choose to develop the lands in phases and in accordance with the approved phasing plan, as shown on the approved Site Plans. In such case, the Owner agrees as follows:
 - (a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - (b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - (c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or CBO, and the provisions of this Agreement shall apply to such security with respect to such phase(s);
 - (d) that the provisions of this Agreement shall apply to all such phases.
16. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
18. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
19. The covenants, agreements, conditions and understandings set out herein and in Schedules "B" hereto, which form part of this Agreement, shall run with the Lands and

shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.

- 20. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

THIS AGREEMENT is executed by the Township this day of November, 2015.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**
Per:

Andrew Lennox – Mayor

Michael Givens – Chief Administrative Officer
We have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this day of October, 2015.

ROBERT'S FARM EQUIPMENT SALES INC.
Per:

Bruce Osterdorff - President

Brian Osterdorff - Secretary
We have authority to bind the corporation.

SCHEDULE "A"**Approved Plan and Drawings**

Document Name	Last Revision Date	Prepared By
Site – General Arrangement	August 7, 2015	Nelson Dawley, P. Eng.
Site Grading	No. 4, October, 2015	Raymond Kirtz, P. Eng.
SWM Design Brief	September 28, 2015	Raymond Kirtz, P. Eng.

SCHEDULE "B"**Site Specific Requirements**

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner shall, to the satisfaction of the Township, obtain all required approvals and certificates from the Ministry of the Environment and Climate Change in regard to the storm water management on the Lands and the Township may prohibit occupancy of the proposed buildings until such time as these requirements have been satisfied.



Township of Wellington North

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

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF NOVEMBER 9, 2015**

**FROM: DARREN JONES
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2015-16 SITE PLAN AGREEMENT FOR
HOME HARDWARE STORES LIMITED**

RECOMMENDATION

THAT report CBO 2015-016 being a report on Home Hardware Stores Limited site plan agreement be received;

AND FURTHER THAT the Council of the Township of Wellington North direct the Mayor and CAO to execute the site plan agreement with Home Hardware Stores Limited

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Home Hardware Stores Limited is the owner of the land located at 525 Main Street North in Mount Forest. The Owner has applied for Site Plan Approval from the Township to construct a 944 m² retail addition on to the existing store and replace three 189 m² lumber storage sheds with one 1,022 m² lumber storage shed and improve the parking and exterior storages areas.

The applicant has satisfied staff that this proposed development will be constructed in a manner that is consistent with municipal standards and best practices and has received or agreed to receive approval from other applicable agencies such as Wellington County, Grey County and the Township of West Grey.

A copy of the proposed agreement is attached as Schedule A.

FINANCIAL IMPLICATIONS

None.

Schedule A

SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this day of November, 2015.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

HOME HARDWARE STORES LIMITED

(the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the Lands described as Part Lot 32 Concession 1 Division 3 Normanby Part 5 61R6948, Part 2 60R2989 & Part 3 60R2336 Except Part 1 60R2989 & Part 3 61R6948; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 71072-0005 (LT);

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*;

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the lands described in Schedule "A" attached hereto;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario;

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows that in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in

conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").

2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catchbasins, where necessary, in a manner approved by the Township and/or the County of Wellington.
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.

11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township,
 - (a) The Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Two Million (\$2,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.
 - (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in form satisfactory to the Chief Administrative Officer (CAO) and in an amount determined by the CAO, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said one (1) year period.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
 - a) provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of \$50,000 of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.
 - b) complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.
 - c) Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be

required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.

Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes

13. The Owner shall grade the lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Site Plan. The Owner shall not use or cause or permit to be used any new construction on the lands until after a professional engineer or architect has given Wellington North, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the said lands which fall within the provisions of Section 41 of the Act and are required for this development by the Site Plan and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect
14. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
15. The Township and Owner agree that the Owner may choose to develop the lands in phases and in accordance with the approved phasing plan, as shown on the approved Site Plans. In such case, the Owner agrees as follows:
 - (a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;.
 - (b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - (c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or CBO, and the provisions of this Agreement shall apply to such security with respect to such phase(s);
 - (d) that the provisions of this Agreement shall apply to all such phases.

- 16. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
- 17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
- 18. The covenants, agreements, conditions and understandings set out herein and in Schedules "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
- 19. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

THIS AGREEMENT is executed by the Township this day of November, 2015.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**
Per:

Andrew Lennox – Mayor

Michael Givens – Chief Administrative Officer
We have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this day of October, 2015.

CORPORATION
Per:

Terry Davis – President

Dianne McTavish – Secretary
We have authority to bind the corporation.

SCHEDULE "A"**Approved Plan and Drawings**

Document Name	Last Revision Date	Prepared By
Site Plan	September 29, 2015	J. S. Anderson, P. Eng, Schiedel Construction Incorporated
Stormwater Management and Grading Plan	October 1, 2015	David A. Harsch, P. Eng, K. Smart Associated Limited
Stormwater Management Design Brief	September 30, 2015	David A. Harsch, P. Eng, K. Smart Associated Limited

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner shall, to the satisfaction of the Township, obtain and register an easement over the adjacent property being Con 1 Div 3 Pt Lot 32, geographic area of former Normanby Township, the municipally address being 535 Main Street North, Mount Forest, Ontario currently owned by 668380 Ontario Inc. for the purpose of a drain for stormwater drainage from the Lands.
2. The Owner shall, to the satisfaction of the Township, obtain approval from The Municipality of West Grey for a stormwater drainage outlet for stormwater from the Lands into the roadside ditch of the highway Coral Lea Drive.

TOWNSHIP OF WELLINGTON NORTH
CULTURAL ROUNDTABLE COMMITTEE MINUTES

Thursday, October 15, 2015 - 12:00 pm
 Council Chamber, Kenilworth

Members Present: Chair James Taylor
 April Marshall, Tourism, Marketing & Promotion Manager
 Karen Armstrong (leaving early)
 Gail Donald – Arthur Historical Society (late)
 Linda Hruska, Mount Forest
 Robert Macdonald – Arthur Agricultural Society, Arthur Historical Society
 Bonny McDougall - Arthur
 Penny Renken, Mount Forest Archives
 Trish Wake, Mount Forest Community Animator/Chamber
 of Commerce

Also Present: Michelle Stone, Administrative Support

Absent: Dale Small, Business Economic Manager
 Dan Yake, Councillor

CALLING THE MEETING TO ORDER

Chair James Taylor called the meeting to order at 12:00 pm.

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION WNCR 2015-021

Moved By: Robert Macdonald

Seconded By: Bonny McDougall

***THAT THE** Agenda for the October 15th, 2015 Wellington North Cultural Roundtable Committee Meeting be accepted and passed.*

CARRIED

DECLARATION OF PECUNIARY INTEREST

None declared

DELEGATIONS

MINUTES OF PREVIOUS MEETING

RESOLUTION WNCR 2015-022

Moved By: Robert Macdonald

Seconded By: Linda Hruska

***THAT THE** Cultural Roundtable Committee accept and pass the minutes of the September 17th, 2015 Cultural Roundtable meeting. Correction of date - planting of tulip bulbs will take place Friday, October 16th at 1 pm in Arthur.*

CARRIED

PLANNING SESSION

Karen Armstrong led the discussion on goals the Committee will focus on for the next year. In March 2015 the Committee created a list of Goals/Action Items. They reviewed their progress, next steps and have divided into working groups.

1. Communications Strategy – CIP and Renew opportunities, cultural mapping, work with community events, logo/banner, videos, brochure
2. History/storytelling - collaboration with other groups, walking tours, cenotaph, videos, youth council, brochure
3. Heritage Building/Designations - Blacksmith shop, build on a shared identity, downtown building and business history project

BUSINESS ARISING FROM MINUTES

- Cultural Mapping Category / Listing Review of who qualifies to participate on mapping
Discuss categories – what about other stores in town that are interesting – business can fit under “cultural enterprises” discuss under Communication Committee - there is a way to include businesses if they want to be included and are an appropriate fit.

NEW BUSINESS

1. Council has approved the implementation of the Wellington North Youth Council. It will run through the Economic Development Committee with a budget of \$5000.00
2. Doors Open Wellington North and Culture Days Event Recap
April Marshall, Tourism, Marketing & Promotion Manager gave an overview of the days’ activities and how to build for next year. The Committee will re-visit this subject at the November meeting.

ROUNDTABLE

The Mount Forest Annual General Meeting is tonight at the Mount Forest Legion. The speaker is Neil Dunsmore and all are welcome.

The Province of Ontario is doing a cultural strategy and the information for input will be forwarded to Committee.

Bonny McDougall is setting up an IPM (International Plowing Match) Store in Harriston to promote the 2016 IPM being held in the Town of Minto. The store will be open Friday afternoons and Saturdays until the IPM and volunteers are needed.

Penny Renken passed on information about the Old Blacksmith Shop. There is a meeting at the Old Blacksmith Shop in Kenilworth on Monday, October 19, 2015 at 9:30am.

Trish Wake, Mount Forest Community Animator/Chamber of Commerce spoke about the upcoming Volunteer and Job Fair being held on November 10 from 1-3pm at WHSS, in partnership with Youth Resiliency and Northern Lights focusing on how we can tap into our youth.

ANNOUNCEMENTS

- Mount Forest Chamber of Commerce Annual General Meeting
Mount Forest, October 15, 2015
- Arthur Historical Society Dutch-Canadian Friendship Garden Planting
Arthur Cenotaph 1pm, October 16, 2015
- WOWSA Showcase
Pike Lake, October 29, 2015
- Arthur and District Chamber of Commerce Annual General Meeting

Arthur, November 5, 2015

- Volunteer Fair
Tuesday, November 10, 2015 from 1-3 at Wellington Heights High School, Mount Forest
- Christmas Craft Show & Sale
Mount Forest, November 14, 2015

NEXT COMMITTEE MEETING

The next meeting will be held on Thursday, November 19th, 2015 at 12:00 pm at the Arthur Historical Room, 146 George Street in Arthur.

RESOLUTION WNCR 2015-023

Moved By: Gail Donald

THAT THE Cultural Roundtable Committee meeting be adjourned at 1:59 pm.

CARRIED

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
PUBLIC WORKS COMMITTEE MEETING MINUTES**

TUESDAY, OCTOBER 20, 2015 at 8:30 am

Members Present:

Co-Chair Councillor Steve McCabe
Co-Chair Councillor Dan Yake
Sherry Burke, Councillor
Mayor Andy Lennox
Mike Givens, CAO
Matthew Aston, Director of Public Works
Dale Clark, Road Superintendent
Barry Trood, Water & Sewer Superintendent

Also Present:

Warren Fink, Resident
Michelle Stone, Administrative Support

CALLING THE MEETING TO ORDER

Co-Chair Councillor Yake called the meeting to order at 8:30 am.

DECLARATIONS OF PECUNIARY INTEREST:

None Declared

ACCEPTANCE OF AGENDA

RESOLUTION PW2015-065

Moved by: Mayor Lennox

Seconded by: Councillor McCabe

THAT THE Agenda for the October 20, 2015 Public Works Committee Meeting be accepted and passed.

CARRIED

DELEGATION

Warren Fink, Resident Re: Proposed changes to Brush Program

Mr. Fink addressed the issue of the Townships' Brush Program representing other residents in Mount Forest. They would like to see the program continue with better signage and communication so residents understand the program. He cited other municipalities and the different services offered for brush, leaf and garden waste disposal. Director of Public Works Matthew Aston discussed the abuse of the program that has led the Township to look at the issue. He thanked Mr Fink for presenting his information. The Committee will re-visit the Brush Program and Mr. Fink will be contacted when a decision is made.

APPROVAL OF MINUTES

RESOLUTION PW2015-066

Moved by: Councillor McCabe

Seconded by: Mayor Lennox

THAT THE Minutes from the September 1st, 2015 Public Works Committee Meeting be received as information.

CARRIED

BUSINESS ARISING FROM MINUTES

ROADS

PW 2015-078 Capital Report

Director of Public Works Matthew Aston updated the Committee on current capital projects and expected completion dates.

RESOLUTION PW2015-067

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT Report PW 2015-078 being a report on the 2015 Public Works Capital Program be received for information.

CARRIED

PW2015-070 Additional Street Light at Foster Street Works Yard Entrance

RESOLUTION PW2015-068

The Committee reviewed the information and Director of Public Works Matthew Aston will communicate the Committee's decision to Mr. Lawrence.

Moved by: Councillor Burke

Seconded by: Councillor McCabe

THAT Report PW 2015-070 being a report on the proposed addition of a street light at the Foster Street driveway to the Works Yard Property in Mount Forest be received.

AND FURTHER THAT the PWC direct staff to notify Ivan Lawrence that after due consideration of his request, no additional streetlight will be added at the Township Yard-Foster street entrance.

CARRIED

PW2015-072 Rick Hopkins Bridge

RESOLUTION PW2015-069

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT Report PW 2015-072 being a report on the Rick Hopkins bridge capital repair project be received for information.

CARRIED

PW2015-077 Community Safe Zone

RESOLUTION PW2015-070

Moved by: Councillor Burke

Seconded by: Mayor Lennox

THAT Report PW 2015-077 being a report on Community Safety Zones (CSZ) be received for information;

AND FURTHER THAT the Public Works Committee recommend the Council of the Township of Wellington North not proceed with implementing a community safety zone committee within the Township;

AND FURTHER THAT the Public Works Committee recommend the Council of the Township of Wellington North and Township staff continue to address resident concerns about speed and traffic safety on a case-by case basis, and in conjunction with the local Ontario Provincial Police office.

CARRIED

Councillor McCabe assumed the Chair.

WATER AND SEWER

PW2015-074 MBR Technology

RESOLUTION PW2015-071

Director of Public Works Matthew Aston imparted to the Committee that Blumetric was a good proposal and an opportunity to learn, but Wellington North's needs at this time do not require membrane bioreactor technology.

Moved by: Councillor Yake

Seconded by: Councillor Burke

THAT Report PW 2015-074 being a report on membrane bioreactor technology (MBR) be received for information;

AND FURTHER THAT the Public Works Committee recommend the Council of the Township of Wellington North direct Township staff to inform Blumetric that they will not pursue MBR technology as part of their Arthur WWTP upgrade.

CARRIED

PW2015-075 Water and Sewer Fleet Analysis

RESOLUTION PW2015-072

This report is a follow-up to a request from the June 22, 2015 Council Meeting. The analysis was done for information with a view to the 2016 budget.

Moved by: Councillor Yake

Seconded by: Mayor Lennox

THAT Report PW 2015-075 being a report on water and sewer fleet analysis be received for information.

CARRIED

PW2015-076 Water and Sewer Master Plans

RESOLUTION PW2015-073

Moved by: Mayor Lennox

Seconded by: Councillor Burke

THAT Report PW 2015-076 being a report on water and sanitary master plan update be received for information.

CARRIED

PW2015-079 Arthur WWTP Flows Year-to-date

RESOLUTION PW2015-074

Moved by: Councillor Yake

Seconded by: Councillor Burke

THAT Report PW 2015-079 being a report on the Arthur waste water treatment plan flows year-to-date received for information.

CARRIED

PW2015-080 Arthur Class EA Update

RESOLUTION PW2015-075

Moved by: Mayor Lennox

Seconded by: Councillor Yake

THAT Report PW 2015-080 being a report on the status of the class environmental assessment by XCG Consultants Ltd. be received for information.

CARRIED

ROUNDTABLE

Director of Public Works Matthew Aston thanked Water & Sewer Superintendent Barry Trood for his efforts in painting some of the Township's fire hydrants pink in support of Breast Cancer Awareness.

Water main repair on Isabella Street West was responded to and remedied in a timely fashion.

Water tower cleaning in Arthur has been completed.

NEXT MEETING DATE

The next meeting will take place on Tuesday, November 17, 2015 at 8:30 am in Kenilworth.

ADJOURNMENT

RESOLUTION PW2015-076

Moved by: Councillor Burke

Seconded by: Mayor Lennox

THAT THE Public Works Committee Meeting of October 20, 2015 be adjourned at 10: 36 a.m.

CARRIED

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION/FINANCE COMMITTEE
MONDAY, OCTOBER 26, 2015 AT 4:30 P.M.**

Present: Sherry Burke, Councillor, Chairperson, Administration and Finance
 Andy Lennox, Mayor
 Steve McCabe, Councillor
 Dan Yake, Councillor
 Michael Givens, CAO
 Karren Wallace, Clerk
 Paul Dowber, Treasurer
 Cathy Conrad, Executive Assistant
 Mary Jo Marshall, Deputy Treasurer
 Matthew Aston, Director of Public Works

CALL THE MEETING TO ORDER

Chairperson Burke called the meeting to order.

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION A&F 2015-63

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Agenda for the October 26, 2015 Administration & Finance Committee meeting be accepted and passed.

CARRIED

DECLARATION OF PECUNIARY INTEREST

No declaration of pecuniary interest.

DELEGATION

Wayne Brohman, General Manager/Secretary Treasurer, Saugeen Valley Conservation Authority

- 2016 Draft Budget Presentation

Mr. Brohman presented the 2016 Saugeen Valley Conservation Authority Draft Budget that was approved by the Board of Directors on September 24, 2015. Mr. Brohman reviewed the Budget Notes:

- staffing should remain consistent, and the 2016 budget provides for a 1.5% salary grid increase
- expect funding will remain the same from Ministry of Natural Resources
- \$15,000 is included in the budget for new flood warning software

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION/FINANCE COMMITTEE
MONDAY, OCTOBER 26, 2015 AT 4:30 P.M.**

- \$5,000 will be spent on community relations to cover SVCA's presence at the International Plowing Match being held in Minto.
- Campgrounds generate revenue
- Forestry is self supporting
- Draft Budget provides for a municipal levy increase of 1.9% over the 2015 levy
- Wellington North's proposed general levy will be \$57,870. being a 2.4% increase over 2015 of \$1,356
- Board will vote on the draft budget on December 10.

ADMINISTRATION

Report from Michael Givens, CAO

- CAO 2015-027 Lottery Licencing

RESOLUTION A&F 2015-64

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Administration and Finance Committee of the Township of Wellington North receive for information report CAO 2015-27 Lottery Licensing;

AND FURTHER THAT Administration and Finance Committee directs the CAO to finalize a letter to the Perth-Wellington MPP and Perth-Wellington MP on behalf of Council and include this report as an attachment to the letter in the hopes of drawing needed attention and action to the lottery licensing process and policies.

CARRIED

Report from Karren Wallace, Clerk

- CLK 2015-053 Fees and Charges

RESOLUTION A&F 2015-65

Moved by: Councillor McCabe

Seconded by: Councillor Yake

THAT the Administration and Finance Committee of the Township of Wellington North receive Report CLK 2015-053 being a report on Fees and Charges;

AND FURTHER THAT the draft by-law be amended to exclude a fee for a burn permit;

AND FURTHER THAT the Administration and Finance Committee, pursuant to the Notice By-law for the Township of Wellington North, direct the Clerk to publish Notice of the consideration of the passing of the Fees and Charges Bylaw in the Wellington Advertiser and the Township website

AND FURTHER THAT the Administration and Finance Committee recommend that the Council of the Township of Wellington North give consideration to passing the Fees and Charge by-law at the November 23, 2015 Council meeting.

CARRIED

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION/FINANCE COMMITTEE
MONDAY, OCTOBER 26, 2015 AT 4:30 P.M.**

FINANCE

Report from Paul Dowber, Treasurer

- Budget vs YTD – Operating

RESOLUTION A&F 2015-66

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Administration and Finance Committee of the Township of Wellington North receive for information the Operating Budget vs. Year to Date as of September 30, 2015.

CARRIED

- Budget vs YTD - Capital

RESOLUTION A&F 2015-67

Moved by: Mayor Lennox

Seconded by: Councillor Yake

THAT the Administration and Finance Committee of the Township of Wellington North receive for information the 2015 Year to Date vs Budget - Capital as of September 30, 2015.

CARRIED

Report from Paul Dowber, Treasurer

- TR 2015-20 MFOA 2015 Conference

RESOLUTION A&F 2015-68

Moved by: Mayor Lennox

Seconded by: Councillor Yake

THAT the Administration and Finance Committee receive Report TR 2015-20 being a report on the 2015 Municipal Financial Officers Association Conference.

CARRIED

Paul Dowber, Treasurer

- TR 2015-21 Water and Wastewater Rate Study

RESOLUTION A&F 2015-69

Moved by: Councillor Yake

Seconded by: Councillor McCabe

THAT the Administration and Finance Committee receive Report TR 2015-21 being a report on the Water and Wastewater Rate Study.

CARRIED

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
ADMINISTRATION/FINANCE COMMITTEE
MONDAY, OCTOBER 26, 2015 AT 4:30 P.M.**

ANNOUNCEMENTS

Mike Givens, CAO, announced that demolition of the former Mount Forest Daycare building will begin early next week.

Councillor Burke asked if the meeting set for November 2 could be changed to a later date to give Council more time to review and to allow the new Councillor to participate in the budget discussions. It was agreed to change the meeting date to Wednesday, November 25 at 4:30 p.m.

NEXT MEETING DATE

The next Administration and Finance Committee meeting to be determined.

ADJOURNMENT

RESOLUTION A&F 2015-70

Moved by: Mayor Lennox

Seconded by: Councillor Yake

THAT the Administration & Finance Committee meeting of October 26, 2015 be adjourned at 6:50 p.m.

CARRIED

TOWNSHIP OF WELLINGTON NORTH

JOINT ECONOMIC DEVELOPMENT COMMITTEE MEETING

MINTO, MAPLETON & WELLINGTON NORTH

Hosted By Town of Mapleton in Drayton

Tuesday, October 27, 2015 – 6:00 pm

Members Present from Wellington North Economic Development Committee:

Councillor Sherry Burke
 Councillor Steve McCabe
 Tim Boggs
 Stephen Dineen
 Shawn McLeod
 Al Rawlins
 Gerald (Shep) Shepetunko
 Jim Taylor

Staff Present:

Mike Givens, Chief Administrative Officer/Deputy Clerk
 Michelle Stone, Administrative Support
 Dale Small, Economic Development Officer
 April Marshall, Tourism, Marketing & Promotion Manager

Absent:

Mayor Andy Lennox
 Councillor Dan Yake

6:00 pm – 7:00 pm

Networking and Dinner

7:00 pm – 7:05 pm

Welcome and Opening Remarks

Mayor Neil Driscoll from the Township of Mapleton welcomed everyone to the 9th Joint Economic Development Committee Meeting.

7:05 pm – 7:40 pm

Vicky Hamell, Operations Manager, Wallenstein Feed & Supply

Ms. Hamell presented a history on how Wallenstein Feeds started as a one man operation on 1958 and has grown to become Mapleton's largest employer with over 200 employees. With several expansions in size over the years, they are now building Mill 4 which will allow them to further expand their capacity. They believe in positive communications and giving back to their community. They value their positive relationship with the Township of Mapleton and Wellington County.

7:40 pm – 7:55 pm

James Craig, Perspectives Potluck

How farms and food brought urbanites, conversations, and ideas to Mapleton. James gave a perspective on the differences between rural and urbanites that are really similarities when they are brought together.

7:55 pm – 8:15 pm

Wellington County Update – Jana Burns

Wellington County Economic Development Officer Jana Burns updated the group with some of the ongoing projects and activities underway at the County Economic Development Office. A review of the information received through the County BR + E was discussed and the implementation is ahead of schedule with a focus on increasing visibility and attracting and retaining businesses and residents.

The signage strategy, including “wayfinding” and “entrance” signs are moving forward and the County is sponsoring a tour of Wellington County for foreign business owners to build a rapport and to see Wellington County as a viable place to invest.

8:15 pm – 8:25 pm

Renew Northern Wellington – April Marshall

Tourism, Marketing and Promotion Manager April Marshall provided an update on the status of the Renew Northern Wellington that all three municipalities are partnering on. The Board has met twice and has approved a partnership with LaunchIt Minto, in that accepted business members in the Program will receive placement in the Business Flight Program to further insure they have the tools to succeed. Three properties in Mount Forest have signed on to participate – with one potentially being used as a pop-up market for the holiday season. An extensive advertising campaign was executed through September and October to build awareness on the Program.

8:25 pm – 8:40 pm

Mayors Comments

The meeting concluded with comments from the three Mayors.

- **Mayor George Bridge – Town of Minto**
 - Thanked everyone for this continuing relationship and the accomplishments achieved by working together.
 - He informed the group that the Western Wardens have been working together to bring Fibre Optics to rural areas and this is moving ahead.
 - Minto is looking to their neighbours for volunteers for the Plowing Match happening in Minto in September 2016.
- **Councillor Steve McCabe – Township of Wellington North**
 - In Mayor Lennox’s absence Councillor McCabe brought greetings from Wellington North.
 - He acknowledged the good collaboration that is taking place with these meetings and that it has translated into benefits for all
- **Mayor Neil Driscoll – Town of Mapleton**
 - Mentioned the good work being done by their Economic Development Committee including the recently released 2015 Mapleton Community Guide
 - Provided closing remarks thanked the caterers and everyone for attending.

The meeting adjourned at 8:40 p.m.

9(a)



RESOLUTION
MUNICIPAL COUNCIL
THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

2015- 375

Date: October 7, 2015

Moved by: [Signature] Seconded by: [Signature]

WHEREAS Bill 100, Supporting the Ontario Trails Act has the following purposes:

- 1. To increase awareness about and encourage the use of trails.
- 2. To enhance trails and the trail experience.
- 3. To protect trails for today's generation and future generations.
- 4. To recognize the contribution that trails make to quality of life in Ontario.
- 5. To recognize the contribution of quality of place.

AND WHEREAS the Association of Municipalities of Ontario has had input into this Bill looking out for municipal interests

AND WHEREAS the Bill includes stronger penalties for property damage and trespassing to discourage such actions

AND WHEREAS the Bill will be asking for best practices to be created and will have participation in these practices be voluntary therefore not creating undue hardship on the municipality

AND WHEREAS this is complementary to recommendations contained in the Township of Puslinch Recreation and Parks Master Plan.

NOW THEREFORE LET IT BE RESOLVED THAT the Council of the Township of Puslinch supports the overall direction Bill 100 Supporting the Ontario Trails Act

AND FURTHER LET IT BE RESOLVED THAT the Council of the Township of Puslinch encourages the government to continue to work with stakeholders such as ROMA and OFA to enhance the liability and trespass provisions of the Bill

AND FURTHER LET IT BE RESOLVED THAT the Council of the Township of Puslinch forward this resolution for consideration by all other municipalities in the Province of Ontario.

RECORDED VOTE	YES	NO	CONFLICT	ABSENT
Councillor Bulmer				
Councillor Roth				
Mayor Lever				
Councillor Stokley				
Councillor Fielding				
TOTAL				

MAYOR: [Signature]

CARRIED	LOST
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Township of Wellington North

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

Delegation Request Form

Name of Delegate(s) Bill Blackwell

Attending as an individual OR Representing a group/organization/business

Name of Group/Organization/Business

Contact Information

Mail: 362 Wellington St. Port Elgin Ontario N0H2C4

Email: billyb@bmts.com

Telephone: 519.832.5572

Type of Meeting

Council OR Committee (specify which committee) _____

Date of Meeting November 9th 2015

Subject Matter (submit your complete delegation submission with this form)

Regarding the Sunday Gun Hunt in Wellington North

Recommendation/Request of Council (what action you would like the Township of Wellington North to take with respect to your matter-use a separate page if required)

To hear actual facts regarding the Sunday Gun Hunt and not opinions.

Delegations shall not be permitted to address Council or its Committees on the following matters:

- Labour relations or employee negotiations
- Litigation that is either expected to proceed, that is currently proceeding, or that has already been decided by a trier of fact
- Other matters before a tribunal or that have been ruled on at a tribunal
- Tenders, RFPs or other procurement matters
- Any other matter that is properly the subject of the closed meeting provisions in the *Municipal Act, 2001*

Council or Committee, may in their discretion, refuse to hear any delegation.

(October 2015)

31115 RECEIVED

NOV - 3 2015

To: Mayor and Council, Township of Wellington North

From: Shep

TWP. OF WELLINGTON NORTH

Subject: Sunday Hunting

Arguments are being presented on the subject for your consideration. Please consider the following. The Sunday hunt will have no significant impact on the community other than being a disruptive event. I have not presented statistical data at this time.

The argument in favor of the impact on tourism is a non-starter. Local merchants have advised me that they would gain neither significant increase in business to warrant additional staff hours nor an appreciable increase in revenue. Arthur will remain as it does during "cottage months", a Sunday ghost town. Fortunately the flow of traffic is unimpeded.

Crop damage by wildlife is another subject discussed. Personally I do have crop damage occurring. An estimate of the annual loss of crop due to wildlife is approximately \$200. I can live with this. Mother Nature causes significantly more damage, be it through excessive rains, drought, high winds, hail, frost and pests. All are covered by crop insurance.

Regarding the predation of livestock, it does occur. The Wildlife Compensation Act provides a reasonable amount of compensation for losses. I have experienced losses from fox, coyotes, coons, weasels, skunks and owls. Some claims have been submitted but not all. Predation is a fact of life.

Highway safety has also been mentioned as a reason for an additional day for hunting. Accidents do occur. The harvesting of an additional 50 animals will have no significant impact on occurrences. Drivers must remain vigilant from dusk to dawn.

Wildlife populations run in cycles. There are years some species are increasing to the detriment of others. Currently in my area coyotes are down while fox and rabbits are on the increase. Deer and turkey are stable. Natural forces govern the process effectively and our inventory of fauna is sustainable.

I am not in support of a Sunday hunt. To provide an additional day of recreation for a few, many of us are disrupted. Some loose an additional day of training their horses for the track, some loose an additional day of enjoying their time in the fields with their families and some find the Lord's day to be compromised. Trespassing is an issue of concern to many. While living with the Cree, the Elders taught me the meaning of respect, for people, culture, land and animals. Please allow man and wildlife to live in harmony on Sundays and maintain respect for those whose lives are disrupted. I do hunt and have done so for 50 years.

Thanks

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Mr. Robert Bell

078043 7th Line S.W.
Melancthon, ON
L9V 2B7

RECEIVED

NOV - 3 2015

TWP. OF WELLINGTON NORTH

**Township of
Wellington North Council**
7490 SR 7 W
P.O. Box 125
Kenilworth, ON
N0G 2E0

October 18, 2015

Dear Sir/Madame,

It has come to my attention that the Township of Wellington North has been approached to consider the endorsement of the use of guns for the purpose of hunting on Sundays. I have managed the Luther Marsh Wildlife Management Area for the past 30 years and have been actively involved in the enforcement of provincial and federal regulations pertaining to hunting, fishing and land use. I have been a lifelong hunter of deer, moose, small game and migratory birds mainly for the harvest of game for consumption, rather than as a sport, and to spend time in the outdoors.

I am not speaking on behalf of the Grand River Conservation Authority (GRCA) or Ministry of Natural Resources and Forestry (MNR) or Environment Canada (CWS), these are my opinions based on education, training and experience working the field. My enjoyment of Sundays without gunfire has been negatively impacted by the decision of Southgate Township to open the option of gun hunting. I am a resident of Dufferin County (declined Sunday gun hunt option) but I reside close enough to the township boundary that firearm discharge on that day is very common and is disturbing. One of the most contentious concerns that accompanies small game hunting in any neighbourhood has been the use of scent dogs, beagles and hounds in the pursuit of game. Not everyone likes the bagpipes or AC/DC, but the music of hounds on the chase for hours on end certainly takes a special ear.

Hunting tag allocations respond to population fluctuations and winter conditions have taken a toll on deer and turkey numbers recently. Population variations are well addressed.

Hunting is a revenue generator, an excellent management tool and the hunter a valuable source of field observation and information for managers to make decisions. No argument there!

I do not believe that the opening of gun use for the purpose of hunting on Sundays will enhance or benefit the community or resource.

Sincerely,


Robert Bell

to the Councillors of Wellington North

I was reading a newspaper article on Sunday hunting for Wellington North.

It stated that the Mennonite community would be very supportive to this. I am a member of the Mennonite Community, and have been farming for a living for 40 years in Wellington north, or Arthur township.

I can not even imagine any support coming from our Community for hunting on Sundays. Why would we want those hunting loving foreigners coming in our lanes asking permission Sunday mornings when most of us are at worship services and not at home. Sunday afternoons is our time off work, and is when we are visiting friends, going for walks in back fields or woods. Or when children go for picnics along creeks and bushes.

Wildlife management has been quite good in the past 40 years.

I have no complaint on crop damage. At this time Deer numbers seem to

next page

be lower. Jack rabbit numbers are dangerously low, Coyote numbers are a challenge to keep down.

But We would ask you to help us to keep our fields free of hunters just one day a week.

Thank you

Ervin Bauman
4 Corn. N. Arthur township
9352.

Ervin Bauman

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED



351 Speedvale Avenue West
Guelph, Ontario N1H 1C8

TEL: 519-822-4031
FAX: 519-822-1220

RECEIVED

NOV - 4 2015

TWP. OF WELLINGTON NORTH

2073022 Ontario Inc.
C/o Jim Coffey
206 George Street
ARTHUR, Ontario N0G 1A0

Project: 11-8999

Dear Mr. Coffey

**Re: Park Dedication
Eastridge Landing Subdivision
Village of Arthur**

In accordance with your request, I have reviewed our files on this property to confirm our understanding of the park dedication for this subdivision.

The original draft plan of subdivision received approval in March of 1990 under File 23T-89010. The draft plan identified the entire property as "the applicant's land" which included 19.7826 hectares of land and a cross-hatched "proposed subdivision area" that occupied 9.3226 hectares of the total area.

Condition 4 of the original draft plan approval stated:

"That the owner conveys up to 5% of the land included in the plan to the Village of Arthur for park purposes. This shall include Block 71."

A 5% park dedication for the entire property would have amounted to a maximum of 0.98 hectares of land and a 5% park dedication based on the subdivision area would have been a maximum of 0.466 hectares of land. Block 71 included 2.162 hectares of land. Viewed in another way Block 71 represented an 11% land dedication for the entire property or a 23% land dedication for proposed subdivision area.

At the time that 2073022 Ontario Inc. purchased the land and proposed a redline amendment to the approved draft plan of subdivision, we understood that Block 71 was viewed as the required park land dedication for the entire property based on the knowledge that Municipality could only require up to a maximum of 5% of the subdivision area. It was our understanding that the size of Block 71 addressed two major issues with the development of this property. The first being the required 5% park land dedication and the second being an appropriate setback distance of residential development from the sewage lagoons. To sterilize the lands associated with the lagoon setback would represent a lost opportunity for the municipality to provide a significant community park. Ultimately, these lands would be conveyed to the municipality and their proximity to new residential development would require a degree of maintenance. To develop the lands as a community park was an appropriate solution for the long term use of Block 71.

In June 2006, this matter was addressed by the Township's solicitor in a letter to the Township stating:

"In this case, the municipality will be taking land for park purposes as opposed to cash in lieu. This is mainly because of arrangements made several years before amalgamation by the previous municipality and the proximity of the sewage lagoons to the development....."

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P.

K. F. HILLIS, B.Sc., O.L.S., O.L.I.P.

N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.

DAVE SHIBLEY, O.S.T.

ARIE LISE, O.L.S., O.L.I.P., Dipl.T.

BRIAN BEATTY, B.A.A., M.U.R.P.L.

C. V. YOUNG, C.S.T.

S. W. BLACK, O.L.S. (1917 - 2007)

R. L. SHOEMAKER, O.L.S. (1923-2008)

W. F. ROBINSON, O.L.S. (1924-2010)

A. B. DONALDSON, O.L.S., O.L.I.P. Consultant

In 2013, we prepared a draft plan of subdivision for the next phase of development of the subject lands. We did not include a park land dedication, nor did we anticipate a requirement of cash in lieu based on our understanding of the agreement regarding the previous dedication of Block 71 (2.162 hectares) to the municipality for park purposes.

It is not realistic to state that the park block included in the original plan was to address the first phase of the development only. If that were the case, the developer would have conveyed a parcel of land that was 0.466 hectares in size to address Planning Act requirements.

A more accurate review of the actions to date would confirm that the developer and the municipality negotiated a settlement that addressed both the setback concerns relative to the sewage lagoons and the park dedication under the Planning Act in a manner that was deemed acceptable to both parties.

For the municipality to require additional parkland for the next phase of the development is neither reasonable nor equitable given previous agreements.

I trust this information will be of assistance in your discussions with the municipality.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.



LANDS

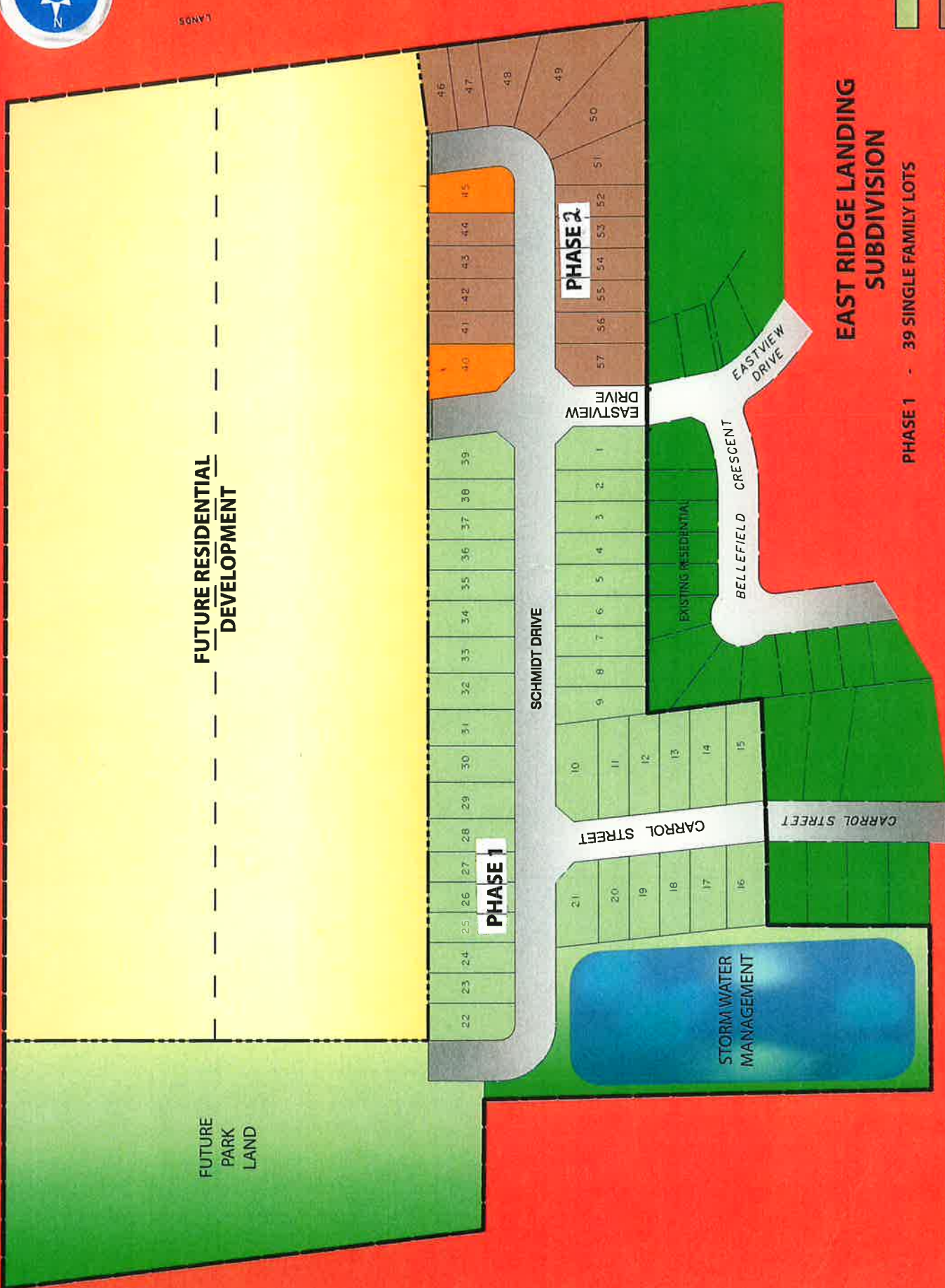
AGRICULTURAL

LANDS

AGRICULTURAL

FUTURE RESIDENTIAL DEVELOPMENT

FUTURE PARK LAND



EAST RIDGE LANDING SUBDIVISION

- PHASE 1 - 39 SINGLE FAMILY LOTS
- PHASE 2 - 16 SINGLE FAMILY LOTS
- 2 SEMI-DETACHED LOTS

DEVERELL & LEMAICH LLP

LAWYERS

P.O. Box 460, 166 Main Street South
Mount Forest, ON., N0G 2L0

Telephone (519) 323-1600
Facsimile (519) 323-3877

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NOEMI D. RAMIREZ, B.A., J.D. – Associate
noemi@northwellington-law.ca

via fax and email 519-848-3228

April 28, 2014

Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON., N0G 2E0

Attention: Mike Givens, CAO/Clerk

Dear Mike:

Re: Eastridge Landing Subdivision – 2014 (the Planning Act)

You have asked for my opinion on the developer's position and representation that the township is not able to request a condition to the approval of the proposed subdivision requiring dedication of land to the municipality for park or other public recreational purposes (Section 51(25)(a) of the Act).

Having reviewed the copies of the email correspondence you provided me with, the developer's position appears to be that a previous two-phased subdivision was developed by the same developer on adjacent lands and the township is not entitled to anything further for this subdivision under Section 51.1 of the Act dealing with land for a park or other public recreational purposes.

I have reviewed our files opened in 2006 and 2010 respectively for The Eastridge Landing Subdivision Phase 1 and Phase 2, and relevant portions of the Planning Act. **In my opinion Eastridge Landing Subdivision – 2014 is a new and separate application for approval of a registered plan of subdivision under the Act, and the 2006 and 2010 Phase 1 and Phase 2 processes do not bear on this application insofar as Sections 51(25)(a) and 51.1 are concerned – that is the township may require another dedication or the payment of money in lieu.**

In reaching this opinion I have given consideration to the following:

- 2 -

1. The decision of the County of Wellington approval authority received in this office on January 3, 2007 is for one subdivision application 23T-89010 providing for 57 single detached residential dwelling lots to be developed in two phases – the first phase consisting of 39 lots leaving 18 lots for the second phase. The first phase resulted in Plan 61M-140 registered October 16, 2007 and the second phase resulted in Plan 61M-168 registered February 9, 2011.
2. Condition 5 of the decision of the approval authority required – “That the owner conveys up to 5% of the land included in the plan to the municipality for park purposes. **This shall include Block 59**” (emphasis added). The said Block 59 on the draft plan is the same land as Block 41 on Plan 61M-140. The municipality did accept Block 59 (now Block 41) without requiring anything further under Section 51.1.
3. The subdivision agreement involving the developer 2073022 Ontario Inc. and the Township of Wellington North registered on May 3, 2007 as Instrument No. WC171837 specifically provides for a two phase subdivision and pertains only to the above mentioned 57 lots and related Blocks and Streets (Section 8.3.1 page 19).
4. Schedule A to the subdivision agreement contains a further description of the lands being subdivided and covered by the draft approval and the subdivision agreement and the lands described are the lands covered in the above mentioned Phase 1 and Phase 2 registered plans.
5. An amendment to the subdivision agreement dated August 9, 2010 confirms that the agreement pertains to the said Phase 1 and Phase 2 lands and deals with requirements pertaining to Phase 2.
6. As a matter of contract Section 7.1 of the subdivision agreement specifically provides for the conveyance of lands to the municipality “for municipal purposes other than roads” which are set out in Schedule H to the agreement and Schedule H specifically provides that Block 59 (now Block 41) shall be conveyed to the township “for municipal purposes”. In fact Block 41 on Plan 61M-140 was transferred to the township by 2073022 Ontario Inc. by a deed registered on the 19th day of October, 2007 as Instrument No. WC191167 along with other lands such as lands for the storm water management pond and required .3 metre reserves.
7. The conditions from the approval authority were not appealed and contractual components of the subdivision agreement were validly and properly entered into.
8. In summary the transfer of Block 41 to the township was carried out as a matter of contract, pertains only to the said Phase 1 and the said Phase 2 and does not apply to any lands outside of the boundaries of the Eastridge Landing Phase 1 Plan 61M-140 and specifically does not apply to the 2014 subdivision lands which touch portions of the Plan 61M-140 and Plan 61M-168 lands.

- 3 -

You have also asked whether the township can require in this case a payment of money in lieu of land under Section 51.1 of the Act. In this regard Section 51.1(3) of the Act provides that if the approval authority does impose a condition regarding 5% of the land included in the plan, and if the township has an Official Plan the municipality may in lieu of accepting the conveyance of land require the payment of money to the value of the land otherwise required to be conveyed. In this regard it should be noted that Section 51.1(4) provides that in determining the amount of money to be paid the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision.

If you have any questions with respect to any of the above or require anything further please advise.

Yours very truly,

DEVERELL & LEMAICH LLP
Per:

G. W. Deverell

GWD/dgd

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 078-15

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 9, Concession 6, 7444 Sideroad 5 East, former Township of Arthur, Reeves)

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 Pt. Lot 9, Concession 6, geographic Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law, from Extractive Industrial (EI) to **Extractive Industrial Exception (EI-176)**.
2. THAT Section 33, Exception Zone, is amended by the inclusion of the following new exception:

EI-176	In addition to the uses permitted in the
Extractive Industrial	zone, the following additional use shall be
Lot 9	permitted within
Conc. 6	the EI-176 zone: recycling of used asphalt
and concrete, and	
Arthur	blending with sand and gravel.

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

By-law No. 078-15
Page 2 of 2

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF NOVEMBER 2015.***

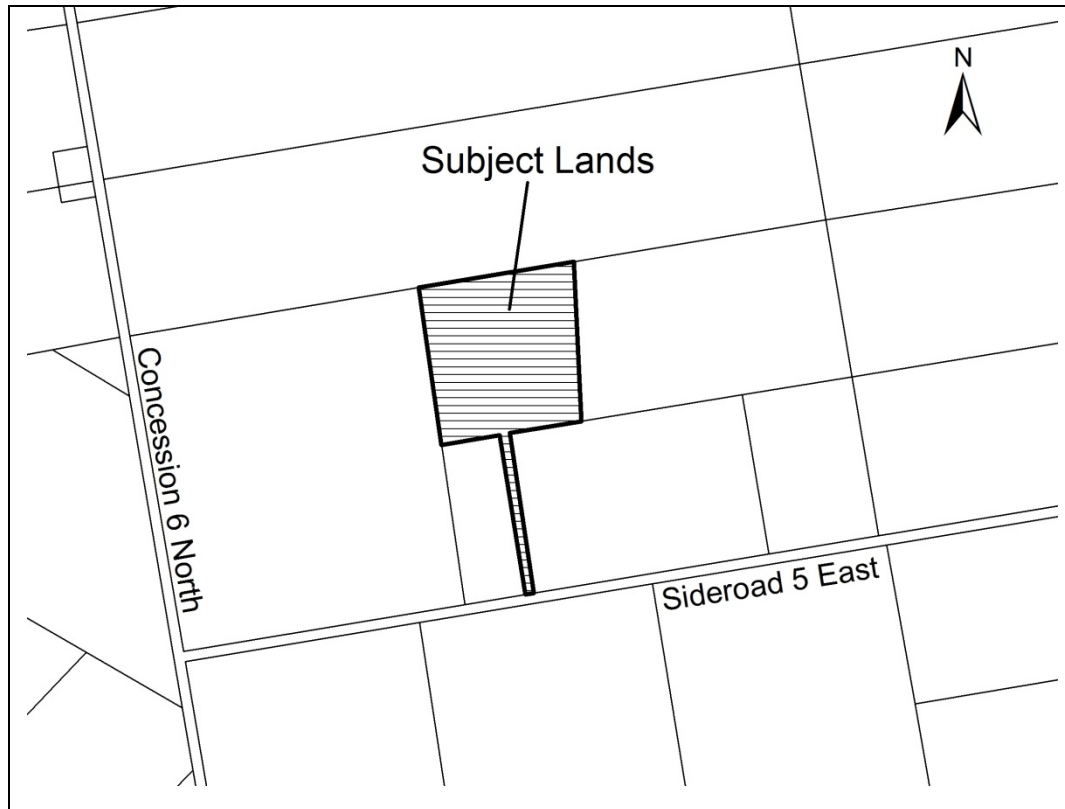
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 078-15

Schedule "A"



Rezone from Extractive Industrial to Extractive Industrial Exception (EI-176)

**This is Schedule "A" to By-law No. 078-15
Passed this 9th day of November, 2015**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 078-15

SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 9, Concession 6, Geographic Township of Arthur with a municipal address of 7444 Sideroad 5 East. The property is 69.5 acres in size with land subject to the amendment being approximately 24 acres in size.

PURPOSE AND EFFECT

The purpose and effect of the proposed amendment is to rezone the subject lands to Extractive Industrial Exception (EI-176) to permit recycling of used asphalt and concrete, and mixing it with aggregate extracted on site. The property is currently a provincially approved pit (License 5645) and already zoned Extractive Industrial (EI). The recycling proposal is intended to be an additional and complementary use to the aggregate pit. The rezoning will also correct the current zone boundaries to make them consistent with the pit license boundaries.

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

BY-LAW NUMBER 079-15

A BY-LAW TO REPEAL BY-LAWS RENDERED REDUNDANT BY STAFFING CHANGES AND TO REINSTATE A PORTION OF A BY-LAW REPEALED IN ERROR BEING:

BY-LAW 41-99 BEING A BY-LAW TO APPOINT MUNICIPAL BY-LAW ENFORCEMENT OFFICERS IS HEREBY REPEALED

BY-LAW 4-99 WHEREIN MARY JO MARSHALL BE APPOINTED DEPUTY TREASURER FOR THE TOWNSHIP EFFECTIVE JANUARY 1, 1999 IS REINSTATED.

WHEREAS the Township of Wellington North enacted certain by-laws to confirm the appointment of employees to positions in the municipality;

AND WHEREAS certain appointment by-laws are now redundant due to staffing changes;

AND WHEREAS By-law 4-99 was repealed in its entirety with the passage of By-law 045-15, when only a portion of it should have been repealed;

AND WHEREAS the Council of the Township of Wellington North now wishes to repeal by-laws that are now rendered redundant and reinstate a portion of By-law 4-99;

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

THAT the Township of Wellington North hereby repeals:

BY-LAW 41-99 BEING A BY-LAW TO APPOINT MUNICIPAL BY-LAW ENFORCEMENT OFFICERS;

BY-LAW 4-99 WHEREIN MARY JO MARSHALL BE APPOINTED DEPUTY TREASURER FOR THE TOWNSHIP EFFECTIVE JANUARY 1, 1999 IS REINSTATED.

This By-law shall be effective on the date of its passing.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 9TH DAY OF NOVEMBER, 2015.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 080-15

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN AGREEMENT (PART LOT 32, CONCESSION 1, DIVISION 3, NORMANBY PART 5 ON 61R-6948, PART 2 ON 60R-2829 AND PART 3 ON 60R-2336 EXCEPT PART 1 ON 60R-2989 AND PART 3 ON 61R-6948-HOME HARDWARE LIMITED)

WHEREAS:

- A. The following lands owned by Home Hardware Stores Limited) the Owner) have been designated by Wellington North under subsection 41(2) of the *Planning Act*, R.S.O. 1990, c. P.13 (hereinafter called "the Act") as a site plan control area:

Part Lot 32 Concession 1 Division 3 Normanby Part 5 61-R6948, Part 2 60-R2989 & Part 3 60R2336 Except Part 1 60R2989 & Part 3 61R6948; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 71072-0005 (LT);

- B. Wellington North requires the Owner to enter into an agreement as a condition to the approval sought by the Owner under subsection 41(7)(c) and subsection 41(7)(c.1) of the Act and this Agreement shall pertain to both phases of the development.

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

1. The Mayor and the Chief Administrative Officer of the Corporation are hereby authorized and directed to sign a Site Plan Agreement with the Owner in the form, or substantially in the same form as advised by the municipal solicitor, of the draft Site Plan Agreement attached hereto as Appendix 1.
2. The Clerk is authorized and directed to cause notice of the Site Plan Agreement to be registered on title to the said lands forthwith after it has been signed by the parties.

By-law No. 080-15
Page 2 of 2

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF NOVEMBER, 2015**

ANDREW LENNOX, MAYOR

MIKE GIVENS, CHIEF ADMINISTRATIVE OFFICER

APPENDIX 1

SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this day of November, 2015.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

HOME HARDWARE STORES LIMITED

(the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the Lands described as Part Lot 32 Concession 1 Division 3 Normanby Part 5 61R6948, Part 2 60R2989 & Part 3 60R2336 Except Part 1 60R2989 & Part 3 61R6948; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 71072-0005 (LT);

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*;

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the lands described in Schedule "A" attached hereto;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario;

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows that in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in

conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").

2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catchbasins, where necessary, in a manner approved by the Township and/or the County of Wellington.
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.

11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township,
 - (a) The Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Two Million (\$2,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.
 - (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in form satisfactory to the Chief Administrative Officer (CAO) and in an amount determined by the CAO, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said one (1) year period.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
 - a) provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of \$50,000 of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.
 - b) complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.
 - c) Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be

required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.

Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes

13. The Owner shall grade the lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Site Plan. The Owner shall not use or cause or permit to be used any new construction on the lands until after a professional engineer or architect has given Wellington North, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the said lands which fall within the provisions of Section 41 of the Act and are required for this development by the Site Plan and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect
14. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
15. The Township and Owner agree that the Owner may choose to develop the lands in phases and in accordance with the approved phasing plan, as shown on the approved Site Plans. In such case, the Owner agrees as follows:
 - (a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;.
 - (b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - (c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or CBO, and the provisions of this Agreement shall apply to such security with respect to such phase(s);
 - (d) that the provisions of this Agreement shall apply to all such phases.

- 16. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
- 17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
- 18. The covenants, agreements, conditions and understandings set out herein and in Schedules "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
- 19. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

THIS AGREEMENT is executed by the Township this day of November, 2015.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**
Per:

Andrew Lennox – Mayor

Michael Givens – Chief Administrative Officer
We have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this day of October, 2015.

CORPORATION
Per:

Terry Davis – President

Dianne McTavish – Secretary
We have authority to bind the corporation.

SCHEDULE "A"**Approved Plan and Drawings**

Document Name	Last Revision Date	Prepared By
Site Plan	September 29, 2015	J. S. Anderson, P. Eng, Schiedel Construction Incorporated
Stormwater Management and Grading Plan	October 1, 2015	David A. Harsch, P. Eng, K. Smart Associated Limited
Stormwater Management Design Brief	September 30, 2015	David A. Harsch, P. Eng, K. Smart Associated Limited

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner shall, to the satisfaction of the Township, obtain and register an easement over the adjacent property being Con 1 Div 3 Pt Lot 32, geographic area of former Normanby Township, the municipally address being 535 Main Street North, Mount Forest, Ontario currently owned by 668380 Ontario Inc. for the purpose of a drain for stormwater drainage from the Lands.
2. The Owner shall, to the satisfaction of the Township, obtain approval from The Municipality of West Grey for a stormwater drainage outlet for stormwater from the Lands into the roadside ditch of the highway Coral Lea Drive.

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

BY-LAW NUMBER 081-15

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN AGREEMENT (Park Lot 11 Survey Foster's Mount Forest; Part Lot 33; Concession 1 Normanby; Part Duke Street Survey Foster's Mount Forest Closed by By-law DN6730; Part 1 60R2494; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 7102-0107 (LT) (ROBERTSON'S FARM EQUIPMENT SALES INC.)

WHEREAS:

- A. The following lands owned by Robert's Farm Equipment Sales Inc. (the Owner) have been designated by Wellington North under subsection 41(2) of the *Planning Act*, R.S.O. 1990, c. P.13 (hereinafter called "the Act") as a site plan control area:

Park Lot 11 Survey Foster's Mount Forest; Part Lot 33; Concession 1 Normanby; Part Duke Street Survey Foster's Mount Forest Closed by By-law DN6730; Part 1 60R2494; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 7102-0107 (LT);

- B. Wellington North requires the Owner to enter into an agreement as a condition to the approval sought by the Owner under subsection 41(7)(c) and subsection 41(7)(c.1) of the Act and this Agreement shall pertain to both phases of the development.

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

1. The Mayor and the Chief Administrative Officer of the Corporation are hereby authorized and directed to sign a Site Plan Agreement with the Owner in the form, or substantially in the same form as advised by the municipal solicitor, of the draft Site Plan Agreement attached hereto as Appendix 1.
2. The Clerk is authorized and directed to cause notice of the Site Plan Agreement to be registered on title to the said lands forthwith after it has been signed by the parties.

**By-law No. 081-15
Page 2 of 2**

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF NOVEMBER, 2015**

ANDREW LENNOX, MAYOR

MIKE GIVENS, CHIEF ADMINISTRATIVE OFFICER

APPENDIX 1

SITE PLAN CONTROL AGREEMENT

THIS AGREEMENT made this day of November 2015.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

ROBERT'S FARM EQUIPMENT SALES INC.

(the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the Lands described as Park Lot 11 Survey Foster's Mount Forest; Part Lot 33; Concession 1 Normanby; Part Duke Street Survey Foster's Mount Forest Closed by By-law DN6730; Part 1 60R2494; in the Township of Wellington North, in the County of Wellington having Property Identifier Number 7102-0107 (LT);

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the lands described in Schedule "A" attached hereto;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario.

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows that in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans").
2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 of this Agreement.
5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catchbasins, where necessary, in a manner approved by the Township and/or the County of Wellington.
6. The Owner agrees that snow shall be removed from the parking lot area for the Lands.
7. The provisions set out in Schedule "A" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "A" shall prevail.
8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
9. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
10. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.
11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township,
 - (a) The Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Two Million (\$2,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.

- (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in form satisfactory to the Chief Administrative Officer (CAO) and in an amount determined by the CAO, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said one (1) year period.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
- a) provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of \$50,000 of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.
 - b) complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.
 - c) Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.
- Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes
13. The Owner shall grade the lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Site Plan. The Owner shall not use or cause or permit to be used any new construction on the lands until after a professional engineer or architect has given Wellington North, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on

or in the said lands which fall within the provisions of Section 41 of the Act and are required for this development by the Site Plan and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect

14. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
15. The Township and Owner agree that the Owner may choose to develop the lands in phases and in accordance with the approved phasing plan, as shown on the approved Site Plans. In such case, the Owner agrees as follows:
 - (a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - (b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - (c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or CBO, and the provisions of this Agreement shall apply to such security with respect to such phase(s);
 - (d) that the provisions of this Agreement shall apply to all such phases.
16. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
18. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
19. The covenants, agreements, conditions and understandings set out herein and in Schedules "B" hereto, which form part of this Agreement, shall run with the Lands and

shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.

- 20. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

THIS AGREEMENT is executed by the Township this day of November, 2015.

**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**
Per:

Andrew Lennox – Mayor

Michael Givens – Chief Administrative Officer
We have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this day of October, 2015.

ROBERT'S FARM EQUIPMENT SALES INC.
Per:

Bruce Osterdorff - President

Brian Osterdorff - Secretary
We have authority to bind the corporation.

SCHEDULE "A"

Approved Plan and Drawings

Document Name	Last Revision Date	Prepared By
Site – General Arrangement	August 7, 2015	Nelson Dawley, P. Eng.
Site Grading	No. 4, October, 2015	Raymond Kirtz, P. Eng.
SWM Design Brief	September 28, 2015	Raymond Kirtz, P. Eng.

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Owner shall, to the satisfaction of the Township, obtain all required approvals and certificates from the Ministry of the Environment and Climate Change in regard to the storm water management on the Lands and the Township may prohibit occupancy of the proposed buildings until such time as these requirements have been satisfied.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 082-15

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH (Part Lots 9 & 10, Registered Plan 61R- 7923, Part 3 235 Murphy Street, Mount Forest)

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 to By-law 66-01 is amended by changing the zoning on lands described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R1A)** to **Residential Exception (R1A-53)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<p>32.53 Part Lots 9 & 10, Registered Plan 61R-7923</p>	<p>R1A-53 Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Residential (R1A) Zone, the land zoned R1A-53 may also be used for a Group Home.</p> <p>And further, notwithstanding 5.110 – Group Home definition, a maximum of 3 residents (excluding staff) is permitted.</p>
--	--

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

**By-law Number 082-15
Page 2 of 2**

4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

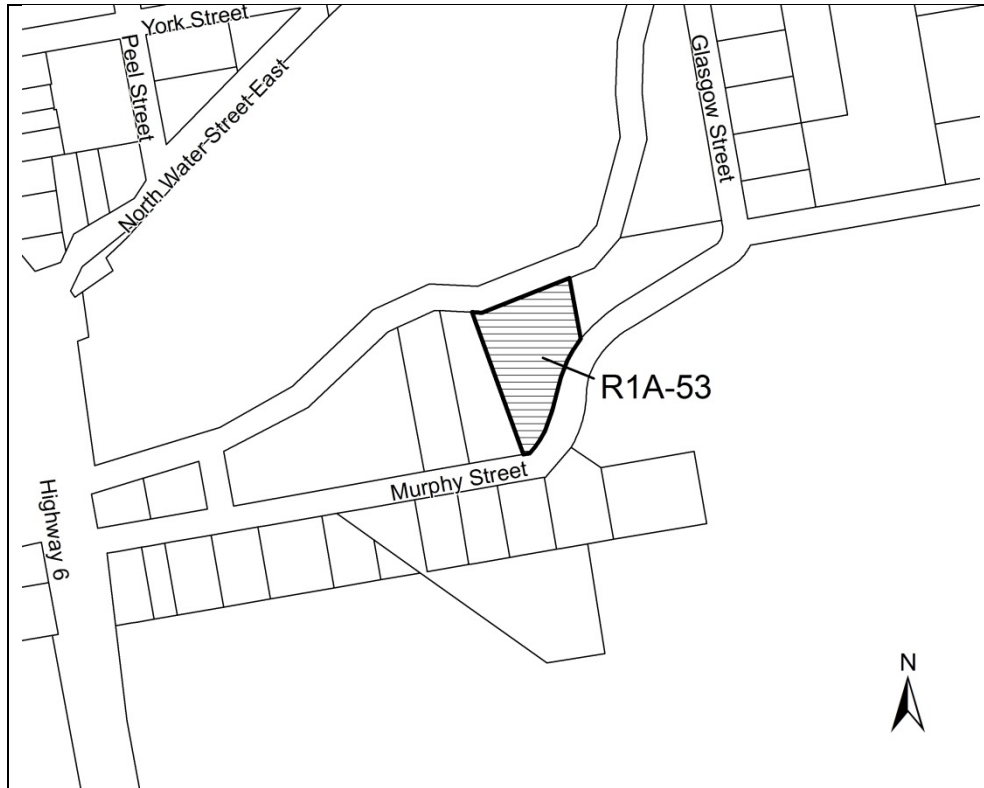
**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF NOVEMBER, 2015.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

TOWNSHIP OF WELLINGTON NORTH

Schedule "A" to By-law 082-15



Rezone from Residential (R1A) to Residential Exception (R1A-53)

**This is Schedule "A" to By-law No. 082-15
Passed this 9th day of November, 2015**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 082-15

THE LOCATION being rezoned is described as Part Lots 9 & 10, Registered Plan 61R-7923, Part 3, with a municipal address of 235 Murphy Street, Mount Forest. The land has an area of 0.56 hectares (1.39 acres) and is occupied by a residence.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a group home limited to 3 residents. The group home will provide a residence for developmentally disabled adults. The lands are currently zoned Unserviced Residential (RIA).



October 15, 2015

In This Issue

- Nominations for the David C. Onley Award for Leadership in Accessibility.
- Cover Your Assets.
- Program available for Ontario West Municipal Conference.
- Save on municipal group benefits costs with LAS.
- Create meaningful reports with MIDAS - a powerful analytical tool.
- Careers with Scugog, ERTH Corporation, OPS, Milton and Leeds & Grenville.

Provincial Matters

The David C. Onley Award for Leadership in Accessibility recognizes Ontarians who have gone above and beyond in improving accessibility for people with disabilities. To nominate an individual or an organization including a municipality, please visit the [Ontario government website](#) for more information. The deadline for nominations is December 3rd.

AMO/LAS Events

Cover Your Assets - A Primer on Municipal Asset Management is available as a work-at-your-own-pace online course. Topics include defining asset management (AM), understanding the role of Council in AM, communicating with the public and more. [Login](#) to the AMO online portal today and find the fundamental information you need about asset management and how assets support municipal programs and services.

The Ontario West Municipal Conference is making "Linkages" on November 20, 2015 at the Best Western Lamplighter Inn. Look for complete details on concurrent sessions, keynote speakers and more [online](#) and register today!

LAS

Together LAS and Mosey & Mosey offer Ontario municipalities an aggregated Group Benefits Program aimed at reducing costs. With flexible plan design and enhanced coverage levels, there's something for all municipalities. Average savings are 13%. [Get your free quote today!](#)

Municipal Wire*

The 2014 Financial Information Returns are available on the [Municipal Information & Data Analysis System \(MIDAS\)](#). Watch a [MIDAS training video](#) to see what MIDAS can do for you. Access is free to all Ontario municipalities - email midasadmin@amo.on.ca and get started.

Careers

Municipal Clerk - Township of Scugog. Please submit a covering letter and resume clearly outlining how you meet the qualifications of this position by 4:30 p.m. on Friday, October 23, 2015 to the Office of the CAO, Township of Scugog, 181 Perry Street, P.O. Box 780, Port Perry, ON L9L 1A7 or through [our website](#).

Operations & Customer Support Manager - ERTH Corporation. Location - Ingersoll ON. If you believe this opportunity is attractive to you and you desire to be part of a winning team please contact, human_resources@erthcorp.com in confidence by Friday October 30th, 2015.

Senior Policy Advisor - Ontario Public Service. Please [apply online](#) by Thursday, October 29, 2015, entering Job ID 82630 in the Job ID search field and follow the instructions to submit your application.

Policy Analyst - Ontario Public Service. Location: Ministry of Finance, Toronto. Please [apply online](#) only, by Wednesday, October 28, 2015, entering Job ID 82681 in the Job ID search field and following the instructions to submit your application.

Director, Community Services - Town of Milton. Please [apply online](#) or call Julia Robarts in Odgers Berndtson's Toronto office at 416.366.1990 to explore this opportunity further.

Manager of Engineering & Construction - United Counties of Leeds & Grenville. Closing Date: 4:00 p.m., Wednesday, October 28, 2015. Applications can be [completed online](#), and should be marked "Competition No. PW-15-85 (Manager of Engineering and Construction)".

About AMO

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

AMO Contacts

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

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

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

[OMKN Ontario Municipal Knowledge Network](#)

[Media Inquiries](#), Tel: 416.729.5425

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

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



October 22, 2015

In This Issue

- Cover Your Assets.
- Program available for Ontario West Municipal Conference.
- How can you make the most of every municipal dollar?
- How are Ontario municipalities savings over \$11 million per year?
- Procure with power over your electricity rates.
- MPAC holds meetings on Special Manufacturing properties.
- Careers with OPS, Vaughan, Edmonton, AMO, Welland and Iroquis Falls.

AMO/LAS Events

Cover Your Assets - A Primer on Municipal Asset Management is available as a work-at-your-own-pace online course. Topics include defining asset management (AM), understanding the role of Council in AM, communicating with the public and more. [Login](#) to the AMO online portal today and find the fundamental information you need about asset management and how assets support municipal programs and services.

The Ontario West Municipal Conference is making "Linkages" on November 20, 2015 at the Best Western Lamplighter Inn. Look for complete details on concurrent sessions, keynote speakers and more [online](#) and register today!

LAS and MFOA offer seminars to help municipalities understand and leverage available investment options to generate more non-tax revenues in this challenging economy. Two in-person sessions remain: Town of Innisfil and City of Brockville. [Join us at these events to learn more.](#)

LAS

LAS LED Streetlight Service set to deliver \$11,165,000 in annual energy and maintenance savings by the end of this year. [Contact us today](#) to see how much you can save.

On November 1st government regulated electricity prices are set to increase again. Time-Of-Use and Regulated Price Plan rates will rise roughly 6% and 5% respectively over rates set in May. [Combat rate raises](#) with the LAS Electricity Procurement Program.

Municipal Wire*

[Interested in participating](#) in the MPAC meetings? Meetings on November 10, 12, and 13 on Preliminary Market Valuation Report in full detail for sawmills, pulp and paper, value added wood, chemical and oil refineries, mining, steel, pharmaceutical, auto, aeronautic, and food processing plants. Contact consultation@mpac.ca for teleconference and WebEx details.

Careers

[Stakeholder Relations Specialist - Ontario Public Service](#). Location: Ministry of Labour Stakeholder and Partner Relations Unit, Toronto. Please [apply online](#) only, by Thursday, October 29, 2015, entering Job ID 82799 in the Job ID search field and following the instructions to submit your application.

Manager, Special Projects - City of Vaughan. Please forward your resume in MS Word or PDF only, quoting File #15-2464-LL in the subject line by Wednesday, October 28, 2015 to: Human Resources Department, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 or email resume@vaughan.ca.

City Clerk - City of Edmonton. Job No. 24485. Department: Office of the City Clerk (Corporate Services). Closing Date: November 5, 2015, 11:59 p.m., MST. Please [apply online](#) at the City of Edmonton website.

Municipal Waste Services Coordinator - AMO. You will provide advice, support and services to the municipal representatives on the Municipal Industry Programs Committee (MIPC) under the Blue Box Program Plan as well as the municipal sector. Please apply in confidence by Thursday, November 5, 2015 by email to hr@amo.on.ca.

City Manager – City of Welland. Please forward a complete resume clearly marked “City Manager” in confidence by no later than 4:00 p.m. on November 6, 2015 to: Corporation of the City of Welland, Human Resources Department, 60 East Main Street, Welland, Ontario L3B 3X4. Fax: 905.734.7608 or email: hr@welland.ca. [[Job Description](#)]

Clerk-Administrator - Town of Iroquois Falls. Applicants are invited to forward a confidential resume, detailing current qualifications along with a covering letter stating the position you are applying for by 12:00 p.m., Friday, November 13, 2015, via email to: toucher@iroquoisfalls.com.

About AMO

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[Conferences/Events](#)

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

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October 29, 2015

In This Issue

- *Bill 52, Protection of Public Participation Act, 2015* passes.
- How does your municipality define asset management?
- Don't forget to register for the Ontario West Municipal Conference.
- Leverage Ontario's municipal buying power to lower personal insurance costs.
- Collaboration on Home Energy Efficiency Retrofits in Ontario workshop
- Compare data and implement best practices using MIDAS.
- Careers with AMO, Waterloo Region, OPS, Bluewater, Vaughan and Oxford.

Provincial Matters

Bill 52 passed the Ontario Legislature on October 28th with no amendments despite municipal efforts to enhance its balance. The timing for Royal Assent is not known at this time. Bill 52 background.

AMO/LAS Events

Cover Your Assets - A Primer on Municipal Asset Management is available as a work-at-your-own-pace online course. As you work through the course you will define asset management (AM), understand the role of Council in AM, discover ways to communicate with all stakeholders and more. Login to the AMO online portal today and learn how assets support municipal programs and services.

The Ontario West Municipal Conference is making "Linkages" on November 20, 2015. Topics on the agenda include: long term affordable housing strategy; community hubs; MPAC update; rural renaissance and more. Complete details on the conference including registration are available online.

LAS

LAS and Cowan Insurance partner to offer Ontario staff and elected officials sizeable discounts on personal home and auto insurance. Save up to 25% off regular rates. Get your free, no obligation quote today.

Municipal Wire*

The Collaboration on Home Energy Efficiency Retrofits in Ontario free workshop will explore how municipalities can use local improvement charges (LICs) to design and implement home energy efficiency retrofit programs in the community. For more information view the draft agenda or contact the Clean Air Partnership.

The Municipal Information & Data Analysis System (MIDAS) is a web-based tool that provides access to over a decade worth of FIR data free of charge to all Ontario municipalities. Watch a MIDAS training video to see what MIDAS can do for you. To get access, email midasadmin@amo.on.ca.

Careers

Municipal Waste Services Coordinator - AMO. You will provide advice, support and services to the municipal representatives on the Municipal Industry Programs Committee (MIPC) under the Blue Box Program Plan as well as the municipal sector. Please apply in confidence by Thursday, November 5, 2015 by email to hr@amo.on.ca.

Supervisor, Waste Management - Region of Waterloo. Please visit [Region of Waterloo Careers](#) for a detailed description and to apply online before 11:59 p.m., Thursday, November 5, 2015. You can also send your resume, quoting competition number 2015-1812, to: The Regional Municipality of Waterloo, Human Resources, 150 Frederick Street, 3rd Floor, Kitchener, ON N2G 4J3.

Corridor Management Officer - Ontario Public Service. Location: London. 1 Permanent, 1 Temporary (duration up to 12 months). Please [apply online](#), only, by Friday, November 6, 2015, entering Job ID 83022 in the Job ID search field and following the instructions to submit your application.

Chief Administrative Officer - Municipality of Bluewater. If you are a dynamic individual who is qualified for this position, please email your letter of application and resume in one PDF document by 4:30 p.m. Monday, November 9, 2015 to: humanresources@huroncounty.ca.

Deputy City Manager, Community Services - City of Vaughan. To explore this opportunity further, please contact Margaret Campbell in Odgers Berndtson's Toronto office at 416.366.1990 or [submit your resume and related information online](#).

Development Planner - Oxford County. Competition No. 2015-68. Location: Community & Strategic Planning Office. Closing Date: Friday, November 13, 2015 by 4:00 p.m. Resumes will only be accepted via email at hr@oxfordcounty.ca.

About AMO

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

AMO Contacts

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[OMKN Ontario Municipal Knowledge Network](#)

[Media Inquiries](#), Tel: 416.729.5425

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

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

Board of Directors Meeting #8/15

September 16, 2015

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

ABSENT WITH REGRETS: Alison Lobb, David Turton

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

1. Call to Order

Chair Art Versteeg called the meeting to order at 6:56 pm stating the meeting objectives in the agenda and expressed gratitude on behalf of the Board to Director Deb Shewfelt for taking the Board on a tour of the new stormwater management project in Goderich.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Board of Directors meeting #7/15 held on August 26, 2015 have been circulated to the Directors for their information and approval. The Directors agreed with the minutes and the following motion was made.

Motion FA #87/15

Moved by: Jim Campbell

Seconded by: Wilf Gamble

THAT the minutes from the Board of Directors meeting #7/15 held on August 26, 2015 be approved.

(carried)



- a) Projects for the Maitland Conservation Foundation to consider: **Report #52/15** (attached)

At the July board meeting staff was directed to prepare a list of possible projects for MVCA to ask the MCF to consider funding starting in 2017.

Phil Beard GM/ST presented this report outlining projects that the MCF has already committed to raise funds for along with recommendations for future projects to fund beginning in 2017. This motion followed.

Motion FA #88/15

Moved by: Matt Duncan

Seconded by: Bob Burtenshaw

THAT the MVCA recommend that the MCF consider applying additional funds towards the Middle Maitland Headwaters Restoration Project; Garvey Glenn Watershed Restoration Project and the conservation areas projects as outlined in Report #52/15.

(carried)

- b) Carbon Reduction/Compensation Strategy for MVCA: **Report #53/15** (attached)

This report outlines how MVCA can reduce and compensate for use of fossil fuels. The Board supported the strategy therefore the following motion was passed.

Motion FA #89/15

Moved by: Alvin McLellan

Seconded by: Roger Watt

THAT the Board of Directors adopts MVCA's Carbon Footprint Reduction and Compensation Strategy as outlined in report #53/15.

(carried)

- c) Conservation Ontario Draft Position - Conservation Authorities Act Discussion Paper: **Report #54/15** (attached)

The Board reviewed the questions outlined in the Conservation Act discussion paper and developed responses to each question at the August board meeting. The Second Vice Chair and GM/ST attended the September 1st discussion session with MNR in London. Conservation Ontario has developed a draft response to the CA Act discussion paper. Conservation Ontario's response mirrors MVCA's response in all areas except one. CO identifies that they would be open to allowing the Province to appoint some Directors to Conservation Authority Boards. This position is contrary to MVCA's position that only Municipalities should be allowed to appoint Directors to conservation authority boards as they provide the majority of funding.

Following the review of the CO draft response, the following motion was made.

Motion FA #90/15

Moved by: Bob Burtenshaw

Seconded by: Matt Duncan

151
THAT the Vice Chair and GM/ST attend the Conservation Ontario meeting being held on September 28, 2015 and recommend that the draft position paper on the CA Act reflect MVCA's position that only municipalities should be allowed to appoint Directors to conservation authority boards.

(carried)

5. Business Requiring Direction

- a) Recommendations for Improving the National Disaster Mitigation Program (to be submitted to Conservation Ontario): **Report #55/15** (attached)

Report #55/15 outlines opportunities for improving the National Disaster Mitigation Program (NDMP) as developed by Stephen Jackson, Flood/Erosion Safety Coordinator. The Directors agreed that these recommendations, if incorporated into the NDMP, would help rural Municipalities and Conservation Authorities better address the flood and erosion risks within rural watersheds and along the shorelines of the Great Lakes. The Board made the following motion.

Motion FA #91/15

Moved by: Deb Shewfelt

Seconded by: Paul Gowing

THAT the recommendations for improving the National Disaster Mitigation Program be approved as outlined in Report #55/15; **AND THAT** these recommendations be forwarded to Conservation Ontario for consideration in their discussions with the Provincial Government.

(carried)

6. Reports

- a) Chair's Report

The Chair, Director (and County Warden) Paul Gowing and GM/ST met with the new Detachment Commander for the Huron OPP detachment to discuss support for the execution of warrants. The Detachment Commander advised that the OPP will support the MVCA in the execution of future warrants.

Hiroshi Noda of Canadian Process Serving has been appointed as Provincial Offences Officer to serve a summons for a violation matter under Ontario Regulation 164/06 (as amended).

The Chair recently visited the Listowel Dam and is pleased to report that the channel has naturalized with new growth and things are looking good with this project.

- b) Director's Reports

Director Deb Shewfelt and the GM/ST attended the Town of Goderich Council meeting on September 8th to update council on MVCA's 2015-2017 work plan. Deb advised that the presentation was well received.

- c) Presentation: **2015 Work Plan Update**

Report #56/15 was presented by Jayne Thompson, Communications Coordinator to outline the progress of the activities and projects in the 2015 work plan since the last report at the May board meeting.

7. Consent Agenda

The following items were circulated to the Board of Directors for their information.

- a) 2015 Work Plan Update: **Report #56/15** (attached)
- b) 2015 Budget Update: **Report #57/15** (attached)
- c) Funding Applications Submitted: **Report #58/15** (attached)
- d) Revenue/Expenditure Report for August: **Report #59/15** (attached)
- e) Correspondence: For Directors' Information
 - i) Letter from Municipality of West Perth re West Perth's 2016 Budget
 - ii) Letter from Township of Wellington North regarding their strategic plan.

The following motion was made.

Motion FA #92/15

Moved by: Roger Watt

Seconded by: Matt Duncan

THAT reports #56/15 through #59/15 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

8. Review of Meeting Objectives/Follow-up Actions/Next meeting: October 21, 2015 at the Admin. Centre in Wroxeter

The Chair reviewed the meeting objectives and announced that we accomplished what we set out to do.

9. Adjournment

The meeting adjourned at 8:20 pm with this motion.

Motion FA #93/15


Moved by: Jim Campbell

Seconded by: Paul Gowing

THAT the meeting be adjourned.

(carried)


Art Versteeg
Chair


Danielle Livingston
Recording Secretary

SAUGEEN VALLEY CONSERVATION AUTHORITY

MINUTES

Conservation through Cooperation

MEETING: Board of Directors
DATE: Thursday, September 24, 2015
TIME: 10:00am
LOCATION: Administration Office, Formosa

CHAIR: Luke Charbonneau

DIRECTORS PRESENT: Robert Buckle, Maureen Couture, Barbara Dobreen, Brian Gamble, Wilf Gamble, Dan Gieruszak, Stewart Halliday, Dan Kerr, Steve McCabe, Sue Paterson, Mike Smith, Andrew White.

DIRECTORS ABSENT, WITH REGRET: John Eccles, Kevin Eccles

OTHERS PRESENT:

Wayne Brohman, General Manager/Secretary-Treasurer
 Gary Senior, Sr. Manager, Flood Warning & Land Management
 Laura Molson, Manager, Accounting
 Jim Penner, Manager, Forestry
 Erik Downing, Manager, Environmental Planning & Regulations
 Shannon Wood, Manager, Communications
 Les McKay, Manager, Information Technology
 Al Leach, Saugeen Valley Children's Safety Village
 Janice Hagan, Recording Secretary
 Member of the Press

Chair Luke Charbonneau called the meeting to order at 10:03am.

1. ADOPTION OF AGENDA

MOTION #G15-51

Moved by Dan Kerr

Seconded by Barbara Dobreen

THAT the agenda be adopted as presented.

Carried

2. DECLARATION OF PECUNIARY INTEREST

No persons declared a pecuniary interest relative to any item on the agenda.

3. MINUTES OF BOARD OF DIRECTORS MEETING – July 23, 2015

MOTION #G15-52

Moved by Stewart Halliday

Seconded by Sue Paterson

THAT the minutes of the Board of Directors meeting, held on July 23, 2015, be adopted as circulated.

Carried

4. MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

5. CORRESPONDENCE

Letter from the Ministry of the Environment & Climate Change offering congratulations on updated Source Protection plans & revised assessment reports was **noted and filed**.

Letter from Maitland Valley Conservation Authority announcing the 2016 International Plowing Match to be held Sept 20 – 24, 2016. It was noted that page 2 of this letter had been omitted from the Board Package and was now being presented to the Board. MVCA is requesting that SVCA contribute \$5000 towards the IPM and that they provide assistance in staffing the display tent. The General Manager/Secretary-Treasurer explained that this amount had been submitted as an item in the proposed 2016 Budget. This letter was **noted and filed**.

6. 2016 Budget Review

A copy of the proposed draft 2016 Budget is appended to the office copy of these minutes.

The General Manager/Secretary-Treasurer reviewed SVCA sources of funding and explained the calculations for determining General Levy percentages.

Laura Molson was called upon to explain the year end projections and proposed budget for the Administration Department. She explained there were no significant pension or other payroll cost changes expected. There were no questions from the Directors.

Gary Senior reviewed the budget for the Flood Warning Department. He noted that the staff travel expenses were due to having eleven Flood Warning gauges across the watershed and each one had to be maintained. He also noted that these gauges contributed to telephone costs. Mr. Senior pointed out that there were two new categories in the department budget: Software Reserve, and Software expense. He explained that there were plans to hire a coop student to research software options.

Gary Senior reviewed the budget for Property Management and explained that this department included the two shop buildings. There were no questions from the Directors.

Gary Senior reviewed the budget for the Capital Property Management Department. He explained that this department included minor improvements to infrastructure of the campgrounds and some non-revenue parks operations. He explained that future projects were budgeted based on the probability of the projects requiring to be done. He pointed out that the Campground Improvements were paid for by the Saugeen Parks Reserves.

Jo-Anne Harbinson was called into the meeting to discuss the budget for Water Projects Maintenance & Stewardship. The directors had some questions regarding the source of funding for some of the projects and Jo-Anne explained that funding came from MNRF Grants and Special Levy.

Jo-Anne Harbinson reviewed the budget for Water Quality. She told the Board that SVCA pays for fifteen of twenty-nine surface water sites. There were questions from the Board regarding this service and whether it was overlapping with Source Water Protection or other agencies. She indicated that SVCA only does water testing in areas not being done by others.

Erik Downing was called upon to review the budget for the Planning and Regulations Department. He explained that most of the expenses were salary based, but also included staff travel. He explained that there were plans to increase staff development costs. The Directors inquired about the legal fees and Mr. Downing explained that usually the amount allotted has been adequate. The General Manager/Secretary-Treasurer clarified that there is a separate reserve for legal fees. The Directors also questioned if the budget for this department reflected a solution to the backlog of applications. The GM/S-T explained that the Action Items chart had few dollar value items. Dan Gieruszak offered congratulations to Mr. Downing on the amount of work that has been accomplished in the past year.

Les McKay was called into the meeting to review the budget for Information Technology & GIS. He said that the budget numbers were similar to those of last year. He told the Board that each work station was on a schedule to be updated every three years. He also informed the Board that he was working with the General Manager/Secretary-Treasurer and the Manager of Environmental Planning & Regulations to develop a new file tracking system for the Planning & Regulation Department. There were no questions from the Directors.

Shannon Wood was called into the meeting to review the budgets for the Communications Department and the Education Department. She explained to the Directors the role of the Communications Department, which included publishing brochures and media materials, advertising, and applying for grants. She also discussed the different programs that the Education department delivers including the WREN program and the DEER program. The directors inquired about the Social Media activities, and she explained that SVCA was being promoted on Facebook and Twitter.

The General Manager/Secretary-Treasurer reviewed the budget for Agricultural Lands. He noted that there was an expected surplus of \$5000 for 2015 which would be deposited into the Reserve account. After discussion regarding the purpose of SVCA holding agricultural lands, the Directors suggested that the Property and Building Committee review this matter and make recommendations to the Board of Directors.

The GM/S-T reviewed the budget for Rental Property which comprises the house at Sulphur Spring. He explained that the projected improvement for 2015 was because it had been assumed that the tenant was going to move out and Rental Revenue had been adjusted.

The GM/S-T reviewed the Non-Revenue Parks Budget. There were no questions from the Directors.

The GM/S-T reviewed the Budgets for the Revenue Parks. He pointed out that salaries from the Durham Conservation Area were over budget because there had been another Superintendent hired transitionally as the current Superintendent is retiring. He also pointed out that the Bluffs Conservation Area is expected to have a small surplus in 2015 due to a large group event. He reminded the Board that revenue from the parks is weather dependent. There was discussion regarding the profitability of the parks and an urgency to find solutions to the problem of low revenues.

Jim Penner reviewed the Budget for the Forestry Department. He noted that more marketing was planned for autumn to continue to create revenues. He also told the Board that two more properties had been added this year which effects the property tax costs, but that next year should be reduced to reflect the 75% MFTIF reduction that SVCA receives.

Jim Penner discussed the Budget for the Grey Bruce Forestry Services. He pointed out that extra advertising had to be done since interest in the EAB program appears to be down. He explained that other agencies are now licensed to perform the same treatment which has caused revenues for SVCA to be lower.

Jim Penner reviewed the Motor Pool Budget. He told the Board that in 2015 a new pickup truck had been acquired. He pointed out that SVCA owns an aging 1989 tractor and 1963 float. It is proposed to sell the tractor and float and use the proceeds to purchase an Argo all-terrain vehicle. The budget provides for the purchase of a small dump truck and trailer which is to be paid for from the Forestry Reserve and Vehicle Replacement Reserve.

A lunch break was called at 12:18pm. The meeting was called back to order at 12:53.

The GM/S-T reviewed the Budget for Capital - Water and explained that funding for this department is from MNRF and Special Levy. There were no questions from the Directors.

The Directors requested that a review of the schedule of Reserve Fund balances be added to the agenda for the next scheduled Board of Directors meeting.

After discussion regarding various items in the 2016 Proposed Budget the following motion was made:

MOTION #G15-53

Moved by Dan Kerr

Seconded by Steve McCabe

THAT the September 24, 2015 version of the 2016 Draft Budget be approved in principle as presented, and further;

THAT staff be authorized to forward the Draft Budget to the Authority's watershed municipalities for a 30 day review.

Carried

7. PLANNING & REGULATIONS ACTION ITEMS

The GM/S-T reviewed the Planning & Regulations Action Items chart and pointed out that several of the items were complete. He told the Board that the priority is the File Tracking system which is currently being developed. He highlighted item #11 [conversion of paper files to digital form] and explained that a part time person will need to be hired to scan file documents. This position has been advertised.

8. PLANNING & REGULATIONS CUSTOMER SURVEY

The GM/S-T presented the proposed Planning & Regulations Customer Survey that has been developed at the request of the Board of Directors. Janice Hagan demonstrated how the survey would work using the online platform Survey Monkey and showed the Board the different reports that could be printed. After discussion the Board directed the GM/S-T to make the suggested changes to the questions and choose the Select level of pricing at an annual cost of \$228.

Al Leach arrived at the meeting at 1:52pm.

9. SAUGEEN VALLEY CHILDREN'S SAFETY VILLAGE

The GM/S-T reviewed the background on the SVCSV proposal to lease property and buildings at the Sulphur Spring CA. He presented the Draft Lease to the Board and reviewed the various changes that had been made. Dan Kerr told the Board that the Building & Property Committee had recommended to the Board of Directors that the Draft Lease be approved as amended. Mr. Brohman told the Board that there were plans to renovate the basement of the Resource Centre for use by the Foundation.

MOTION #G15-54

Moved by Dan Kerr

Seconded by Wilf Gamble

THAT the Board of Directors approve the draft lease agreement between Saugeen Valley Conservation Authority and the Saugeen Valley Children's Safety Village as amended, and further

THAT the Board of Directors authorizes the Chair of the Board of Directors and the General Manager/Secretary-Treasurer to sign a lease under the same terms & conditions as the DRAFT lease as amended, and further

THAT the final lease agreement be presented to the Board at the next scheduled Board of Directors meeting.

Carried

The Chair extended best wishes to the SVCSV as they proceed with the new project. Al Leach thanked the Board for working with SVCSV to attain the agreement.

Mr. Leach left the meeting 2:15pm.

10. BRUCE COUNTY MOA/OFFICIAL PLAN REVIEWS

The GM/S-T reviewed the history of the MOA that SVCA, MVCA, GSCA and the County of Bruce had signed in 2006. He reported that the purpose of the agreement is to describe the framework within which SVCA, MVCA, and GSCA will provide planning act application review and technical clearance services to the County. There was a question as to whether or not this is a required mandate of the Conservation Authority. After discussion the Board of Directors recommended that this topic be addressed at the next scheduled Board meeting.

A coffee break was called at 2:40pm. Dan Kerr, Steve McCabe and Sue Paterson left the meeting. Chair Luke Charbonneau called the meeting back to order at 2:50pm.

11. CONSERVATION AUTHORITIES ACT DISCUSSION PAPER

The GM/S-T told the Board that Conservation Ontario had prepared a draft response to the MNRF Discussion Paper and that they had highlighted four key points where changes were pending: Governance, Funding Mechanisms, Roles & Responsibilities and Other Areas of Interest. After discussion the Board directed The GM/S-T to submit a response to MNRF.

12. NEW BUSINESS

The Chair circulated an email of complaint received by Director Sue Paterson. This email is appended to the office copy of these minutes. He encouraged others to share issues pertaining to SVCA with the Board for discussion.

Dan Gieruszak commended Mr. Brohman and Mr. Downing for their efforts in organizing the Mapping Working Group Committee. He passed on regards from members of the Town of Brockton Building Department and encouraged other member municipalities to get involved in this project.

There being no further business, the meeting adjourned at 3:26pm on motion of Maureen Couture.

Luke Charbonneau
Chair

Janice Hagan
Recording Secretary

Kathleen Wynne,
Premier
Legislative Building
Queen's Park
Toronto
ON
M7A 1A1

21 October, 2015

Première ministre de l'Ontario - Premier of Ontario
La très honorable - The right Honourable Kathleen Wynne

Avec la mise en oeuvre de la *Loi sur l'énergie verte*, les droits démocratiques des électeurs de l'Ontario ont été bafoués.

Suite aux efforts et sacrifices collectifs des comtés, municipalités et résidents touchés initialement par la *Loi sur l'énergie verte*, votre gouvernement a modifié ladite loi et a quelque peu rétabli ces droits. Spécifiquement, les comtés et municipalités peuvent maintenant se déclarer « communautés d'accueil non-consentantes » ou « Not Willing Hosts ». De plus, vous êtes allée un peu plus loin en annonçant publiquement que les « communautés d'accueil non-consentantes » ne seraient pas forcées d'accepter les projets d'énergie renouvelable.

Le 10 août 2015, la Municipalité de La Nation a appuyé la majorité de ses résidents provenant de deux de ses quartiers touchés par les projets d'énergie renouvelable et s'est déclarée « communauté d'accueil non-consentante ». Ce geste important a ensuite mené à une résolution qui annule toutes les résolutions prises jusqu'à maintenant en appui aux projets d'énergie renouvelable et à toute entente entre la communauté et les promoteurs de projets. C'est ainsi que la municipalité de La Nation s'est jointe au 110 autres comtés et municipalités qui se sont aussi déclarées « communautés d'accueil non-consentantes ».

Maintenant que les demandes de propositions pour ce projet d'énergie renouvelable de l'Ontario (Phase 1) sont dans les mains de La Société indépendante d'exploitation du réseau d'électricité (SIERE), nous avons été mis au courant que SIERE a reçu des propositions de plus de 700 mégawatts provenant de « **communautés d'accueil consentantes** » ou « **Willing Hosts** ». Ceci est suffisant pour entamer la Phase 1 (300 MW) et la Phase 2 (300 MW) du projet, et possiblement la Phase 3 qui est optionnelle.

Sauvons La Nation/Save the Nation
P.O. Box 398
St Isidore PO
St Isidore
Ontario
K0C 2B0

RECEIVED

OCT 26 2015

TWP. OF WELLINGTON NORTH

With the introduction of the *Green Energy Act*, democratic rights were stripped from the electorate of Ontario.

As a result of significant collective efforts and sacrifices by the Townships, Municipalities, and Residents first impacted by the *Green Energy Act*, your government amended the *Green Energy Act*, and reinstated a modicum of these rights. Specifically the Townships and Municipalities can now declare themselves "Non Willing Hosts." To reinforce this, you made a public pronouncement that "Non Willing Hosts" would not be forced to accept renewable energy projects.

On August 10th, 2015 the Nation Municipality accepted the expressed will of a majority of its electorate in wards impacted by two proposed renewable energy projects, and declared itself a "Non Willing Host." This action was followed by a resolution to revoke all prior resolutions of support, and any community agreements between itself and the project proponents. Thus The Nation Municipality joined some 110 Ontario Townships and Municipalities who have declared themselves "Non Willing Hosts."

With the Requests for Proposals (RFP) for the current Ontario renewable energy project (Phase 1) in the hands of the Independent Electricity System Operator (IESO), we understand that the IESO has received proposals in excess of 700 Megawatts from "**Willing Hosts**." This is sufficient to satisfy Phase 1 (300 Mw) and Phase 2 (300 Mw) of the project, and probably the optional Phase 3.

Pour cette raison, nous vous demandons, par l'entremise de votre ministre de l'énergie, de fournir une direction ministérielle à SIERE immédiatement. Comment? En leur demandant d'appuyer votre déclaration politique publique et l'intention de la *Loi sur l'énergie verte* modifiée en rejetant les demandes de propositions qui touchent les « communautés d'accueil non-consentantes ».

De plus, nous exigeons que vous respectiez les obligations morales envers les « communautés d'accueil non-consentantes » en demandant publiquement à SIERE **de ne pas considérer** les demandes de propositions qui touchent les « communautés d'accueil non-consentantes ».

Respectueusement,

Sauvons La Nation

Liste de diffusion / Distribution List

Honourable Kathleen Wynne,
Premier
Honourable Bob Chiarelli,
Minister of Energy
Honourable Jeff Leal,
Minister of Rural Affairs
Honourable Grant Crack,
MPP (Glengarry—Prescott—Russell)

Municipality of the Nation
Township of North Stormont
Township of South Stormont
Township of South Dundas
Township of North Dundas
Municipality of Merrickville-Wolford
Township of North Frontenac
Township of Madawaska Valley
Township of Bonnechere Valley
Township of Killaloe Hagarty and Richards
Township of South Algonquin
Township of Alnwick- Haldimand
Prince Edward County
Township of Carlow Mayo
Municipality of Trent Hills
Township of Asphodel Norwood
Town of Greater Napanee
Township of McNabb-Braeside
Township of Hamilton
City of Kawartha Lakes
Township of Cavan Monaghan
Township of Tay
Township of Tiny
Township of Clearview
Town of Lincoln
Township of West Lincoln
Town of Pelham
Town of Niagara-on-the-Lake

For that reason, we now request that you immediately direct the Ontario Minister for Energy to provide ministerial direction to the IESO, in that the Minister directs the IESO to support your public policy statement, and the intent of the amended *Green Energy Act*, by rejecting all RFPs that impact "Non Willing Hosts."

Further, we ask you to immediately acknowledge the moral obligation to the "Non Willing Hosts" and to publicly request that the IESO **refuse consideration** of all RFPs that impact "Non Willing Hosts."

Respectfully,

Save the Nation

Township of Wainfleet
Municipality of Clarington
Town of Fort Erie
City of Niagara Falls
City of St. Catharines
City of Thorold
Niagara Region
City of Welland
City of Port Colborne
Town of Grimsby
Township of Mulmur
Township of Melancthon
Town of Shelburne
Township of Amaranth
Dufferin County
Town of Orangville
Town of Grand Valley
Town of Mono
Township of East Garafraxa
Haldimand County
Township of Centre Wellington
Town of Erin
Township of Guelph/Eramosa
Township of Southgate
Municipality of Southgate
Municipality of Grey Highlands
Municipality of Morris-Turnberry
Municipality of Arran-Elderslie

Township of Mapleton
 Municipality of West Grey
 Township of Howick
 Town of Minto
 Township of Wellington North
 Township of Huron-Kinloss
 Municipality of Brockton
 The County of Bruce
 Municipality of North Huron
 Township of Chatsworth
 Municipality of Northern Bruce Peninsula
 Town of Saugeen Shores
 Town of the Blue Mountains
 Town of South Bruce Peninsula
 Township of East Zorra-Tavistock
 Township of Norwich
 Township of Perth East
 Municipality of West Perth
 Township of Perth South
 Municipality of Huron East
 Municipality of Dutton-Dunwich
 Municipality of Southwest Middlesex
 Municipality of West Elgin
 Municipality of Central Huron
 Municipality of South Huron
 Township of Middlesex Centre
 Township of North Middlesex
 Township of Warwick
 Municipality of Bluewater
 Municipality of Brooke-Alvinston
 Municipality of Lambton Shores

Township of St. Clair
 Village of Oil Springs
 Town of Petrolia
 Township of Enniskillen
 Town of Plympton-Wyoming
 Lambton County
 Township of Dawn-Euphemia
 Township of Lakeshore
 Wellington County
 Township of Puslinch
 Municipality of Kincardine
 Norfolk County
 City of Owen Sound
 Grey County
 Township of Georgian Bluffs
 Municipality of Meaford
 Town of hanover
 Municipality of North Perth
 Perth County
 City of Sarnia
 Village of Point Edward
 Municipality of Leamington
 Township of Essex
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 The Globe and Mail
 National Post
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Ministry of Economic
Development, Employment
and Infrastructure

Office of the Minister

8th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Telephone: 416-325-6900
Facsimile: 416-325-6918

Ministère du Développement
économique, de l'Emploi
et de l'Infrastructure

Bureau du ministre

Édifice Hearst, 8e étage
900, rue Bay
Toronto ON M7A 2E1
Téléphone: 416-325-6900
Télécopieur: 416-325-6918



RECEIVED

OCT 26 2015

TWP. OF WELLINGTON NORTH

October 14, 2015

Dear Friends:

I am pleased to invite nominations for the 2016 **David C. Onley Award for Leadership in Accessibility**. This award recognizes Ontarians who have gone above and beyond to improve accessibility for people with disabilities.

Recipients can include individual volunteers or organizations that have made outstanding contributions and have demonstrated outstanding leadership and commitment in the advocacy and promotion of accessibility and disability issues.

Here is what you need to do to submit a nomination for this award:

- a) visit www.ontario.ca/honoursandawards;
- b) click on the David C. Onley Award for Leadership in Accessibility Award icon;
- c) download the appropriate PDF form; and
- d) fill out the form and submit it no later than **December 3, 2015**.

Please review the eligibility criteria and instructions carefully. Detailed instructions on submitting your package can be found on the website.

If you have any questions, contact the Ontario Honours and Awards Secretariat:

Email: ontariohonoursandawards@ontario.ca
Phone: 416 314-7526
Toll-free: 1 877-832-8622
TTY: 416 327-2391

Thank you for supporting this program and for your interest in promoting accessibility for Ontarians with disabilities.

Sincerely,

Brad Duguid
Minister



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

October 13, 2015

Union Gas Limited
50 Keil Drive North,
Chatham, ON
N7M 5M1

Dear Sirs,

Re: Application for Permission No. 615/15, Pursuant to Ontario Regulation 150/06 to install a gas line at Lot 1, Concession 2 & 3, Arthur, in the Township of Wellington North

The Grand River Conservation Authority approved your application on October 13, 2015 to install a gas line at Lot 1, Concession 2 & 3, Arthur, in the Township of Wellington North. We have enclosed the permit with the attached schedules.

The schedules form part of the permit and describe the work approved. Any changes to these plans must be reviewed and approved by the Grand River Conservation Authority. Please note that permission is based on existing information, policies and practices and does not bind or imply that any other permission will be forthcoming. Please notify our office on completion of the work.

If you have any questions regarding this letter or the conditions described on the permit, please contact me.

Yours truly,

Andrew Herreman
Resource Planner
Resource Management Division

AH*dg

Encl.

c.c. Clerk, Township of Wellington North
Building Inspector, Township of Wellington North

RECEIVED

OCT 26 2015

TWP. OF WELLINGTON NORTH
C.C. M. Aston



Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

Union Gas Limited

Whose address for purposes pertaining to this project is:

50 Keil Drive North,
Chatham, ON
N7M 5M1

To execute proposed works in accordance with the following particulars and conditions:

Location of Work: Lot 1, Concession 2 & 3, Arthur,
Township of Wellington North

Purpose of Work: To install a gas line at Lot 1, Concession 2 & 3, Arthur, in the Township of Wellington North.

Nature of Work: To install a gas line.

This permit is valid from: **October 13, 2015**

and expires on: **October 13, 2017**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 13th day of October, 2015

GRAND RIVER CONSERVATION AUTHORITY

A handwritten signature in cursive script that reads "Joe Farwell".

Joe Farwell,
Chief Administrative Officer



Grand River Conservation Authority

Administration Office:
400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6
Telephone: 519-621-2761 Fax: (519) 621-4945

GRCA USE ONLY
APPLICATION NUMBER
613115

Schedule "A" - Application for Development, Interference With Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)

Please read, complete each section as required, attach fee and sign and date this application.

Owner's name: E-mail:

Mailing address: City/Town: Postal Code:

Telephone: Bus. () Res. () Fax ()

Agent's name (Consultant/Contractor): Union Gas Limited

Mailing address: 50 Keil Drive North City/Town: Chatham Postal Code: N7M5M1

Telephone: Bus. (519) 436-4600 Fax: (519) 436-5353 Email: bortibus@uniongas.com

Location of proposed work:

Lot No. 1 Concession No. 2 & 3 Township Arthur Township

Municipal address of property:

City/Town/Village: Arthur Township County/Region: Wellington
(Circle One)

Application is hereby made for:

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 and 4.

- Minor Development
Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
Standard Development
Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
Major Development
Major Interference with Wetlands, Alteration to Shorelines & Watercourses

Description of proposed work: Cross 3 streams with 2" (60.3mm OD) pipeline

This application must include four (4) folded copies of each appropriate plan(s) showing the proposed work.

Land Use: Present Proposed change (if any)

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

Signature of Owner Date September 24, 2015 Signature of Agent

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
 - (a) to indemnify and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
 - (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
 - (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
 - (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - (a) the works are not in conformance to the intent of the permission granted;
 - (b) the information presented to obtain a permit is false;
 - (c) the works or method of construction have detrimental impacts on the environment.
5. This permit shall not be assigned (non-transferable).
6. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. The Grand River Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

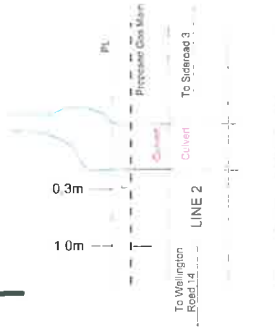
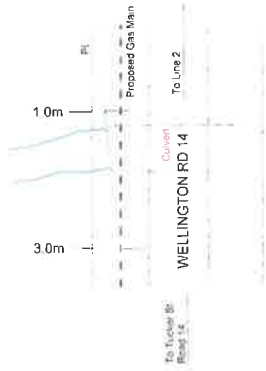
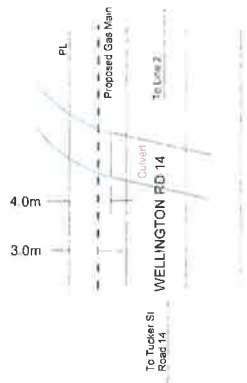
Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment. The name of the applicant, location of the work and a description of the project may be published in GRCA documents including agendas, reports and meeting minutes which are posted on the GRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Co-ordinator, Administration Division, Grand River Conservation Authority, 400 Clyde Road, P.O. Box 729, Cambridge, Ontario, N1R 5W6, (519) 621-2761.

WELLINGTON NORTH ARTHUR

Stream Crossing #1

Stream Crossing #2

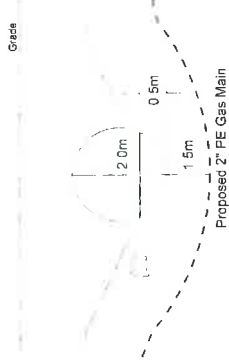
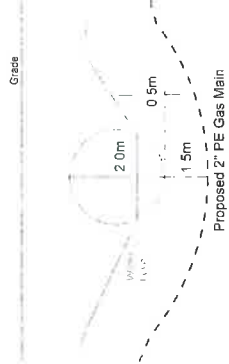
Stream Crossing #3



PLAN VIEW

PLAN VIEW

PLAN VIEW



SECTION VIEW

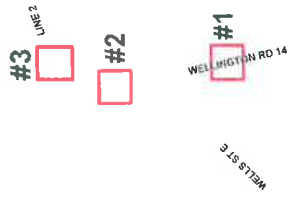
SECTION VIEW

SECTION VIEW

LOT 1
CON 2

LOT 1
CON 2

LOT 1
CON 3



--- Denotes Proposed Gas Segment Line

SOURCE DOCUMENT INFORMATION

Qualified Individual:	Pipeline Certificate No.
Modifier / Finish:	Ticket Number:
In Service Date:	GTech Update By:
Design Pressure:	Test Device:
Time On:	Pressure:
Time Off:	Pressure:

REVISIONS

Date	By	Reason

union

AS-PROPOSED

07-15-364 Wat_Line 2_Arthur

SCHEDULE B

STREAM CROSSING DETAILS

Project #:	CARS Ref #	D.M.W.O. #
07-15-364	441751	
Director:	Municipality:	Authorised
WATERLOO	WELLINGTON NORTH	
Drawn By:	Date Drawn:	Colorists:
ATABIEH	2015/09/10	
Scale:	GTech #	Drawing Number
NTS	JOBNO28843	1 OF 1



Randy Pettapiece, MPP
Perth-Wellington

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OCT 28 2015

TWP. OF WELLINGTON NORTH

Queen's Park
Toronto, Ontario

October 23, 2015

Karren Wallace
Clerk
Township of Wellington North
7490 Sideroad 7 West
Box 125
Kenilworth, ON N0G 2E0

Dear Ms. Wallace:

Re: Resolution for Fairness in Provincial Infrastructure Funds

On October 8, my private member's resolution on fairness in provincial infrastructure funds was debated in the Ontario legislature. I am pleased that the resolution received all party support, and every MPP who participated in the debate spoke in favour of it.

I want to sincerely thank the council of the Township of Wellington North for its support of my resolution. Prior to the debate, 115 municipalities submitted written resolutions of support. I am grateful for all of the feedback that I received.

It is now up to the government to review the feedback it has received and take action by ensuring that all ridings are treated fairly when it comes to funding decisions.

Again, I would like to thank the Township of Wellington North for its support in this endeavour.

Sincerely,

A handwritten signature in blue ink that reads "Randy Pettapiece".

Randy Pettapiece, MPP
Perth-Wellington

Enclosure





FOR IMMEDIATE RELEASE
October 9, 2015

MPPs pass Pettapiece motion on fairness in infrastructure funding

(Perth-Wellington) – “No riding, no municipality, and no taxpayer should ever be punished for their voting history or the political stripe of their MPP,” Perth-Wellington MPP Randy Pettapiece stated during a debate he initiated this week in the Ontario legislature.

MPPs from all parties agreed. On Thursday they endorsed Pettapiece’s resolution, which states that the government should guarantee that government-held and opposition-held ridings be given equal and transparent consideration on infrastructure funding.

“Too often, it appears that politics trumps fairness when it comes to infrastructure funding decisions,” Pettapiece explained after the debate. “It’s regrettable that this debate was even necessary.”

During the debate, Pettapiece covered several examples of what he referred to as “partisan games.” He blasted Deputy Premier Deb Matthews for comments she made in March in Perth-Wellington, which seemed to suggest she would listen to the former Liberal MPP, while ignoring Pettapiece because he sits in opposition.

Liberal infrastructure priorities have, Pettapiece believes, repeatedly short-changed rural and small-town Ontario, where the party holds few seats.

He pointed to their decision to scrap the Connecting Link program, which area municipalities have long relied upon to pay for upkeep of provincial highways, and the government’s decision to slash the Ontario Municipal Partnership Fund (OMPF)—the province’s main transfer payment to small municipalities.

“They do it because they think they can get away with it,” Pettapiece said during debate.

So far, 116 Ontario municipalities, including many in Perth-Wellington, have endorsed Pettapiece’s resolution; they come from PC, NDP and even Liberal ridings. The Ontario Good Roads Association also supported it.

NDP MPP Percy Hatfield strongly supported Pettapiece’s motion: “Our smaller municipalities need financial help from the senior orders of government when it comes to infrastructure. Governments shouldn’t be playing favourites,” he said.

Liberal MPP Kathryn McGarry claimed that her government is not playing favourites: “This summer, I went to many government announcements to help show our infrastructure investments in [opposition ridings].”

To Pettapiece, however, that confirmed the need for the second part of his resolution asking the government to guarantee that all MPPs, whether in government or opposition, be given fair and equal advance notice of the official announcement.

“Government funding is public money, not Liberal money,” Pettapiece stated. “It belongs to the people, not to the Liberals. To exclude opposition MPPs from funding announcements is an affront to voters’ democratic choices.”

Ms. Edgeumbe

Thank you for your email expressing your concerns regarding Sunday Gun Hunting.

The matter was raised last night at Council and staff were directed to bring a report to the October 19, 2015 meeting of Council.

Additionally a representative of the Ontario Federation of Angler's and Hunters will be delegating to Council at the November 9, 2015 meeting of Council.

You are certainly welcome to appear before Council to address your concerns in person. If you would like to do that, please let me know and I will assist you in the process of being added as a delegation to the agenda.

In the meantime I will forward your comments to Council.

Thanks again.

Karren Wallace, Clerk

Form: Get In Touch

URL: <http://wellington-north.com/contact>

Name: Ruth Edgcumbe

Email:

Message: I write to oppose any consideration for Sunday hunting. It should be a day of peace for humans and animals alike.



Karren Wallace, AMCT, Dipl. M. A.

Clerk, Township of Wellington North

7490 Sideroad 7 W, PO Box 125

Kenilworth, Ontario N0G 2E0

Phone: [519-848-3620](tel:519-848-3620) extension 27

Toll-free: [1-866-848-3620](tel:1-866-848-3620)

Email: kwallace@wellington-north.com

Karren Wallace

Subject: Get In Touch' Form Submission

-----Original Message-----

From: Township of Wellington North [<mailto:no-reply@wellington-north.com>]

Sent: October-30-15 2:16 PM

To: township

Subject: 'Get In Touch' Form Submission

Form: Get In Touch

URL: <http://wellington-north.com/contact>

Name: Monica & Tom Landoni

Email:

Message: We vote a resounding 'NO' to both Sunday hunting and allowing ATV traffic on more county roads.

Karren Wallace

From: dicksterturner@gmail.com
Sent: November-02-15 11:46 AM
To: Karren Wallace
Cc: brian_mcrae@ofah.org
Subject: Sunday gun hunting

I Richard turner would like to support the Sunday gun hunting thank you.

Sent from my iPhone

Karren Wallace

Subject: FW: Sunday gun hunting in Township of Wellington North

From: Jim Florence [mailto:XXXXX]
Sent: November-03-15 9:49 AM
To: Karren Wallace
Cc:
Subject: Sunday gun hunting in Township of Wellington North

Karen Wallace,
Clerk, Wellington North

I will be unable to attend the subject meeting on November 9th, but I would like to advise you that I support this initiative.

Respectfully,

James Florence
324 Church St. N.
Mount Forest ON
N0G 2L2

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

BY-LAW NUMBER 083-15

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON, NOVEMBER 9, 2015.

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on November 9, 2015 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF NOVEMBER, 2015.**

**ANDREW LENNOX
MAYOR**

**KARREN WALLACE
CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

Wednesday, November 11, 2015	Remembrance Day Ceremonies Arthur and Mount Forest Cenotaphs	11:00 a.m.
Thursday, November 12, 2015	Office open to assist with completing or casting and receiving of ballots	Till 8:00 p.m.
Monday, November 16, 2015	MUNICIPAL BY-ELECTION Individuals can to Kenilworth Public School from 7:30 p.m. to hear results	
Tuesday, November 17, 2015	Public Works Committee	8:30 a.m.
Wednesday, November 18, 2015	Economic Development Committee	4:30 p.m.
Thursday, November 19, 2015	Cultural Roundtable Committee	12:00 p.m.
Monday, November 23, 2015	Regular Council Meeting	7:00 p.m.
Wednesday, November 25, 2015	Special Council Meeting (budget)	4:30 p.m.
Saturday, November 28, 2015	Arthur Santa Claus Parade	7:00 p.m.
Wednesday, December 2, 2015	Open House – Brush Program Arthur Arena – Upper Hall	7:00 p.m. to 8:30 p.m.
Thursday, December 3, 2015	Open House – Brush Program Mount Forest Sports Complex – Plume Room	7:00 p.m. to 8:30 p.m.
Friday, December 4, 2015	Mount Forest Santa Claus Parade	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