

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – JUNE 3, 2024 AT 2:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/85333959225>

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Webinar ID: 853 3395 9225

PAGE #

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the June 3, 2024 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

O'CANADA

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the June 3, 2024 Regular Meeting of Council at : p.m. for the purpose of holding meetings under the Planning Act.

PUBLIC MEETING

- WT Land Corp (St John's Evangelical Lutheran Church), Zoning By-law Amendment 08/24

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the June 3, 2024 Regular Meeting of Council at : p.m.

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 21, 2024

001

Recommendation:

THAT the minutes of the Regular Meeting of Council held on May 21, 2024 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Saugeen Valley Conservation Authority, Board of Directors Meeting, 009
March 21, 2024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Conservation Authority Board of Directors Meeting held on March 21, 2024.

- b. Maitland Valley Conservation Authority , Membership Meeting #4-2024, 015
April 7, 2024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Maitland Valley Conservation Authority Membership Meeting #4-2024 held on April 17, 2024.

- c. Grand River Conservation Authority, Summary of the General 020
Membership Meeting, May 24, 2024

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Grand River Conservation Authority Summary of the General Membership Meeting held on May 24, 2024.

2. PLANNING

- a. Planning Report, prepared by Curtis Marshall, Manager of Development 021
Planning, dated May 22, 2024, regarding Macdonald’s Survey Pt Lots G,
H & I, RP 61R22213, Pt 1, Mount Forest, ZBA 03/23 – Betty Dee

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Curtis Marshall, Manager of Development Planning, dated May 22, 2024, regarding Macdonald’s Survey Pt Lots G, H & I, RP 61R22213, Pt 1, Mount Forest, ZBA 03/23 – Betty Dee.

- b. Report DEV 2024-015, Notice of Decision Received for Consent 032
Applications B13-24 & B25-24

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-015 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B13-24 Reginald & Shirley Small, Part Lot 2, Concession 12 known as 9598 Lover’s Lane in the former Arthur Township (Severance); and

- B25-24 1648308 Ontario Limited, Part Park Lot 1, South of Clyde St., Plan Town of Mount Forest with no civic address on Ayrshire Street in the Town of Mount Forest (Easement)

3. BUILDING

- a. Report CBO 2024-006, Building Permit Review April 2024 041

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-006 being the Building Permit Review for the month of April 2024.

- b. Report CBO 2024-007, Review of Swimming Pool Enclosure By-law 45-08 043

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-007 being a report on the Review of Swimming Pool Enclosure By-law 45-08.

AND THAT the Council of the Township of Wellington North finds it appropriate to prevent unintentional injury and drowning caused by the failure of property owners to provide and erect approved and acceptable swimming pool enclosures.

AND FURTHER THAT the Council of the Township of Wellington North does not support reductions or exemptions in Swimming Pool Enclosure requirements.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Report C&ED 2024-023, Municipal Tree Framework 060

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive for information Report C&ED 2024-023 Municipal Tree Framework.

- b. Report C&ED 2024-025, Community Improvement Plan 067

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-025 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Grant in the amount of \$2,500 to the Mount Forest Museum and Archives.

AND THAT Council approve a Façade Improvement Grant in the amount of \$250 to Saugeen Community Radio Inc.

AND THAT Council approve a Façade Improvement Grant in the amount of \$2,500 to Coburn Insurance Brokers Ltd.

5. INFRASTRUCTURE

- a. Report INF 2024-010, Spring Traffic Counts 072

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-010 being a report on Spring Traffic Counts;
AND THAT Council direct staff to revise the fees and charges by-law associated with traffic count data request to include a nominal fee of \$30 per location.

6. ADMINISTRATION

- a. Report CLK 2024-015, Consideration of Engineers Report Arthur Drain 080

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2024-015 being a report to approve the final engineer’s report for the proposed drainage works for Arthur Drain 6;
AND THAT Council hereby approves the final Engineer’s report dated April 17, 2024, prepared by K. Smart Associates Limited file No. 22-168;
AND FURTHER THAT Council give first and second reading to a provisional by-law to adopt the final engineers report;
AND FURTHER THAT the Mayor and Clerk are authorized to sign the provisional by-law to adopt the final engineers report;
AND FURTHER THAT Council set the date for the Court of Revision as July 22, 2024 at 7:00 p.m. to hear any appeals filed in this matter.
AND FURTHER THAT Council of the Township of Wellington North hereby appoint the following individuals to sit on the Court of Revision

Councillor _____
Councillor _____ and
Councillor _____

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to appoint those members to the Court of revision.

- b. Report CLK 2024-016, Council meeting schedule 2025 159

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2024-016 being a report to set the Council meeting schedule for 2025;
AND THAT Council approves the Council meeting schedule for 2025.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the June 3, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION**NOTICE OF MOTION****COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor Renken (Ward 1):

- Wellington North Cultural Roundtable
- Upper Grand Trailway Wellington Sub Committee
- Mount Forest Aquatic Ad Hoc Advisory Committee

Councillor Burke (Ward 2):

- Mount Forest Business Improvement Area
- North Wellington Health Care Corporation Louise Marshall Hospital Board of Directors
- Mount Forest Aquatic Ad Hoc Advisory Committee
- Mount Forest Fireworks Festival Committee
- Lynes Blacksmith Shop Committee

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Grand River Conservation Authority

Councillor McCabe (Ward 4):

- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Upper Grand Trailway Wellington Sub Committee
- ROMA Zone 2 Chair

Mayor Lennox:

- Committee of Adjustment
- Wellington North Power
- Ex Officio on all committees

BY-LAWS

- a. By-law Number 047-2024 being a by-law to appoint a Fire Prevention Officer (Cameron Forbes)

- b. By-law Number 048-2024 being a by-law to provide for the levy of drain maintenance costs on various drainage works in the Township of Wellington North in the County of Wellington 163
- c. By-law Number 049-2024 being a Provisional Drain By-law to provide for the construction of Arthur Drain 6 Drainage Works 181
- d. By-law Number 050-2024 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (MACDONALD'S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest, Betty Dee) 184

Recommendation:
 THAT By-law Number 049-2024 be read a first and second time and provisionally adopted.

Recommendation:
 THAT By-law Number 047-2024, 048-2024 and 050-2024 be read and passed.

CULTURAL MOMENT

- Celebrating the York Soaring Association 188

CONFIRMING BY-LAW

Recommendation:
 THAT By-law Number 051-2024 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 June 3, 2024 be read and passed.

ADJOURNMENT

Recommendation:
 THAT the Regular Council meeting of June 3, 2024 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Wellington North 25th Anniversary Celebrations and Time Capsule – Kenilworth Municipal Office	Friday, June 7, 2024	2:30 p.m. to 4:30 p.m.
Arthur By The Fire	Saturday, June 8, 2024	3:00 p.m. to 9:00 p.m.
Mount Forest BIA, Mount Forest Sports Comple, Meeting Room	Tuesday, June 11, 2024	8:00 a.m.
Mount Forest Chamber of Commerce, Mount Forest Chamber Office	Tuesday, June 11, 2024	4:30 p.m.
Growth Management Advisory Committee	Tuesday, June 11, 2024	7:00 p.m.
Arthur Chamber of Commerce, Arthur Chamber Office	Wednesday, June 12, 2024	5:30 p.m.
Wellington North Farmers Market Opening Day, Victory Church, Mount Forest	Saturday, June 15, 2024	8:30 a.m. to 12:00 p.m.
Your Town Rising – Downtown Mount Forest Walkabout	Tuesday, June 18, 2024	10:30 a.m.
Your Town Rising Presentation – Mount Forest Sports Complex, Plume Room	Tuesday, June 18, 2024	6:30 p.m.
Your Town Rising – Downtown Arthur Walkabout	Wednesday, June 19, 2024	10:30 a.m.
Your Town Rising Presentation – Arthur & Area Community Centre, Upper Leisure Hall	Wednesday, June 19, 2024	6:30 p.m.
Arthur BIA, Virtual Meeting	Wednesday, June 19, 2024	7:30 p.m.
Cultural Roundtable, Council Chambers, Kenilworth	Thursday, June 20, 2024	12:00 p.m. to 2:00 p.m.
York Soaring Association’s Antique Aircraft Fly-In, 7296 5th Line	Saturday, June 22, 2024	10:00 a.m. to sunset
Regular Council Meeting	Monday, June 24, 2024	7:00 p.m.
Arthur Optimist Canada Day Ball Tournament, Arthur & Area Community Centre ball diamonds	Friday, June 28th to Sunday, June 30th	
Regular Council Meeting	Monday, July 8, 2024	2:00 p.m.

RESOLUTION: 2024-166

Moved: Councillor Burke

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6.31 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;
- (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

CARRIED

1. REPORTS

- CAO 2024-009 Litigation Update
- C&ED 2024-024, 244 Isabella Street Arthur, Lease Agreement

2. REVIEW OF CLOSED SESSION MINUTES

- May 6, 2024

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2024-167

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 6:58 p.m.

CARRIED

RESOLUTION: 2024-168

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2024-009 Litigation Update;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-169

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-024, 244 Isabella Street Arthur, 244 Isabella Street Arthur Lease Agreement;

AND THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2024-170

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the May 6, 2024 Council Meeting.

CARRIED

O'CANADA

COUNTY COUNCIL UPDATE

Steve O'Neill, Ward 4 County Councillor

Effective January 1, 2026 blue box material becomes the responsibility of the producer. Wellington County will begin the transition phase on July 1, 2025.

Producers do not have to pick up from commercial, industrial, or institutional sectors. The County will pick up once a week and have identified 14 business areas with 560 businesses that would be eligible, however it is understood some won't use the County collection as they already have their own arrangements.

Regular garbage and green bins are not impacted, only recycling. Residential pick up will not be affected. The blue box program will be consistent throughout the Province so every municipality will recycle the same items. After the transition there could be additional items added.

RECESS TO MOVE INTO MEETINGS UNDER THE PLANNING ACT

RESOLUTION: 2024-171

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North recess the May 21, 2024 Regular Meeting of Council at 7:16 p.m. for the purpose of holding meetings under the Planning Act.

CARRIED

COMMITTEE OF ADJUSTMENT

- A03/24 Dale Eastep

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the May 21, 2024 Regular Meeting of Council at 7:34 p.m.

CARRIED

QUESTIONS ON AGENDA ITEMS (REGISTRATION REQUIRED)

No registration of questions on agenda items.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, May 6, 2024
2. Public Meeting, May 6, 2024

RESOLUTION: 2024-172

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on May 6, 2024 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1a, 1c

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2024-173

Moved: Councillor Hern

Seconded: Councillor Renken

THAT all items listed under Items for Consideration on the May 21, 2024 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Township of Wellington North Growth Management Plan Project Advisory Committee Meeting #4 held on Tuesday, April 30, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Safe Communities Wellington County Leadership Table meeting held on March 20, 2024.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 14, 2024.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2024-174

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Area Special Meeting held on April 25 2024.

CARRIED

RESOLUTION: 2024-175

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North publicly support the banner initiatives of the Arthur BIA on the main street of Arthur

recognizing historically significant buildings and people, diversity equity and inclusion and Canada Day celebrations;

AND THAT staff work with the Arthur BIA and Wellington North Power to determine an installation schedule.

AND FURTHER THAT staff be directed to work with the BIA to determine the installation schedule of all the banners based on the resources available; and that staff work with the BIA in their communication efforts.

CARRIED

RESOLUTION: 2024-176

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North amend By-Law 134-2022 being a By-law to appoint member to Arthur Business Improvement Area Board of Directors as follows:

1. THAT the following individual be appointed to sit as a Board member of the Arthur Business Improvement Area Board of Directors for the 2022-2026 term:
 - Chris McIntosh, Treasurer
2. THAT the following individual be removed from the Arthur Business Improvement Area Board of Directors for the 2022 - 2026 term:
 - Money Dadwin

CARRIED

RESOLUTION: 2024-177

Moved: Councillor Renken

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Business Improvement Area meeting minutes of April 9, 2024 and May 14, 2024.

CARRIED

Councillor Renken noted that in the May 14, 2024 minutes she is listed as staff, but she was there in her personal capacity as she is not a member of the BIA.

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- Louise Marshall Hospital Board has experienced emergency room closures, and every effort is made to avoid closures.

Councillor McCabe (Ward 4):

- SVCA meeting on May 16th. The resignation of the General Manager was announced.
- ROMA meeting on May 17th. The June meeting will be held in Thunder Bay
- Nuclear Waste Management Ontario meeting on May 15th and 16th

Mayor Lennox:

- Mayor's roundtable discussion included physician recruitment with a companion program to work to try to minimize healthcare shortages.

BY-LAWS

- a. By-law Number 036-2024 being a by-law to authorize the purchase of real property being Part Lot 6 Concession 5 formerly Arthur Township, being Part 1 on 61R-22700 Township of Wellington North (Alette Holsteins – site triangle)
- b. By-law Number 037-2024 being a by-law to amend By-law 134-2022 being a by-law to appoint members to the Arthur Business Improvement Area Board of Directors
- c. By-law Number 038-2024 being a by-law to set the rates for 2024 taxation and to provide for the collection thereof
- d. By-law Number 039-2024 being a by-law to repeal by-laws rendered redundant by employment or consultant changes
- e. By-law Number 040-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and Marlanna Homes Inc.
- f. By-law Number 041-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and John Welton Custom Homebuilding Ltd.
- g. By-law Number 042-2024 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and 5053745 Ontario Inc.
- h. By-law Number 043-2024 being a by-law to appoint a Deputy Treasurer (Laura Rooney)
- i. By-law Number 044-2024 being a by-law to amend By-law 136-22 being a by-law to appoint members to the Wellington North Cultural Roundtable
- j. By-law Number 045-2024 being a by-law to amend By-law 086-2023 being a by-law to amend By-law 030-16 authorize the execution of an agreement between R. & R. Pet Paradise (Rick Rauwerda) and The Corporation of the Township of Wellington North.

RESOLUTION: 2024-178

Moved: Councillor

Seconded: Councillor

THAT By-law Number 036-2024, 037-2024, 038-2024, 039-2024, 040-2024, 041-2024, 042-2024, 043-2024, 044-2024 and 045-2024 be read and passed.

CARRIED

CULTURAL MOMENT

- Celebrating Farm to Table Sales and the Farmers' Market

Consider the usual journey undertaken by your fruits and vegetables to the grocery store. Days can pass before they arrive from their place of origin. As time passes, the nutrients and taste of food decline. There are a variety of ways to take advantage of direct farm marketing. Most people know about farmers' markets, but there are other methods of getting fresh produce. A popular option in Wellington North is some form of on-farm process.

Often called farm gate or roadside, these stands teem with fresh food and flowers through summer and fall. You may find something as simple as a farm wagon or a buggy parked on the roadside. Some farmers will build rustic little stands or huts that can somewhat protect the buyer from the weather. Many of these operations are provided on an honour system for payment because everyone on the farm is busy with production. Sadly, there is the occasional instance of people taking advantage of that trust, but most understand the idea of paying for their purchases.

"Pick Your Own" operations are another way to enjoy fresh-to-the-table food. It is a great outdoor family activity with the reward of eating food you have picked with your own hands. Children learn in a meaningful way, where our food comes from. These businesses require more supervision to ensure that pickers are in the right area of the field, and that damage is kept to a minimum.

A Community Supported Agriculture (CSA) subscription provides an assortment of fresh produce to the consumer in a regularly available assortment of whatever is ripe on the farm. Although the boxing up of various food shares requires time and labour, the timing is flexible to allow the farmer to get important work done. Some farms will offer a half-share of a CSA for those who are not cooking for a family.

If you prefer a more traditional approach to buying farm products, the Wellington North Farmers' Market is the place for you. With several vendors offering fresh produce, meat, and other agricultural products, the Wellington North Farmers' Market is a great place to shop locally while buying fresh product directly from the source.

The Wellington North Farmers' Market opens for the season on Saturday, June 15 at 8:30 a.m. at the Victory Community Centre, 320 King Street in Mount Forest. The Market will run every Saturday until September 28. Check out the Market on Facebook for more information.

Submitted by Doris Cassan, Wellington North Cultural Roundtable

CONFIRMING BY-LAW

RESOLUTION: 2024-179

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 046-2024 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on May 21, 2024 be read and passed.

CARRIED

ADJOURNMENT

RESOLUTION: 2024-180

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Regular Council meeting of May 21, 2024 be adjourned at 7:58 p.m.

CARRIED

MAYOR

CLERK



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday March 21, 2024, 1:00 p.m.

Location: Virtual (Zoom)

Chair: Barbara Dobreen

Members present: Paul Allen, Larry Allison, Kevin Eccles, Tom Hutchinson, Greg McLean, Dave Myette, Mike Niesen, Sue Paterson, Moiken Penner, Jennifer Prenger, Bill Stewart,

Members absent: Bud Halpin, Steve McCabe, Peter Whitten

Staff present: Erik Downing, Janice Hagan, Donna Lacey, Elise MacLeod, Laura Molson, Jennifer Stephens

Chair Dobreen called the meeting to order at 1:00 p.m.

1. Land Acknowledgement

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudensaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Due to the meeting being conducted remotely, the delegate from the Children's Safety Village postponed his presentation (5.1) to the next scheduled meeting, and staff introductions (6.2) were cancelled.

Motion #G24-32

Moved by Tom Hutchinson

Seconded by Moiken Penner

THAT the agenda for the Saugeen Valley Conservation Authority meeting, March 21, 2024, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – February 15, 2024

Motion #G24-33

Moved by Kevin Eccles

Seconded by Bill Stewart

THAT the minutes of the Saugeen Valley Conservation Authority meeting, February 15, 2024, be adopted as presented.

Carried

5. Delegations

5.1 Children’s Safety Village Contract/Update

This delegation was postponed to the May Authority meeting.

5.2 Wetlands of Distinction, Greenock Swamp Proposal

Professor Susan Glausauer, University of Guelph, also the President of the Society of Wetland Scientists, developed an educational program for graduate students to research various wetlands and their environmental impact. A team of students have proposed that the Greenock Swamp be given the designation, Wetland of Distinction, which raises public awareness of its importance. Greenock Swamp is especially significant due to the deep layers of carbon stored in the soil, the thick layers of organic soil, and unique plants. Prof. Glausauer proposes that SVCA endorse the Team’s application for Wetland of Distinction. The Directors discussed the importance of the wetland and noted that Greenock Swamp is one of the most unique complexes in Ontario. The designation is primarily educational, building more support to assist with resistance of development; however, it is not a political designation, and the swamp is already protected by way of having a Provincially Significant Wetland designation. The Directors will continue the discussion at a future meeting.

6. Updates

6.1 GM/S-T Return to Work

Jennifer Stephens has returned from her medical leave of absence and appreciates the support from the Board and Staff during her absence.

6.2 New Staff Introductions

Introductions were postponed to the next scheduled meeting.

7. Reports for information

7.1 GM-2024-05: General Manager’s Report

Jennifer highlighted several items in the GM report. The data visualization tool introduced at the February meeting is now live on the SVCA website and other CAs are interested in learning more about the tool for use in their own jurisdictions. She noted that the project could not have been completed without the financial support from the RBC Tech for Nature Fund. Jennifer noted that the Inventory of Programs and Services has now been completed and necessary Category 2 and 3 Agreements in place. The remaining outstanding deliverable to the province is to confirm that the agreements are complete and posted to the SVCA website. Jennifer presented the 2024 SVCA Operational Plan and pointed out various projects to be accomplished in the current year.

7.2 GM-2024-06: Program Report

The Directors requested another update on the Water Resources Report regarding the Federal Hazard and Identification Mapping Program (FHIMP). Deliverables were due by March 1, 2024, and Staff were able to submit the required products to satisfy the terms of the Agreement with the Province. .

7.3 Correspondence

Correspondence from the Saugeen Valley Children’s Safety Village requesting continuance of the lease agreement for use of the SVCA facilities was noted and filed.

7.4 Approved Committee Minutes

7.4.1 Executive Committee – January 8, 2024

There was no discussion.

7.5 News report

There was no discussion.

8. Matters Arising from the Minutes

8.1 WR-2024-02 – Category 2 Agreements update

There was no interest by the Town of Saugeen Shores for a Category 2 agreement for easements in Southampton and have requested a transfer agreement. All costs for the transfer will be bourn by the municipality.

Motion #G24-34

Moved by Bill Stewart

Seconded by Mike Niesen

THAT the Board of Directors authorizes staff to proceed with the transfer of easements as requested by the Town of Saugeen Shores, through Category 2 Agreement negotiations, for the Southampton Erosion Control Project.

Carried

9. New Business

9.1 COR-2024-07: Policy Approval

Motion #G24-35

Moved by Bill Stewart

Seconded by Mike Niesen

That the Saugeen Valley Conservation Authority approve the proposed Hiring Policy.

Carried

9.2 AAC-2024-01: Agricultural Advisory Committee Updates

Motion #G24-36

Moved by Dave Myette

Seconded by Tom Hutchinson

THAT the Authority approve the amendments to the Agricultural Advisory Committee Terms of Reference; and

FURTHER THAT Matthew van Ankum and Adam Dales be appointed as Members-at-Large.

Carried

9.3 Regulation 41/24 – Prohibited Activities, Exemptions and Permits – Erik Downing

9.3.1 Presentation – Overview of Regulation

A new regulation, O. Reg 41/24, concerning “Prohibited Activities, Exemptions, and Permits”, has been announced and is scheduled to take effect on April 1, 2024. The regulation alters the permitting process and the scope of activities permitted by changing legislative definitions and regulatory framework.

9.3.2 EPR-2024-07 - Delegation of Powers related to Permit Issuance, Cancellation, and Hearings

On April 1, 2024, the *Conservation Authorities Act* will be amended, including the proclamation of Part VI (Regulation of Areas Over Which Authorities Have Jurisdiction). Included in this proclamation is the enactment of section 28.4 (Delegation of Power). Through this subsection, an Authority may delegate any of its powers related to the issuance or cancellation of permits under the Act or the regulations, or to the holding of hearings in relation to the permits, to the Authority’s Executive Committee or to any other person or body, subject to any limitations or requirements that may be prescribed by regulation. Staff recommend that the issuance and extension of permits up to 60 months be delegated to Staff, that all Hearings be delegated to the Board of Directors, and that Administrative Reviews be delegated to the General Manager/Secretary Treasurer.

Motion #G24-37

Moved by Sue Paterson

Seconded by Bill Stewart

THAT the Board of Directors endorse the delegation of powers as outlined in Ontario Regulation 41/24 as follows:

- Issuance and Extension of Permits up to a period of 60 months to SVCA Staff;
- All Hearings associated with permits, zoning orders, and stop work orders to the SVCA Board of Directors; and
- Notice of Intent to Cancel Permit and Administrative Reviews to the General Manager/Secretary-Treasurer.

Carried

9.3.3 EPR-2024-08 - Interim Policy Guidelines for the Administration and Implementation of Ontario Regulation 41/24

There was no discussion.

Motion #G24-38

Moved by Paul Allen

Seconded by Moiken Penner

THAT the Board of Directors endorse the Interim Policy Guidance for the Administration and Implementation of Ontario Regulation 41/24; and

FURTHER THAT staff be directed to append the Environmental Planning and Regulations Policies Manual (2018) with this guidance until such time as the document is updated.

Carried

9.3.4 EPR-2024-09 - Guidelines for Transitioning from O. Reg. 169/06 to O. Reg. 41/24

Guidelines have been prepared to assist Authority staff through the transition from the current regulation, O. Reg. 169/06, as amended, to the implementation of the new regulation, O. Reg. 41/24.

Motion #G24-39

Moved by Tom Hutchinson

Seconded by Larry Alison

That the Board of Directors adopt the guidelines for transitioning from the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (O. Reg. 169/06) to the new Prohibited Activities, Exemptions, and Permits under the *Conservation Authorities Act* (O. Reg. 41/24).

Carried

9.3.5 EPR-2024-10 - Designation of Provincial Offences Officers under Part VII (Enforcement and Offences) of the *Conservation Authorities Act*

Motion #G24-40

Moved by Larry Alison

Seconded by Jennifer Prenger

That the Board of Directors appoint the following staff as Provincial Offences Officers in accordance with Section 30.1 of the *Conservation Authorities Act*, to be proclaimed April 1, 2024, for the purposes of administering and enforcing Parts VI and VII of the Act, as amended, and Ontario Regulation 41/24: Prohibited Activities, Exemptions, and Permits:

- Erik Downing (Manager, Environmental Planning and Regulations);
- Matthew Armstrong (Regulations Coordinator);
- Darren Kenny (Regulations Officer);
- Alyssa Gowing (Regulations Officer);
- Madeline McFadden (Regulations Officer);
- Donna Lacey (Manager, Forestry and Lands);
- Richard Rowbotham (Field Operations Coordinator);
- Anthony Quipp (Field Operations Assistant);
- Jilliana Wiersma (Lands Technician);
- R. Jim Leask (Campground Superintendent);
- T. Lee Watson (Campground Superintendent); and
- Peyton Koebel (Assistant Campground Superintendent).

Carried

9.4 EPR-2024-06: Permits Issued for Endorsement – Erik Downing

Motion #G24-41

Moved by Paul Allen

Seconded by Bill Stewart

THAT the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse applications (#24-016 to 24-042, excluding #24-032, 24-038, 24-040, and 24-041), pursuant to Ontario Regulation 169/06, as approved by staff, be endorsed.

Carried

10. Closed Session – To discuss personal matters about identifiable individuals.

Motion #G24-42

Moved by Kevin Eccles

Seconded by Moiken Penner

THAT the Authority move to Closed Session, In Camera to discuss personal matters about identifiable individuals; and

FURTHER THAT Jennifer Stephens, Erik Downing, Matt Armstrong, and Janice Hagan remain in the meeting.

Carried

Motion #G24-45

Moved by Tom Hutchinson

Seconded by Mike Niesen

THAT the Board of Directors adjourn from Closed Session, In Camera, and rise and report.

Carried

Chair Dobreen reported that only the items pertaining to the reasons for the Closed Session were discussed.

11. Adjournment

There being no further business, the meeting adjourned at 3:18 p.m. on the motion of Jennifer Prenger and Bill Stewart.

Barbara Dobreen
Chair

Janice Hagan
Recording Secretary



Membership Minutes

Membership Meeting #4-2024

April 17, 2024

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Evan Hickey, Sharen Zinn, Megan Gibson, Andrew Fournier, Matt Duncan, Anita Van Hittersum, Ed Podniewicz

Members Absent: Vanessa Kelly

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Stewart Lockie, Conservation Areas Services Coordinator
Patrick Huber-Kidby, Planning and Regulations Supervisor
Donna Clarkson, Source Water Protection Specialist
Jayne Thompson, Communications, GIS, IT Coordinator
Michelle Quipp, Executive Assistant

Others Present: Cory Bilyea, Reporter, Midwestern News

1. Call to Order

Chair, Ed McGugan welcomed everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #3-2024 held on March 20, 2024.

Motion FA #39-24

Moved by: Alison Lobb

Seconded by: Megan Gibson

THAT the minutes from the General Membership Meeting #3-2024 held on March 20, 2024, be approved.

(carried)

4. Business Out of the Minutes

- a) Recommendation from Twp. Of Howick re: Proposed Naturalization at the Gorrie Conservation Area: Report #25-2024

Report #25-2024 was presented to the members and the following motion was made:

Motion FA #40-24

Moved by: Alison Lobb

Seconded by: Alvin McLellan

THAT MVCA start naturalizing and maintaining the south side of the conservation area and enter into agreement with the township of Howick regarding grass cutting on the north side.
(carried)

- b) Transition Requirements Ontario Regulation 41-24: Report #26-2024

Report #26-2024 was presented to the members and the following motions were made:

Motion FA #41-24

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT the following staff positions are appointed as officers under Section 30.1 of the Conservation Authorities Act:

General Manager / Secretary-Treasurer

Supervisor of Planning & Regulations

Regulations Officer & Environmental Planner/ Regulations Officer

Conservation Areas Coordinator

Falls Reserve CA Superintendent

Falls Reserve CA Assistant Superintendent

Field Services Specialist

Park Patrol Officer

Park Security;

AND THAT the following staff positions are appointed to issue permits under Ontario Regulation 688/21:

All Conservation Area Employees

(carried)

Motion FA #42-24

Moved by: Anita Van Hittersum

Seconded by: Megan Gibson

THAT MVCA staff attend meetings with the building and development departments of our member municipalities and counties to continue communication around these changes; AND THAT staff continue to monitor and incorporate guidance from Conservation Ontario and the Ministry of Natural Resources and Forestry into regulatory working practices as

that guidance is developed and issued.
(carried)

5. Business Requiring Decision and or Direction:

- a) Government Relations Strategy for 2024: Report #27-2024

Report #27-2024 was presented to the members and the following motions were made:

Motion FA #43-24

Moved by: Alvin McLellan

Seconded by: Alison Lobb

THAT MVCA chair and vice chairs meet with the two Members of Parliament.

(carried)

Motion FA #44-24

Moved by: Matt Duncan

Seconded by: Sharen Zinn

THAT MVCA chair write to MPP Lisa Thompson regarding the proposed meeting with the Minister of Environment, Conservation and Parks.

(carried)

Motion FA #45-24

Moved by: Alison Lobb

Seconded by: Ed Podniewicz

THAT MVCA prepare a newsletter and make presentations to member municipalities in 2024, as outlined in report #27-2024

(carried)

- b) Information/Education Strategy for 2024: Report #28-2024

Report #28-2024 was presented to the members and the following motion was made:

Motion FA #46-24

Moved by: Alison Lobb

Seconded by: Ed Podniewicz

THAT members identified Watershed Heath Assessment, Watershed Stewardship and Galbraith Conservation area, as future information and education topics.

(carried)

c) North Perth Flood Plain Mapping Comments: Report #29-2024

Report #29-2024 was presented to the members and the following motions were made:

Motion FA #47-24

Moved by: Alison Lobb

Seconded by: Evan Hickey

THAT the updated North Perth Floodplain Mapping be approved, except for the portion affected by the request for reconsideration, for use in Planning and Regulations and the development of tools to aid the Municipality's emergency services (stage mapping and evacuation mapping);

AND THAT results of the reinvestigated study area specific to 7977 and 8021 Rd 166 be brought back to the Members for approval at a later date.

(carried)

d) MCF Annual Meeting and Funding Confirmation for 2024: Report #30-2024

Report #30-2024 was presented to the members and the following motion was made:

Motion FA #48-24

Moved by: Anita Van Hittersum

Seconded by: Megan Gibson

THAT MVCA send a letter of thanks to the MCF and JHETF Boards in appreciation for their support of MVCA in 2024.

(carried)

6. Chair and Member Reports

Alvin McLellan asked if staff had any information on a clear-cutting violation.

Alison Lobb asked staff about a property located near the Falls Reserve Conservation Area.

Andrew Fournier shared news of the development of community garden projects in Mitchell and Dublin

7. Consent Agenda:

The following items were circulated to the Members for their information:

- a) Revenue-Expenditure Report for March 2024: #31-2024

Motion FA #49-24

Moved by: Matt Duncan

Seconded by: Megan Gibson

THAT Report #31 with the respective motions as outlined in the Consent Agenda be approved.

(carried)

8. Adjournment

Next meeting: May 15, 2024, at 8:00 pm at the Administrative Centre, Wroxeter. A governance review will be held from 7:00pm to 8:00 pm

Motion FA #50-24

Moved by: Megan Gibson

Seconded by: Andrew Fournier

THAT the Members Meeting be adjourned at 8:07 pm.

(carried)



Ed McGugan
Chair



Phil Beard
General Manager / Secretary-Treasurer



Grand River Conservation Authority

Summary of the General Membership Meeting – May 24, 2024

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-05-24-49 - Financial Summary
- GM-05-24-47 - Conformity and Housekeeping Update - GRCA's Policies for the Administration of Ontario Regulation 41/24
- GM-05-24-44 - Elora Low Level Bridge Construction
- GM-05-24-46 - Conestogo Dam Concrete Repair Tender Award

Information Items

The Board received the following reports as information:

- GM-05-24-48 - Report of the Audit Committee
- Minutes of the Ad-hoc CA Act Regulations Committee - May 2, 2024, and GM-05-24-43 - ERO Posting 019-8462 - Review of Proposed Policies for a new Provincial Planning Policy Instrument
- GM-05-24-50 - Current Watershed Conditions
- GM-05-24-C05 - Cyber Security (Closed agenda)

Correspondence

The Board received the following correspondence:

- Michael Melvin - MZO Application by the City of Waterloo

Delegations

There were no registered delegations.

Source Protection Authority

The General Membership of the GRCA also acts as the Source Protection Authority Board.

Correspondence & Action Items

The SPA Board approved the resolutions in the following reports as presented in the agenda:

- Ministry of the Environment, Conservation and Parks - Long Point Source Protection Area Extension Request
- SPA-05-24-02 - Source Protection Committee Member Appointments

For full information, please refer to the [May 24 Agenda Package](#). Complete agenda packages for the General Membership and Source Water Protection Authority, and minutes of past meetings can be viewed on our [online calendar](#). The minutes of this meeting will be posted on our online calendar following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word 'unsubscribe'.



PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 22nd, 2024
TO: Darren Jones, CBO
 Township of Wellington North
FROM: Curtis Marshall, Manager of Development Planning
 County of Wellington
SUBJECT: Recommendation Report
 Macdonald's Survey Pt Lots G; H & I, RP 61R22213, Pt 1, Mount Forest
 File: ZBA03/23 – Betty Dee

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) (H) to site specific High Density Residential (R3-75) (H) to facilitate the development of a cluster townhouse development on a private street.

A draft plan of subdivision (23T-23001) has been filed with the County of Wellington. The draft plan of subdivision proposed to create seven blocks for the proposed townhouse development.

In response to the comments and concerns raised at the public meeting held on July 10 2023, the applicant has submitted a response letter, a traffic report, and a revised concept plan. The revised concept plan includes stacked townhouses as a housing form, a larger amenity area, increased visitor parking, and no longer includes street townhouses (with driveways) fronting on Cork Street. A total of 28 (two storey) stacked townhouse units and 22 (single storey) townhouse units are now proposed. Planning Staff have reviewed the revised site plan and response letter and have considered the public comments that have been received.

Planning Staff are of the opinion that the proposed zoning by-law amendment to permit a cluster townhouse development on the property is consistent with Provincial Policy and conforms with the County of Wellington Official Plan. The proposed development is a compatible form of intensification and provides a needed alternative form of housing in the community.

A draft zoning by-law amendment has been prepared for Council's consideration and is attached as Schedule 2 to this report.

INTRODUCTION

The subject property is located on Cork Street in Mount Forest and is legally described as: MACDONALD'S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest. The subject property is 1.6 ha (3.95 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

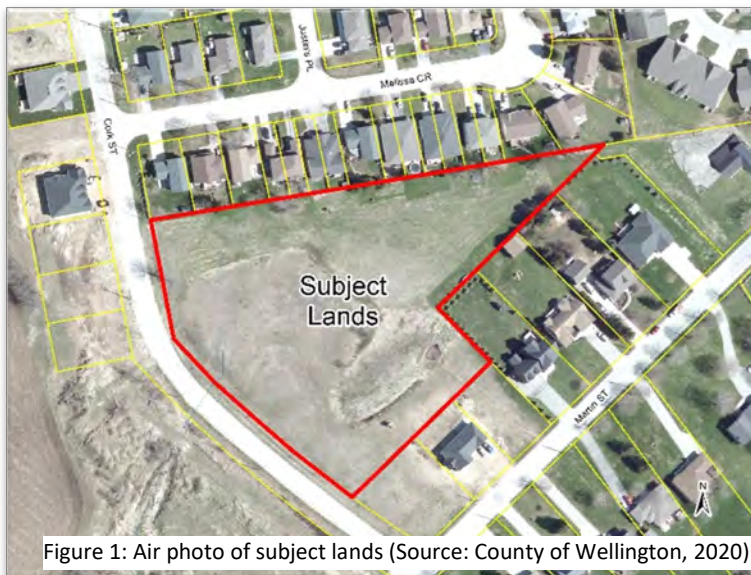


Figure 1: Air photo of subject lands (Source: County of Wellington, 2020)

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) (H) to site specific High Density Residential (R3-75) (H) to facilitate the development of a cluster townhouse development on a private street. The proposed development will include a private street, visitor parking, a stormwater management area and amenity areas.

A concept plan was submitted as part of the initial application in 2023 which proposed 27 cluster townhouse units (townhouses on a private street) and 7 street townhouse units with driveway access on Cork Street (for a total of 34 units). A copy of the plan is provided below as Figure 2.



Figure 2: Initial Concept Plan

Following the public meeting a revised concept plan was submitted to address the comments and concerns that had been raised. The revised concept plan includes stacked townhouses as a housing form, a larger amenity area, increased visitor parking, and no longer includes street townhouses (with driveways) fronting on Cork Street. A total of 28 (two storey) stacked townhouse units and 22 (single storey) townhouse units are now proposed.

A copy of the revised concept plan is provided below as Figure 3. Preliminary elevation plans are also shown below as Figures 4 and 5.





PUBLIC MEETING

A public meeting for the application was held on July 10, 2023. Three residents spoke at the meeting, and two written comments were received. Concerns included: traffic, drainage, fencing, up keep and grass cutting of the property before it is developed.

Following the Public Meeting, a response document was prepared and submitted by the applicant's planner. A copy of the document is attached as **Schedule 1** to this report.

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. No objections or concerns were received.

PLANNING COMMENTS

A summary and review of applicable provincial and local planning policies was provided as part of the earlier public meeting report dated July 10, 2023.

Township of Wellington North Community Growth Plan

Planning Staff note the subject lands are located within Stage 2 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the growth management goals and intensification targets and strategies of the plan. Stage 2 is identified as the second priority area for development in Mount Forest (after lands within the built boundary).

The proposed development is consistent with the goals and objectives of the Community Growth Plan by providing an alternative form of housing (smaller multiple units) and is a form of intensification within a developing area of the community.

Proposed Side Yard and Front yard Setbacks:

Planning Staff have reviewed and considered the requested zoning setback reductions and offer the following comments.

The proposed R3 Medium Density zoning category is appropriate for the development as this zone permits forms of multiple dwellings including street and cluster townhouses, stacked townhouses and apartment buildings.

The R3 zone establishes a minimum building setback of 6.0 m (19.7 ft) from the side yards and rear yards. This minimum setback is achieved (and exceeded) by the proposed development except for along one lot line where proposed townhouse Building E abuts the side yard of 661 Martin Street. A 1.5 m (4.9 ft) setback is proposed between the end of the townhouse building and the side yard lot line of 661 Martin St. Planning Staff note that if the townhouses were deemed to be "street townhouses" (which have access on a public street instead of a private street), the minimum setback would be only 1.2 m (3.9 ft). The proposed 1.5 m (4.9 ft) setback provides sufficient room for drainage and fencing between the uses. Planning Staff have no concerns with the proposed site specific side yard setback.

The applicant has also requested to reduce the minimum front yard setback from 6.0 m (19.7 ft) to 5.14 m (16.9 ft). This reduction is only needed for one stacked townhouse building (Building A) which front onto Cork Street. Planning Staff have no concerns with this requested reduction.

Proposed Density & Building Form

The proposed density of the development is 31.5 units per hectare which is consistent with the County of Official Plan requirements.

Planning Staff are satisfied that the proposed townhouses can adequately be accommodated on the site based on a preliminary review of the proposed site plan with Township Staff and the Township Engineer. The proposed site plan can adequately provide for parking, snow storage, drainage, landscaping, garbage storage and an amenity area. Site plan approval will be required for the proposed development.

Traffic Report and Access to the Site

In response to comments from Township Staff and the Township Engineer regarding sightlines along Cork Street, the concept plan was revised to remove individual driveways (for townhouse units) directly on Cork Street. All units are now accessed internally by the private street. The private street has 2 access points on Cork Street. Due to sightline limitations, the south entrance will be limited to one way traffic as an entrance only. The north entrance has adequate sightlines and will be utilized for 2-way traffic.

A traffic report was prepared by CGE Consulting dated November 29, 2023. Planning Staff note that a draft plan approval condition will be included that requires that the traffic report be updated and finalized to the satisfaction of the Township Engineer.

DRAFT PLAN OF SUBDIVISION

A draft plan of subdivision was filed with the County of Wellington (23T-23001). The draft plan of subdivision proposes to create seven blocks for the proposed townhouse development with a private street.

A future recommendation report will be brought to Township Council to seek endorsement of the draft plan of subdivision and the township's conditions of approval.

DRAFT PLAN OF CONDOMINIUM

The applicant has indicated that they will be submitting a draft plan of condominium application in the future to establish a common elements condominium for the development.

SITE PLAN APPROVAL

Site Plan Approval is required for the proposed development. which will finalize details relating to landscaping, buffering, fencing, snow storage etc. and will further address compatibility of the building with the adjacent properties.

DRAFT ZONING BY-LAW AMENDMENT

Planning Staff have prepared a draft site specific zoning by-law amendment for the proposed development. The draft by-law also applies a holding provision (H) to the property which would have to be lifted by Council prior to building permits being issued. Specifically, the proposed holding provision (H) requires that the following matters must be addressed to Council's satisfaction prior to the issuance of building permits:

- Municipal water and sewage capacity has been allocated.
- Stormwater management has been adequately addressed.
- Site Plan Approval has been obtained and a Site Plan Agreement has been executed.

A copy of the draft zoning by-law is attached as Schedule 2 to this report.

CONCLUSION

Planning Staff is of the opinion that the proposed application is consistent with the Provincial Policy Statement, the Provincial Growth Plan, the Township Growth Management Strategy and maintains the intent and purpose of the County Official Plan, and the Township Zoning By-law.

The proposed development is a compatible form of intensification and provides a needed alternative form of housing in the community.

A draft zoning by-law amendment has been prepared for Council's consideration.

Respectfully submitted,

County of Wellington Planning and Development Department



Curtis Marshall, MCIP RPP
Manager of Development Planning

Schedule 1 – Response Matrix from Applicant

**RESPONSES TO CONCERNS RAISED
AT JULY 10, 2023 PUBLIC MEETING**

Issue	Comment
Existing stormwater issues on neighbouring properties will worsen with snow piling and the proposed concrete retaining wall.	<p>Any time there is a large accumulation of snow within the snow storage area affecting the neighbor's properties, it will be trucked out. The grading will be such that any snow melt is directed to the SWM facility.</p> <p>The retaining wall that was shown is no longer proposed as we have revised the grading concept based upon comments from the Township.</p>
Traffic in this area is already intensifying. The proposed development will make it worse.	A Traffic Study is now being prepared and is expected to be completed and submitted to the Township and County by in 1-2 weeks.
Construction will create noise.	There is no doubt that the construction of the new road and dwellings will generate noise. This can't be avoided. The developer will be respectful of the neighbours during this time.
Timing of project.	If the approvals are in place, development will commence in 2024.
Separation distance between townhouse buildings should conform to the Zoning By-law.	Whereas the request for a 1.2 metre separate distance between the cluster townhouse buildings was consistent with the yard requirement for street townhouses, the developer has decided to amend his proposal to comply with this standard.

Schedule 2 – Draft Zoning By-law Amendment

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

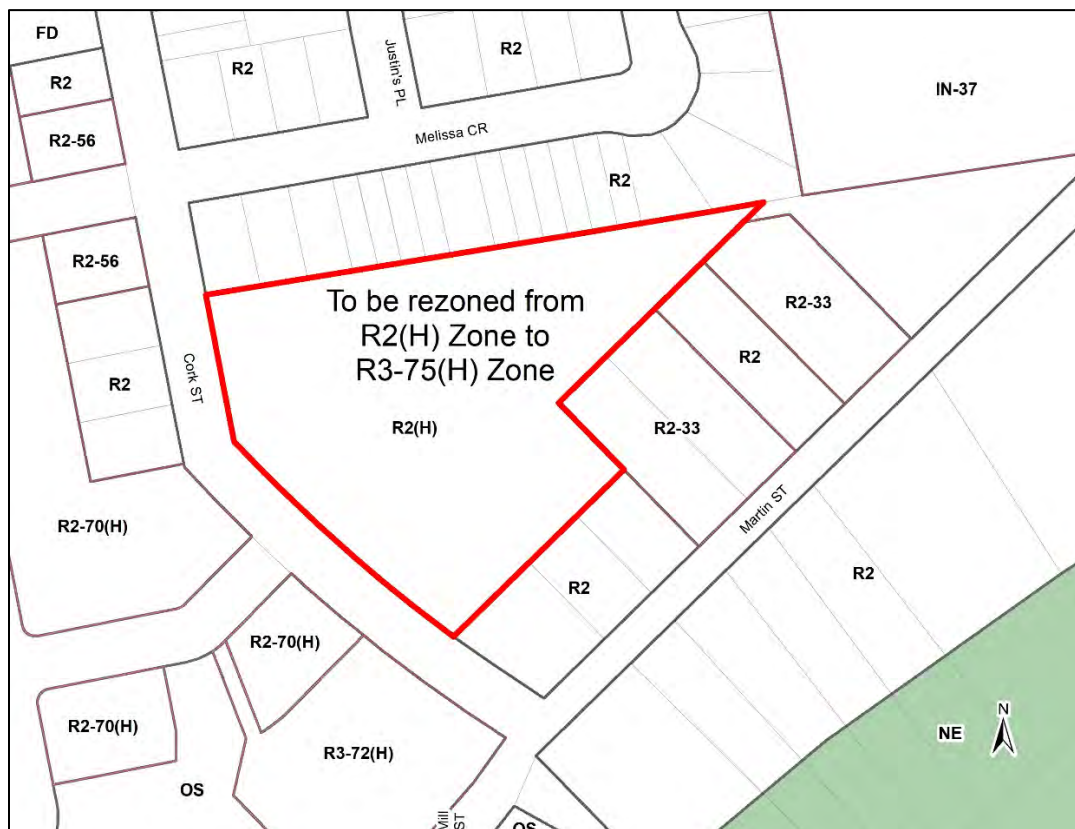
WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of the Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule “A-3” of By-law 66-01 is amended by changing the zoning on lands described as MACDONALD’S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest, as shown on Schedule “A” attached to and forming part of this By-law from:
 - **Medium Density Residential - Holding R2 (H) to High Density Residential Exception - Holding R3-75 (H)**
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by adding the following new exceptions:

<p>32.75 MACDONALD’S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest Betty Dee Ltd.</p>	<p>R3-75 (H)</p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p style="margin-left: 40px;">i) Total number of units 50 (Cluster - Stacked and Townhouse)</p> <p style="margin-left: 40px;">Cluster/Block Townhouses</p> <p style="margin-left: 40px;">i) Side Yard, Minimum 1.5 m (4.92 ft) adjacent to the 661 Martin Street lot line</p> <p style="margin-left: 40px;">ii) Front Yard, Minimum 5.14 m (16.9 ft)</p> <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <p style="margin-left: 40px;">i. Municipal water and sewage servicing allocation has been granted.</p> <p style="margin-left: 40px;">ii. Stormwater management has been adequately addressed;</p> <p style="margin-left: 40px;">iii. Site plan approval has been obtained and a site plan agreement has been executed.</p>
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Schedule A to By-law XXX



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 become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.****THE LOCATION OF THE SUBJECT LANDS**

The subject property is located on Cork Street in Mount Forest and is legally described as: MACDONALD'S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest. The subject property is 1.6 ha (3.95 ac) in size and is currently vacant.

THE PURPOSE AND EFFECT of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) (H) to site specific High Density Residential (R3-75) (H) to facilitate the development of a cluster townhouse development on a private street. The proposed development will include a private street, visitor parking, a stormwater management area and amenity areas.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-06-03
 MEETING TYPE: Open
 SUBMITTED BY: Tammy Pringle, Development Clerk
 REPORT #: DEV 2024-015
 REPORT TITLE: Notice of Decision Received for Consent Applications B13-24 & B25-24

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DEV 2024-015 regarding the Notice of Decision for the following Consent Applications, received from the County of Wellington Planning and Land Division Committee:

- B13-24 Reginald & Shirley Small, Part Lot 2, Concession 12 known as 9598 Lover's Lane in the former Arthur Township (Severance); and
- B25-24 1648308 Ontario Limited, Part Park Lot 1, South of Clyde St., Plan Town of Mount Forest with no civic address on Ayrshire Street in the Town of Mount Forest (Easement)

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- DEV 2024-009 Consent B13-24 Reginald & Shirley Small (April 8, 2024)
 - Resolution in Support: 2024-117
- DEV 2024-011 Consent B25-24 1648308 Ontario Limited (April 8, 2024)
 - Resolution in Support: 2024-117

BACKGROUND

The County of Wellington is the approval authority for Consent Applications which include: severances, lot line adjustments and easements. The Township of Wellington North is a commenting agency for applications within the municipality.

ANALYSIS

A Notice of Decision has been received from the County of Wellington Planning and Land Division Committee on the above noted applications. Council was in support of these application and the required conditions have been added to the decision.

The last day to file an appeal to the Ontario Land Tribunal for this application is June 4, 2024.

CONSULTATION

When notification of an application is received, it is circulated to staff for review. Some of the items evaluated are site size, zoning by-law conformity, entrances, servicing availability and municipal drain location.

Once this stage is complete, conditions are added that will need to be met, prior to the application being completed, and a recommendation made to Council regarding whether the municipality is in support or not.

Once a decision is made by Council, staff submit the commenting form back to the County stating whether the Township is in support of the application, along with the list of conditions to be cleared.

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report for information.

ATTACHMENTS

DEV 2024-015 Notice of Decision B13-24

DEV 2024-015 Notice of Decision B25-24

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

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

May 15, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B13-24** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

APPLICANT - Reginald & Shirley Small	AGENT – Gary Williamson	MUNICIPALITY – Township of Wellington North
COUNTY PLANNING DEPARTMENT	BELL CANADA	
SAUGEEEN VALLEY CONSERVATION AUTHORITY	REGIONAL ASSESSMENT OFFICE	

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B13-24

APPLICANT

Reginald & Shirley Small
 9535 Wellington Rd 6
 RR#6
 Mount Forest N0G 2L0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
 Part Lot 2
 Concession 12

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Reginald & Shirley Small pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a Surplus Farm rural residential lot, being Part of Lot 2, Concession 12, geographic Township of Arthur, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 11 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's and Local Municipality's official plans; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON MAY 16, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6 **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7 **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8 **THAT** the retained lands be rezoned to prohibit residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department; and further that the Township of Wellington North and the County of Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9 **THAT** zoning compliance be achieved to the satisfaction of the Township; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

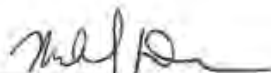
- 10 **THAT** driveway access can be provided to the retained parcel to the satisfaction of the appropriate road authority; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11 **THAT** servicing on the severed parcel can be accommodated to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 13-24, continued:**PLEASE BE ADVISED:**

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



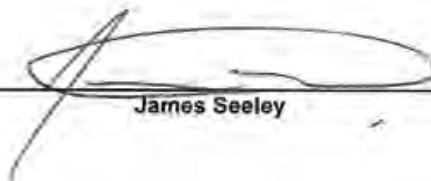
Michael Dehn



Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON MAY 9, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

JUNE 4, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: MAY 15, 2024 SIGNED: 

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

May 15, 2024

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B25-24** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Land Tribunal not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 400.00, as prescribed by the Ontario Land Tribunal Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a specified person files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Land Tribunal may dismiss the appeal.

Also, the Ontario Land Tribunal may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford them an opportunity to make representation as to the merits of the appeal.

The Ontario Land Tribunal, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Tribunal may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of TWO YEARS FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.
 Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

RECIPIENTS:

APPLICANT – 1648308 Ontario Limited	AGENT – Greg Ford	MUNICIPALITY – Township of Wellington North
COUNTY PLANNING DEPARTMENT	BELL CANADA	
SAUGEEN VALLEY CONSERVATION AUTHORITY	SOURCE WATER	REGIONAL ASSESSMENT OFFICE

OTHERS: Nick Weerheim
 William & Betty Hare

COUNTY of WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

File B25-24

APPLICANT

1648308 Ontario Limited
 525 Main St. N
 Mount Forest N0G 2L1

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)
 Part Park Lot 1, South of Clyde St.
 Plan Town of Mount Forest

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by 1648308 Ontario Limited pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a stormwater easement benefitting abutting Maple Hill Estates, being Part of Park Lot 1, South of Clyde Street, Plan Town of Mount Forest, geographic Mount Forest, now Township of Wellington North, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF 5 CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development and good planning.

PUBLIC INPUT: Notice of Application was circulated as required under The Planning Act, Section 53(4). There were no submissions made to the Planning and Land Division Committee or oral submissions made at the Public Meeting in support or opposition to the proposed consent.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of two years after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Land Tribunal, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of two years from the date of the order or date of the notice of the Ontario Land Tribunal issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN (4:00 p.m.) ON MAY 16, 2026

- 1 **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2 **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3 **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4 **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5 **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$250.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges bylaw) which the Township of Wellington North 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 Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

End of Conditions of Approval; see next page for signatures, dates and other information.

NOTICE OF DECISION ON APPLICATION B 25-24, continued:**PLEASE BE ADVISED:**

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



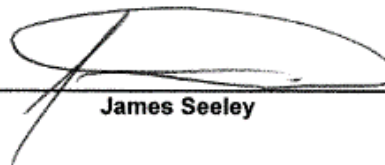
Michael Dehn



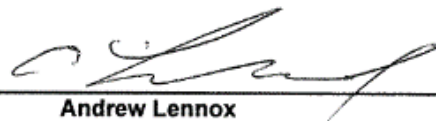
Shawn Watters



Mary Lloyd



James Seeley



Andrew Lennox

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON MAY 9, 2024

AN APPEAL TO THE ONTARIO LAND TRIBUNAL IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:00 p.m. ON

JUNE 4, 2024

I certify that these pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: MAY 15, 2024SIGNED: Deborah Turlet



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-06-03
 MEETING TYPE: Open
 SUBMITTED BY: Darren Jones, Chief Building Official
 REPORT #: CBO 2024-006
 REPORT TITLE: Building Permit Review April 2024

RECOMMENDED MOTION

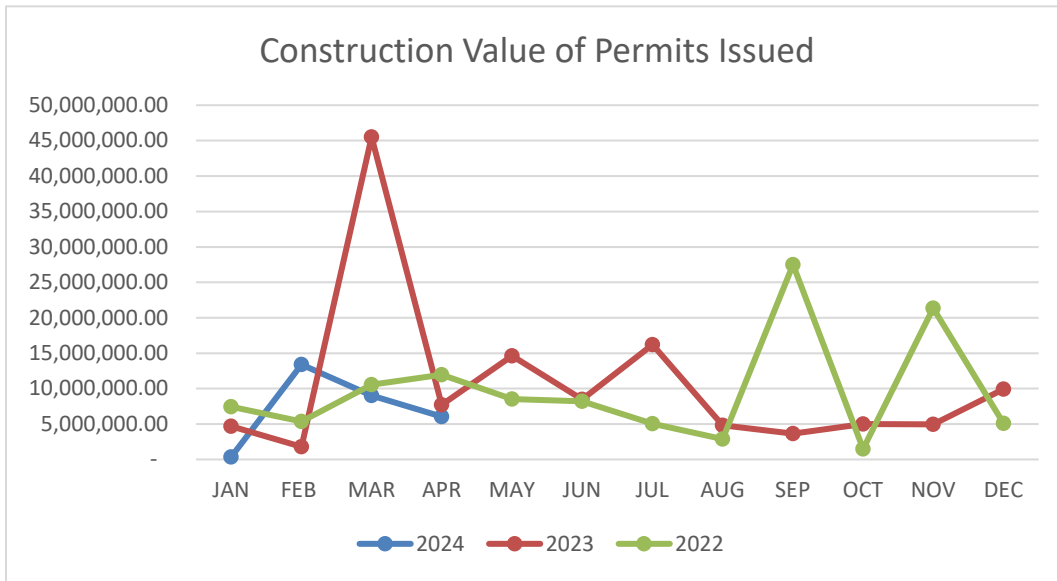
THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-006 being the Building Permit Review for the month of April 2024.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

- CBO 2024-005 being the Building Permit Review for the month of March 2024

BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	RESIDENTIAL UNITS
Residential Building	10	4,049,639.00	19,444.00	7
Accessory Structures	3	100,000.00	2,841.24	0
Pool Enclosures	0	0.00	0.00	0
Assembly	1	2,000.00	130.00	0
Institutional	2	16,000.00	260.00	0
Commercial	1	3,000.00	299.00	0
Industrial	1	50,000.00	1,820.00	0
Agricultural	10	1,690,000.00	19,451.40	0
Sewage System	4	106,000.00	2,080.00	0
Demolition	1	1,500.00	130.00	0
Monthly Total	33	6,018,139.00	46,455.64	7
Total Year to Date	76	28,782,913.00	114,438.10	10
12 Month Average	23	8,032,163.58	44,513.02	9
10 Year Monthly Avg.	25	6,097,418.90	42,301.56	7
10 Year, Year to Date Avg.	39	13,659,846.30	80,260.58	31



CONSULTATION

None

FINANCIAL CONSIDERATIONS

None

ATTACHMENTS

None

STRATEGIC PLAN 2024

N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-06-03

MEETING TYPE: Open

SUBMITTED BY: Darren Jones, Chief Building Official

REPORT #: CBO 2024-007

REPORT TITLE: Review of Swimming Pool Enclosure By-law 45-08

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2024-007 being a report on the Review of Swimming Pool Enclosure By-law 45-08.

AND THAT the Council of the Township of Wellington North finds it appropriate to prevent unintentional injury and drowning caused by the failure of property owners to provide and erect approved and acceptable swimming pool enclosures.

AND FURTHER THAT the Council of the Township of Wellington North does not support reductions or exemptions in Swimming Pool Enclosure requirements.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

Minutes of the April 9th, 2008 Building and Property Committee Meeting

BACKGROUND

According to Parachute Canada, almost half of all child drownings in Canada happen in backyard swimming pools. Children from one to four years of age are most likely to drown in a backyard pool. Here's their recommendation to reduce the risk of a child drowning in a backyard pool.

Install a 1.2-metre high, four-sided fence with a self-closing, self-latching gate to prevent children from having dangerous access to the bodies of water, such as pools and ponds.

The majority of children who have drowned in Canada drowned while their parents or caregivers were not watching them. Children drown quickly and quietly. A parent inside the

house may not hear their child go out the back door of the house, slip into the water and drown.

Safer pool fencing prevents children from reaching the pool area without adult supervision. Safe pool fencing is designed so that children cannot climb over or under it. Not having a fence allows children dangerous access to the pool.

Research shows that four-sided pool fencing could prevent **7 out of 10** drownings to children under five years of age.

1.(u) of Swimming Pool Enclosure By-law 45-08 defines “Swimming Pool” or “Pool” as follows:

(u) “Swimming Pool” or “Pool” means an excavation, structure or product, which is:

- (i) located outdoors on private property;
- (ii) intended to be used for the purposes of swimming, wading, paddling or bathing; and
- (iii) capable of holding water in excess of 0.76m (2 feet 6 inches) in depth at any point;

For the purposes of this by-law does not include any pool which is:

- (iv) a pond or reservoir to be utilized for farming purposes or as part of a golf course;
- (v) a pool owned by any public or governmental body, agency or authority, or is under the jurisdiction of the Ontario Building Code;
- (vi) an existing natural body of water or stream; or
- (vii) a privately owned stormwater management facility;

The Townships current by-law was developed by the former Grey-Bruce Chapter of the Ontario Building Officials Association, now the Bluewater Chapter as a joint effort for public protection and to give Municipalities the opportunity to have consistency in the area. The Ontario Court of Justice approved the set fines in 2009. This by-law replaced the Townships previous swimming pool enclosure by-law enacted in 1999.

Safe Kids Canada letter October 18, 2008 addressed to the Township of Wellington North commends the Township for implementing an updated Swimming Pool Enclosure By-law but encourages the Township to amend By-law 45-08 to require a four-sided fence.

As of December 31, 2023, the Wellington North Building Department has issued 120 Swimming Pool Enclosure Permits for newly installed and existing swimming pools. All complaints against a property without a proper swimming pool enclosure received before the end of the 2023 swimming season have been resolved by the property owner. Wellington North Fire Services reports no drownings in privately owned swimming pools.

Some members of the public have expressed a desire for Council of the Corporation of the Township of Wellington North to implement swimming pool enclosure exemption protocols. Council may direct staff to bring back an amendment to the Swimming Pool Enclosure By-law.

Currently the only exemption is that hydro-massage pools need not comply with swimming pool enclosure regulations set out in the by-law, provided that a secure cover of rigid material is placed over the entire opening of the hydro-massage pool and is locked in place and permanently fixed to the structure to prevent access to unauthorized persons when the hydro-massage pool is not in use.

ANALYSIS

Staff have compiled a Pool Enclosure By-law Comparison Table attached as Schedule 1. This comparison includes regulations from neighbouring municipalities and from by-laws provided as examples from a member of the public. Staff find that generally where exemption protocols are in place it is for fencing by-laws that also include provisions for swimming pool enclosures.

In reviewing the staff reports and decisions provided by a member of the public from the City of Toronto for swimming pool enclosure reductions staff have found that the nature of exemptions were minor in nature such as an allowance for a three-sided fence where a four-sided fence is required. The Township of Wellington North's Swimming Pool Enclosure By-law already allows a three-sided fence.

Staff recommend upholding the minimum standards laid out in the current Swimming Pool Enclosure By-law. Staff find that the current regulations in Wellington North are not excessive or extraordinary but appropriate and generally consistent with neighbouring municipalities.

Council may consider not regulating swimming pool enclosures, exempting certain properties as of right from complying with the Swimming Pool Enclosure By-law or implement exemption protocols.

The Town of the Blue Mountains provides the following exemptions:

- A swimming pool fence is not required where a swimming pool has a height in excess of 1.2 metres above adjacent grade; has smooth sides; and, where any ladder, ramp or deck giving access to the swimming pool has a mechanism that allows for the ladder, ramp or deck to be collapsed when the pool is not in active use such that the pool surface is not accessible from said ladder, ramp or deck.
- A swimming pool fence is not required on a lot having a minimum area of 4 hectares (40,000 square metres) and the swimming pool is located a minimum distance of 200 metres from any adjacent residence or public right-of-way.

The City of Pickering's by-law to regulate fences and swimming pool enclosures includes provisions for a property owner to apply for an exemption. Their exemption protocol is

attached as Schedule 2. The Cities of Toronto, Vaughan, and St Catherines also have an⁰⁴⁶ established exemption application process.

CONSULTATION

Wellington North Fire Services, Supervisor of By-law and Security Operations for the City of Guelph, Parachute Canada's website: <https://parachute.ca/en/>.

FINANCIAL CONSIDERATIONS

None.

ATTACHMENTS

Schedule 1: Pool Enclosure By-law Comparison Table

Schedule 2: City of Pickering Exemption Protocol

Schedule 3: Parachute Drowning Prevention Pool Fencing Diagrams

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

CBO 2024-007 – Schedule 1

Swimming Pool Enclosure By-law Comparison Table

Municipality	Fence By-law	Swimming Pool Enclosure By-law	Combined Fence and Swimming Pool Enclosure By-law	By-law link	Is a Permit Required for a Swimming Pool Enclosure	Is a Three-sided Fence Permitted	Is there an Exemption Protocol
Wellington North	No	Yes	No	By-law 45-08	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. Hydro-massage pools need not comply with swimming pool enclosure regulations set out in this by-law, provided that a secure cover of rigid material is placed over the entire opening of the hydro-massage pool and is locked in place and permanently fixed to the structure to prevent access to unauthorized persons when the hydro-massage pool is not in use.						
	Specified Exemption Considerations						
1. None							
Minto	Yes	Yes	Yes	By-Law 00-58 Rural By-Law 00-59 Urban	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
1. None							
Mapleton	Yes	Yes	Yes	By-Law 2024-021	Yes	Yes, with requirements	Yes, by committee
	What Swimming Pool Enclosure Exemptions are in Place						
1. None							

	Specified Exemption Considerations						
	<ol style="list-style-type: none"> 1. whether the request is minor in nature; 2. whether the proposed variance is desirable and in keeping with Fences in the area; and 3. whether the proposed variance affects the safety of sight lines; 4. whether the proposed Swimming Pool Enclosure meets the intent of the safety and construction standards established by this By-law; 						
Centre Wellington	Yes	Yes	Yes	By-Law 2018-34	Yes	Yes, with requirements	Yes, by committee
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	<ol style="list-style-type: none"> 1. whether the request is minor in nature; 2. whether the proposed variance is desirable and in keeping with Fences in the area; and 3. whether the proposed variance affects the safety of sight lines; 4. whether the proposed Swimming Pool Enclosure meets the intent of the safety and construction standards established by this By-law; 						
Erin	Yes	Yes	No	By-Law 09-14	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	1. None						
Guelph Eramosa	Yes	Yes	Yes	By-Law 47-2023	Yes	Yes	Yes, by committee
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	<ol style="list-style-type: none"> 1. whether the request is minor in nature; 2. whether the proposed variance is desirable and in keeping with Fences in the area; and 3. whether the proposed variance affects the safety of sight lines; 						

4. whether the proposed Swimming Pool Enclosure meets the intent of the safety and construction standards established by this By-law;							
Puslinch	No	Yes	No	By-Law 2018-018	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	1. None						
Guelph	No	Yes	No	By-Law 2019-20408	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	1. None						
Southgate	No	No	No	Zoning By-Law 19-2002	Yes	No	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	1. None						
West Grey	No	Yes	No	By-law 2023-058	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	1. None						

Blue Mountains	Yes	Yes	No	By-Law 2002-8	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	<ol style="list-style-type: none"> 1. A swimming pool fence is not required where a swimming pool has a height in excess of 1.2 metres above adjacent grade; has smooth sides; and, where any ladder, ramp or deck giving access to the swimming pool has a mechanism that allows for the ladder, ramp or deck to be collapsed when the pool is not in active use such that the pool surface is not accessible from said ladder, ramp or deck. 2. A swimming pool fence is not required on that portion of a lot that directly abuts Nottawasaga Bay, where such land had riparian rights. 3. A swimming pool fence is not required on a lot having a minimum area of 4 hectares (40,000 square metres) and the swimming pool is located a minimum distance of 200 metres from any adjacent residence or public right-of-way. (Bylaw 2008-93) 4. A swimming pool fence enclosure located a maximum distance of 15.5 metres from the swimming pool edge and partially enclosed by a retaining wall having a height of 1.8 metres is permitted on the premises known municipally as 95 Napier Street West. (By-law 2011-26) 						
	Specified Exemption Considerations						
	1. None						
Toronto	Yes	Yes	Yes	Chapter 447 FENCES	Yes	Yes	Yes
	What Swimming Pool Enclosure Exemptions are in Place						
	1. None						
	Specified Exemption Considerations						
	<ol style="list-style-type: none"> 1. A person may request to have a fence considered by Council or community council under delegated authority for a site-specific exemption from any of the requirements of this article on or before the date indicated on the notice of violation if such a notice has been issued. 2. The community council in Subsection B(1) shall be the community council for the geographic area in which the fence is located. 3. If the fence is located in the geographic area of more than one community council, the matter shall be determined by Council, and notice of the matter will be given to the councillors of the wards in which the fence is located. 4. A request for an exemption under Subsection B(1) shall be in writing to the Executive Director of Municipal Licensing and Standards and shall be delivered to the issuing office, as indicated on the notice of violation. 5. When a request for an exemption has been received along with the required application fee under Subsection B(4), the Executive Director of Municipal Licensing and Standards, or his or her designate, shall report to 						

	<p>Council or community council for consideration, and shall not take action under this article until the matter has been dealt with by Council or community council under delegated authority.</p> <p>6. The City Clerk shall provide notice to the ward councillor and shall send, by prepaid mail, notice of the community council meeting to consider the fence exemption request to the owner of the property at least 14 days before the meeting and: (a) In the case of a rear-yard fence exemption request, to the owners of all adjoining properties; and (b) In the case of fences in the front yard and within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane), to the owners of all properties within a 60 metre radius of the subject property.</p> <p>7. Upon receiving notice of the date of the community council meeting, the owner of the property shall post a notice on the property in a place visible to the public at least 10 days before the meeting date, indicating the nature of the exemption being sought, the name of the property owner and the date of the meeting.</p> <p>8. The template for the notice to be posted under Subsection (7) shall be provided by the Municipal Licensing and Standards Division.</p> <p>9. Council, or community council under delegated authority, may: (a) Grant the exemption, with or without conditions, and cancel the notice of violation, if one has been issued; or (b) Confirm the notice of violation and direct that a second notice of violation be given under this article.</p> <p>10. Subsections B(1) to (9) do not apply to a second notice of violation given under Subsection B(9)(b).</p>						
Pickering	Yes	Yes	Yes	By-law 6943-09	Yes	Yes	Yes
What Swimming Pool Enclosure Exemptions are in Place							
1. None							
Specified Exemption Considerations							
<ol style="list-style-type: none"> 1. supporting documentation from adjoining property owners 2. any special circumstances or conditions referred to in the exemption application 3. whether strict application of the provisions of this by-law would result in practical difficulties or unnecessary hardship for the applicant 4. whether the requested exemption is consistent with the general intent and purpose of this by-law 5. whether the fence, swimming pool enclosure or privacy screen will alter or otherwise have a negative impact on the essential character of the area. 							
Vaughan	Yes	Yes	Yes	By-Law 189-2020	Yes	Yes	No
What Swimming Pool Enclosure Exemptions are in Place							
1. None							
Specified Exemption Considerations							

	1. None						
St Catherines	Yes	Yes	Yes	By-Law 2014-68	Yes	Yes	Yes
	What Swimming Pool Enclosure Exemptions are in Place						
	1. Hydro-Massage Pools need not comply with requirements of Section 9 of this by-law, provided that when not in use, a secure cover of rigid material is placed over the entire opening to the Hydro-Massage Pool and is locked in place in order to prevent access by unauthorized Persons.						
	Specified Exemption Considerations						
	1. Whether strict application of the provisions of this by-law would result in practical difficulties or unnecessary hardship to the property Owner; 2. Whether the Fence may affect surrounding sight lines and create or potentially create a hazardous condition for pedestrians or motorists; and 3. Whether the Fence has or may have an adverse impact on neighbouring properties.						
King	Yes	Yes	Yes	By-Law 2012-132	Yes	Yes	No
	What Swimming Pool Enclosure Exemptions are in Place						
	1. Hot tubs, whirlpools and spas (“structure”) need not be surrounded by an enclosure provided the “structure” is equipped with a hard cover capable of holding 90.11 kgs (200lbs), which is fitted to the “structure” and locked to prevent access when the “structure” is not in use. 2. Notwithstanding Section 23, if a pool enclosure permit has been obtained for a temporary pool, the temporary pool may be reinstalled and refilled with water without additional permits or inspections provided there have been no alterations to the enclosure.						
	Specified Exemption Considerations						
	1. None						

CBO 2024-007 – Schedule 2

City of Pickering Exemption Protocol

Definitions

1. In this Part,
 - a. "adjoining property owner" means a person who owns property within a 3m radius of the property line of an owner seeking an exemption;
 - b. "City Clerk" means the City Clerk or a designate; and
 - c. "Committee" means the City's Property Review Committee.

Exemption Applications

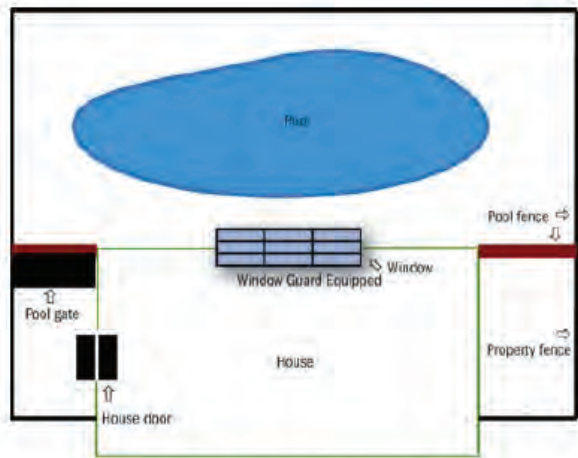
2. An owner may apply for an exemption from the provisions of this by-law.
3. Every exemption application shall be submitted in writing to the City Clerk and shall contain the following information:
 - a. property survey;
 - b. site plan showing the location of all structures on the property;
 - c. a description of the proposed fence, swimming pool enclosure or privacy screen;
 - d. construction and installation specifications for the proposed fence, swimming pool enclosure or privacy screen;
 - e. supporting documentation from adjoining property owners, if available;
 - f. the name, address and telephone number of the owner;
 - g. if the applicant is not the owner of the property, authorization confirming the applicant is acting on owner's behalf;
 - h. reference to the section of the by-law from which the exemption is being sought;
 - i. reasons why the exemption is being sought; and
 - j. the applicable fee set out in Schedule "A".
4. If supporting documentation filed with the exemption application evidences that all adjoining property owners support the requested exemption and the City Clerk determines the exemption is in keeping with the general intent of this by-law, the City Clerk may approve the exemption.
5. If the exemption application is submitted without support from adjoining property owners, the City Clerk shall refer the application to the Committee for a hearing.
6. The City Clerk shall notify the applicant once a hearing date has been set. The City Clerk shall also notify all adjoining property owners.
7. If the applicant does not attend the hearing, the Committee may proceed in the absence of the applicant, and the applicant shall not be entitled to further notice.
8. When considering an exemption application, the Committee shall have regard for,
 - a. any special circumstances or conditions referred to in the exemption application;

- b. whether strict application of the provisions of this by-law would result in practical difficulties or unnecessary hardship for the applicant;
 - c. whether the requested exemption is consistent with the general intent and purpose of this by-law; and
 - d. whether the fence, swimming pool enclosure or privacy screen will alter or otherwise have a negative impact on the essential character of the area.
9. Following a hearing, the Committee shall render its decision.
 10. The decision of the Committee shall be final and binding.
 11. Notice of the decision shall be given to the applicant and any other person present at the hearing.
 12. The Committee's decision shall take effect on the day that it is made.

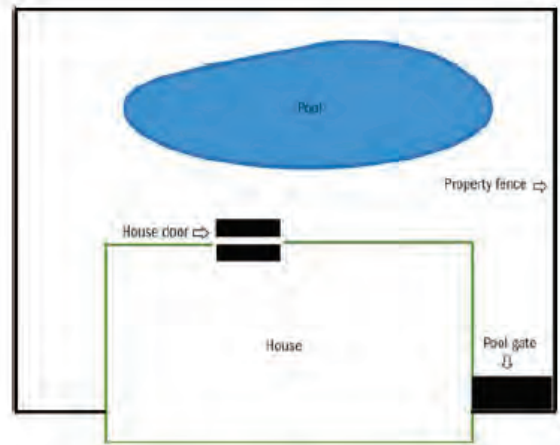
Drowning Prevention - Pool Fencing

APPENDIX A: Pool Fencing Diagrams

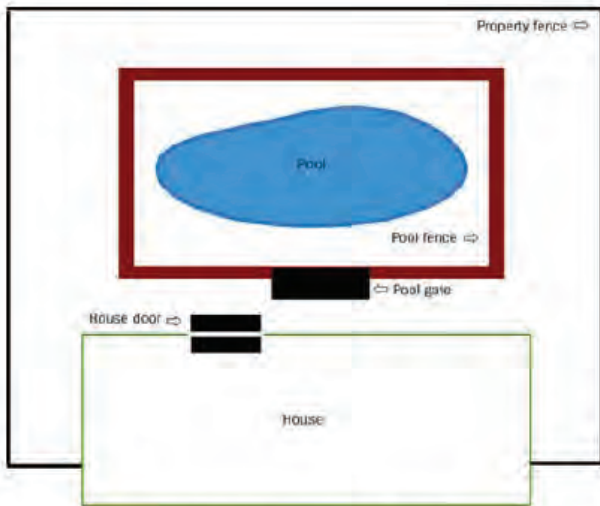
Fencing Layouts



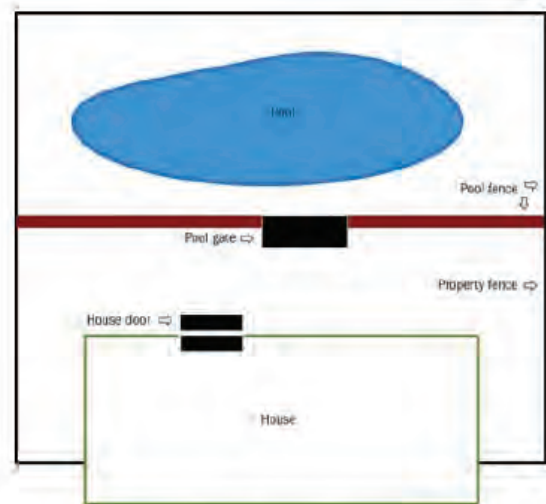
Four-sided Fence Recommended ✓



Property Fence Not Recommended ✗



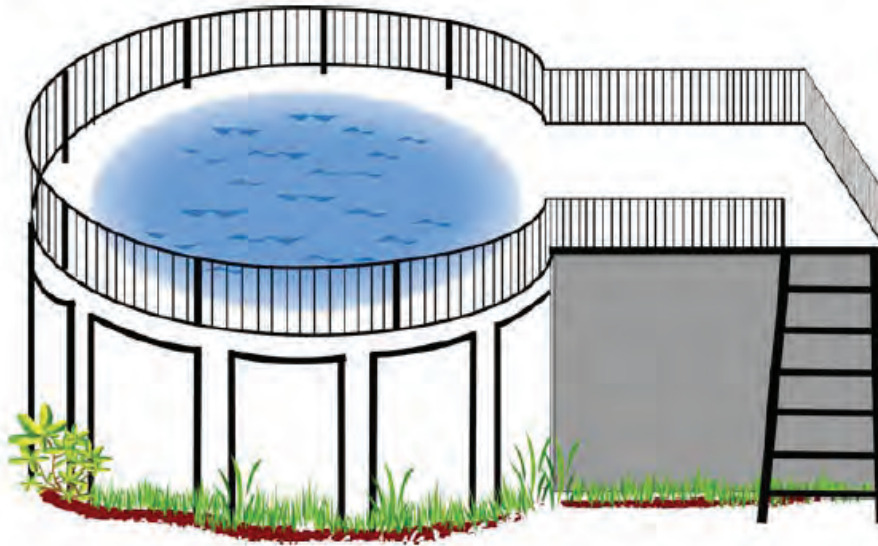
Four-sided Isolation Fence Recommended ✓



Four-sided Fence Recommended ✓

DROWNING PREVENTION - POOL FENCING

Above-ground pool with sides at least 1.22m (4 feet) high and with a removable ladder – **Not Recommended**



Above-ground pool with a properly fenced ladder area – **Recommended**



DROWNING PREVENTION - POOL FENCING

Above-ground pool with self-closing and self-latching gate restricting access to the pool from the house – **Recommended**

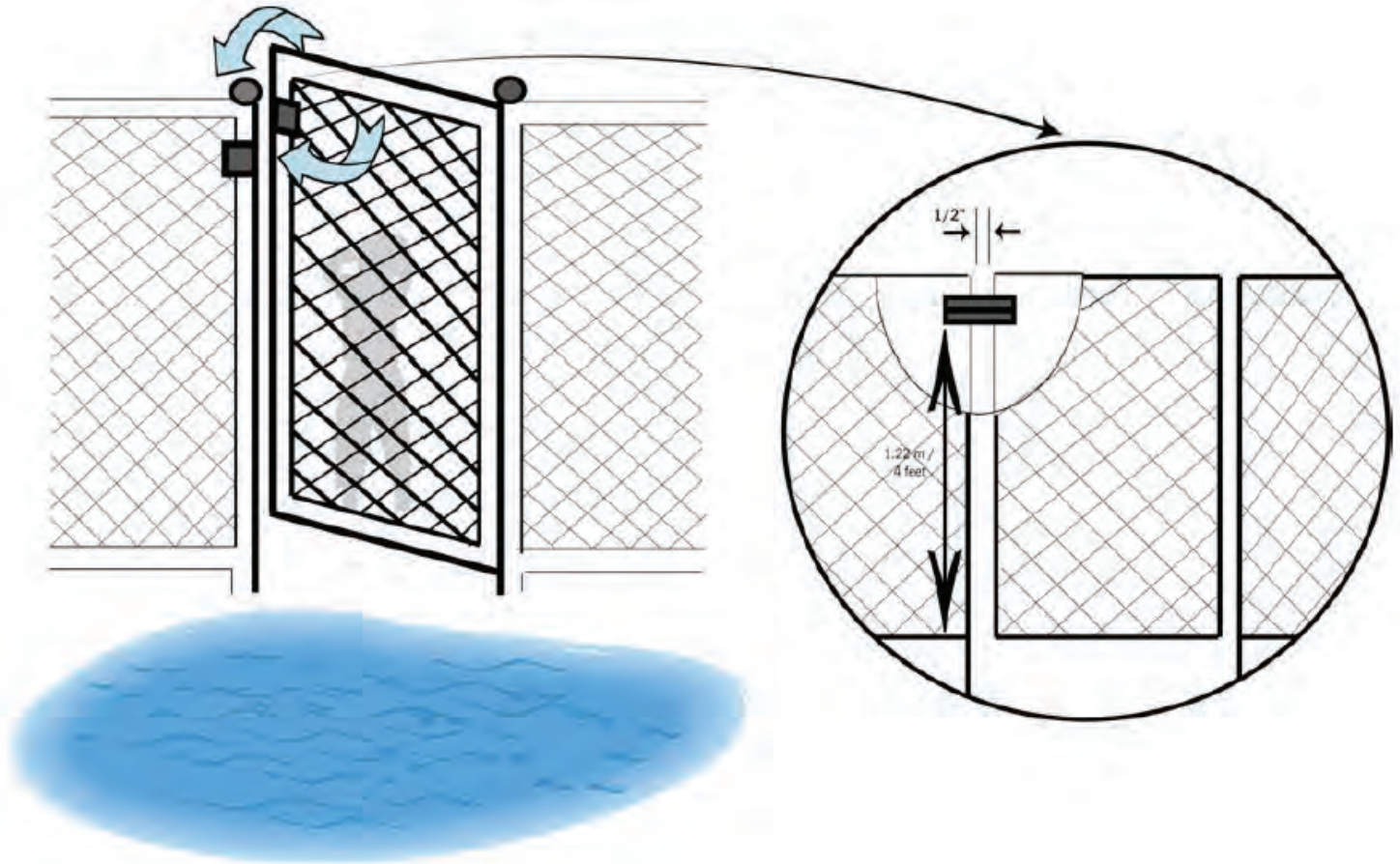


Above-ground pool connected to a deck that is attached to home – **Not Recommended**



DROWNING PREVENTION - POOL FENCING

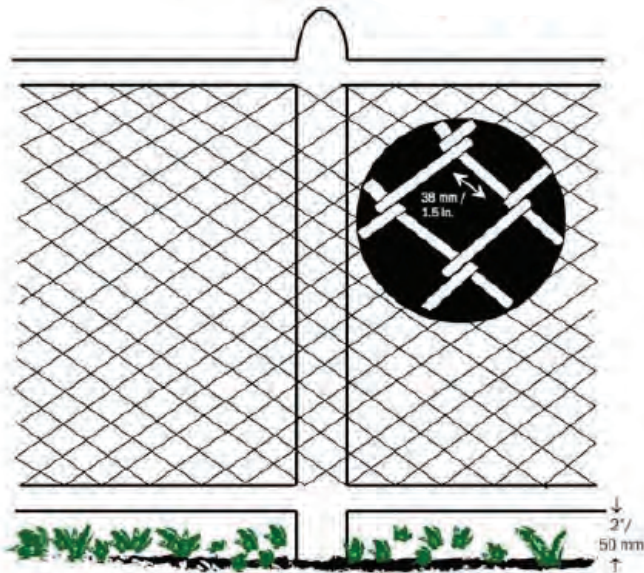
Self-closing and self-latching gate that cannot easily be accessed by young children



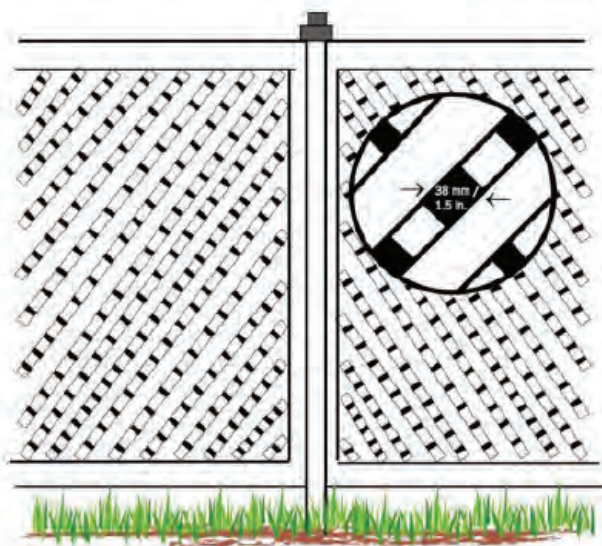
DROWNING PREVENTION - POOL FENCING

Pool Fencing Types

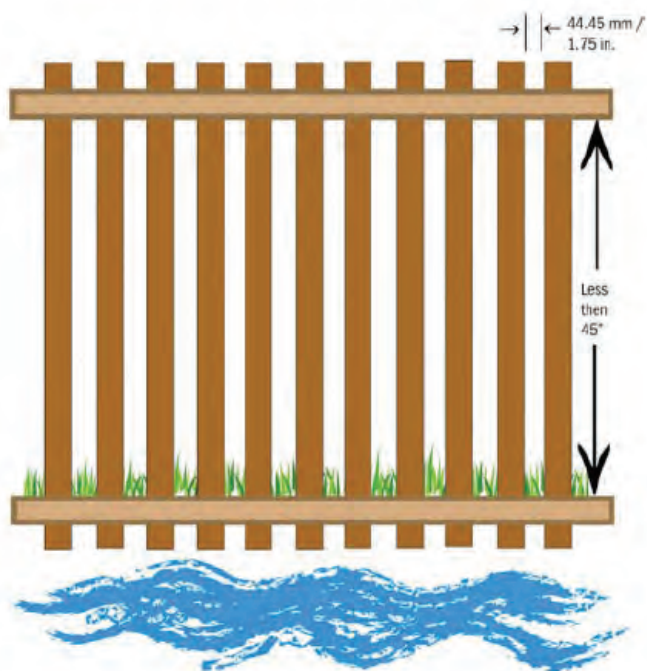
Recommended
chain link opening



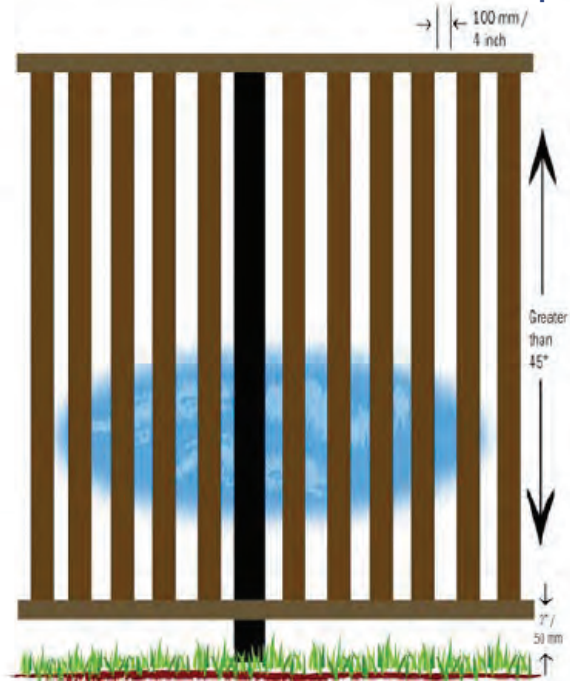
Recommended
wood lattice opening



Recommended vertical bar
spacing if horizontal bars are
less than 114.3cm (45 in) apart



Recommended vertical bar
spacing if horizontal bars are
greater than 114.3cm (45 in) apart





TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-05-06
 MEETING TYPE: Open
 SUBMITTED BY: Mandy Jones, Manager Community & Economic Development
 REPORT #: C&ED 2024-023
 REPORT TITLE: Municipal Tree Framework

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-023 Municipal Tree Framework for information.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

CAO 2021-005 Tree Planting Urban Areas
 CAO 2021-005 Attachment 1 Tree Removal Summary AV
 CAO 2021-005 Attachment 2 Tree Removal Summary MF
 CAO 2021-005 Attachment 3 MSS-L1
 CAO 2021-005 Attachment 4 MSS-L2
 February 8, 2023 Letter to Council: Daphne Rappard Mount Forest Green Team

RESOLUTION: 2021-270

Moved: Councillor Burke
 Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2021-005 being a report on Tree Planting-Urban Areas;

AND FURTHER THAT Council of the Township of Wellington North direct staff to pursue the identified recommendations as follows:

1. Council to endorse an annual Township of Wellington North tree planting day for staff and Council, partnering with Green Legacy and/or others and plant trees in and around Earth Day (April 22) on suitable Township owned lands (e.g., along trails, vacant green space).
2. Council to endorse partnering with Wellington North Power on an incentive program to have customers move to e-billing to reduce reliance on paper billing for electricity, water, and wastewater customers.
3. Council direct staff to investigate e-billing opportunities for property tax bills, to further reduce reliance on paper billing.

4. Council endorse Township staff pursuing a partnership with the County on a Neighbourhood Tree Planting Program.

BACKGROUND

Below is an update on various initiatives the Township has undertaken as it relates to green activities:

Tree Planting:

- Warden's Tree Planting (2023 & 2024): In 2023, staff from the County and Township came together to participate in the Warden's tree planting initiative. The 2024 Warden's tree planting activity location is to be determined.
- Conn Community Hall Tree Planting (2022): Township staff came together in 2022 to plant various trees at the Conn Community Park and Playground.
- GRCA Heritage River Designation Event (Fall 2024): This event is planned in conjunction with the Grand River Conservation Authority's heritage river designation, with trees provided by the County's Green Legacy Program.

Wellington North Reduction on Paper:

- Completion of the transition to e-billing for Wellington North Power.
- Implementation of e-billing for various services including DocuPet (pet licensing), DocuSign (digital signatures), Cloud Permit (building permits), PerfectMind (facility rentals and program registrations), and burn permits.
- Digital submissions and filing in various departments such as planning and development.

Neighbourhood Tree Planting Program:

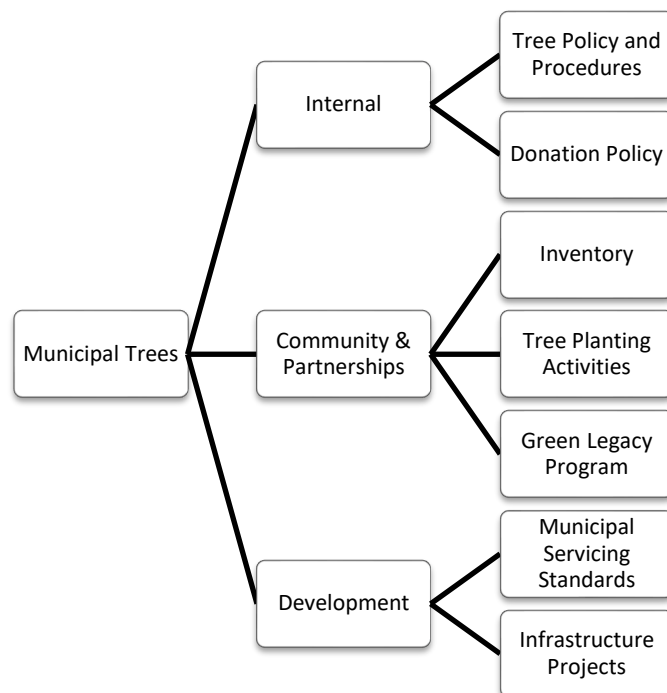
- In the past, the Township has partnered with the Green Legacy Program to distribute trees at the Kenilworth Municipal Office for residents to plant. Staff are currently reviewing opportunities to reinstate this program.

ANALYSIS

Over the past year, staff have begun a more in-depth review of how the Township can support a sustainable and green approach to preserving, enhancing and maintaining our local tree canopy. This discussion is one way that we can work towards our strategic goal of becoming a safe, sustainable and welcoming community and includes partnering with various community groups and other levels of government and agencies, all of which have a common interest and similar objectives.

At a strategic level, staff have identified three streams for future action related to the WN tree program: internal, community, and development. This is summarized in Figure 1. Staff are continuing to work on all of these initiatives, with future updates expected as appropriate.

Figure 1 – Proposed Tree Program Framework



1. Internal

Tree Policy and Procedures: Establishing comprehensive guidelines and standards for tree management within the organization. This includes maintaining municipal tree canopies, managing hazardous trees, replacing removed trees, the public process for notifying the Township about tree removals, along with defined timelines. Managing trees in public spaces to ensure they meet community standards in both rural and urban areas. This includes regular maintenance, health assessments, and replacements as needed. The goal is to create and sustain healthy, safe, and aesthetically pleasing green spaces that contribute to the well-being of the community and the environment.

Donation Policy: Setting policies for tree donations and sponsorships. This covers the procedure for donations; approved locations, maintenance responsibilities, allowed additional features (such as memorabilia), and specifics on memorial trees.

2. Community and Partnerships

Inventory: Maintaining a detailed record of all trees under the municipality's care is a significant undertaking. This includes documenting locations, species, health status, and maintenance history. Currently, Township staff in the recreation department will identify and remove hazardous trees in recreational areas if they pose a safety risk. Similarly, the transportation team collaborates with Wellington North Power to identify and remove trees that are hazardous from a hydro perspective, at cemeteries and trees located on Township property. Additionally, community members request the Township to review trees on Township property for potential removal. Homeowners must confirm that the trees in question are on Township property, not private land, by locating the property markers. The Township is

working towards a more comprehensive inventory of municipal trees. See Municipal Tree Mapping below.

Tree Planting Activities: Organizing and overseeing community tree planting events throughout the Township. This includes coordinating or supporting with various groups and initiatives such as the Warden's tree planting, Grand River Conservation Authority (GRCA) events, day camps, and other community organizations. These activities aim to enhance green spaces, foster community involvement, and promote environmental awareness.

Green Legacy Program: Partnering with the Green Legacy Program to encourage tree planting and environmental stewardship throughout the community. This partnership may include organizing events such as tree distribution days, where residents can receive trees to plant on their own properties. The program aims to increase tree cover, improve local biodiversity, and engage residents in sustainable practices.

3. Development

Municipal Servicing Standards: Enhancing urban development practices by integrating comprehensive tree management protocols into municipal servicing standards for new developments and municipal capital projects. This entails setting clear guidelines and requirements for developers to incorporate tree planting, preservation, and maintenance strategies into their plans. By mandating the inclusion of trees in development projects, we are promoting sustainability, biodiversity, and environmental resilience.

Green Infrastructure Projects: Elevating the ecological integrity of urban areas by integrating tree planting and preservation initiatives into infrastructure projects. This approach involves weaving greenery into the fabric of urban development, such as alongside roads, within public spaces, and around infrastructure installations. By prioritizing the integration of trees into infrastructure projects, urban areas can create healthier, more vibrant environments that benefit both residents and the ecosystem. Within our urban areas, the Township is also reviewing opportunities to include considerations around trees to our upcoming capital projects. This includes evaluating the scope of work and design to limit the impact to trees. Further, it includes consultation with an arborist (as required) and the implementation of alternative construction installation methods, such as directionally drilling, where the design allows, and it is financially feasible.

Working with our Partners and Streamlining Internal Efforts

The Township continues to work with our partners to develop the tree program. These partnerships are an important part of ensuring overall coordination.

1. Mount Forest Green Team

In addition, the new Mount Forest Green Team, is a dedicated volunteer group committed to enhancing the natural beauty of our community. Their mission is twofold: to preserve heritage trees that are an integral part of our local history and to plant new trees to ensure a greener future for Mount Forest.

The Mount Forest Green Team plans to engage in various activities, including:

- **Tree Preservation:** Identifying and caring for heritage trees that have historical or ecological significance.
- **Tree Planting:** Organizing community events to plant new trees in public spaces, parks, and along streets.
- **Community Involvement:** Encouraging local residents to participate in tree planting and preservation efforts, fostering a sense of community pride and responsibility.

The Mount Forest Green Team aims to create a greener, more sustainable future for Mount Forest.

2. Municipal Tree Mapping - Township of Wellington North/County of Wellington Tree Inventory App

In 2023, Township Staff contacted the County of Wellington to see if it would be possible to develop an GIS based application that could assist local volunteers and Township staff in creating an inventory of the municipal tree assets located in the Township. County staff worked with the Township, in consultation with the Green Team, to develop the parameters for the app on the ARG GIS Field Map platform.

This app is currently being piloted by the Mount Forest Green Team to help create a broader inventory of municipal trees. Staff intend to use this information as an additional resource for capital projects, municipal review and planning and other related issues. It is also hoped that the app can be expanded to other areas in the Township (Arthur) as it is refined and further developed.

3. Municipal Tree Reporting Process

To streamline the process of addressing public concerns about Township trees, a dedicated webform has been created and integrated into the Township's website. This form allows members of the public to easily submit their concerns about Township trees. In addition to the webform, concerns can also be submitted via phone or email.

Once a concern is submitted, it is captured internally and forwarded to the transportation services team for a thorough review. The transportation services team assesses each concern, and if a tree is identified as a safety hazard, it will be marked for removal. Throughout this process, administration staff are responsible for updating the individual who submitted the concern, ensuring they are informed about the outcome.

Since its implementation in early February, Township staff have received 20 formal tree concerns. These concerns include a variety of issues: some trees are located on private property, some require trimming, and others need full removal. When applicable, the Township circulates these concerns to the Mount Forest Green Team for additional review. If a tree is removed due to safety concerns, the Township requests that a new tree be planted elsewhere on the property.

The current reporting process demands significant staff resources to maintain documentation and facilitate collaboration across various departments, including working closely with Wellington North Power. This interdepartmental cooperation is crucial to ensure that all concerns are addressed efficiently and effectively, maintaining the safety and aesthetic quality of Township trees.

Next Steps

Staff will continue to develop the Township's Tree Program along the various streams identified above. As the framework matures, it is anticipated that there will be increasing opportunities for community partnerships as well as a more targeted approach to specific climate mitigation/sustainable development objectives.

In addition, staff will continue to seek potential funding sources dedicated to green infrastructure, tree planting, environmental stewardship, and sustainable practices. By actively seeking and securing these resources, we can ensure the continued growth and enhancement of our community's green spaces, fostering a healthier, more sustainable environment for future generations.

CONSULTATION

Brooke Lambert, CAO

Tammy Stevenson, Senior Project Manager

County of Wellington Green Legacy Program/GIS Resources

FINANCIAL CONSIDERATIONS

Operating: The costs associated with the tree reporting and maintenance process are captured in the operating budgets of the transportation services and recreation services departments. Additionally, the Township leverages partnerships with Wellington North Power to manage these costs more effectively. These partnerships help to distribute the financial burden and ensure that the Township can address tree-related concerns without compromising other services.

Staffing Implications: The process requires a significant amount of staff time for various tasks. Staff are involved in documenting trees, following up with the individuals who submitted concerns, reviewing the concerns in detail, and coordinating the necessary trimming or removal of trees. This involvement ensures that all concerns are managed properly but also places a considerable demand on staff resources.

ATTACHMENTS

- Shape and support sustainable growth
How: by promoting environmentally responsible development and maintenance practices. Ensuring long-term environmental community prosperity through careful planning and resource management.

- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:

- Enhance information sharing and participation in decision-making
How:

- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council
 DATE: 2024-06-03
 MEETING TYPE: Open
 SUBMITTED BY: Mandy Jones, Manager Community & Economic Development
 REPORT #: C&ED 2024-025
 REPORT TITLE: Community Improvement Plan

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report C&ED 2024-025 Community Improvement Plan;

AND THAT Council approve a Façade Improvement Grant in the amount of \$2,500 to the Mount Forest Museum and Archives.

AND THAT Council approve a Façade Improvement Grant in the amount of \$250 to Saugeen Community Radio Inc.

AND THAT Council approve a Façade Improvement Grant in the amount of \$2,500 to Coburn Insurance Brokers Ltd.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

There have been numerous reports to council on the Township of Wellington North Community Improvement Plan since the program was approved by council in 2011 however none are pertinent to this report.

BACKGROUND

The Community Improvement Program (CIP) enables the Municipality to provide grants to individuals, businesses, and organizations who are making improvements to their buildings and property in an effort to support revitalization and redevelopment activities in our community. Since the program was launched in 2011, 161 applicants have applied for and received funding under the program.

The total dollar value of improvements made in our community, in partnership with these applicants, is conservatively estimated at upwards of \$4 million. Of this amount 85% has been covered by the applicants with the remaining 15% covered by grants or loans under the Community Improvement Program or the Downtown Revitalization Program. (see chart below)

In July 2023, council approved our updated Community Improvement Program. The goals of our 2023 CIP have not changed significantly from previous years, however, with this recent update council has communicated a commitment to continue with our CIP program through to 2028. At that time, another analysis will be completed, and recommendations made to council.

YEAR	NUMBER OF APPLICANTS	MUNICIPAL APPROVAL	AMOUNT ADVANCED	APPLICANT CONTRIBUTION	TOTAL \$ VALUE OF IMPROVEMENTS
2012 Totals	4 applicants	\$9,715	\$7,500	\$39,722	\$49,437
2013 Totals	4 applicants	\$11,400	\$10,778	\$18,910	\$30,310
2014 Totals	9 applicants	\$26,195	\$25,247	\$62,098	\$88,293
2015 Totals	7 applicants	\$26,050	\$26,050	\$57,960	\$84,010
2016 Totals	9 applicants	\$20,299	\$18,358	\$61,538	\$81,838
2017 Totals	12 applicants	\$52,757	\$50,257	\$197,305	\$250,062
2018 Totals	11 applicants	\$43,879	\$35,880	\$191,645	\$235,524
2019 Totals	29 applicants	\$88,137	\$65,189	\$534,597	\$622,734
2020 Totals	36 applicants	\$79,132	\$79,132	\$604,769	\$683,901
2021 Totals	17 applicants	\$60,798	\$50,798	\$889,795	\$950,593
2022 Totals	12 applicants	\$21,411	\$17,500	\$61,756	\$83,167
2023 Totals	10 applicants	\$33,220	\$30,720	\$906,020	\$939,240
2024 Totals	1 applicant	\$5,000	\$0.00	\$9,500	\$14,500
Totals	161 applicants	\$477,993 (11.6%)	\$396,409	\$3,635,615 (88.4%)	\$4,113,609

GOAL

The Community Improvement goals continue:

- a. To provide incentives for businesses to enhance their buildings presentation and function to the public;
- b. To stimulate pride in our urban downtowns, Wellington North hamlets and the Agri based enterprises found in Wellington North's rural areas;
- c. To contribute to the overall enhancement of our communities as a place for family friendly business;
- d. To encourage the revitalization of vacant, underutilized and/or inaccessible properties and buildings;
- e. To encourage incorporating sustainable improvements that reduce the impact of our built environment to the natural environment;
- f. To provide a commitment to the applicants with a program timeframe of up to 2028.

OBJECTIVES

The Community Improvement objectives continue as follows:

- a. To provide for rehabilitation or improvement of commercial, institutional and industrial façades, through the use of municipally assisted programs and funding sources;
- b. To provide an incentive for private investment through the use of municipally assisted programs, (e.g. tax incentives, grants, loans) and funding sources;

- c. To improve the physical, functional and aesthetic amenities of buildings in downtown Mount Forest, Arthur, hamlets and agricultural areas while stimulating private investment, revitalization, and sustainability.

FAÇADE IMPROVEMENT LOAN AND GRANT PROGRAM

The intent of the Façade Improvement Loan and Grant Program is:

- Repainting or cleaning of the façade and those parts of the building visible from adjacent streets or public areas
- Restoration of façade masonry, brickwork or wood and metal cladding
- Replacement or repair of cornices, eaves, parapets, and other architectural features
- Replacement or repair of windows
- Entrance-way modifications including provisions to improve accessibility for the physically challenged
- Redesign of the store front
- Removal of inappropriate signage and installation of appropriate new or refurbished signage
- Restoration of original façade appearance
- Replacement or repair of canopies and awnings
- Installation or repair of exterior lighting
- Perpendicular signage; and,
- Such other similar improvements to the building exterior as may be approved by the CIPRP, EDO and Township's Chief Building Official (as needed).

ANALYSIS

Applications for Council Consideration:

Mount Forest Museum and Archives, 102 Main Street S. Wellington North would like to continue the improvements to the façade with sophisticated and helpful signage. Improvements include aesthetically pleasing and cohesive signage that will identify the building, provide information, acknowledge accessibility, and improve safety.

This grant funding will help to remove, replace, and relocate most of the existing signage. The intent is for the signage to animate and connect the building with its primary purpose inside, making the building more inviting, noticeable and clearer in its purpose with more visitor friendly signage and better directional signage for accessibility, foot traffic and operational information.

In June 2023 the Mount Forest Museum and Archives received \$2,500 for Façade Improvements to their building at Main and Wellington Streets. The grant dollars were used to establish the first exterior lighting for the Old Post Office on both the Main Street and Wellington St, facades. *"It has been hugely successful and widely admired, and the lights greatly enhanced the warmth, approachability, and accessibility of the 1912 building."*

In the application the Museum and Archives thanks the Township who *"did just generously restore and repaint the main doors and railings across the building. We are so very grateful for that huge investment in the building already, but there is still much to do to this architectural anchor of our Main Street."*

The applicant is eligible for a Façade Improvement Grant totaling 50% of the costs up to a ⁰⁷⁰ maximum grant of \$2,500. The cost of the signage is estimated at \$8,500 which means they are eligible for the full \$2,500.

Saugeen Community Radio Inc. 248 Main Street N. Wellington North or better known as 88.7 FM The River would like to upgrade their current street sign with updated information and improve the signs aesthetics.

Saugeen Community Radio Inc is a non-profit organization incorporated in 2012 with the express purpose of bringing local radio to Northern Wellington. The group filed an application with the C.R.T.C in March of 2012 and were awarded an FM Radio license in September 2013. Their goal is to provide a wide variety of music covering many genres, as well as local news, weather, community events and cultural information important to the residents of the municipalities of Wellington North, Southgate, West Grey and the Town of Minto.

The applicant is eligible for a Façade Improvement Grant totalling 50% of the costs up to a maximum grant of \$2,500. The cost of the new sign is estimated at \$500.00 which means they are eligible for a grant of \$250.

Coburn Insurance Brokers Ltd. 114 Main Street, Wellington North is currently amid an extensive upgrade to their building. The first phase was an internal renovation consisting of removing walls, drywall to expose original brick walls, the ceiling to expose the original ceiling, and installing glass office walls, new exposed duct work, new flooring and a feature wall for company logo's.

The second phase which is the reason for the grant application, is to preserve the history of the building while giving it the required updating. The current backing and paint around windows, trim and doors is flaking and is required to be removed and reinstalled. The overall façade of the building is due for rejuvenating and will include sanding the exterior of the windows, remove original fascia board to replace it with new board to be primed and painted to withstand the elements and not peel or fade. Trim around doors to be removed and replaced with primed and painted trim.

The applicant is eligible for a Façade Improvement Grant totalling 50% of the costs up to a maximum grant of \$2,500. The cost of the upgrades is estimated at \$9,040.00 which means they are eligible for the full grant of \$2,500.

CONSULTATION

Darren Jones, Chief Building Official, reviewed all three applications.

Robyn Mulder, Economic Development Officer, compiled report.

FINANCIAL CONSIDERATIONS

Operating Budget - \$35,000 is included in the C&ED Operating budget to support CIP applications. Year to date, including these three applications, council will have approved \$10,250 in grant funding.

Staffing Implications – some administration

ATTACHMENTS

None

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How: The CIP continues to provide a framework to encourage and support the redevelopment, underutilization and/or inaccessible properties and buildings within Wellington North.

- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:

- Enhance information sharing and participation in decision-making
How:

- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-06-03

MEETING TYPE: Open

SUBMITTED BY: Tammy Stevenson, Senior Project Manager

REPORT #: INF 2024-010

REPORT TITLE: Spring Traffic Counts

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report INF 2024-010 being a report on Spring Traffic Counts;

AND THAT Council direct staff to revise the fees and charges by-law associated with traffic count data request to include a nominal fee of \$30 per location.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

Report OPS 2024-042 being a report on Concession Road 4 North

Report OPS 2024-041 being a report on Fall Traffic Counts

Report OPS 2023-023 being a report on Traffic Counts

Report OPS 2022-031 being a report on Traffic Bylaw

Report OPS 2021-026 being a report on Traffic Counts

Report OPS 2021-022 being a report on Traffic Counts

Report OPS 2020-029 being a report on Traffic Counts

BACKGROUND

Township staff coordinated traffic counts throughout Wellington North that were completed by a contractor in the spring of 2024.

Forty-five (45) traffic counts were conducted on Tuesday, April 23, 2024, as shown in Attachment 1. Locations of the traffic counts are shown in Attachment 2. These counts

provide objective information of vehicles volumes on roads during a 24-hour period which⁰⁷³ can be used to inform conversations on maintenance prioritization, customer inquiries, municipal studies, development inquiries and other.

ANALYSIS

Point of interest contained within Attachment 1:

1. Smith Street saw 7,130 vehicles while Main Street South saw 9,081 and Main Street North saw 12,853 vehicles.
2. John Street, south of Queen Street saw 378 north bound vehicles and 1,113 south bound vehicles.
3. Traffic collector devices were installed at Structure 21 (WN24-038) and Structure 38 (WN24-039) reporting a total of 21 and 25 vehicle counts respectively. Both Structure 21 and Structure 38 have a posted load limit.
4. School vehicle daily traffic counts:
 - a. Arthur Public School (Conestoga Street) = 1,050 vehicles
 - b. Arthur Christina School (Eliza Street) = 1,432 vehicles
 - c. St. Johns Catholic School (Tucker Street) = 644 vehicles
 - d. Victoria Cross Public School (Durham Street West) = No Data Collected
 - e. St. Mary's Catholic School (Parkside Drive/York Street) = No Data Collected
 - f. Kenilworth Public School (Sideroad 7E) = No Data Collected
 - g. Wellington Heights Secondary School = No Data Collected County Road

Concession 4 North

It is noted that the Township will be completing a seven (7) day traffic count in summer 2024 for locations shown as WN24-033 to WN24-037 along Concession 4 North. These locations were not completed at the time of the spring traffic counts due to winter melt and to allow for staff to prepare the road with placement of spring gravel and calcium to ensure that no maintenance work will be needed during the multi-day seven-day traffic count.

COMMUNITY VEHICLE SPEED:

Arthur

The urban community of Arthur has a posted speed limit of 50 km/hr. Thirteen (13) traffic collector devices were set up throughout the community and it was observed that Smith Street, west of Preston Street, had an average speed of 55 km/hr with an 85% percentile of 63 km/hr. The local streets had an average speed ranging between 36-51 km/hr with an 85% percentile ranging between 44-59 km/hr.

Mount Forest

The urban community of Mount Forest has a posted speed limit of 50 km/hr. Twenty (20) traffic collector devices were set up throughout the community and it was observed that Main Street North, Main Street South, Queen Street West and Queen Street East had an average speed range between 36-47 km/hr with an 85% percentile range between 47-57 km/hr. The local streets had an average speed ranging between 21-48 km/hr with an 85% percentile ranging between 35-58 km/hr.

Rural Roads

The rural roads that had traffic collector devices set up were on roads that have a posted speed limit of 80 km/hr. Eight (8) traffic collector devices were set up throughout the community and it was observed that an average speed range between 40-84 km/hr with an 85% percentile range of 57-98 km/hr.

CONSULTATION

Dale Clark, Manager of Transportation

FINANCIAL CONSIDERATIONS

These counts cost approximately \$100 per location for a 24 hour count plus setup charge.

ATTACHMENTS

Attachment 1 – 2024 Spring Traffic Count Summary

Attachment 2 – 2024 Spring Traffic Count Map

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

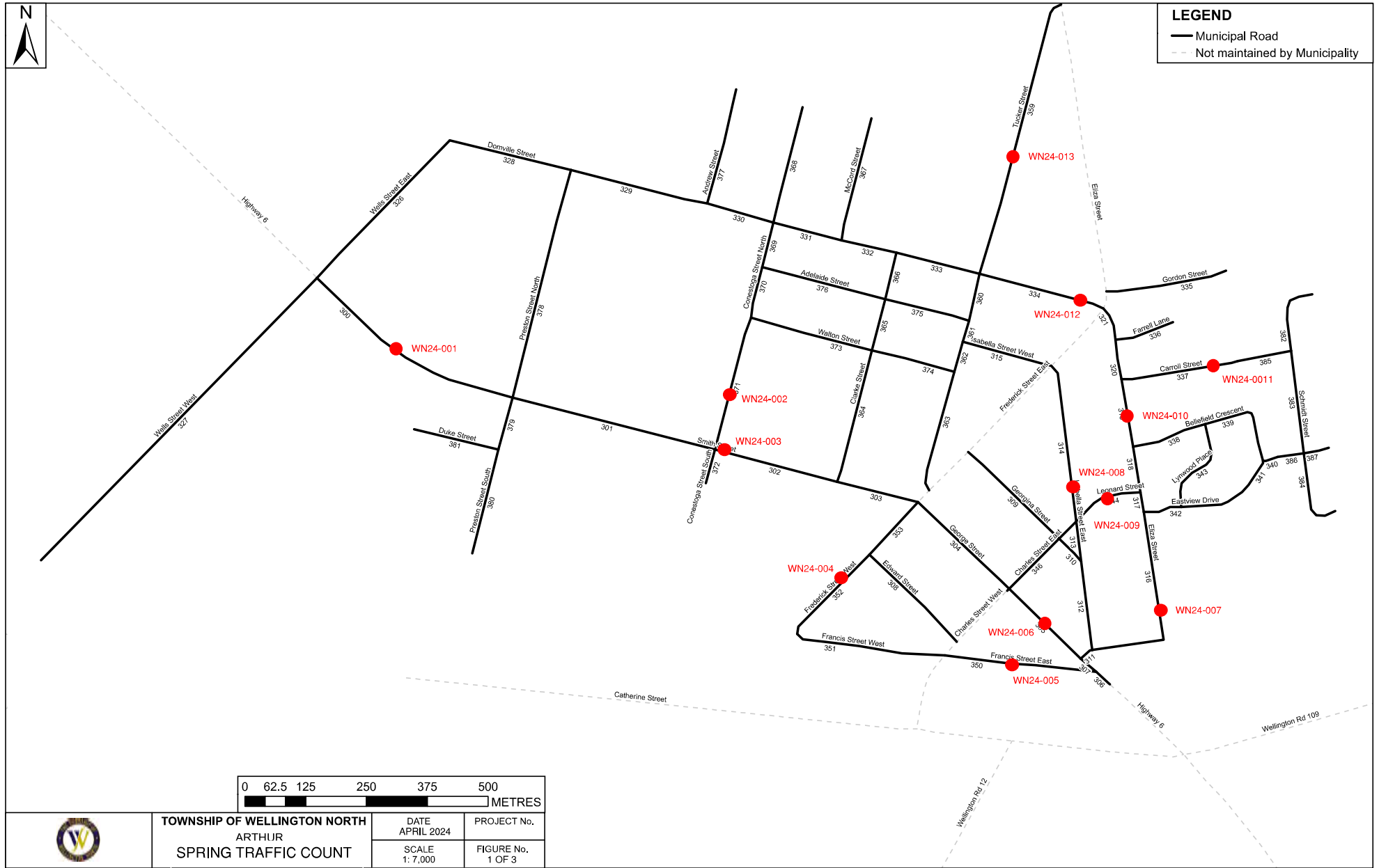
2024 Spring Traffic Count Summary
Tuesday, April 23, 2024

MAP ID	ROAD NAME	TRAFFIC COUNT				SPEED COUNT		
		ROAD DIRECTION	NORTH OR EAST	SOUTH OR WEST	TOTAL	POSTED SPEED	85% PERCENTILE	AVERAGE SPEED
WN24-001	431 Smith St	EW	3575	3555	7130	50	63	55
WN24-002	143 Conestoga St	EW	511	539	1050	30	35	30
WN24-003	291 Smith St	EW	4675	4684	9359	50	59	51
WN24-004	154 Frederick St West	NS	124	258	382	50	54	43
WN24-005	250 Francis St East	EW	90	142	232	50	51	40
WN24-006	244 George Street	NS	3841	4962	8803	50	50	40
WN24-007	215 Eliza St	NS	750	682	1432	50	49	41
WN24-008	181 Isabella St East	NS	439	461	900	50	47	38
WN24-009	230 Leonard St	EW	413	434	847	50	44	36
WN24-010	350 Eliza St	NS	761	742	1503	50	57	46
WN24-011	260 Carrol St	EW	235	219	454	50	50	41
WN24-012	101 Domville St	NS	486	512	998	50	48	39
WN24-013	315 Tucker St	NS	314	330	644	50	56	43
WN24-014	585 Queen St West	EW	2029	1976	4005	50	56	47
WN24-015	532 Cork Street	NS	202	319	521	50	49	38
WN24-016	577 Cork Street	NS	141	142	283	50	49	40
WN24-017	665 Martin St	EW	136	203	339	50	52	40
WN24-018	Highway 6 South at Mount Forest Sign	NS	3085	3063	6148	70	86	75
WN24-019	141 North Water St	EW	316	329	645	50	57	47
WN24-020	369 John Street	NS	156	138	294	50	42	33
WN24-021	305 John Street	NS	378	1113	1491	50	35	21
WN24-022A	301 Main Street S	NS	4756	4325	9081	50	47	36
WN24-022B	323 Main Street S	NS	3239	2390	5629	50	50	39
WN24-023	170 Queen St East	EW	2185	2322	4507	50	51	43
WN24-024	155 Clyde St	EW	80	59	139	50	37	31
WN24-025	353 Wellington St East	EW	563	682	1245	50	49	40
WN24-026	429 King Street East	EW	109	79	188	50	46	35
WN24-027	457 Wellington St East	EW	301	288	589	50	49	38

MAP ID	ROAD NAME	TRAFFIC COUNT				SPEED COUNT		
		ROAD DIRECTION	NORTH OR EAST	SOUTH OR WEST	TOTAL	POSTED SPEED	85% PERCENTILE	AVERAGE SPEED
WN24-028	101 London Rd	NS	356	268	624	50	58	48
WN24-029	540 Wellington St East	EW	39	39	78	50	47	36
WN24-030	341 Main St North	NS	5258	5117	10375	50	57	47
WN24-031	460 Main St North	NS	5899	6954	12853	50	48	37
WN24-032	210 Industrial Drive	EW	520	521	1041	50	57	45
WN24-033*	9549 Concession 4 North							
WN24-034*	9458 Concession 4 North							
WN24-035*	9328 Concession 4 North							
WN24-036*	9226 Concession 4 North							
WN24-037*	9133 Concession 4 North							
WN24-038	7738 Sideroad 8E	EW	14	7	21	80	77	54
WN24-039	8960 Sideroad 3	NS	13	12	25	80	56	42
WN24-040	7574 1st Line	NS	200	197	397	80	57	40
WN24-041	7463 2nd Line	NS	79	86	165	80	93	73
WN24-042	7416 3rd Line	NS	115	115	230	80	70	59
WN24-043	7257 6th Line	NS	78	71	149	80	87	72
WN24-044	8818 Concession 11	NS	135	193	328	80	98	84
WN24-045	8628 Concession 9	NS	373	365	738	80	81	69

*Locations WN24-033 to WN24-037 will have a future 7 day traffic count in the summer of 2024.

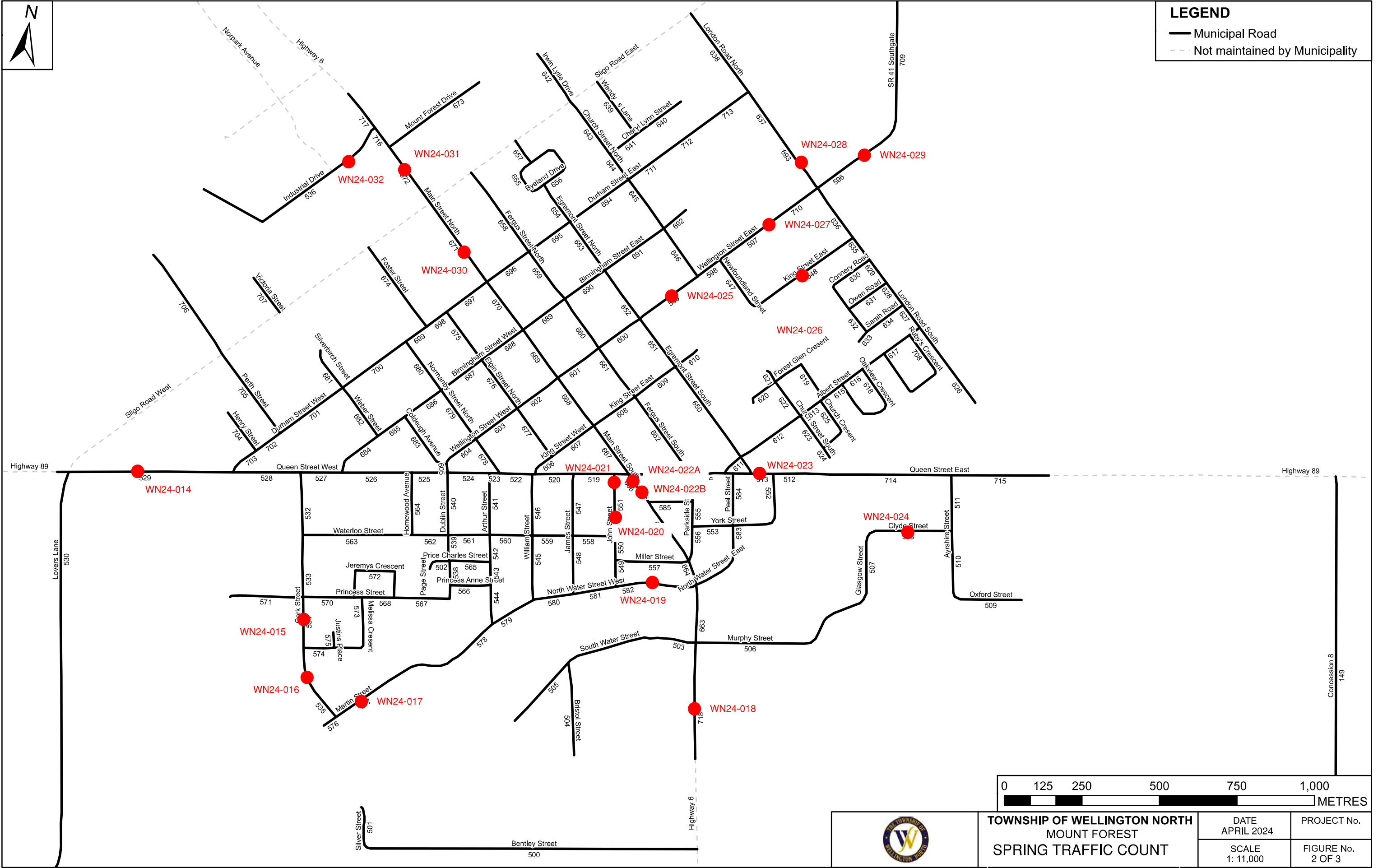
INF 2024-010
ATTACHMENT 2





LEGEND

- Municipal Road
- Not maintained by Municipality



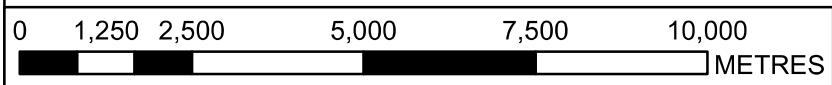
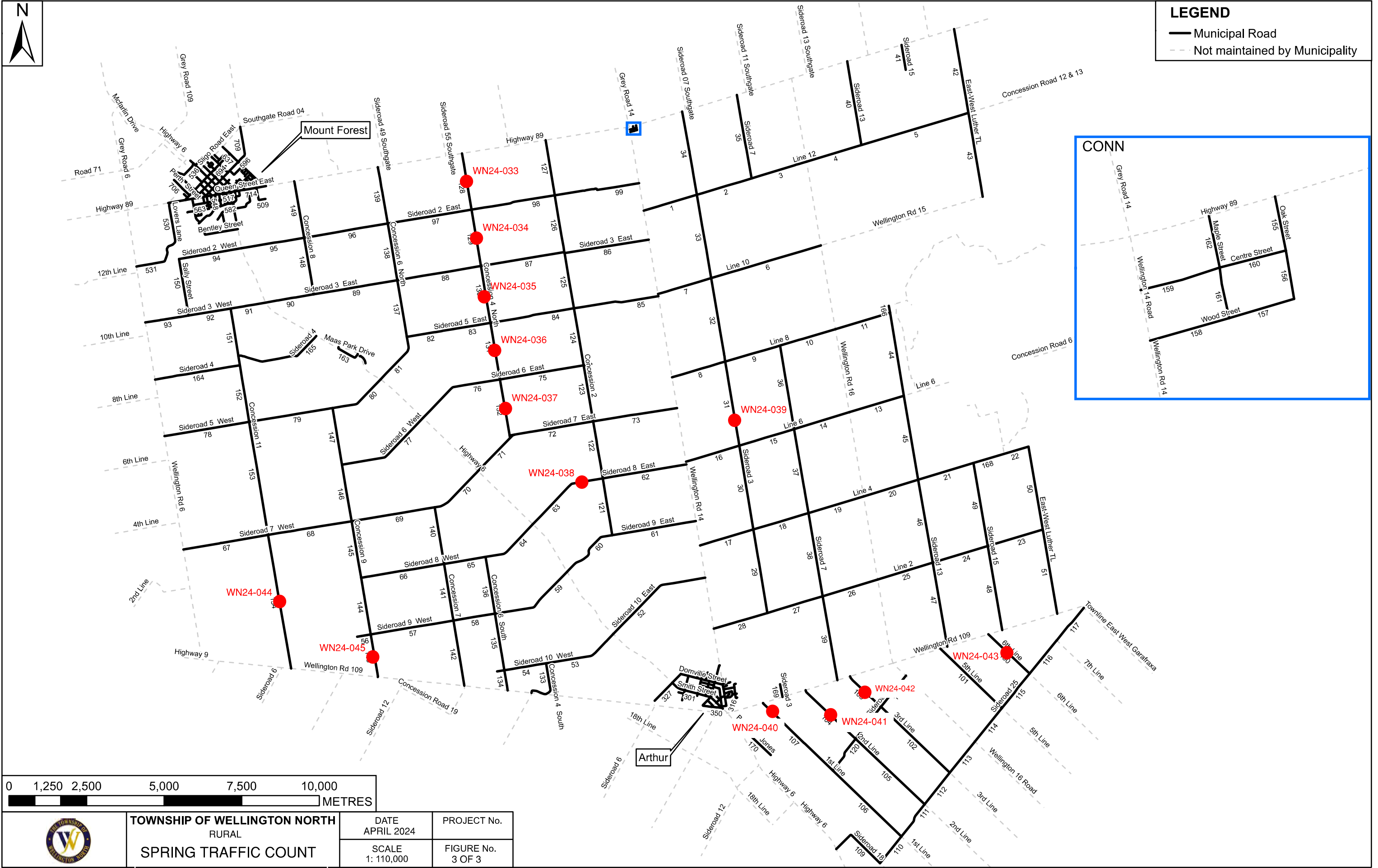
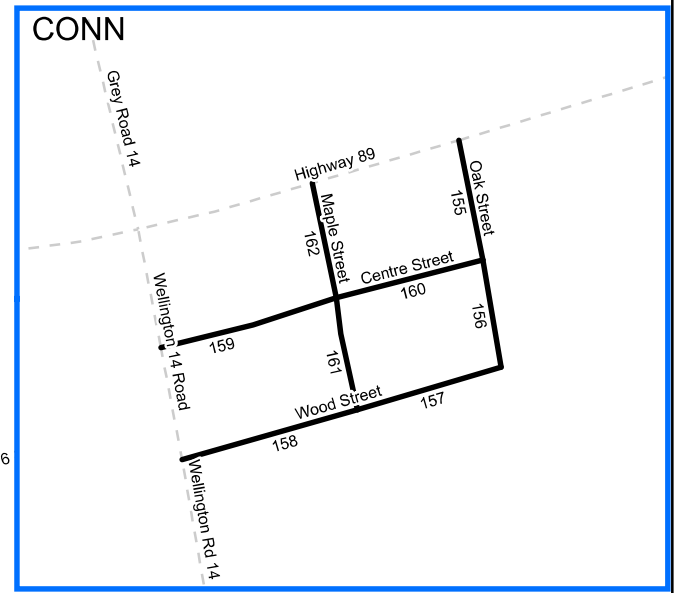
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST
SPRING TRAFFIC COUNT

DATE APRIL 2024	PROJECT No.
SCALE 1: 11,000	FIGURE No. 2 OF 3



LEGEND

- Municipal Road
- - - Not maintained by Municipality



	TOWNSHIP OF WELLINGTON NORTH RURAL		DATE APRIL 2024	PROJECT No.
	SPRING TRAFFIC COUNT		SCALE 1: 110,000	FIGURE No. 3 OF 3



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-06-03

MEETING TYPE: Open

SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk

REPORT #: CLK 2024-015

REPORT TITLE: Consideration of Engineers Report Arthur Drain

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2024-015 being a report to approve the final engineer's report for the proposed drainage works for Arthur Drain 6;

AND THAT Council hereby approves the final Engineer's report dated April 17, 2024, prepared by K. Smart Associates Limited file No. 22-168;

AND FURTHER THAT Council give first and second reading to a provisional by-law to adopt the final engineers report;

AND FURTHER THAT the Mayor and Clerk are authorized to sign the provisional by-law to adopt the final engineers report;

AND FURTHER THAT Council set the date for the Court of Revision as July 22, 2024 at 7:00 p.m. to hear any appeals filed in this matter.

AND FURTHER THAT Council of the Township of Wellington North hereby appoint the following individuals to sit on the Court of Revision

Councillor _____

Councillor _____ and

Councillor _____

AND FURTHER THAT the Mayor and Clerk be authorized to sign the by-law to appoint those members to the Court of revision.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

CLK 2024-011 approval of the final engineer's report for Arthur Drain 6

CLK 2022-013 being a report to Appoint an Engineer for Arthur Drain 6

BACKGROUND

Council passed a motion at the May 24, 2022 meeting, approving drainage works under the Drainage Act (the Act) for the Arthur Drain 6, in the Township of Wellington North, and appointed K. Smart Associates Limited to prepare a report on the work to be undertaken.

A meeting was held on June 28, 2022 at 8991 Wellington Road 6 (in the barn located on the property) with impacted landowners to review the process, the watershed boundary, the proposed work and landowner costs related to the project.

A second meeting was held July 19, 2023 at the municipal office in Kenilworth at which the landowners reviewed the proposed work and preliminary assessments with the Engineer.

The final engineers report dated April 17, 2024 File No. 22-168 was submitted by K. Smart Associates Limited on April 17, 2024 and copy is available in the Clerk's office at the Township of Wellington North.

Pursuant to the Act the report was circulated to impacted landowners and agencies within 30 days of receipt of the report and a notice was provided advising landowners and agencies the date, time and location of the meeting at which the report will be considered.

Pursuant to the Act, Council must approve the engineer's report and adopt a provisional by-law by first and second reading or not approve the report and provide the reasons for their decision. The by-law is found on this agenda.

If Council approves the work, the Court of Revision will be held July 22, 2024 at 7 p.m., at which landowners may appeal their assessment. All landowners who are affected must then be advised of any revisions and provisions for further appeals.

After the appeal process has expired, the by-law will be given third reading, the process for construction of the drainage works can begin and benefitting landowners and road authorities will be assessed costs in accordance with the approved engineer's report.

ANALYSIS

The Engineer report indicates the work will consist of:

- Lower 49m of 1200mm concrete culvert, restore driveway and sod lawn
- 146m of ditch bottom cleanout

- 1,207m of concrete tile (450mmØ to 600mmØ)
- Three (3) 900x1200mm concrete ditch inlet catchbasins, one (1) 600x600mm concrete catchbasin
- 3 WASCoBs
- 1,365m of overflow swale over the existing ditch
- Removal and disposal of existing culverts
- Connect existing field tiles to the Main Drain

The estimated cost of the project is \$377,855 and the watershed served is approximately 146 hectares (361 acres).

CONSULTATION

Agencies and impacted landowners.

FINANCIAL CONSIDERATIONS

Capital: The municipalities assessment for the construction is estimated to be \$2,351.00

Operating: None

Staffing Implications: None

ATTACHMENTS

Provisional Drain By-law attached to this agenda

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer

ENGINEERING REPORT

For

ARTHUR DRAIN 6

Township of Wellington North

Geographic Township of Arthur

County of Wellington

Date: April 17, 2024

File No. 22-168



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

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SCHEDULE A – SCHEDULE OF ASSESSMENTS

SCHEDULE B – SCHEDULE OF ASSESSMENTS FOR MAINTENANCE

SCHEDULE C – SCHEDULE FOR ACTUAL COST BYLAW

APPENDIX A – CALCULATION OF ASSESSMENTS

APPENDIX B – CALCULATION OF ASSESSMENTS FOR FUTURE MAINTENANCE

SPECIAL PROVISIONS

STANDARD SPECIFICATIONS

- Section 200 - General Conditions
- Section 300 - Special Provisions (See Drawings 2 & 12)
- Section 400 - Standard Specifications for Construction of Drains
- Section 410 - Standard Specifications for Open Drains
- Section 420 - Standard Specifications for Tile Drains

DRAWINGS 1 TO 12

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Table 12.1-1 - Section 30 Allowance Rates	10
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Definitions:

“Act” means The Drainage Act R.S.O. 1990

“CSP” means corrugated steel pipe

“Drainage Guide” means A Guide for Engineers working under the Drainage Act in Ontario, (OMAFRA Publication 852, 2018)

“DFO” means Fisheries and Oceans Canada

“Drain” means Arthur Drain 6

“Grant” means provincial grant as per Section 85 of the Act

“Grant Policy” means OMAFRA Agricultural Drainage Infrastructure Program Administrative Policies

“HDPE” means high-density polyethylene

“MECP” means Ministry of Environment, Conservation and Parks

“Municipal Drain” means a drainage works constructed under the Act

“Municipality” means Township of Wellington-North

“OMAFRA” means the Ontario Ministry of Agriculture, Food and Rural Affairs

“Tribunal” or “Drainage Tribunal” means Agriculture, Food and Rural Affairs Appeal Tribunal

“ø” means diameter



K. SMART ASSOCIATES LIMITED

CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

April 17, 2024

File No. 22-168

ARTHUR DRAIN 6 TOWNSHIP OF WELLINGTON NORTH

1 EXECUTIVE SUMMARY

On February 3, 2022 the Municipality received a request for improvement of Arthur Drain 6 from Gary Ross, Dale Ross, Amos Weber and James Weber for enclosing the Drain in Lots 16, 17 and 18, Concession 12. Pursuant to Section 8 of the Act, on May 24, 2022, K. Smart Associates Limited was appointed by resolution of Council to prepare a Section 78 report on Arthur Drain 6.

To address the request received, this report recommends the following:

- Lower 49m of 1200mm concrete culvert, restore driveway and sod lawn
- 146m of ditch bottom cleanout
- 1,207m of concrete tile (450mmØ to 600mmØ)
- Three (3) 900x1200mm concrete ditch inlet catchbasins, one (1) 600x600mm concrete catchbasin
- 3 WASCoBs
- 1,365m of overflow swale over the existing ditch
- Removal and disposal of existing culverts
- Connect existing field tiles to the Main Drain

The estimated cost of this project is \$377,855.

The watershed served is approximately 146 hectares (361 acres).

Assessment schedules are for the construction and future maintenance of the drainage works.

- Schedule A shows the assessment of the total estimated cost.
- Schedule B is for prorating future maintenance cost.
- Schedule C is for levying the final cost of the Drain.
- Appendix A illustrates the calculation of the assessments outlined in Schedule A.
- Appendix B illustrates the calculation of the assessments for future maintenance outlined in Schedule B.

2 BACKGROUND

On February 3, 2022, four adjacent landowners being Dale Ross, Garry Ross, Amos Weber, and James Weber signed a request for improvement on Arthur Drain 6 by enclosing the Drain along their properties. On May 24, 2022, the Council of the corporation of the Township of Wellington North appointed K. Smart Associates Limited under Section 8(1) of the Drainage Act to prepare a Section 78 Engineer's Report.

3 DRAINAGE HISTORY

Arthur Drain 6 was originally established in accordance with a report of C. D. Bowen, OLS dated March 12, 1914. Under the 1914 report, Arthur Drain 6 commenced in Lot 15, Concession 12 (Arthur Twp.) and continued southerly across Lots 15 to 18 up to the north side of Sideroad 7 West at the Concession 11-12 Line. It was constructed throughout as an open ditch. Arthur Drain 6 was subsequently improved under a report by K. Smart P. Eng., dated October 30, 2003.

4 INVESTIGATION

4.1 On-Site Meeting

On June 28, 2022, an on-site meeting was held in accordance with Section 9(1) and 9(2) of the Act. Notice of the meeting was sent to the petitioners in the watershed and the affected agencies. The following attended the on-site meeting; Dale Ross, James Weber, Amos Weber, Gary Ross, David Hill, Thomas Jackson (Drainage Superintendent), Neal Morris (Project Engineer) and Vladimir Solorzano (KSAL).

The following input was provided by those in attendance:

Dale Ross (Roll No. 010-17704)

Agrees with the drain enclosure and wants to proceed with the project. Mentioned that the open ditch was surrounded by corn crops. Asked if the ditch enclosure could also be extended further upstream into the bush area/wetland.

Gary Ross (Roll No. 010-17702)

Agrees with the drain enclosure and wants to proceed with the project. Mentioned that there is a pile of stones on the east side of his property near the bush that can be used for construction.

Amos Weber (Roll No. 010-17500)

Agrees with the drain enclosure and wants to proceed with the project. Asked about an approximate date for the construction of the drain. Property has been systematically tiled by AWF Contractors Ltd and a tile plan needs to be acquired.

James Weber (Roll No. 010-17400)

Asked if the ditch enclosure could continue further downstream west of the bush area. Ash trees are in the bush area located on the southwest corner of the

property. Mentioned that part of the Arthur Drain has already been enclosed downstream of the proposed enclosure.

4.2 Site Examination and Survey

The route of the existing drain was examined after the on-site meeting. The findings are outlined below. A topographic survey was completed in September 2022 from the northern property line of Roll 010-17400 to the forested area on the southeast corner of Roll 010-17704

Roll No. 010-17400

The Drain outlets from a 1200mm \varnothing reinforced concrete pipe being used as a laneway culvert. Further upstream there is a densely wooded area on the east side of the drain and to the west the land is being used for agricultural purposes.

Roll No. 010-17500

Several field tiles were found draining into the ditch. In the middle of the field, the ditch was found to be enclosed with a 9m long 700mm diameter CSP culvert in fair condition.

Roll No. 010-17702

It was observed that the drain has a zigzag pattern going across the property. The ditch was found to have two crossings, one being an 8m long 900mm \varnothing CSP culvert and the second one a 5m long 750mm \varnothing CSP culvert. Further upstream an irrigation pond was found on the west side of the ditch.

Roll No. 010-07704

The Drain runs along the north side of the forested area. The Drain has one crossing down stream of the forested area being a 7m long 600mm \varnothing CSP.

4.3 Watershed Description

The perimeter watershed of the Drain has been established based on the on-site investigation, topographic survey, and open-source SWOOP Digital Elevation model (DEM) data from the province.

Historical reports of neighbouring municipal drains were also reviewed to ensure accuracy. The watershed for Arthur Drain 6 borders one municipal drain, Minto Drain 26. Tile mapping from the farms in the watershed was requested to confirm the subsurface drainage direction.

The watershed area is approximately 76% agricultural lands, 23% forested lands, and 1% roads.

5 AUTHORITY FOR REPORT

Section 78 of the Drainage Act provides for the repair and improvement of an existing drain constructed under the Drainage Act through a new Engineer's report. The Arthur Drain 6 was constructed under the Drainage Act, and it was determined from the on-site meeting and site examination that the Drain requires improvement. Therefore, this report is properly initiated under Section 78 of the Drainage Act.

6 DESIGN CONSIDERATIONS

6.1 Sufficient Outlet

Section 15 of the Act requires that the proposed work be continued downstream to a sufficient outlet. Section 1 of the Act defines sufficient outlet as "a point at which water can be discharged safely so that it will do no damage to lands or roads." This project uses the existing open ditch as an outlet, as no additional lands are brought into the drain.

6.2 Drain Capacity

The size of the proposed tile drain was determined using the Drainage Coefficient Method outlined in the *Drainage Guide for Ontario*, published by OMAFRA. The drainage coefficient is a measure of the amount of runoff that a closed drain can remove from an upstream watershed in a 24-hour period. Based on our watershed examination and landowner discussions, the proposed tile drains on this project have been designed for a 38mm (1.5") drainage coefficient (1/2" for subsurface and 1" for surface waters)

6.3 Soil Conditions

The Wellington County soils mapping for this area indicates that the soils adjacent to this Drain are Listowel silt loam, Parkhill silt loam and Muck. These soils have poor to imperfect drainage but are considered good lands for agriculture purposes.

Muck soils are located from 0+232 to 0+500. These soils, have a high organic content near the surface with and underlying silt till. The soil would have a high water content, thick topsoil layer and stone free. High ground water levels should be anticipated, and clear stone bedding may be required in this location.

Listowel silt loam soils are located from 0+000 to 0+232 and 0+500 to 1+100. These soils are clayey silt with some sand and gravel. The soil would have low impermeability impermeable, few cobbles and pocket of sands. Based on available information, adverse subsurface conditions are not expected on this project, and the use of conventional construction equipment is anticipated.

Parkhill silt loam soils are located from 1+100 to 1+427. These soils are clayey silt with some sand and gravel. The soil would have low impermeability, few cobbles

and pocket of sands. Based on available information, adverse subsurface conditions are not expected on this project, and the use of conventional construction equipment is anticipated.

7 MEETING

On July 19, 2023, a second meeting with landowners was held at the Township of Wellington North office at 10:00 am. Notice for the meeting was sent to all landowners in the watershed, affected agencies and the Municipality. At the meeting, the results of the investigation to date were presented along with a summary of the proposed work/design alternatives and preliminary cost estimates and assessments.

Those present at the meeting were in general agreement with the work proposed.

Attendees provided the following input:

Dale Ross (Roll No. 010-17704)

Dale Ross was pleased with the design and progress but requested that the drain enclosure to be extended further upstream along the forested area from Sta. 1+312 to 1+400. A concern was expressed regarding the size of tile on his property, the engineer explained that the tile was designed for a 1 ½ “drain coefficient but could be upgraded if he was willing to pay the additional cost.

Amos Weber (Roll No. 010-17500)

Amos Weber requested that the ditch enclosure be done further downstream to the north end of his property (010-17400); the engineer explained that a DFO application would have to be done to see if this part of the drain can be enclosed.

Garry Ross (Roll No. 010-17702)

Garry Ross was asked if the irrigation pond on the property was being used. He responded with no and that the pond could be filled in at the time of construction.

Gord South (Roll No. 010-17900)

Gord South mentioned that his property had been systematically tiled away from the drain. The engineer informed him that part of his property had surface flow towards the drain.

Further discussion with Amos Weber was done after DFO comments were received. Based on the requirements from DFO, the enclosure downstream of the 1200mmØ concrete culvert was too costly and not to enclosure downstream of property roll No. 010-17500.

8 ENVIRONMENTAL CONSIDERATIONS

8.1 Agency Notification

Contact was made with the Maitland Valley Conservation Authority, MECP and DFO during the process of preparing this report.

8.2 Agency Responses

8.2.1 Maitland Valley Conservation Authority

The Maitland Valley Conservation Authority did not request an environmental appraisal under Section 6 of the Act. The Conservation Authority was sent notices to the public meetings. MVCA staff provided us with regulatory mapping and as long as we limit the work outside any wetland boundaries, they would have no major concerns. MVCA requested we submit a final report, drawings, and permit when the report is submitted to council.

8.2.2 MNRF

There are no known endangered or threatened species or their habitat in the project area.

8.2.3 DFO

The Arthur Drain 6 is rated Class F under DFO's drain classification system.

A Request for Review was submitted to DFO along with a project description and drawing package. The response from DFO dated January 18, 2024 indicated that the proposed works are not likely to result in serious harm to fish provided the following measures are implemented (e.g. timing windows, erosion and sediment control measures, etc.)

- The works occur outside March 15 and July 15.
- Scheduled work occurs in the dry and low or no flow seasons.
- A plunge pool 1.5 to 2.0m deep be constructed at the outlet.
- Sediment control measures are in place before and during construction.

9 RECOMMENDED WORK

A description of the Drain for construction and future maintenance is as follows:

Further detail regarding the construction and maintenance of the Drain is in the Special Provisions and Drawings.

A. J. & M. Weber (Roll No. 010-17400)

- Lower 49m of 1200mmØ concrete culvert and restore driveway and sod lawn.
- Clean-out 146m of ditch, 1m bottom width, 2:1 side slopes and seed banks
- Construct stilling basin 1.5m deep and 10m long with 2:1 side slope.
- Place 5m² of riprap at 600mm HDPE pipe outlet.
- Install 12m of 600mmØ HDPE pipe with Rodent Grate at tile outlet.
- Construction of 900x1200mm DICB including 5m² of rip-rap, birdcage grate and connections to existing tile.
- Construct 35m long berm (WASCoB) with 0.5m top width and 3:1 seeded side slopes, and overflow weir with 10m² of riprap

A. & M. Weber (Roll No. 010-17500)

- Install 402m of 600mmØ concrete tile with joint wraps.
- Connect six existing tiles to the main drain.
- Construction 466 of overflow swale with 1m bottom and 10:1 side slopes and seed swale (5m width).
- Remove and dispose of the existing 750mmØ CSP culvert.
- Construction 40m long berm (WASCoB) with 0.5m top width and 3:1 seeded side slopes, and overflow weir with 10m² of rip-rap.
- Construction of 900x1200mm DICB including 5m² of rip-rap, birdcage grate and connections for existing tile.
- Remove 45m of the existing fence.

G. & W. Ross (Roll No. 010-17702)

- Install 585m of 525mmØ concrete tile with joint wraps.
- Connect seven existing tiles to the main drain.
- Remove and dispose of existing CSP culverts (900mmØ and 750mmØ).
- Construct 693m of overflow swale with 1m bottom and 10:1 side slopes and seed swale (5m width).
- Construct 40m long berm (WASCoB) with 0.5m top width and 3:1 seeded side slopes, and overflow weir with 10m² of rip-rap.
- Construct 900x1200mm DICB including 5m² of rip-rap, birdcage grate and connections for existing tile.

D. & T. Ross (Roll No. 010-17704)

- Install 585m of 525mmØ concrete tile with joint wraps.
- Remove and dispose of existing CSP culvert (600mmØ).
- Construct 693m of overflow swale with 1m bottom and 10:1 side slopes and seed swale (5m width).
- Construct a 600x600mm DICB including 5m² of rip-rap and birdcage grate

9.1 Culverts

Table 9.1-1 - Summary of Culverts identifies culverts that are part of the Drain and specifies minimum capacity for future culverts that may be installed by landowners at their expense, subject to the approval of the Municipality as required by the Maintenance section of this report.

Table 9.1-1 - Summary of Culverts

Roll No. or Road	Station	Existing Culvert	Required Culvert	Responsibility
<i>Culvert sizing for work under this report.</i>				
010-17400	0+000 to 0+050	1200mm concrete culvert	1200mm concrete culvert	Drain
<i>Culvert sizing for future, subject to municipality approval.</i>				
010-17500	0+228 to 0+696 OS	--	Twin 450mm CSP	Landowner
010-17702	0+696 to 1+382OS	--	Twin 450mm CSP	Landowner
010-17704	1+382 to 1+587 OS	--	Twin 450mm CSP	Landowner

Refer to Section 13 Assessments for information regarding proposed culvert assessments.

Refer to Section 15.4 Culvert Maintenance for information regarding repair and replacement of culverts.

10 CONSTRUCTION CONSIDERATIONS

10.1 Construction Scheduling

Construction cannot commence until ten days after a bylaw to adopt this report is given third reading in accordance with the Act.

Restricted timing windows for this project, if any, are described in Section 8 Environmental Considerations.

10.2 Design Changes During Construction

In general, design changes requested by landowners, agencies or other authorities after the bylaw is passed cannot be undertaken.

Section 84.1 of the Act and the associated regulation, O. Reg. 500/21, provides criteria and a process for amending this report if design changes are required during construction and approved by the engineer. If design changes are made, this report must be amended after construction with the as-constructed drawings before passing the actual cost bylaw.

Additional work desired by the landowner(s) which is not part of the drainage works may be arranged with the Contractor provided the cost of the work is paid by the

landowner(s), and the engineer reviews the additional work in advance. Such additional work is not part of the drainage works for future maintenance.

10.3 Alignment of Drains

All drains shall be constructed and maintained generally to the alignment, as noted on the plans and specified by the Special Provisions. In the absence of survey bars, existing fences and similar boundary features are assumed to represent property lines. Should landowners desire a more precise location for the drains in relation to their property line or if there is a dispute about the location of any property line, landowners may obtain a legal survey at their own cost before construction.

11 DRAWINGS AND SPECIFICATIONS

11.1 Drawings

The location of the drain, watershed boundary and the affected properties are shown on Drawing No. 1 included with this report. The numbers adjacent to the drain are station numbers which indicate in metres the distance along the drain from the outlet. The profiles, details and special provisions for the Drain are on Drawings 2 to 12.

11.2 Specifications

This report incorporates the General Conditions, Standard Specifications and Special Provisions listed in the Table of Contents, which govern the construction and maintenance of the Drain.

12 COST ESTIMATE

The estimated cost of this project includes allowances to owners, the construction cost, the engineering cost and other costs associated with the project.

12.1 Allowances

Sections 29 to 33 of the Drainage Act provides for allowances (compensation) to owners affected by proposed drain construction. On this project, allowances under only Section 30 apply and are summarized in Table 12.1-2 – Summary of Allowances.

12.1.1 Section 29 – Right-of-Way

Section 29 provides for payment of an allowance to landowners for the right-of-way required for the Drain. This allowance compensates the owners for land to accommodate the Drain, access routes to the Drain and for a corridor along the Drain for construction and maintenance purposes. Current municipal assessment rolls and land use were reviewed to establish land values for computing right of way allowances.

Since this is an existing drain and Section 29 allowances were provided in the original report no allowance for right-of-way is provided in this report.

12.1.2 Section 30 - Damages

Section 30 provides for payment of an allowance to landowners along the Drain for damages caused by the construction of the Drain. Where separate access routes to the working area are specified in this report, Section 30 allowances also account for access route damage. In agricultural areas, crop damages are computed using the methodology outlined in the Drainage Guide, published crop values, and declining productivity loss in the years following construction.

Table 12.1-1 - Section 30 Allowance Rates

Land Use	Area Land Value
Cultivated Lands	\$ 2,115/ha
Bush Lands	1,058/ha

There is a minimum Section 30 allowance of \$100.

12.1.3 Section 31 – Existing Drains

Section 31 provides for payment of an allowance to owners with infrastructure incorporated as part of the drain. No infrastructure is incorporated in the proposed Drain, so no allowance is required under Section 32.

12.1.4 Section 32 – Insufficient Outlet

Section 32 provides for payment of an allowance to owners affected when a drain is not constructed to a sufficient outlet. The proposed Drain is constructed to sufficient outlet, so no allowance is required under Section 32.

12.1.5 Section 33 – Loss of Access

Section 33 provides for payment of a loss of access (L.O.A.) allowance to a property where an open drain is constructed, and a crossing is not provided for the property. The proposed Drain does not create a loss of access on any property, so no allowance is required under Section 33.

The table below summarizes the dimensions and amounts of the allowances to be provided under this report.

12.1.6 Summary of Allowances**Table 12.1-2 - Summary of Allowances**

Roll Number	Damages		Total (\$)
	Width (m)	Sec. 30 (\$)	
Main Drain			
010-17400	40	1,900	1,900
010-17500	40	3,400	3,400
010-17702	40	4,950	4,950
010-17704	40	1,750	1,750
Overflow Swale			
010-17400	15	550	550
010-17500	15	1,500	1,500
010-17702	15	2,200	2,200
010-17704	15	650	650
TOTAL ALLOWANCES:			\$16,900

In accordance with Section 62(3) of the Act, the allowances shown may be deducted from the final assessment levied. Payment to the owner would only be made when the allowance is greater than the final assessment. The allowances are a fixed amount and are not adjusted due to construction.

12.2 Construction Cost Estimate

The estimated cost for Labour, Equipment and Materials to construct the proposed Drain is outlined in detail in Estimated Costs Summary in Table 12.6-1 - Estimated Cost Summary. The construction cost estimate is based on recent costs for comparable work. A contingency amount is included to cover additional work that may be required due to field conditions or minor alterations to the project.

The contract for the Drain will be awarded by public tender. If the contract price is more than 33% over the engineer's estimate, Section 59 of the Act requires a Council meeting with the assessed landowners to determine if the project should proceed.

12.3 Engineering Cost Estimate

Engineering costs include report preparation and attending the Council meeting to consider the report and the Court of Revision.

Construction Phase Services may include preparing tender documents and tender calls, reviewing tenders, attending the pre-construction meeting, periodic construction inspection, payments, final inspection, post-construction follow-up, final cost analysis and preparation of the grant application.

The cost for report preparation is usually not altered at the conclusion of a project unless the report is referred back or the report is appealed to the Drainage Tribunal, which would result in additional costs. The amount shown for meetings is an estimate. The final cost will be based on the actual time required for meetings. The estimate shown for construction phase services is based on experience and assumes good construction conditions and a Contractor who efficiently completes the construction. The final cost for the construction phase will vary as per the actual time spent during and following drain construction. Engineering costs are summarized in Table 12.6-1 - Estimated Cost Summary.

12.4 Estimate of Section 73 Costs

Section 73(2) and 73(3) of the Act direct that the cost of services provided by municipal staff and the Council to carry out the Act process shall not form part of the final cost of the Drain. However, Section 73(1) outlines that the following costs incurred by the Municipality can be included in the cost of the Drain: “*cost of any application, reference or appeal and the cost of temporary financing.*”

The estimate of Section 73 costs is included to cover the above-referenced items from Section 73(1) and primarily provides for interest charges on financing the project until it is completed. This cost estimate may not be adequate to cover legal or engineering costs incurred by or assessed to the Municipality should the project be appealed beyond the Court of Revision though such costs will form part of the final drain cost.

Grant policy indicates that municipal cost for photo-copying and mailing required to carry out the required procedures under the Act can be included in the final drain cost. Section 73 costs are summarized in Table 12.6-1 - Estimated Cost Summary.

12.5 Harmonized Sales Tax

The Harmonized Sales Tax (HST) will apply to most costs on this project. The Municipality is eligible for a partial refund on HST paid, the net 1.76% HST is included in the cost estimates in this report.

12.6 Estimated Cost Summary**Table 12.6-1 - Estimated Cost Summary**

DESCRIPTION						TOTAL COST
ALLOWANCES:						\$16,900
CONSTRUCTION COST ESTIMATE						
Item	Stations	Description	Unit	Quantity	Unit Price	Cost
i) Main Drain						
	0+000 to 0+049	Lower 49m existing 1200mm conc. culvert, restore driveway (50 ton), rip-rap (20m ²) and sod lawn (180m ²)	m	49	150	7,400
	0+049 to 0+195	Seed banks 5m width	m ²	730	2	1,100
	0+049 to 0+195	Clean-out 146m of ditch 1m bottom 2:1 side slopes (300mm to 100mm deep) and level spoil to the west of ditch	m	146	20	2,900
	0+195 to 0+214	Construct stilling basin 1.5m deep, 2.8m wide and 10m long with 3:1 side slopes	L.S.	1	4,000	4,000
	0+214	Place 5m ² of rip-rap at outlet of 600mm dia. HDPE pipe	m ²	5	50	300
	0+214 to 0+226	Install 12m of 600mm dia, HDPE pipe with rodent grate	m	12	290	3,500
	0+222	Construct 35m WASCob 0.5m wide top and 3:1 side slopes with overflow weir and 10m ² of rip-rap	m	32.5	100	3,300
	0+226	Construct 1200x900mm DICB including 5m ² of riprap on geotextile, connection and birdcage grate	L.S.	1	3,000	3,000
	0+226 to 0+628	Install 402m of 600mm dia. Concrete tile with joint wraps	m	402	135	54,300
	0+222 to 0+688	Construct overflow swale 1m bottom and 10:1 side slopes	m	466	25	11,700
	0+222 to 0+688	Seed overflow swale and berm 5m width	m ²	501	2	800
	0+237	Connect existing 150mm dia. plas.	L.S.	1	200	200
	0+238	Connect existing 250mm dia. plas.	L.S.	1	200	200
	0+239	Connect existing 200mm dia. plas.	L.S.	1	200	200
	0+262	Connect existing 150mm dia. plas.	L.S.	1	200	200
	0+262	Connect existing 200mm dia. plas.	L.S.	1	200	200
	0+262	Connect existing 100mm dia. plas.	L.S.	1	200	200

DESCRIPTION							TOTAL COST
0+418 to 0+426	Remove and dispose of existing 750mm DIA. CSP culvert	L.S.	1	500	500		
0+684	Construct 40m WASCoB 0.5m wide top and 3:1 side slope with overflow weir and 10m ² of rip-rap	m	40	100	4,000		
0+628	Remove 45m of existing fence	m	45	2	100		
0+628	Construct 1200x900mm DICB including 5 m ² of riprap on geotextile, connections, and birdcage grate	L.S.	1	4,300	4,300		
0+628 to 1+213	Install 585m of 525mm dia. concrete tile with joint wraps	m	585	135	79,000		
0+628 to 1+381	Construct overflow swale 1m bottom and 10:1 side slope	m	693	25	17,300		
0+688 to 1+381	Seed overflow swale and berm 5m width	m ²	733	2	1,100		
0+628	Connect existing 200mm dia. CSP to DICB	L.S.	1	200	200		
0+664 to 0+670	Remove and dispose of existing 900mm dia. culvert	L.S.	1	200	200		
0+952 to 0+957	Remove and dispose of existing 750mm dia. concrete culvert	L.S.	1	200	200		
0+666	Connect existing 150mm dia. plas. to Main drain	L.S.	1	200	200		
0+714	Connect existing 150mm dia. plas. to Main drain	L.S.	1	200	200		
0+808	Connect existing 100mm dia. plas. to Main drain	L.S.	1	200	200		
0+819	Connect existing 100mm dia. plas. to Main drain	L.S.	1	200	200		
0+943	Connect existing 100mm dia. plas. to Main drain	L.S.	1	200	200		
1+089	Connect existing 100mm dia. plas. to Main drain	L.S.	1	200	200		
1+101	Connect existing 150mm dia. plas. to Main drain	L.S.	1	200	200		
1+213	Construct 40m WASCoB 0.5m wide top and 3:1 side slope with overflow weir and 10m ² of rip-rap	m	40	100	4,000		
1+192	Construct 900x1200 DICB, including 5m ² of riprap on geotextile, connections, and birdcage grate	L.S.	1	4,300	4,300		
1+213 to 1+421	Install 450mm dia. concrete tile with joint wraps	m	208	50	10,400		
1+381 to 1+587	Construct overflow swale 1m bottom and 10:1 side slope.	m	206	25	5,200		

DESCRIPTION							TOTAL COST
	1+381 to 1+587	Seed overflow swale and berm 5m width	m ²	246	2	400	
	1+325 to 1+332	Remove and dispose of 600mm dia. CSP culvert	L.S.	1	200	200	
	1+421	Construct 600x600mm DICB including 5m ² of riprap on geotextile, connections, and birdcage grate.	L.S.	1	2,500	2,500	
Subtotal Construction							228,800
ii) Contingencies							
		Lump sum contingency allowance	L.S.	1	22,900	22,900	
Net HST (1.76%)							4,430
TOTAL CONSTRUCTION COST ESTIMATE:							\$256,130
ENGINEERING COSTS							
		Report Preparation				75,000	
		Consideration of Report Meeting				1,500	
		Court of Revision				1,500	
		Construction Phase Services				20,000	
		Net HST (1.76%)				1725	
TOTAL ENGINEERING COSTS:							\$99,725
SECTION 73 COSTS							
		Printing				1,000	
		Agencies Permit Fee paid by township				900	
		Interest estimate				1,000	
		Unforeseen costs				2,110	
		Net HST (1.76%)				90	
TOTAL SECTION 73 COSTS:							\$5,100
TOTAL ESTIMATED COST:							\$348,675

13 ASSESSMENTS

The Drainage Act requires that the total estimated cost be assessed to the affected lands and roads under the categories of Benefit (Section 22), Outlet Liability (Section 23), Injuring Liability (Section 23), Special Benefit (Section 24) and Increased Cost (Section 26). On this project assessment for Benefit and Outlet Liability are involved.

13.1 Calculation of Assessments

Appendix A in this report illustrates how the Drain is divided into sub-sections (intervals) and presents the cost for each interval, as outlined in the Drainage Guide. For each interval, the first step in the assessment calculation is to determine the benefit assessment to the affected lands and roads, then special assessments to roads and utilities are determined, where applicable. After deducting the total benefit and special assessments from the interval cost, the balance of the cost is

then assessed as outlet liability on a per hectare basis to all lands and roads in the watershed.

13.2 Benefit Assessments (Section 22 and 24)

Benefit assessments are listed in Schedule A – Schedule of Assessments and shown on a per interval basis in Appendix A – Calculation of Assessments.

Section 22 benefits represent the estimated value provided to the property by the works based on the following benefit categories: Improved Outlet (ability of a property to connect directly to the drain) and Improved Drainage (improved drainage along the length of the drain crossing a property))

Table 13.2-1 – Section 22 and 24 Benefit Assessments

<u>Roll No.</u>	<u>Description</u>	<u>Main Drain</u>	<u>TOTAL</u>
010-17400	-For area serviced	600	12,500
	-For improved drainage along drain	4,500	
	-Section 24 Special Benefit	7,400	
010-17500	-For Improved drainage along drain	101,900	117,000
	-For area serviced	15,100	
010-17702	-For Improved drainage along drain	149,600	161,500
	-For area serviced	11,900	
001-17704	-For Improved drainage along drain	50,900	61,300
	-For area serviced	10,400	
TOTAL BENEFIT			\$352,300

13.3 Outlet Liability Assessments (Section 23)

Section 23(3) of the Drainage Act states that outlet liability assessment is to be based on the volume and rate of flow of the water artificially caused to flow. Therefore the lands and roads in the watershed are assessed on a per hectare basis, with adjustments made to recognize the different amount of runoff generated by different land uses, as outlined in the *Drainage Guide*. The basis for the adjustments is 1 hectare of cleared agricultural land contributing both surface and subsurface water to the Drain. Land uses with a different runoff rate are adjusted by the factors given in *Table 13.3-1 - Runoff Factors Table*.

Table 13.3-1 - Runoff Factors Table

Land Use	Runoff factor
Agricultural	1
Forest	0.5
Tiled land	0.5
Gravel Road	2
Paved Road	3

13.4 Increased Cost (Special) Assessments (Section 26)

Section 26 of the Drainage Act directs that any increased cost due to a public utility or road authority shall be paid for by that utility or road. This assessment is known as a Special Assessment. Since no roads or public utilities were crossed in this project no Section 26 assessment are anticipated.

Actual special assessments are non-proratable and will be determined after construction by inserting the actual construction and engineering costs in the Special Assessments Table. Any additional costs identified by the engineer will be added to the Special Assessment where appropriate.

If there are increased costs to the drain project due to a utility or road during construction a Special Assessment will be based on the actual costs incurred.

Special Assessments do not apply to future maintenance assessments.

There are no Section 26 Special Assessments on this drain.

13.5 Assessment Schedules

For all assessment schedules, each parcel of land assessed has been identified by the municipal assessment roll number at the time of the preparation of this report. The size of each parcel was established using assessment roll information provided by the Township. For convenience only, each parcel is also identified by the owner name(s) from the last revised assessment roll.

13.5.1 Schedule A- Schedule of Assessments

The estimated cost for the drainage works in this report are distributed among lands, roads and utilities, as shown in Schedule A, the Schedule of Assessments. A minimum assessment of \$35 is applied to each property.

13.5.2 Schedule B -Schedule of Assessments for Maintenance

In accordance with Section 74 of the Act, the Drain shall be maintained by the Municipality, and the cost of maintenance shall be assessed to lands and roads upstream of the maintenance location, pro rata with the amounts in Schedule B. Schedule B \$ amounts are listed for calculating share of future maintenance costs. Schedule B \$ amounts are not payable at this time.

Schedule B is divided into columns to reflect the different drain intervals so maintenance work can be assessed to upstream lands and roads. The percentages shown in Schedule B determine the share of future maintenance to be levied. For example, a \$1,000 ditch cleanout or tile repair will result in a \$50 assessment to a property with a 5% maintenance assessment. If work occurs in more than one interval, the dollar values in each interval is to be added. The total value of the maintenance cost is to be prorated based on the summed values.

A minimum assessment of 0.01% is to be applied to all small lots in the watershed per interval.

A minimum assessment of 0.01%/\$35 is to be applied to all future small lots in the watershed per interval.

13.5.3 Schedule C – Schedule for Actual Cost Bylaw

After the construction of the Drain is certified complete by the Engineer, the Municipality will determine the actual cost of the Drain. Actual assessments will be determined by prorating the actual cost of the Drain using Schedule C. Schedule C illustrates the estimated net assessments after deducting allowances from the total assessments shown in Schedule A. Actual assessments in Schedule C will be levied to the owner of the identified parcel at the time the Actual Cost Bylaw is passed.

14 PRIVACY OF LANDS

Although a right of way for the Municipality will exist along the Drain for future maintenance, the land remains private property. Other landowners or the public may not enter or use the drain right of way. Persons authorized to enter the drain right of way to carry out duties under the Act include: Engineers, Contractors and the Drainage Superintendent and/or their assistants.

15 MAINTENANCE

Section 74 of the Act requires the Drain to be maintained by the Municipality, and the cost of maintenance to be assessed to the upstream lands and roads pro rata with the assessments in Schedule B.

15.1 The Drain For Future Maintenance

Arthur Drain 6 for the purpose of future maintenance will include all tile, catchbasins, overflow swale, ditch, culverts and berms, as defined and constructed in accordance with the drawings and special provisions of this report.

The overflow swales shown on the drawings are considered part of the Drain for future maintenance.

15.2 General

All parties affected by the Drain, are encouraged to periodically inspect the Drain and report any visible or suspected problems to the Municipality. Any landowner making a new connection to the Drain shall notify the Drainage Superintendent before making the connection. If the Drainage Superintendent is not notified, the cost to remedy new connections that obstruct or otherwise damage the Drain will be the responsibility of the owner.

A right-of-way along the drain and access routes to the Drain exist for the Municipality to maintain the Drain. The right-of-way for the Drain, as described in the Allowances section of this report shall remain free of obstructions. The cost of removing obstructions is the responsibility of the owner.

The discharge of anything but clean, unpolluted water into a drain is regulated by other provincial legislation. Any non-compliance will be reported to the appropriate environmental agency.

Buffer strips along open drains shall be maintained in accordance with the specifications in this report.

15.3 Updating Future Maintenance Schedules

To ensure future maintenance assessments are equitable, the assessments provided in this report should be reapportioned under Section 65 when severances or amalgamations occur when new lands are connected to the Drain or when a land-use change occurs that can be accommodated by the existing Drain. If a future land-use change will cause the drain capacity to be exceeded, a report under Section 4 or 78 may be required to provide increased capacity.

15.4 Culvert Maintenance

- The costs of cleaning through all culverts shall be assessed as drain maintenance to upstream lands and roads.
- When the responsibility for an access culvert is designated in Table 9.1-1 – Summary of Culverts as “Drain,” the cost for repair or replacement shall be assessed 50% to the abutting landowner and the remainder to the upstream watershed. The cost of additional culvert length is assessed to the owner.
- When the responsibility for an access culvert is designated as “Owner,” the cost for installation, repair, replacement and removal are the responsibility of the roll number listed in Table 9.1-1 – Summary of Culverts.
- Prior approval of the Municipality is required before a landowner installs a culvert not constructed under this report, and the culvert shall be installed per sizing and design grade specified in this report. If culverts smaller than the minimum recommended size are installed, such culverts will be deemed an obstruction to the Drain and removed at the landowner’s expense.

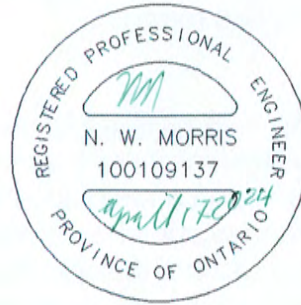
16 BYLAW

This report, including the drawings and specifications, assessment schedules and appendices, when adopted by bylaw in accordance with the Act, provides the basis for the construction and maintenance of the Drain.

All of which is respectfully submitted,

K. SMART ASSOCIATES LTD.

Neal Morris



N. Morris, P. Eng.

**SCHEDULE A - SCHEDULE OF ASSESSMENTS FOR CONSTRUCTION
ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll Number & Owner	Main Drain				Total	Gross Total Assessment (\$) Assessment (\$)
			Total ha affected	Benefit (Sec. 22)	Special (Sec. 24)	Outlet (Sec. 23)		
Twp of Wellington North								
F 12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)	9.9	5,100	7,400	176	12,676	12,676
F 12	Lot # 17	010 17500 (Amos & Martha Weber)	25.1	117,000		437	117,437	117,437
F 12	Lot # 17	010 17702 (Wendy & Gary Ross)	19.9	161,500		389	161,889	161,889
F 12	Lot # 18	010 17704 (Dale & Tami Ross)	20.3	61,300		369	61,669	61,669
F 11	Lot # 18	010 15700 (Bart & Mary Clemmer)	5.4	0		1,961	1,961	1,961
O 11	Lot # 18	010 15510 (Richard & Lori Nauta)	4.6	0		1,177	1,177	1,177
F 11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)	19.1	0		7,233	7,233	7,233
O 11	Lot # 19	010 15550 (Randy Macdonald)	3.3	0		959	959	959
F 12	Lot # 20	010 15400 (Marvin & Erla Bauman)	17.4	0		5,578	5,578	5,578
F 12	Lot # 19	010 17900 (Gordon & Anne South)	4.3	0		959	959	959
O 12	Lot # 19	010 17870 (Michael Lackie)	1.2	0		262	262	262
O 12	Lot # 19	010 17875 (Liam Franklin)	1.2	0		262	262	262
O 12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	1.1	0		305	305	305
O 12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)	3.0	0		959	959	959
O 12	Lot # 18	010 17840 (Albert Provencher)	3.0	0		697	697	697
O 12	Lot # 18	010 17810 (Dale & Tami Ross)	4.0	0		1,481	1,481	1,481
Subtotal (Lands):			142.8	344,900	7,400	23,204	375,504	375,504
SideRoad 7 West (Township of Wellington North)			3.6	0		2,351	2,351	2,351
Subtotal (Roads):			3.6	0	0	2,351	2,351	2,351
TOTAL ASSESSMENT ARTHUR DRAIN 6:			146.4	344,900	7,400	25,555	377,855	377,855

Notes:

- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience the owner's names as shown by the last revised assessment roll have also been included.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
ARHTUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll No. & Owner	Tile								
			Interval 0			Interval 1			Interval 2		
			Sta.	-0+533 \$	to 0+000 %	Sta.	0+000 \$	to 0+230 %	Sta.	0+230 \$	to 0+628 %
Twp of Wellington North											
12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)		9,426	44.25		3,578	38.89		0	0.00
12	Lot # 17	010 17500 (Amos & Martha Weber)		2,254	10.58		1,715	18.64		7,317	46.02
12	Lot # 17	010 17702 (Wendy & Gary Ross)		2,103	9.87		854	9.28		3,127	19.67
12	Lot # 18	010 17704 (Dale & Tami Ross)		1,902	8.93		772	8.39		1,381	8.69
11	Lot # 18	010 15700 (Bart & Mary Clemmer)		453	2.13		184	2.00		329	2.07
11	Lot # 18	010 15510 (Richard & Lori Nauta)		272	1.28		110	1.20		197	1.24
11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)		1,670	7.84		678	7.37		1,213	7.63
11	Lot # 19	010 15550 (Randy Macdonald)		221	1.04		90	0.98		161	1.01
12	Lot # 20	010 15400 (Marvin & Erla Bauman)		1,288	6.05		523	5.68		935	5.88
12	Lot # 19	010 17900 (Gordon & Anne South)		221	1.04		90	0.98		161	1.01
12	Lot # 19	010 17870 (Michael Lackie)		81	0.38		33	0.36		58	0.36
12	Lot # 19	010 17875 (Liam Franklin)		70	0.33		29	0.32		51	0.32
12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)		70	0.33		29	0.32		51	0.32
12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)		221	1.04		90	0.98		161	1.01
12	Lot # 18	010 17840 (Albert Provencher)		161	0.76		65	0.71		117	0.74
12	Lot # 18	010 17810 (Dale & Tami Ross)		342	1.61		139	1.51		248	1.56
Total Assessments on Lands:				20,755	97.46		8,979	97.61		15,507	97.53
SideRoad 7 West (Township of Wellington North)				545	2.54		221	2.39		393	2.47
Total Assessments on Roads:				545	2.54		221	2.39		393	2.47
TOTAL ASSESSMENTS:				21,300	100.00		9,200	100.00		15,900	100.00

Notes:

1. Agricultural designation not included as grant eligibility has to be confirmed at the time of maintenance cost levy.
2. \$ amounts above are listed solely for calculating percentages (share of future maintenance costs) and will not be levied with the final cost of the drainage works.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
ARHTUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll No. & Owner	Tile - cont'd				Overflow Swale				
			Sta.	Interval 3 0+628 to \$ %	1+192	Sta.	Interval 4 1+192 to \$ %	1+400	Sta.	Interval 5 -0+533 to \$ %	0+000
Twp of Wellington North											
12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)		0	0.00		0	0.00		2,332	44.00
12	Lot # 17	010 17500 (Amos & Martha Weber)		0	0.00		0	0.00		507	9.57
12	Lot # 17	010 17702 (Wendy & Gary Ross)		9,646	48.96		0	0.00		538	10.15
12	Lot # 18	010 17704 (Dale & Tami Ross)		4,187	21.25		4,818	66.00		487	9.19
11	Lot # 18	010 15700 (Bart & Mary Clemmer)		473	2.40		200	2.74		116	2.19
11	Lot # 18	010 15510 (Richard & Lori Nauta)		284	1.44		120	1.64		70	1.32
11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)		1,745	8.86		738	10.11		427	8.06
11	Lot # 19	010 15550 (Randy Macdonald)		231	1.17		98	1.34		57	1.08
12	Lot # 20	010 15400 (Marvin & Erla Bauman)		1,346	6.83		569	7.79		330	6.23
12	Lot # 19	010 17900 (Gordon & Anne South)		231	1.17		98	1.34		57	1.08
12	Lot # 19	010 17870 (Michael Lackie)		84	0.43		36	0.49		21	0.40
12	Lot # 19	010 17875 (Liam Franklin)		74	0.38		31	0.42		18	0.34
12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)		74	0.38		31	0.42		18	0.34
12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)		231	1.17		98	1.34		57	1.08
12	Lot # 18	010 17840 (Albert Provencher)		168	0.85		71	0.97		41	0.77
12	Lot # 18	010 17810 (Dale & Tami Ross)		357	1.81		151	2.07		88	1.66
Total Assessments on Lands:				19,131	97.10		7,059	96.67		5,164	97.46
SideRoad 7 West (Township of Wellington North)				569	2.90		241	3.33		136	2.54
Total Assessments on Roads:				569	2.90		241	3.33		136	2.54
TOTAL ASSESSMENTS:				19,700	100.00		7,300	100.00		5,300	100.00

Notes:

1. Agricultural designation not included as grant eligibility has to be confirmed at the time of maintenance cost levy.
2. \$ amounts above are listed solely for calculating percentages (share of future maintenance costs) and will not be levied with the final cost of the drainage works.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
ARHTUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll No. & Owner	Overflow Swale - Cont'd											
			Interval 6			Interval 7			Interval 8			Interval 9		
			Sta.	0+000 to	0+228	Sta.	0+228 to	0+696	Sta.	0+696 to	1+382	Sta.	1+382 to	1+587
	\$	%		\$	%		\$	%		\$	%			
Twp of Wellington North														
12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)	254	11.04		0	0.00		0	0.00		0	0.00	
12	Lot # 17	010 17500 (Amos & Martha Weber)	1,013	44.04		715	15.21		0	0.00		0	0.00	
12	Lot # 17	010 17702 (Wendy & Gary Ross)	226	9.83		2,356	50.13		1,195	17.32		0	0.00	
12	Lot # 18	010 17704 (Dale & Tami Ross)	204	8.87		412	8.77		3,684	53.39		1,169	55.67	
11	Lot # 18	010 15700 (Bart & Mary Clemmer)	49	2.13		98	2.09		163	2.36		75	3.57	
11	Lot # 18	010 15510 (Richard & Lori Nauta)	29	1.26		59	1.26		98	1.42		45	2.14	
11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)	179	7.78		362	7.70		601	8.71		277	13.19	
11	Lot # 19	010 15550 (Randy Macdonald)	24	1.04		48	1.02		80	1.16		37	1.76	
12	Lot # 20	010 15400 (Marvin & Erla Bauman)	138	6.00		279	5.94		464	6.72		214	10.19	
12	Lot # 19	010 17900 (Gordon & Anne South)	24	1.04		48	1.02		80	1.16		37	1.76	
12	Lot # 19	010 17870 (Michael Lackie)	9	0.39		17	0.36		29	0.42		13	0.62	
12	Lot # 19	010 17875 (Liam Franklin)	8	0.35		15	0.32		25	0.36		12	0.57	
12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	8	0.35		15	0.32		25	0.36		12	0.57	
12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)	24	1.04		48	1.02		80	1.16		37	1.76	
12	Lot # 18	010 17840 (Albert Provencher)	17	0.74		35	0.74		58	0.84		27	1.29	
12	Lot # 18	010 17810 (Dale & Tami Ross)	37	1.61		74	1.57		123	1.78		57	2.71	
Total Assessments on Lands:			2,243	97.51		4,581	97.47		6,705	97.16		2,012	95.80	
SideRoad 7 West (Township of Wellington North)			57	2.49		119	2.53		195	2.84		88	4.20	
Total Assessments on Roads:			57	2.49		119	2.53		195	2.84		88	4.20	
TOTAL ASSESSMENTS:			2,300	100.00		4,700	100.00		6,900	100.00		2,100	100.00	

Notes:

1. Agricultural designation not included as grant eligibility has to be confirmed at the time of maintenance cost levy.
2. \$ amounts above are listed solely for calculating percentages (share of future maintenance costs) and will not be levied with the final cost of the drainage works.

April 17, 2024

**SCHEDULE C - SCHEDULE FOR ACTUAL COST BYLAW
ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

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File No. 22-168

Con	Lot	Owner	Ha. Affected	Gross Assessment	Allowances	NET	
<i>Twp of Wellington North</i>							
F	12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)	9.9	12,676	2,450	10,226
F	12	Lot # 17	010 17500 (Amos & Martha Weber)	25.1	117,437	4,900	112,537
F	12	Lot # 17	010 17702 (Wendy & Gary Ross)	19.9	161,889	7,150	154,739
F	12	Lot # 18	010 17704 (Dale & Tami Ross)	20.3	61,669	2,400	59,269
F	11	Lot # 18	010 15700 (Bart & Mary Clemmer)	5.4	1,961		1,961
	11	Lot # 18	010 15510 (Richard & Lori Nauta)	4.6	1,177		1,177
F	11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)	19.1	7,233		7,233
O	11	Lot # 19	010 15550 (Randy Macdonald)	3.3	959		959
F	12	Lot # 20	010 15400 (Marvin & Erla Bauman)	17.4	5,578		5,578
F	12	Lot # 19	010 17900 (Gordon & Anne South)	4.3	959		959
O	12	Lot # 19	010 17870 (Michael Lackie)	1.2	262		262
O	12	Lot # 19	010 17875 (Liam Franklin)	1.2	262		262
O	12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	1.1	305		305
O	12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)	3.0	959		959
O	12	Lot # 18	010 17840 (Albert Provencher)	3.0	697		697
O	12	Lot # 18	010 17810 (Dale & Tami Ross)	4.0	1,481		1,481
Subtotal (Lands):				142.8	375,504	16,900	358,604
SideRoad 7 West (Township of Wellington North)				3.6	2,351		2,351
Subtotal (Roads):				3.6	2,351	0	2,351
TOTAL ASSESSMENT ARTHUR DRAIN 6:				146.4	377,855	16,900	360,955

Notes:

- Actual assessment is levied to the owner of the parcel at the time the final cost is levied.

APPENDIX B - Calculation of Future Maintenance Assessment
ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH

ESTIMATED COST	TOTAL		Tile																								
			Interval 0					Interval 1					Interval 2					Interval 3					Interval 4				
			Station	-0+533	to	0+000	Station	0+000	to	0+230	Station	0+230	to	0+628	Station	0+628	to	1+192	Station	1+192	to	1+400					
			40.0	21,300		40.0	9,200		40.0	15,900		0		35	19,700		0		35	7,300		0					
			21,300					9,200					15,900					19,700					7,300				
Roll No. (Owner)	Total Ha Affected	Total ha Adjusted	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage %	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage %	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage %	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage %	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage %					
Twp of Wellington North																											
010 17400 (Amos, James & Martha Weber)	9.9	9.0	8,520	9.0	906	44.25	3,300	6.8	278	38.89			0.0	0	0.00			0.0	0	0.00			0.0	0	0.00		
010 17500 (Amos & Martha Weber)	25.1	22.4		22.4	2,254	10.58	800	22.4	915	18.64	6,400	12.6	917	46.02			0.0	0	0.00			0.0	0	0.00			
010 17702 (Wendy & Gary Ross)	19.9	19.9		20.9	2,103	9.87		20.9	854	9.28	1,600	20.9	1,527	19.67	8,600	10.0	1,046	48.96			0.0	0	0.00				
010 17704 (Dale & Tami Ross)	20.3	18.9		18.9	1,902	8.93		18.9	772	8.39		18.9	1,381	8.69	2,200	18.9	1,987	21.25	4,400	9.4	418	66.00					
010 15700 (Bart & Mary Clemmer)	5.4	4.5		4.5	453	2.13		4.5	184	2.00		4.5	329	2.07		4.5	473	2.40		4.5	200	2.74					
010 15510 (Richard & Lori Nauta)	4.6	2.7		2.7	272	1.28		2.7	110	1.20		2.7	197	1.24		2.7	284	1.44		2.7	120	1.64					
010 15500 (Peter & Heidemarie Bilek)	19.1	16.6		16.6	1,670	7.84		16.6	678	7.37		16.6	1,213	7.63		16.6	1,745	8.86		16.6	738	10.11					
010 15550 (Randy Macdonald)	3.3	2.2		2.2	221	1.04		2.2	90	0.98		2.2	161	1.01		2.2	231	1.17		2.2	98	1.34					
010 15400 (Marvin & Eria Bauman)	17.4	12.8		12.8	1,288	6.05		12.8	523	5.68		12.8	935	5.88		12.8	1,346	6.83		12.8	569	7.79					
010 17900 (Gordon & Anne South)	4.3	2.2		2.2	221	1.04		2.2	90	0.98		2.2	161	1.01		2.2	231	1.17		2.2	98	1.34					
010 17870 (Michael Lackie)	1.2	0.6		0.8	81	0.38		0.8	33	0.36		0.8	58	0.36		0.8	84	0.43		0.8	36	0.49					
010 17875 (Liam Franklin)	1.2	0.6		0.7	70	0.33		0.7	29	0.32		0.7	51	0.32		0.7	74	0.38		0.7	31	0.42					
010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	1.1	0.7		0.7	70	0.33		0.7	29	0.32		0.7	51	0.32		0.7	74	0.38		0.7	31	0.42					
010 17850 (Dwayne & Marjorie Frey)	3.0	2.2		2.2	221	1.04		2.2	90	0.98		2.2	161	1.01		2.2	231	1.17		2.2	98	1.34					
010 17840 (Albert Provencher)	3.0	1.6		1.6	161	0.76		1.6	65	0.71		1.6	117	0.74		1.6	168	0.85		1.6	71	0.97					
010 17810 (Dale & Tami Ross)	4.0	3.4		3.4	342	1.61		3.4	139	1.51		3.4	248	1.56		3.4	357	1.81		3.4	151	2.07					
Subtotal (Lands):	142.8	120.3	8,520	121.6	12,235	97.46	4,100	119.4	4,879	97.61	8,000	102.8	7,507	97.53	10,800	79.3	8,331	97.10	4,400	59.8	2,659	96.67					
SideRoad 7 West (Township of Wellington North)	1.8	5.4		5.4	545	2.54		5.4	221	2.39		5.4	393	2.47		5.4	569	2.90		5.4	241	3.33					
Subtotal (Roads):	1.8	5.4	0	5.4	545	2.54	0	5.4	221	2.39	0	5.4	393	2.47	0	5.4	569	2.90	0	5.4	241	3.33					
TOTAL ASSESSMENT ARTHUR DRAIN 6:	144.6	125.7	8,520	127.0	12,780	100.00	4,100	124.8	5,100	100.00	8,000	108.2	7,900	100.00	10,800	84.7	8,900	100.00	4,400	65.2	2,900	100.00					

APPENDIX B - Calculation of Future Maintenance Assessment
 ARTHUR DRAIN 6
 TOWNSHIP OF WELLINGTON NORTH

ESTIMATED COST	Overflow Swale																			GRAND TOTAL								
	Interval 5					Interval 6				Interval 7				Interval 8				Interval 9				Total Benefits	Total Outlets	TOTAL				
	Station	-0+533	to	0+		Station	0+	to	0+228		Station	0+228	to	0+696		Station	0+696	to	1+382		Station				1+382	to	1+587	
	10	5,300				10	2,300			10	4,700				10	6,900				10	2,100				94,700			
		0					0				0					0					0				0			
TOTAL		5,300					2,300				4,700					6,900					2,100				94,700			
Roll No. (Owner)	Total Ha Affected	Total ha Adjusted	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	Percentage	Total Benefits	Total Outlets	TOTAL			
Twp of Wellington North																												
010 17400 (Amos, James & Martha Weber)	9.9	9.0	2,100	9.0	232	44.00	200	5.0	54	11.04			0.0	0	0.00			0.0	0	0.00			0.0	0	0.00	14,120	1,470	15,590
010 17500 (Amos & Martha Weber)	25.1	22.4		19.7	507	9.57	800	19.7	213	44.04		500	9.9	215	15.21			0.0	0	0.00			0.0	0	0.00	8,500	5,021	13,521
010 17702 (Wendy & Gary Ross)	19.9	19.9		20.9	538	10.15		20.9	226	9.83	1,900	20.9	456	50.13		800	10.9	395	17.32			0.0	0	0.00	12,900	7,145	20,045	
010 17704 (Dale & Tami Ross)	20.3	18.9		18.9	487	9.19		18.9	204	8.87		18.9	412	8.77	3,000	18.9	684	53.39		1,000	10.1	169	55.67	10,600	8,416	19,016		
010 15700 (Bart & Mary Clemmer)	5.4	4.5		4.5	116	2.19		4.5	49	2.13		4.5	98	2.09		4.5	163	2.36			4.5	75	3.57	0	2,140	2,140		
010 15510 (Richard & Lori Nauta)	4.6	2.7		2.7	70	1.32		2.7	29	1.26		2.7	59	1.26		2.7	98	1.42			2.7	45	2.14	0	1,284	1,284		
010 15500 (Peter & Heidemarie Bilek)	19.1	16.6		16.6	427	8.06		16.6	179	7.78		16.6	362	7.70		16.6	601	8.71		16.6	277	13.19	0	7,890	7,890			
010 15550 (Randy Macdonald)	3.3	2.2		2.2	57	1.08		2.2	24	1.04		2.2	48	1.02		2.2	80	1.16			2.2	37	1.76	0	1,047	1,047		
010 15400 (Marvin & Erla Bauman)	17.4	12.8		12.8	330	6.23		12.8	138	6.00		12.8	279	5.94		12.8	464	6.72		12.8	214	10.19	0	6,086	6,086			
010 17900 (Gordon & Anne South)	4.3	2.2		2.2	57	1.08		2.2	24	1.04		2.2	48	1.02		2.2	80	1.16			2.2	37	1.76	0	1,047	1,047		
010 17870 (Michael Lackie)	1.2	0.6		0.8	21	0.40		0.8	9	0.39		0.8	17	0.36		0.8	29	0.42			0.8	13	0.62	0	381	381		
010 17875 (Liam Franklin)	1.2	0.6		0.7	18	0.34		0.7	8	0.35		0.7	15	0.32		0.7	25	0.36			0.7	12	0.57	0	333	333		
010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	1.1	0.7		0.7	18	0.34		0.7	8	0.35		0.7	15	0.32		0.7	25	0.36			0.7	12	0.57	0	333	333		
010 17850 (Dwayne & Marjorie Frey)	3.0	2.2		2.2	57	1.08		2.2	24	1.04		2.2	48	1.02		2.2	80	1.16			2.2	37	1.76	0	1,047	1,047		
010 17840 (Albert Provencher)	3.0	1.6		1.6	41	0.77		1.6	17	0.74		1.6	35	0.74		1.6	58	0.84			1.6	27	1.29	0	760	760		
010 17810 (Dale & Tami Ross)	4.0	3.4		3.4	88	1.66		3.4	37	1.61		3.4	74	1.57		3.4	123	1.78			3.4	57	2.71	0	1,616	1,616		
Subtotal (Lands):	142.8	120.3	2,100	118.9	3,064	97.46	1,000	114.9	1,243	97.51	2,400	100.1	2,181	97.47	3,800	80.2	2,905	97.16	1,000	60.5	1,012	95.80	46,120	46,016	92,136			
SideRoad 7 West (Township of Wellington North)	1.8	5.4		5.4	136	2.54		5.4	57	2.49		5.4	119	2.53		5.4	195	2.84			5.4	88	4.20	0	2,564	2,564		
Subtotal (Roads):	1.8	5.4	0	5.4	136	2.54	0	5.4	57	2.49	0	5.4	119	2.53	0	5.4	195	2.84	0	5.4	88	4.20	0	2,564	2,564			
TOTAL ASSESSMENT ARTHUR DRAIN 6:	144.6	125.7	2,100	124.3	3,200	100.00	1,000	120.3	1,300	100.00	2,400	105.5	2,300	100.00	3,800	85.6	3,100	100.00	1,000	65.9	1,100	100.00	46,120	48,580	94,700			

200

GENERAL CONDITIONS

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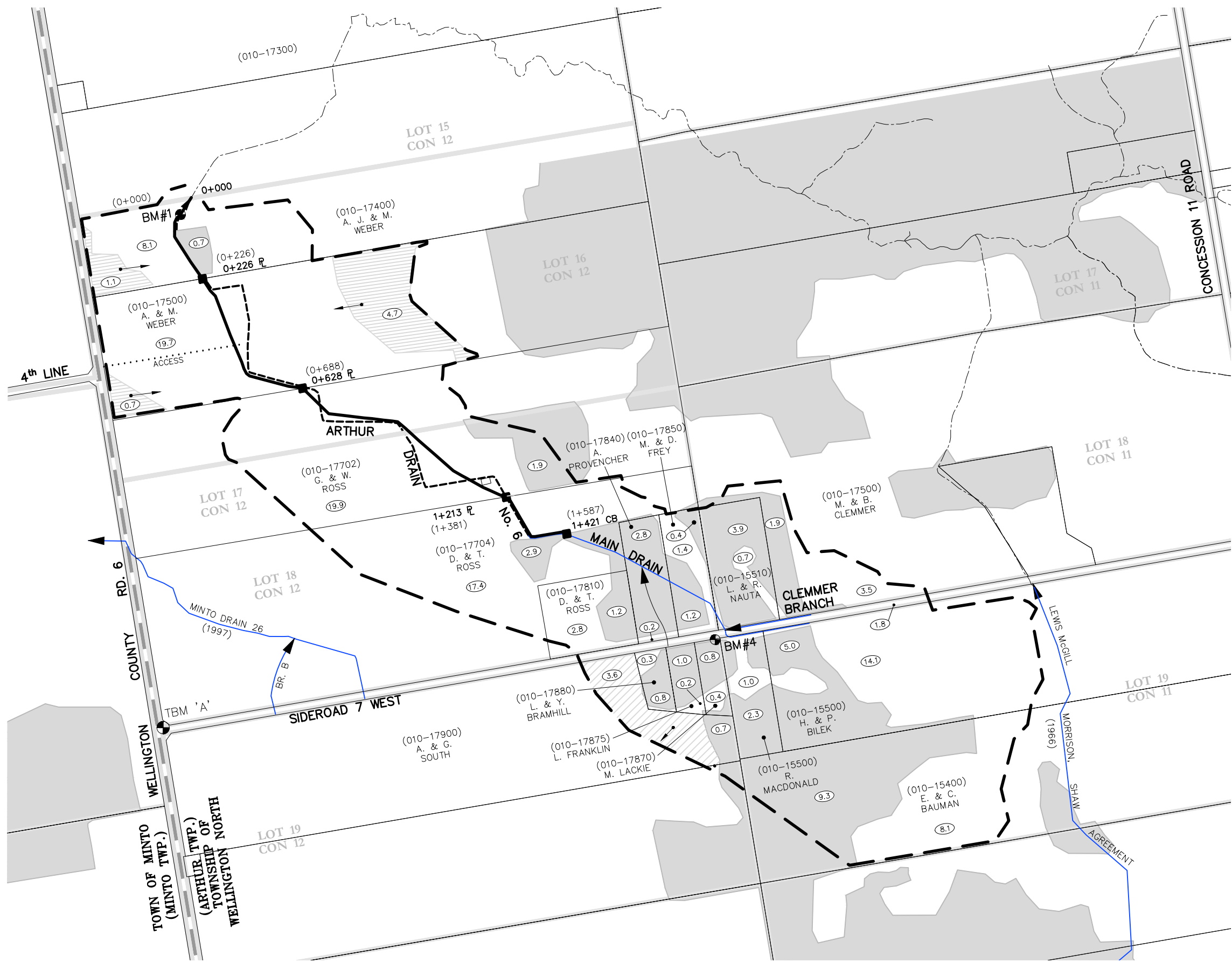
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NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM
2. ALL ROLL NUMBERS IN BEGIN WITH 23-49-000
i.e. 010-18000 in full is 23-49-000-010-18000

BENCHMARKS:

BM#1
CC TOP CENTRE U/S END 1200mmØ CONC. CULV. ELEV. 413.219

TBM 'A' (CALIBRATION)
NAIL IN SW SIDE H.P. NE CORNER INTERSECTION WELLINGTON RD 6 AND SIDEROAD 7 (ARTHUR DRAIN #6 03-037 PAGE 6)
ELEV. 416.405
N 4858142.355
E 520175.072

BM#4
NAIL IN N/SIDE H.P. S/SIDE SIDEROAD 7 ACROSS FROM LANEWAY FIRE #6898 (ARTHUR DRAIN #6 03-037 PAGE 12) ELEV. 419.175

VERTICAL DATUM CGVD 28.78 HORIZONTAL DATUM UTM NAD 83 ZONE 17 N

PLAN LEGEND

- WATER COURSE
- MAJOR WATERSHED
- EXISTING DRAIN
- - - - - PROPOSED OVERFLOW SWALE
- PROPOSED DRAIN TILE
- ... ACCESS
- (9.3) - APPROXIMATE HECTARES IN WATERSHED
- LOT FABRIC
- (010-15550) - ASSESSMENT ROLL NUMBER
- BM#1 - BENCHMARK LOCATION AND NUMBER
- ▨ - TILED FIELD
- ◐ - WOODED/WETLAND AREA
- 0+230 - PROPOSED DRAIN TILE STATION
- (0+228) - PROPOSED OVERFLOW SWALE STATION

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.		SCALE
CHECKED BY: N.W.M.		0 100 200m
DRAWN BY: N.M.B.		SCALE 1 : 10,000
CHECKED BY: N.W.M.		(ON 11"x17")

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

WATERSHED PLAN

GEOGRAPHIC TOWNSHIP OF ARTHUR

	K. SMART ASSOCIATES LIMITED	MARCH 2024
	CONSULTING ENGINEERS AND PLANNERS	JOB NUMBER: 22-168
KITCHENER	SUBURRY	DRAWING
		1 OF 12



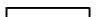
SPECIAL PROVISIONS - CONSTRUCTION NOTES

A. J. & M. WEBER (010-17500)
 0+000 TO 0+049 - LOWER EXISTING 1200mm ϕ CONC. CULVERT. SEE DRAWING 5 FOR DETAIL.
 0+049 TO 0+195 - 146m OF DITCH BOTTOM CLEANOUT, 1m BOTTOM & 2:1 SIDE SLOPES. SEED DISTURBED BANKS (5m WIDTH)
 0+195 TO 0+214 - CONSTRUCT STILLING BASIN. SEE DRAWING 6 FOR DETAIL
 0+214 TO 0+226 - 12m OF 600mm ϕ HDPE WITH RODENT GRATE AT OUTLET
 0+226 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 6 FOR DETAIL.

A. & M. WEBER (010-17400)
 0+226 TO 0+628 - 402m OF 600mm ϕ CONC. TILE WITH JOINT WRAPS
 0+628 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 6 FOR DETAIL.
 0+418 TO 0+426 - REMOVE & DISPOSE OF EXISTING 700mm ϕ CSP CULVERT (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 0+262 - 100mm ϕ CONNECTION
 - 150mm ϕ CONNECTION
 - 200mm ϕ CONNECTION

SEE DWG. 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES

LEGEND


-  PROPOSED DESIGN GRADE
-  GROUND ABOVE NEW TILE
-  PROPOSED TILE

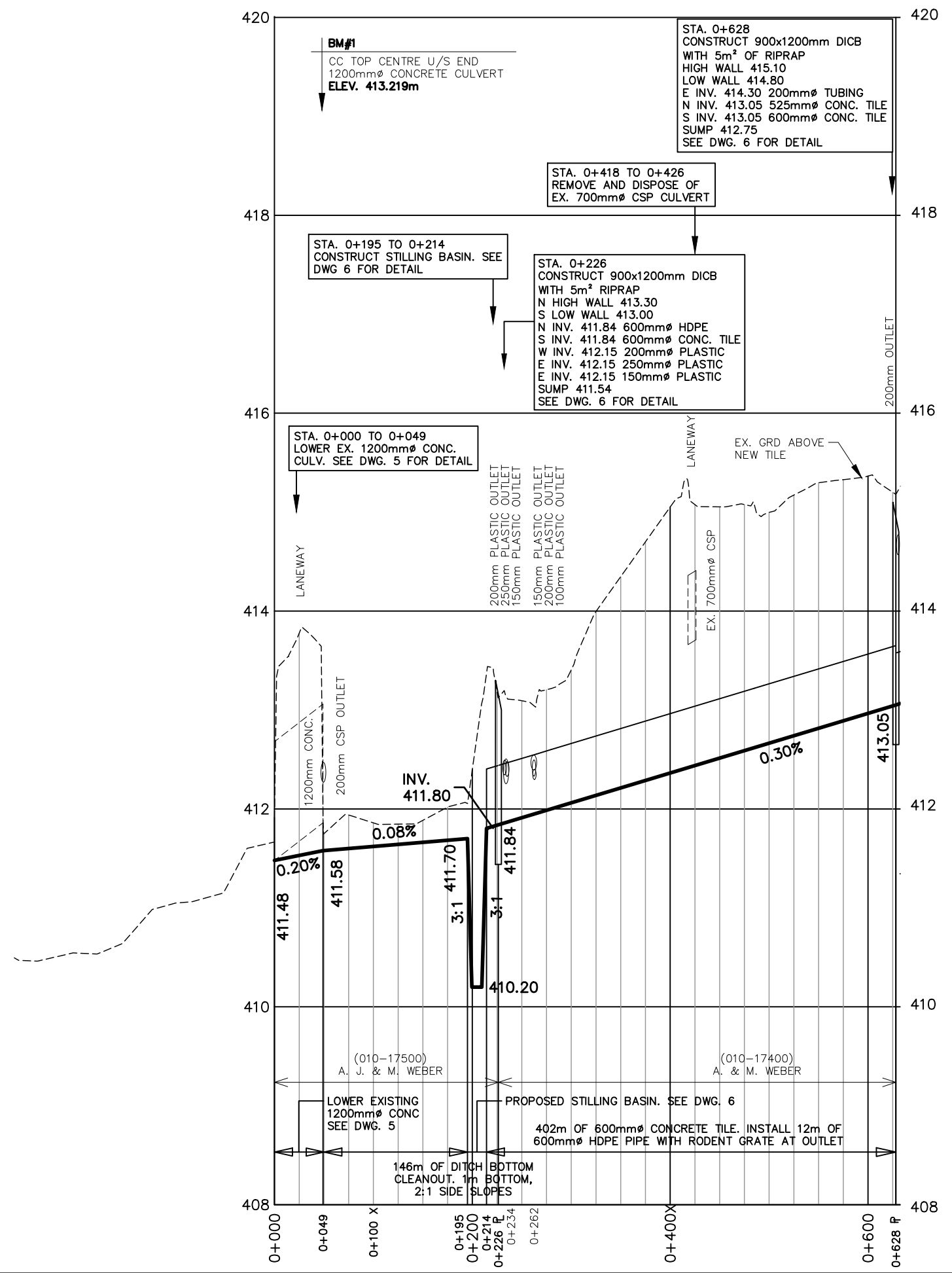
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

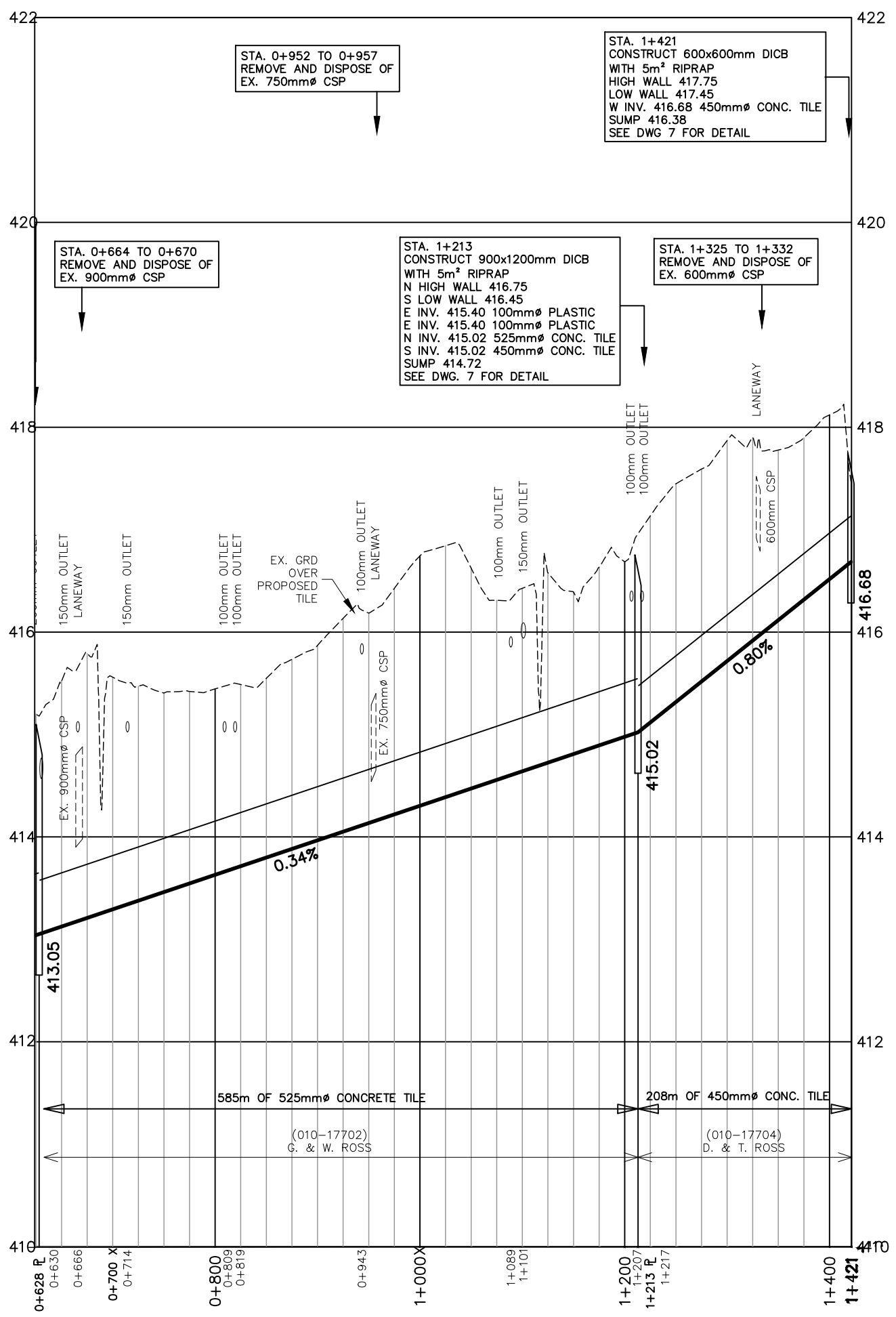
No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.		
CHECKED BY: N.W.M.		
DRAWN BY: V.E.S.		APR 17 2024
CHECKED BY: N.W.M.		PROVINCE OF ONTARIO

ARTHUR DRAIN 6
 TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON
PROPOSED TILE PROFILE

 K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUBURBY	MARCH 2024 JOB NUMBER: 22-168 DRAWING
	2 OF 12





SPECIAL PROVISIONS - CONSTRUCTION NOTES

G. & W. ROSS (010-17702)

0+628 TO 1+213 - 585m OF 525mm ϕ CONC. TILE WITH JOINT WRAPS
 1+213 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 7 FOR DETAIL.
 0+689 & 1+117 - CROSS EXISTING DITCH
 0+664 TO 0+670 - REMOVE & DISPOSE OF EXISTING 750mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 0+952 TO 0+957 - REMOVE & DISPOSE OF EXISTING 900mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 0+808 & 0+819 - CONNECT 100mm ϕ TILE ACROSS DITCH WITH 100mm ϕ PLAS. PIPE
 0+943 & 1+089 - 100mm ϕ CONNECTION/REPAIR
 0+666 & 0+714 - 150mm ϕ CONNECTION
 1+101 - CONNECT 150mm ϕ TILE ACROSS DITCH WITH 150mm ϕ PLAS. PIPE

D. & T. ROSS (010-17704)

1+213 TO 1+421 - 208m OF 450mm ϕ CONC. TILE WITH JOINT WRAPS
 1+421 - CONSTRUCT 600x600mm DICB. SEE DRAWING 7 FOR DETAIL.
 1+325 TO 1+332 - REMOVE & DISPOSE OF EXISTING 600mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 1+331 - CROSS EXISTING DITCH

SEE DWGS. 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES

LEGEND

— PROPOSED DESIGN GRADE
 - - - GROUND ABOVE NEW TILE
 □ PROPOSED TILE

No.	DESCRIPTION	DATE

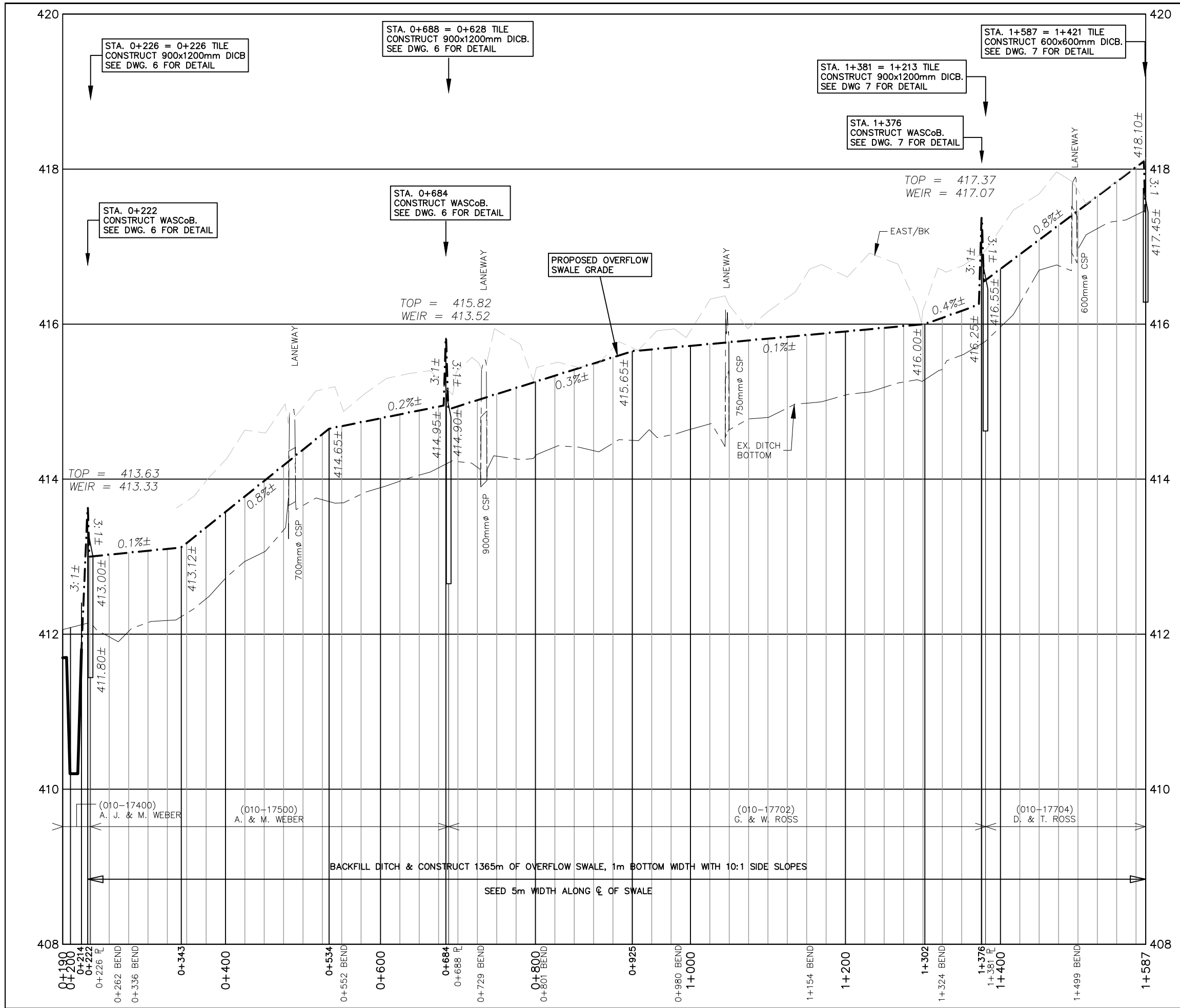
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CHECKED BY: N.W.M.		
DRAWN BY: V.E.S.		
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

PROPOSED TILE PROFILE CONTINUED

K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUBURBY	MARCH 2024 JOB NUMBER: 22-168 DRAWING 3 OF 12
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SPECIAL PROVISIONS – CONSTRUCTION NOTES

A. J. & M. WEBER (010-17400)
 0+222 – CONSTRUCT WASCoB, SEE DRAWING 6 FOR DETAIL.

A. & M. WEBER (010-17500)
 0+222 TO 0+688 – BACKFILL 466m OF DITCH
 – CONSTRUCT OVERFLOW SWALE WITH 1m BOTTOM & 10:1 SIDE SLOPES.
 – SEED 5m WIDTH ALONG ϕ OF OVERFLOW SWALE.

0+684 – CONSTRUCT WASCoB, SEE DRAWING 6 FOR DETAIL.

G. & W. ROSS (010-17720)
 0+688 TO 1+381 – BACKFILL 693m OF DITCH
 – CONSTRUCT OVERFLOW SWALE WITH 1m BOTTOM & 10:1 SIDE SLOPES.
 – SEED 5m WIDTH ALONG ϕ OF OVERFLOW SWALE.

1+376 – CONSTRUCT WASCoB, SEE DRAWING 7 FOR DETAIL.

D. & T. ROSS (010-17704)
 1+381 TO 1+587 – BACKFILL 206m OF DITCH
 – CONSTRUCT OVERFLOW SWALE WITH 1m BOTTOM & 10:1 SIDE SLOPES.
 – SEED 5m WIDTH ALONG ϕ OF OVERFLOW SWALE.

SEE DRAWINGS 2-3 FOR PROPOSED TILE CONSTRUCTION NOTES

LEGEND

- PROPOSED OVERFLOW SWALE
- EAST BANK
- ... EXISTING DITCH BOTTOM
- ▭ PROPOSED TILE

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.		SCALE 0 50 100m SCALE 1 : 5000 HORZ. 0 0.5 1m SCALE 1 : 50 VERT. (ON 11" x 17")
CHECKED BY: N.W.M.		
DRAWN BY: V.E.S.		
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

OVERFLOW SWALE PROFILE

K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	MARCH 2024 JOB NUMBER: 22-168 DRAWING
	4 OF 12

SPECIAL PROVISIONS - CONSTRUCTION NOTES

A. J. & M. WEBER (010-17400)

- 0+000 TO 0+049 - CAREFULLY REMOVE AND RE-LAY 49m OF EXISTING 1200mmØ BELL & SPIGOT CONCRETE SEWER PIPE ON 150mm DEPTH (MIN.) OF GRANULAR 'A' BEDDING COMPACTED TO 98% SPMD. PIPE COVER MATERIAL TO BE GRANULAR 'A' COMPACTED TO 98% SPMD PLACED TO 300mm ABOVE THE TOP OF PIPE. BACKFILL REMAINDER OF TRENCH USING SUITABLE NATIVE MATERIAL COMPACTED TO 95% SPMD. SEE OPEN CUT ROAD CROSSING (MODIFIED) DETAIL FOR MORE INFORMATION.
- RESTORE EXISTING DRIVEWAY WITH 300mm DEPTH OF GRANULAR 'A' COMPACTED TO 98% SPMD (50 TONNES TOTAL)
- RESTORE EXISTING GRASSED AREAS WITH 100mm DEPTH OF TOPSOIL AND SOD (180m² TOTAL)
- REMOVE & REPLACE RIPRAP AT EACH END OF THE PIPE (20m² TOTAL)
- PROTECT EX. 200mmØ TILE OUTLET AT UPSTREAM END

BM#1
CC TOP CENTRE U/S END 1200mmØ CONC. CULVERT
ELEV. 413.219m

LEGEND

- EDGE OF GRAVEL
- EXISTING BANK
- EXISTING DITCH BOTTOM
- EXISTING DITCH

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.
CHECKED BY: N.W.M.
DRAWN BY: V.E.S.
CHECKED BY: N.W.M.



SCALE
SCALE
0 2.5 5m
1:250
(ON 11" x 17")

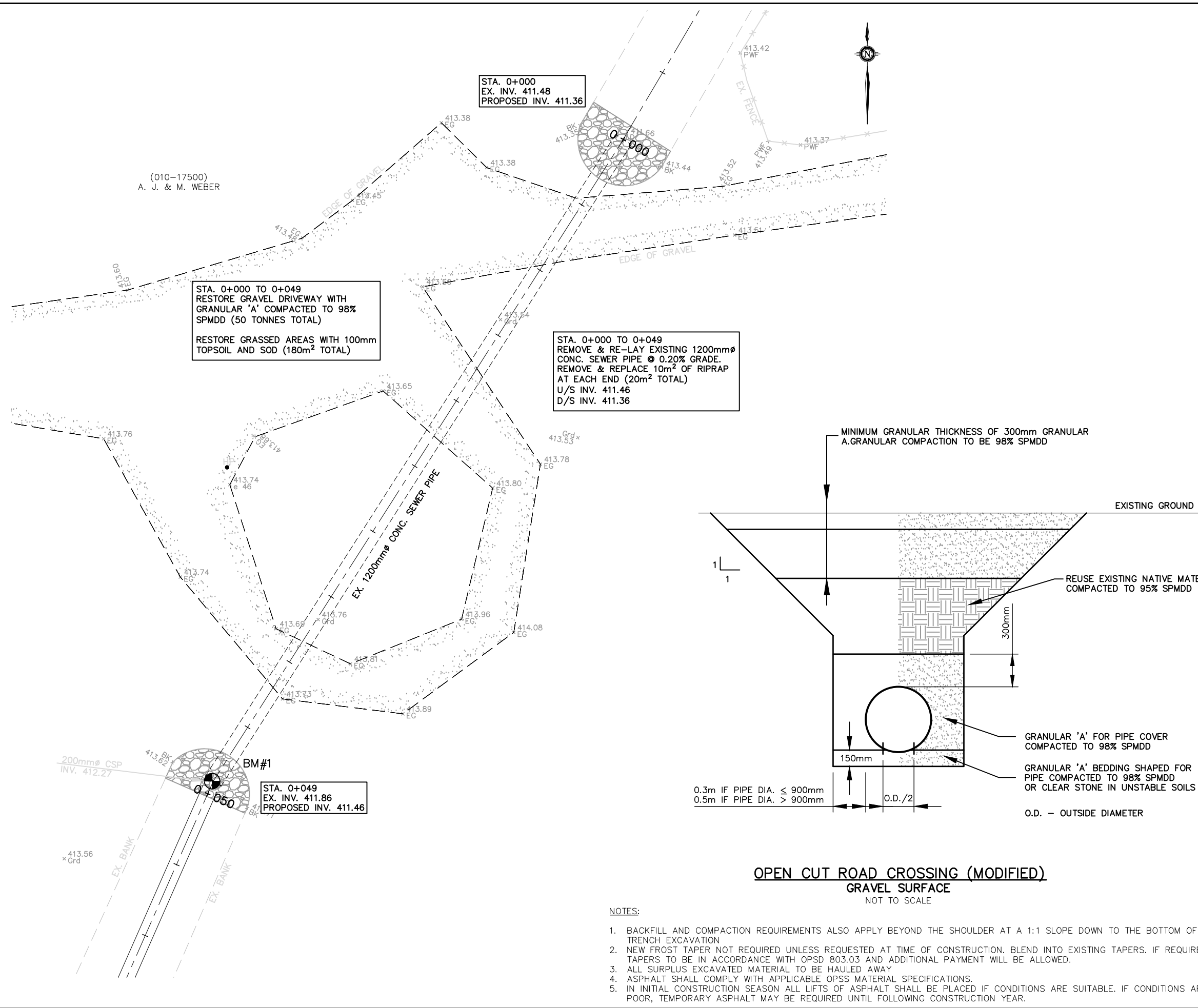
ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

010-17500 LANEWAY DETAIL

MARCH 2024
JOB NUMBER: **22-168**
DRAWING **5 OF 12**



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUBURBY



STA. 0+000
EX. INV. 411.48
PROPOSED INV. 411.36

STA. 0+000 TO 0+049
RESTORE GRAVEL DRIVEWAY WITH GRANULAR 'A' COMPACTED TO 98% SPMD (50 TONNES TOTAL)
RESTORE GRASSED AREAS WITH 100mm TOPSOIL AND SOD (180m² TOTAL)

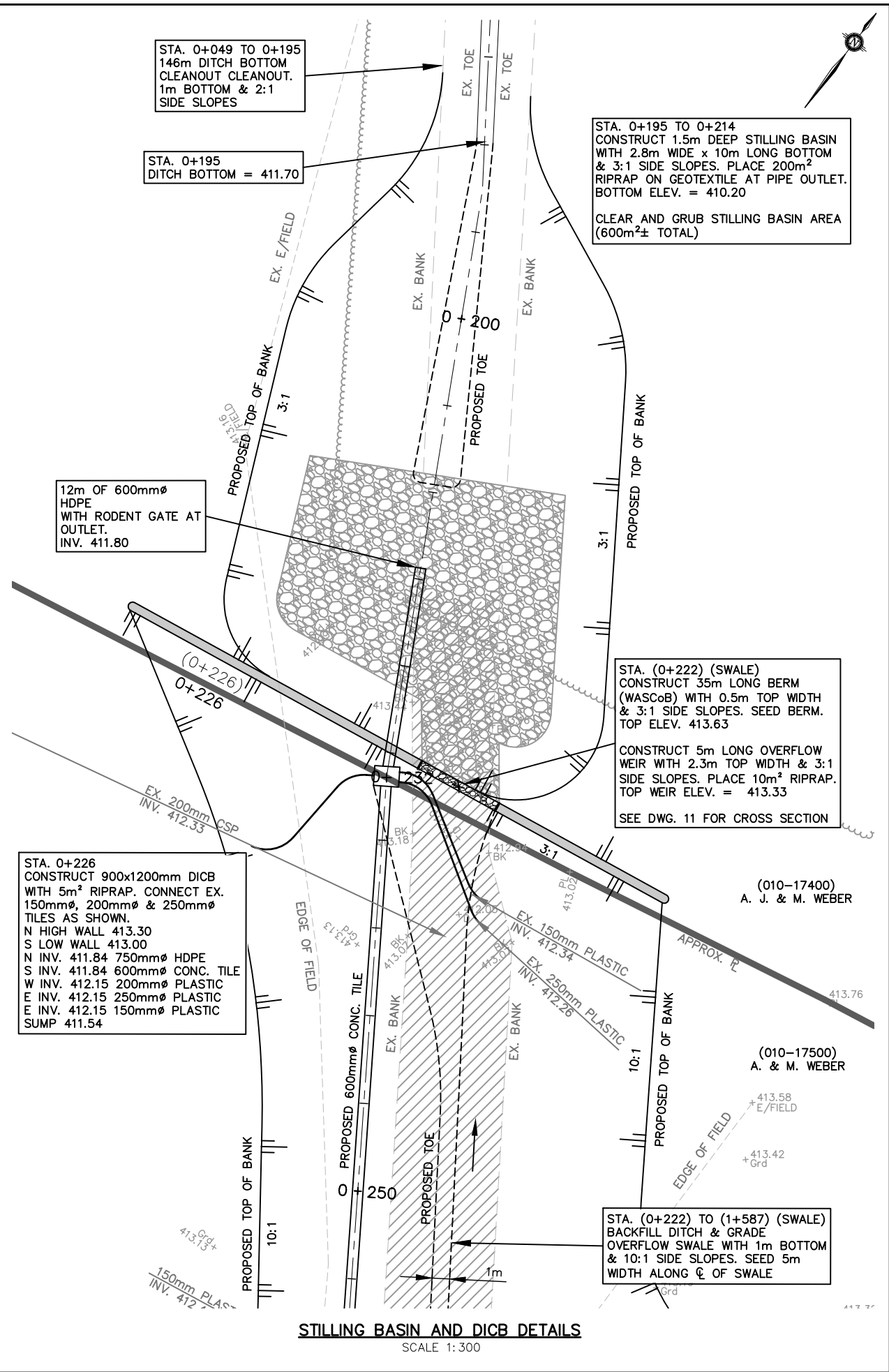
STA. 0+000 TO 0+049
REMOVE & RE-LAY EXISTING 1200mmØ CONC. SEWER PIPE @ 0.20% GRADE.
REMOVE & REPLACE 10m² OF RIPRAP AT EACH END (20m² TOTAL)
U/S INV. 411.46
D/S INV. 411.36

STA. 0+049
EX. INV. 411.86
PROPOSED INV. 411.46

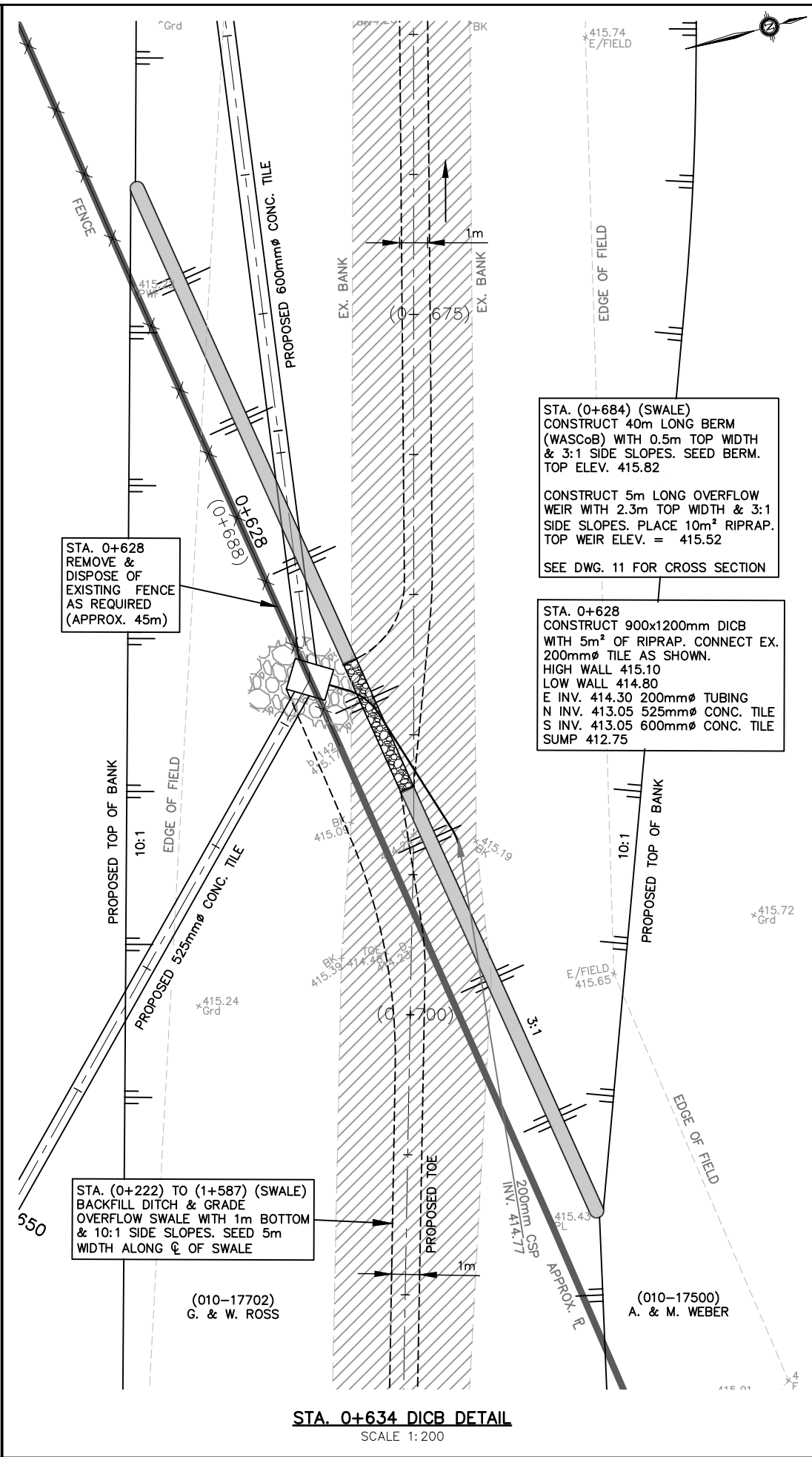
NOTES:

- BACKFILL AND COMPACTION REQUIREMENTS ALSO APPLY BEYOND THE SHOULDER AT A 1:1 SLOPE DOWN TO THE BOTTOM OF TRENCH EXCAVATION
- NEW FROST TAPER NOT REQUIRED UNLESS REQUESTED AT TIME OF CONSTRUCTION. BLEND INTO EXISTING TAPERS. IF REQUIRED, TAPERS TO BE IN ACCORDANCE WITH OPSD 803.03 AND ADDITIONAL PAYMENT WILL BE ALLOWED.
- ALL SURPLUS EXCAVATED MATERIAL TO BE HAULED AWAY
- ASPHALT SHALL COMPLY WITH APPLICABLE OPSS MATERIAL SPECIFICATIONS.
- IN INITIAL CONSTRUCTION SEASON ALL LIFTS OF ASPHALT SHALL BE PLACED IF CONDITIONS ARE SUITABLE. IF CONDITIONS ARE POOR, TEMPORARY ASPHALT MAY BE REQUIRED UNTIL FOLLOWING CONSTRUCTION YEAR.

OPEN CUT ROAD CROSSING (MODIFIED)
GRAVEL SURFACE
NOT TO SCALE



STILLING BASIN AND DICB DETAILS
SCALE 1:300



STA. 0+634 DICB DETAIL
SCALE 1:200

SPECIAL PROVISIONS - CONSTRUCTION NOTES

- A. J. & M. WEBER (010-17400)**
- 0+195 TO 0+214 - CONSTRUCT 1.5m DEEP STILLING BASIN WITH 2.8m WIDE x 10m LONG BOTTOM & 3:1 SIDE SLOPES. PLACE 200m² RIPRAP ON GEOTEXTILE AT PIPE OUTLET. CLEAR AND GRUB STILLING BASIN AREA (600m²± TOTAL)
 - 0+226 - CONSTRUCT 900x1200mm 3:1 DICB WITH BIRDCAFE GRATE & 5m² RIPRAP APRON. CONNECT EXISTING 200mm^Ø TILE FROM WEST AND 150mm^Ø & 250mm^Ø TILES FROM EAST.
 - (0+222 SWALE) - CONSTRUCT 35m LONG BERM (WASCoB) WITH 0.5m TOP WIDTH & 3:1 SIDE SLOPES. SEED BERM. CONSTRUCT 5m LONG OVERFLOW WEIR WITH 2.3m TOP WIDTH & 3:1 SIDE SLOPES. PLACE 10m² RIPRAP. SEE DWG. 11 FOR CROSS SECTION
- A. & M. WEBER (010-17500)**
- 0+628 - CONSTRUCT 900x1200mm 3:1 DICB WITH BIRDCAFE GRATE & 5m² RIPRAP APRON. CONNECT EXISTING 200mm^Ø TILE FROM NORTH. REMOVE & DISPOSE OF EXISTING FENCE AS REQUIRED (APPROX. 45m). NO REPLACEMENT NECESSARY.
 - (0+684 SWALE) - CONSTRUCT 40m LONG BERM (WASCoB) WITH 0.5m TOP WIDTH & 3:1 SIDE SLOPES. SEED BERM. CONSTRUCT 5m LONG OVERFLOW WEIR WITH 2.3m TOP WIDTH & 3:1 SIDE SLOPES. PLACE 10m² RIPRAP. SEE DWG. 11 FOR CROSS SECTION

SEE DRAWINGS 2-3 FOR PROPOSED TILE CONSTRUCTION NOTES
SEE DRAWING 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES

LEGEND

- PROPOSED OVERFLOW SWALE BOTTOM
- PROPOSED OVERFLOW SWALE BANK
- PROPOSED TILE
- EXISTING DITCH TO BE FILLED
- BUSH AREA
- EDGE OF FIELD
- (0+696) STATION OVERFLOW SWALE
- 0+634 STATION PROPOSED TILE
- RIPRAP

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.
CHECKED BY: N.W.M.
DRAWN BY: V.E.S.
CHECKED BY: N.W.M.

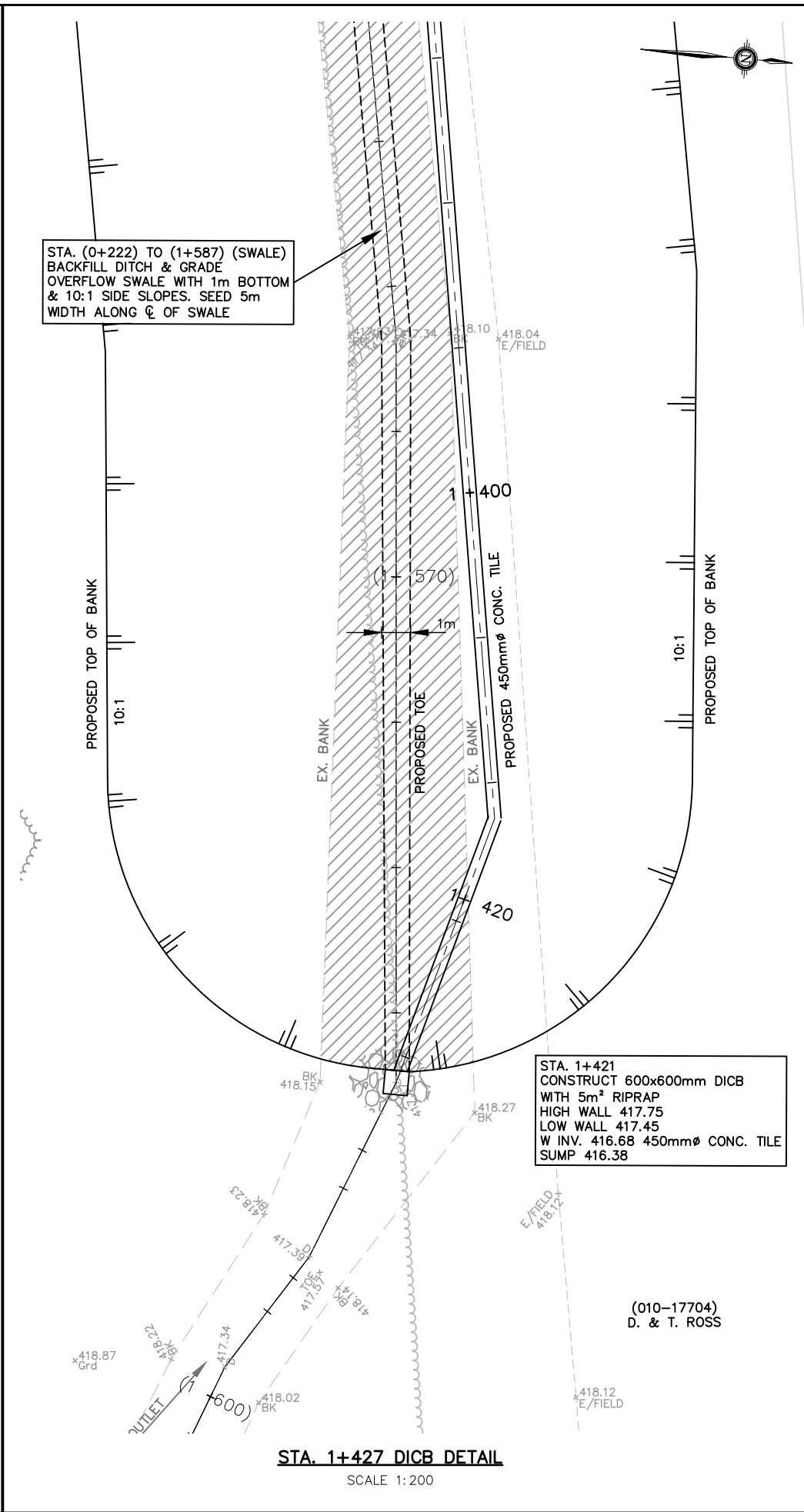
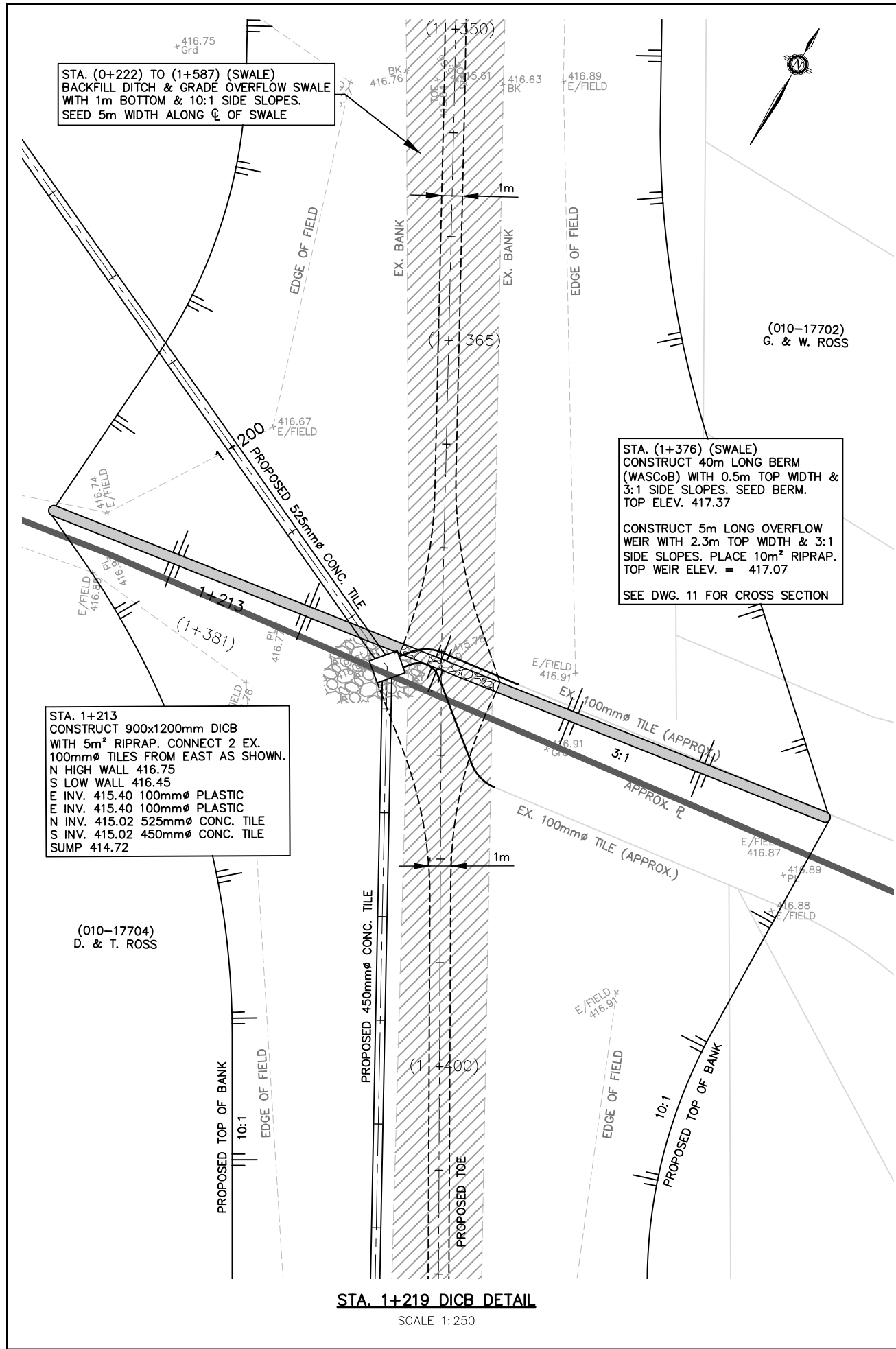
SCALE
AS SHOWN
(ON 11"x 17")

ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

STILLING BASIN & DICB DETAILS

MARCH 2024
JOB NUMBER: 22-168
DRAWING 6 OF 12

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUBURBY



SPECIAL PROVISIONS - CONSTRUCTION NOTES

- G. & W. ROSS (010-17702)**
- 1+213 - CONSTRUCT 900x1200mm 3:1 DICB WITH BIRDCAGE GRATE & 5m² RIPRAP APRON. CONNECT 2 EXISTING 100mm ϕ TILES FROM EAST.
 - (1+376 SWALE) - CONSTRUCT 40m LONG BERM (WASCoB) WITH 0.5m TOP WIDTH & 3:1 SIDE SLOPES. SEED BERM.
 - CONSTRUCT 5m LONG OVERFLOW WEIR WITH 2.3m TOP WIDTH & 3:1 SIDE SLOPES. PLACE 10m² RIPRAP.
 - SEE DWG. 11 FOR CROSS SECTION
- D. & T. ROSS (010-17704)**
- 1+421 - CONSTRUCT 600x600mm 2:1 DICB WITH BIRDCAGE GRATE & 5m² RIPRAP APRON.
- SEE DRAWINGS 2-3 FOR PROPOSED TILE CONSTRUCTION NOTES.
SEE DRAWING 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES.

LEGEND

- PROPOSED OVERFLOW SWALE
- PROPOSED OVERFLOW SWALE BANK
- PROPOSED TILE
- EXISTING DITCH TO BE FILLED
- BUSH AREA
- EDGE OF FIELD
- (0+696 OS) STATION OVERFLOW SWALE
- STATION PROPOSED TILE
- RIPRAP

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.		SCALE
CHECKED BY: N.W.M.		AS SHOWN
DRAWN BY: V.E.S.		(ON 11"x 17")
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

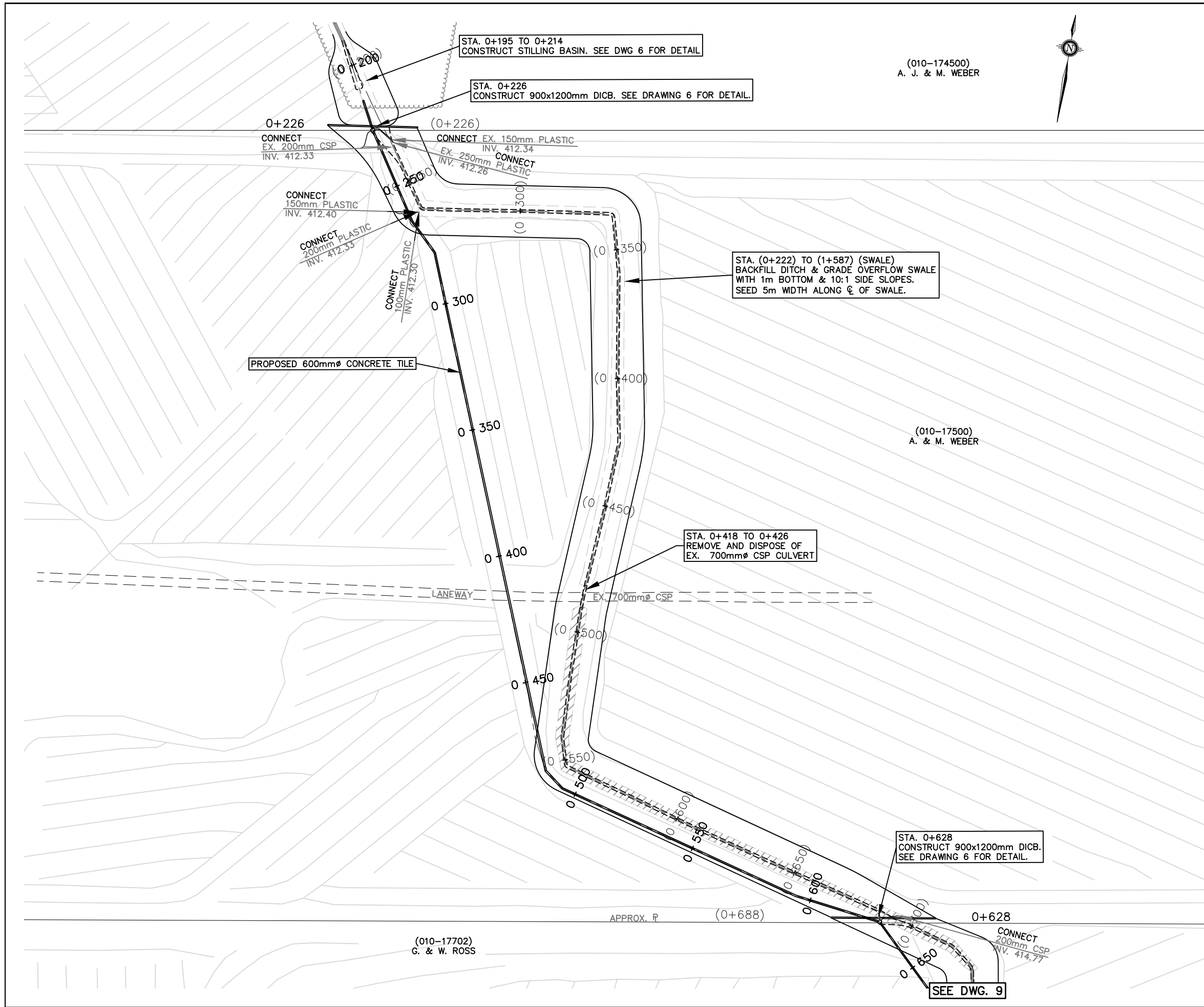
DICB DETAILS

	MARCH 2024
	JOB NUMBER: 22-168
CONSULTING ENGINEERS AND PLANNERS KITCHENER SUBURBY	DRAWING 7 OF 12

SPECIAL PROVISIONS - CONSTRUCTION NOTES

A. & M. WEBER (010-17500)
 0+195 TO 0+214 - CONSTRUCT STILLING BASIN. SEE DRAWING 6 FOR DETAIL.
 0+226 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 6 FOR DETAIL.
A. J. & M. WEBER (010-17500)
 0+418 TO 0+426 - REMOVE & DISPOSE OF EXISTING 700mm ϕ CSP CULVERT (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 0+628 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 6 FOR DETAIL.
 0+262 - 100mm ϕ CONNECTION
 - 150mm ϕ CONNECTION
 - 200mm ϕ CONNECTION

SEE DRAWINGS 2-3 FOR PROPOSED TILE CONSTRUCTION NOTES.
 SEE DRAWING 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES.



(010-174500)
 A. J. & M. WEBER

(010-17500)
 A. & M. WEBER

(010-17702)
 G. & W. ROSS

LEGEND

- PROPOSED OVERFLOW SWALE
- ▬ PROPOSED OVERFLOW SWALE BANK
- ▬ PROPOSED TILE
- ▨ EXISTING DITCH TO BE FILLED
- ☁ BUSH AREA
- EDGE OF FIELD
- (0+696) STATION OVERFLOW SWALE
- 0+634 STATION PROPOSED TILE
- ▨ APPROX. FIELD TILE LOCATIONS

No.	DESCRIPTION	DATE

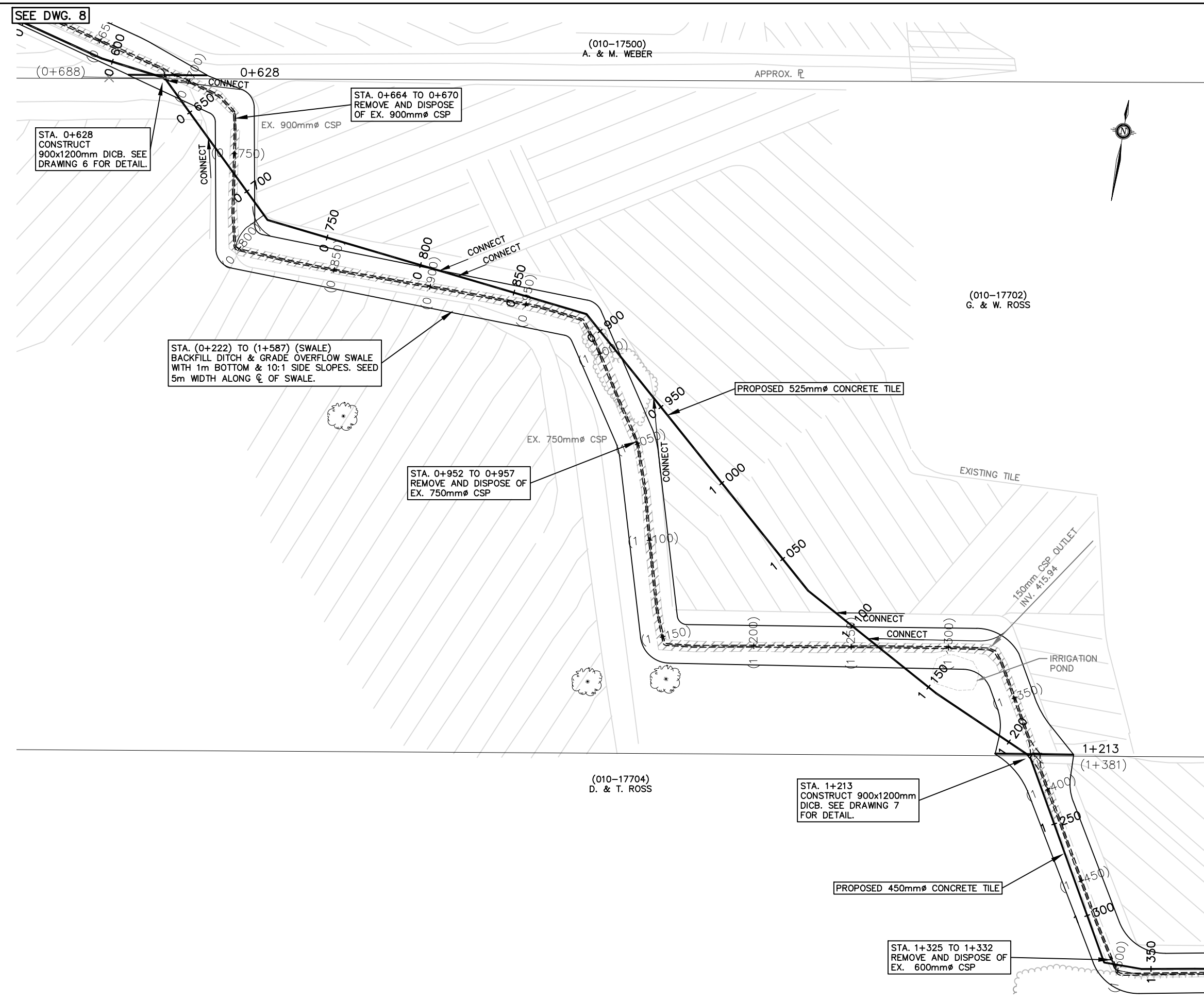
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DRAWN BY: V.E.S.		
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

PLAN STA. 0+232 TO STA. 0+634

<p>K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY</p>	<p>MARCH 2024</p> <p>JOB NUMBER: 22-168</p> <p>DRAWING 8 OF 12</p>
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SPECIAL PROVISIONS - CONSTRUCTION NOTES

- G. & W. ROSS (010-17702)**
- 1+213 - CONSTRUCT 900x1200mm DICB. SEE DRAWING 7 FOR DETAIL.
 - 0+689 & 1+117 - CROSS EXISTING DITCH
 - 0+664 TO 0+670 - REMOVE & DISPOSE OF EXISTING 750mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 - 0+952 TO 0+957 - REMOVE & DISPOSE OF EXISTING 900mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 - 0+808 & 0+819 - CONNECT 100mm ϕ TILE ACROSS DITCH WITH 100mm ϕ PLAS. PIPE
 - 0+943 & 1+089 - 100mm ϕ CONNECTION/REPAIR
 - 0+666 & 0+714 - 150mm ϕ CONNECTION
 - 1+101 - CONNECT 150mm ϕ TILE ACROSS DITCH WITH 150mm ϕ PLAS. PIPE
- D. & T. ROSS (010-17704)**
- 1+325 TO 1+332 - REMOVE & DISPOSE OF EXISTING 600mm ϕ CSP (UNLESS INSTRUCTED OTHERWISE BY ENGINEER)
 - 1+331 - CROSS EXISTING DITCH

SEE DRAWINGS 2-3 FOR PROPOSED TILE CONSTRUCTION NOTES.
SEE DRAWING 4 FOR DITCH BACKFILL AND OVERFLOW SWALE CONSTRUCTION NOTES.

LEGEND

- PROPOSED OVERFLOW SWALE
- ||| PROPOSED OVERFLOW SWALE BANK
- ===== PROPOSED TILE
- ////// EXISTING DITCH TO BE FILLED
- ☁ BUSH AREA
- EDGE OF FIELD
- (0+696) STATION OVERFLOW SWALE
- 0+634 STATION PROPOSED TILE
- APPROXIMATE FIELD TILE LOCATIONS

No.	DESCRIPTION	DATE

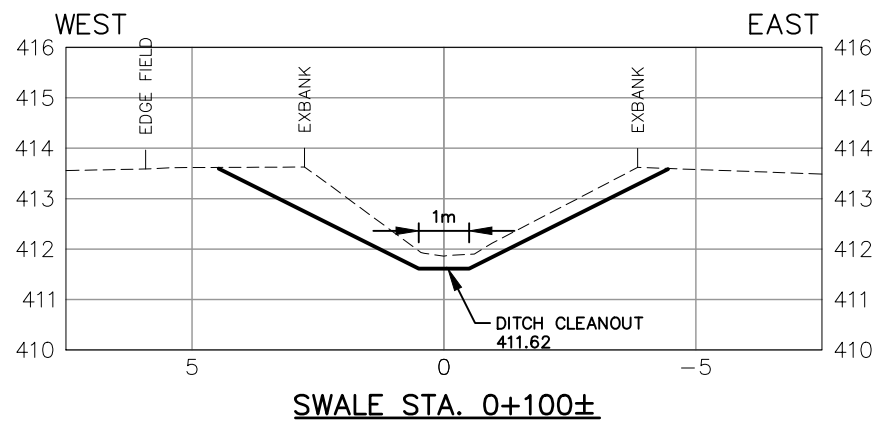
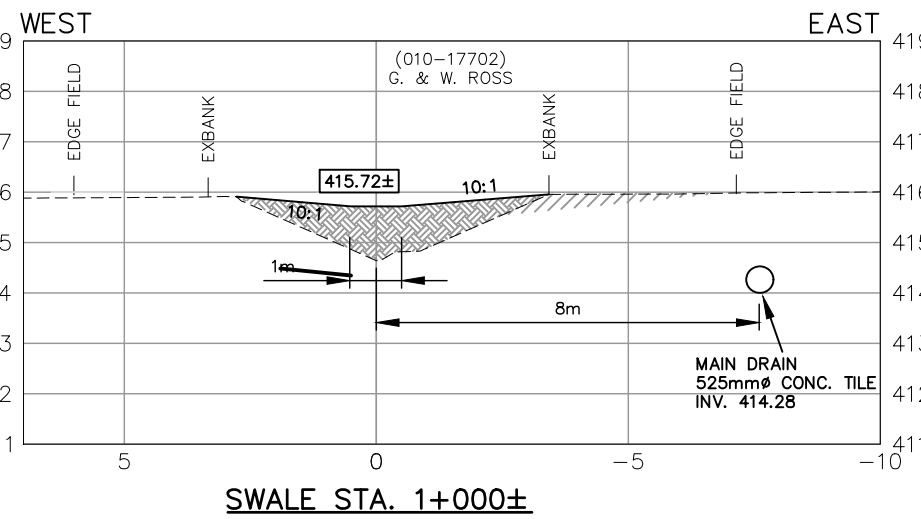
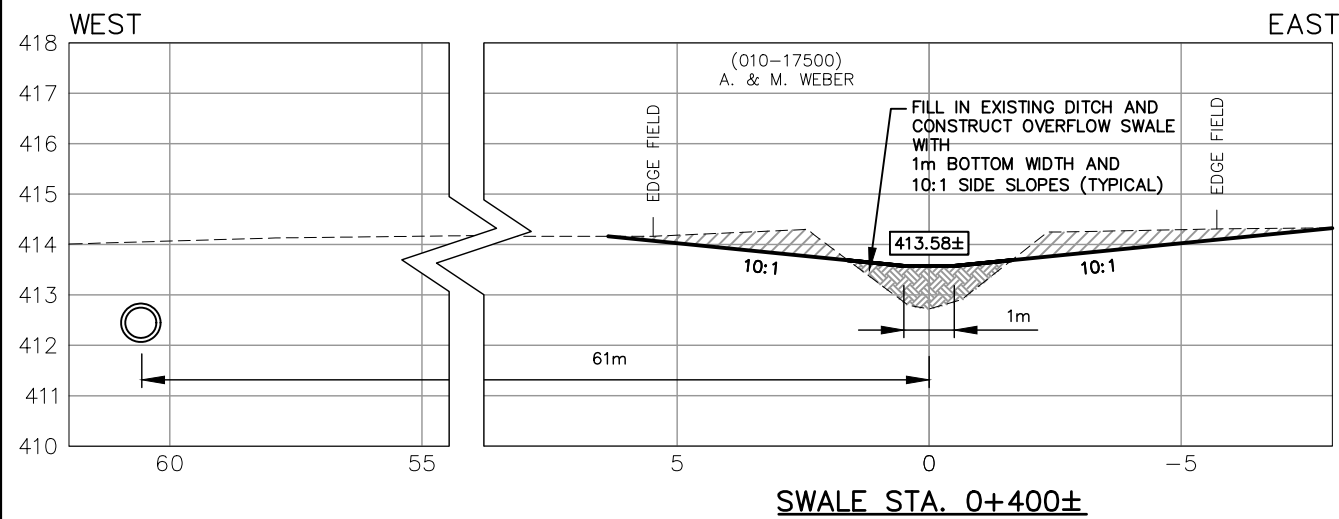
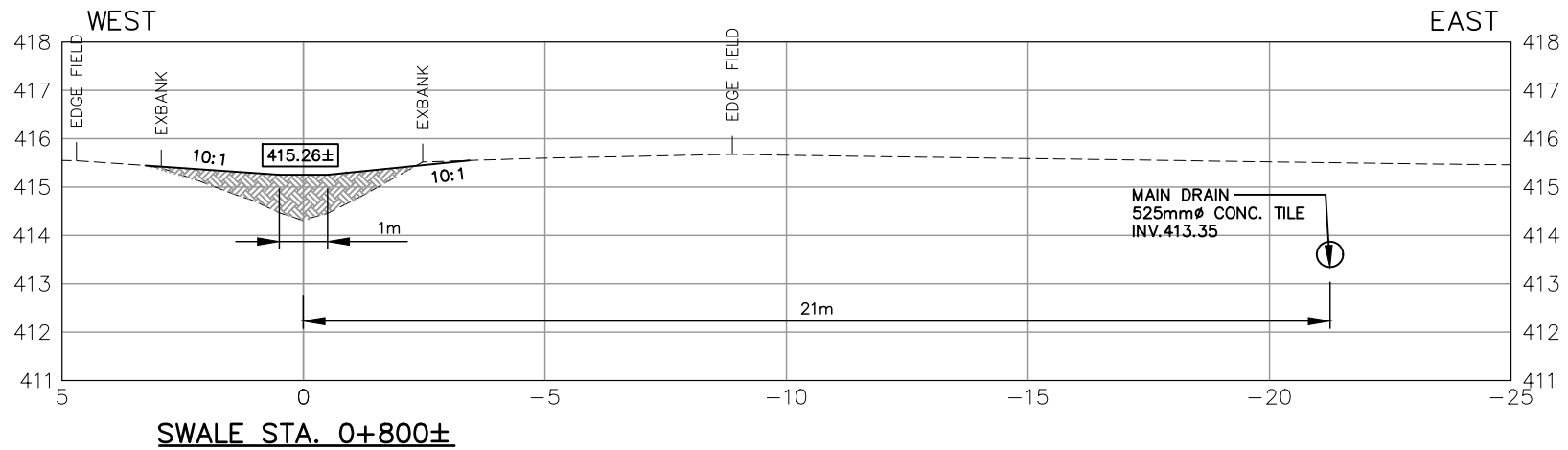
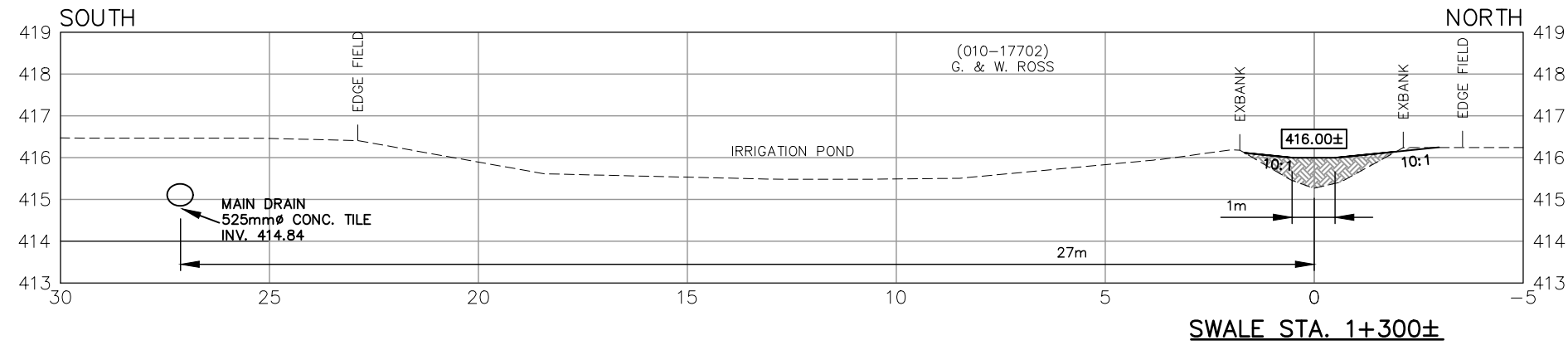
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CHECKED BY: N.W.M.		
DRAWN BY: V.E.S.		
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

PLAN STA. 0+634 TO STA. 1+219

<p>K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY</p>	<p>MARCH 2024</p> <p>JOB NUMBER: 22-168</p> <p>DRAWING</p>
	<p>9 OF 12</p>



- LEGEND**
- DITCH FILL
 - DITCH CUT

No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.
CHECKED BY: N.W.M.
DRAWN BY: V.E.S.
CHECKED BY: N.W.M.

SCALE

0 1.5 3m

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HORZ.

0 0.5 1m

1:50
VERT.
(ON 11" x 17")

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

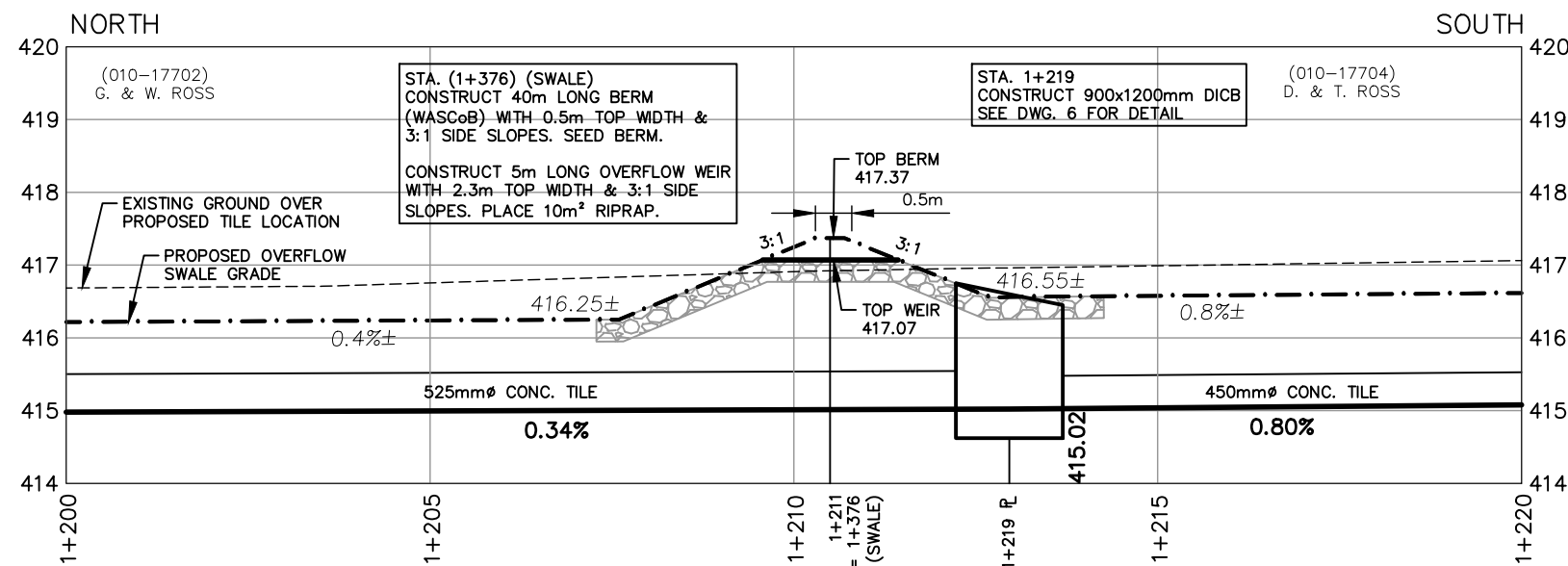
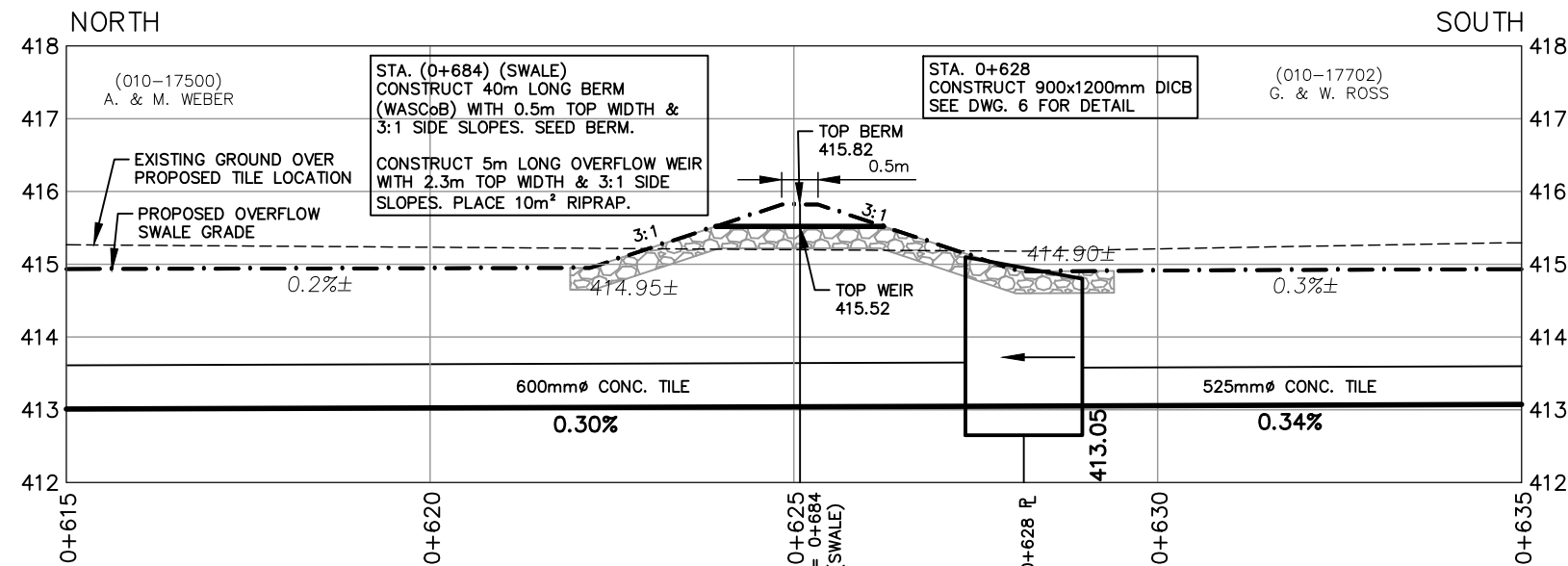
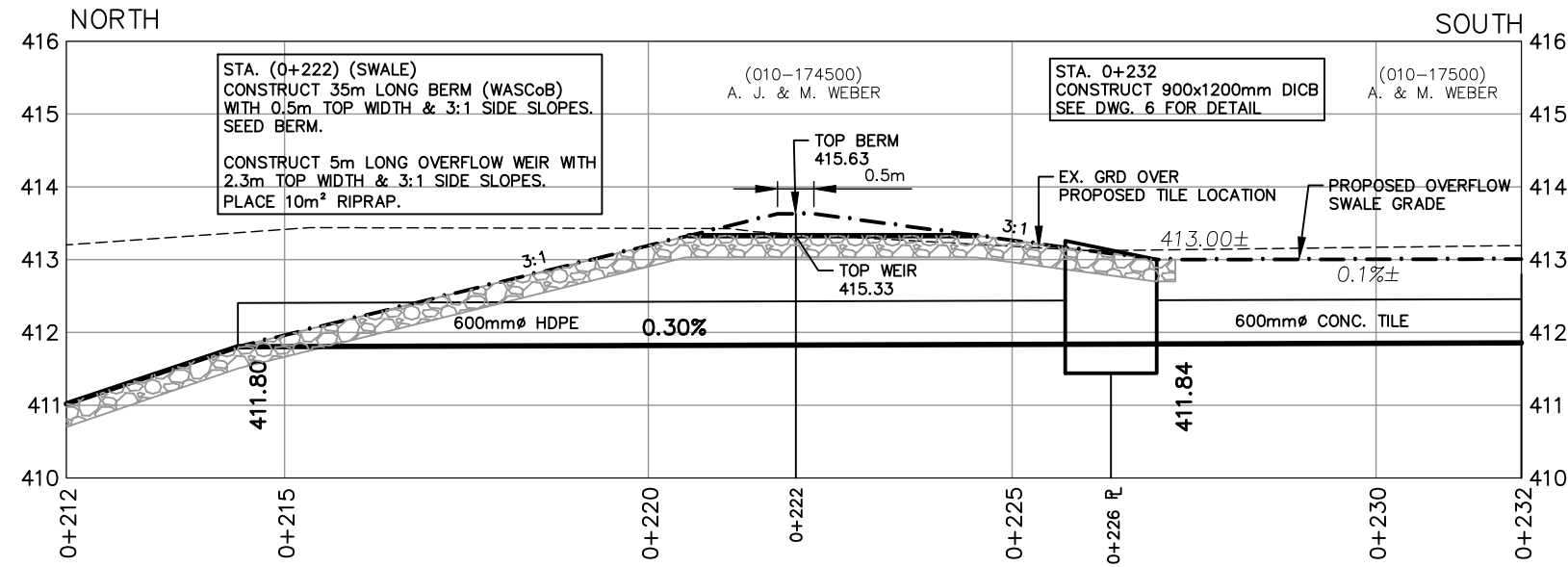
CROSS SECTIONS

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUBURBY

MARCH 2024

JOB NUMBER: **22-168**

DRAWING **10 OF 12**



No.	DESCRIPTION	DATE

DESIGNED BY: N.W.M.
 CHECKED BY: N.W.M.
 DRAWN BY: V.E.S.
 CHECKED BY: N.W.M.

SCALE

0 1 2m
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 HORZ.

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 VERT.
 (ON 11" x 17")

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

WASCoB DETAIL

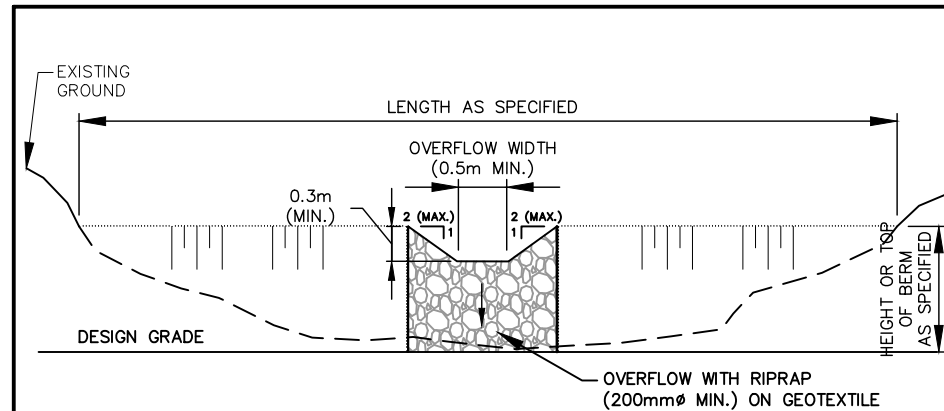
K. SMART ASSOCIATES LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 KITCHENER SUBURBY

MARCH 2024

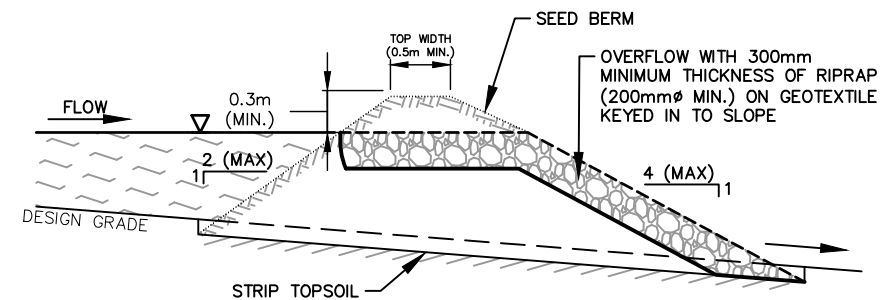
JOB NUMBER: **22-168**

DRAWING

11 OF 12



BERM – FRONT DETAIL
NOT TO SCALE



BERM – SIDE DETAIL
NOT TO SCALE

NOTES:

1. EARTHEN BERM TO BE CLEAN MATERIAL, MINIMUM 10% CLAY CONTENT, COMPACTED TO 98% S.P.M.D.D.
2. PROVIDE MINIMUM 100mm THICKNESS OF TOPSOIL PRIOR TO SEEDING

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

DETAIL
DRAWING NO.
SD-6

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SPECIAL PROVISIONS – CONSTRUCTION NOTES

1. WORKING AREA

FOR A CLOSED DRAIN UP TO 2m DEEP THE WORKING AREA SHALL BE A 10m WIDTH ON EITHER SIDE OF THE TRENCH OR ANY COMBINATION NOT EXCEEDING 20m. FOR CLOSED DRAINS DEEPER THAN 2m THE WORKING AREA SHALL BE INCREASED TO 30m. IF ANY PART OF THE DRAIN IS CLOSE TO A PROPERTY LINE THEN THE PROPERTY LINE SHALL BE ONE OF THE LIMITS OF THE WORK AREA. WHERE ANY PART OF THE DRAIN IS ON A ROAD ALLOWANCE, THE ROAD ALLOWANCE SHALL BE THE WORKING AREA. RESTRICTED OR INCREASED WORKING AREAS WILL BE DESCRIBED IN DETAIL IN THE SPECIFIC CONSTRUCTION NOTES.

2. ACCESS

ACCESS TO THE WORKING AREA SHALL BE FROM ROAD ALLOWANCES AND AS DESIGNATED ON THE DRAWINGS AND/OR SPECIFIC NOTES. NO OTHER ACCESS ROUTES SHALL BE USED UNLESS FIRST APPROVED BY THE ENGINEER AND THE AFFECTED LANDOWNER. SPECIFICATIONS RELATED TO CONSTRUCTION WILL APPLY TO THE ACCESS ROUTES. CONTRACTOR SHALL MAKE GOOD ANY DAMAGES CAUSED BY USING THE DESIGNATED ACCESS ROUTES. THE CONTRACTOR SHALL CONTACT EACH OWNER PRIOR COMMENCING CONSTRUCTION ON EACH PROPERTY.

3. CONTACT INFORMATION

ROLL NO.	OWNER	PHONE NUMBER
010-17400	A. J. & M. WEBER	
010-17500	A. & M. WEBER	
010-17702	C. & W. ROSS	
010-17704	D. & T. ROSS	

TOWNSHIP OF WELLINGTON NORTH
DRAINAGE SUPERINTENDENT TOMMY JACKSON 519-741-1199 X225
ENGINEER NEAL MORRIS, P.ENG. 519-748-1199 X240

4. PRE AND POST CONSTRUCTION MEETINGS

THE CONTRACTOR MAY BE REQUIRED TO ATTEND PRE-AND POST-CONSTRUCTION SITE MEETINGS WITH THE ENGINEER AND LANDOWNERS BEFORE STARTING AND AFTER FINISHING THE WORK IF REQUESTED.

5. TILE DRAINAGE

ALL FARMS ALONG THE ROUTE OF THE DRAIN ARE SYSTEMATICALLY TILE DRAINED. TILE MAPS ARE AVAILABLE. TILE CONNECTIONS REQUIRED. ALL FIELD TILES ARE TO BE CONNECTED.

6. CONCRETE TILE INSTALLATION

INSTALLATION BY WHEEL TRENCHER IS PREFERRED. INSTALLATION BY EXCAVATOR WILL BE ACCEPTED. PROVIDED INSTALLATION IS AS PER STANDARD SPECIFICATION 420.3.5.3. FROM STATION 0+220 TO 1+427 TILE.

7. TOPSOIL

STRIP TOPSOIL OVER THE TRENCH AND OVERFLOW SWALE AND STOCKPILE SEPARATELY. SPREAD TOPSOIL OVER TRENCH AND SWALE AFTER BACKFILL

8. DITCH BACKFILLING

EXISTING DITCH IS TO BACKFILLED AFTER TILE INSTALLATION USING AVAILABLE ON-SITE MATERIAL. FROM STATION 0+220 TO 1+587 EXISTING DITCH IS TO BE BACKFILLED USING STOCKPILED OR LEVELED SUBSOIL MATERIAL ON BOTH BANKS OF THE DITCH. ANY STOCKPILED TOPSOIL IS TO BE SPREAD OVER THE DITCH BACKFILL AFTER THE DITCH BACKFILL.

9. SOILS

THE WELLINGTON COUNTY SOILS MAPPING FOR THIS AREA INDICATES THAT THE SOILS ADJACENT TO THIS DRAIN ARE LISTOWEL SILT LOAM, PARKHILL SILT LOAM AND MUCK. THESE SOILS HAVE POOR TO IMPERFECT DRAINAGE BUT ARE CONSIDERED GOOD LANDS FOR AGRICULTURE PURPOSES.

MUCK SOILS ARE LOCATED FROM 0+232 TO 0+500. THESE SOILS, HAVE A HIGH ORGANIC CONTENT NEAR THE SURFACE WITH AND UNDERLYING SILT TILL. THE SOIL WOULD HAVE A HIGH-WATER CONTENT, THICK TOPSOIL LAYER AND STONE FREE. HIGH LEVELS SHOULD BE ANTICIPATED, AND CLEAR STONE BEDDING MAY BE REQUIRED IN THIS LOCATION.

LISTOWEL SILT LOAM SOILS ARE LOCATED FROM 0+000 TO 0+232 AND 0+500 TO 1+100. THESE SOILS ARE CLAYEY SILT WITH SOME SAND AND GRAVEL. THE SOIL WOULD HAVE A LOW WATER IMPERMEABLE, FEW COBBLES AND POCKET OF SANDS. BASED ON AVAILABLE INFORMATION, ADVERSE SUBSURFACE CONDITIONS ARE NOT EXPECTED ON THIS PROJECT, AND THE USE OF CONVENTIONAL CONSTRUCTION EQUIPMENT IS ANTICIPATE.

PARKHILL SILT LOAM SOILS ARE LOCATED FROM 1+100 TO 1+427. THESE SOILS ARE CLAYEY SILT WITH SOME SAND AND GRAVEL. THE SOIL WOULD HAVE A LOW WATER IMPERMEABLE, FEW COBBLES AND POCKET SANDS. BASED ON AVAILABLE INFORMATION, ADVERSE SUBSURFACE CONDITIONS ARE NOT EXPECTED ON THIS PROJECT, AND THE USE OF CONVENTIONAL CONSTRUCTION EQUIPMENT IS ANTICIPATED.

10. INSTALLATION OF BERM

BERMS SHALL BE CONSTRUCTED PER THE DRAWINGS. THE SUBSOIL IS TO BE REMOVED AND THE BERM IS PLACED ON UNDISTRIBUTED SOIL FREE OF ORGANIC MATTER. THE BERM MUST BE CONSTRUCTED OF NATIVE MATERIAL WITH A MINIMUM OF 20% CLAY, LESS THAN 5% BOULDERS, AND NO ORGANIC OF DELETERIOUS MATERIALS. THE BERM WILL BE CONSTRUCTED IN 300mm LIFTS AN COMPACTED TO 98% SPMDD.

11. CROSSING

WHERE THE TILE CROSSES THE EXISTING DITCH, THE TILE IS TO BE BEDDED WITH CLEAR STONE WRAPPED IN FILTER FABRIC

12. ENVIRONMENTAL DFO REQUIREMENT

- THE WORKS OCCUR OUTSIDE MARCH 15 AND JULY 15
- SCHEDULED WORK OCCURS IN THE DRY AND LOW OR NO FLOW SEASONS
- A PLUNGE POOL 1.5-2.0m DEEP BE CONSTRUCTED AT THE OUTLET
- SEDIMENT CONTROL MEASURES ARE IN PLACE BEFORE AND DURING CONSTRUCTION

No.	DESCRIPTION	DATE
DESIGNED BY: N.W.M.		SCALE
CHECKED BY: N.W.M.		(ON 11"x 17")
DRAWN BY: V.E.S.		
CHECKED BY: N.W.M.		

ARTHUR DRAIN 6

TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON

NOTES AND STANDARD DETAIL

<p>K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY</p>	MARCH 2024 JOB NUMBER: 22-168 DRAWING 12 OF 12
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200 GENERAL CONDITIONS**200.1 SCOPE**

The work to be done under this contract consists of supplying all labour, equipment and materials to construct the drainage work as outlined in the Instructions to Tenderers, the Form of Tender and Agreement, the Schedule of Tender Prices, the Drawings, the General Conditions, Special Provisions and the Standard Specifications.

200.2 ORDER OF PRECEDENCE

In case of any inconsistency or conflict between the drawings and specifications, the following order of precedence shall apply: Addenda, Form of Tender and Agreement, Schedule of Tender Prices, Special Provisions, Contract Drawings, Standard Specifications, General Conditions.

200.3 MUNICIPALITY

Municipality refers to a municipal corporation in the Province of Ontario. Where reference to Township, County, Region, Town, City or Owner appears it shall be deemed to be the same as the word Municipality. Where reference to owner appears in the specifications it is usually in reference to the owner of the property on which the drain is being constructed.

200.4 TENDERS

Tenders are to be submitted on a lump sum basis for the complete works or a portion thereof, as instructed by the Municipality. The Schedule of Tender Prices must be completed and submitted with the Form of Tender and Agreement even though the Contract will be a lump sum. As outlined in the Instructions to Tenders a deposit in the form of a certified cheque, bank draft, bonding or irrevocable letter of credit must accompany each tender as a guarantee of good faith. The deposit shall name the Municipality as the payee. All deposits, except that of the Tenderer to whom the work is awarded, will be returned within 10 days of the time the contract is awarded. The certified cheque of the Tenderer awarded the work will be retained as Contract Security and returned with the Completion Certificate for the work. A Performance Bond may also be required to ensure maintenance of the work for a period of one year after the date of the Completion Certificate.

200.5 EXAMINATION OF SITE, PLANS AND SPECIFICATIONS

Prior to the submission of the Tender, the Tenderer must examine the premises and site to compare them with the Drawings and Specifications in order to be satisfied with the existing conditions and the extent of the work to be done. The Tenderer must ensure that the meaning and intent of the drawings, estimated quantities and specifications is clearly understood before submission of the Tender. No allowances shall be made on behalf of the Contractor by reason of any error made in the preparation of the tender submission.

Any estimates of quantities shown or indicated on the drawings or elsewhere in the tender document are provided for the convenience of the Tenderer. The Tenderer should check the estimate of quantities for accuracy. Any use made of the estimated quantities by the Tenderer in calculating the tendered amounts is done at the Tenderers risk.

200.6 COMMENCEMENT AND COMPLETION OF WORK

The work must commence immediately after the Tenderer is notified of the contract award or at a later date, if set out as a condition in the Form of Tender and Agreement. If weather and ground conditions are unsuitable, work may be started at a later date from either of the above two dates if such delay is approved by the Engineer. The Contractor shall provide a minimum of 48 hours advance notice to the Engineer and the Municipality before commencement of any work. The work must proceed in such manner as to ensure its completion at the earliest possible date consistent with first class workmanship and within the time limit set out in the tender/contract document. Failure to commence or complete the work as set out in the tender/contract document may result in a forfeiture of all or part of the Contract Security if the Engineer deems that damages have been sustained to the Municipality or to any landowner because of the non-commencement or non-completion of the contract as awarded and that the failure to meet the specified dates has been the fault of the Contractor.

200.7 NOTICES RE COMMENCEMENT OF WORK

If the Contractor leaves the job site for a period of time after initiation of work, a minimum of 48 hours advance notice shall be given to the Engineer and the Municipality before commencement of any further work. If any work is commenced without the advance notice the Contractor shall be fully responsible for all such work undertaken prior to such notification and shall make good any works or materials judged to be inadequate or constructed in any manner that may have been subject to alteration if made known to the Engineer prior to commencement of construction.

200.8 PERMITS, NOTICES, LAWS AND RULES

The Contractor shall apply and pay for all necessary permits or licenses required for the execution of the work. This shall not include the obtaining of permanent easements or rights or servitude. The Contractor shall give all necessary notices and pay all fees required by the law and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public's health and safety and if the specifications and drawings are at variance therewith, any resulting additional expense incurred by the Contractor shall constitute an addition to the contract price.

200.9 HEALTH AND SAFETY

Contractor must comply with the Occupational Health and Safety Act (OHSA) and the associated Regulations for Construction Projects. Contractor will also follow any site-specific safety and training requirements of the Municipality, agencies, utility companies or other authorities.

Communication about site-specific hazards and safety requirements shall occur at the pre-construction meeting. If no pre-construction meeting is conducted, Contractor will communicate site-specific hazards and safety requirements before beginning work.

Contractor shall immediately report any workplace incidents, near misses, injuries and occupational illnesses to the Engineer.

200.10 LIMITATIONS OF OPERATIONS

Except for such work as may be required by the Engineer to maintain the works in a safe and satisfactory condition, the Contractor shall not carry out operations under the contract on Sundays or Statutory Holidays without permission in writing from the Engineer. The Engineer may direct in writing to the Contractor to cease or limit operations under the contract on any day or days if the operations are of such a nature, or if the work is so located, or if the traffic is of such a volume, that the Engineer deems it necessary or expedient to do so.

200.11 SUPERVISION

The Contractor shall provide constant supervision of the construction work and shall keep a competent foreman in charge at the site.

200.12 CHARACTER AND EMPLOYMENT OF WORKERS

The Contractor shall employ only orderly, competent and skillful workers to do the work and shall give preference to available qualified residents in the area of the contract. Whenever the Engineer informs the Contractor in writing that any workers are, in the opinion of the Engineer, disorderly, incompetent, or breaking the law, such workers shall be discharged from the job site and shall not again be employed on the job site without the written consent of the Engineer.

200.13 SUB-CONTRACTORS

If the Municipality so directs, the Contractor shall not sublet the whole or any part of this contract without the approval of the Engineer.

200.14 PAYMENT

Progress payments in cash equal to about 90% of the value of the work done and materials incorporated in the work will be made to the Contractor monthly. If directed by the Engineer the Contractor may be required to provide a written request for the progress payment amount. An additional 7% will be paid 45 days after the date of the Completion Certificate by the Engineer and 3% of the contract price may be reserved by the Municipality as a maintenance holdback for one year from the date of the Completion Certificate.

The holdbacks noted above may be increased by the Municipality if, in the written opinion of the Engineer, particular conditions of the contract require such greater holdback.

After the completion of the work any part of maintenance holdback may be used to correct defects from faulty construction and/or materials provided that notice shall first be given by the Engineer in writing to the Contractor stating that the Contractor has seven (7) days in which to remedy the defect in construction and/or materials.

200.15 TERMINATION OF CONTRACT BY THE MUNICIPALITY

Termination of the contract by the Municipality may be considered if the Contractor:

1. should be adjudged bankrupt or make a general assignment for the benefit of creditors or if a receiver should be appointed on account of insolvency;
2. should refuse or fail to supply enough properly skilled workmen or proper materials after having received seven (7) days' notice in writing from the Engineer to supply such additional workmen or materials in order to commence or complete the works;
3. should fail to make prompt payment to sub-contractors or for materials or labour;
4. should persistently disregard laws, ordinances, or instructions from the Engineer, or otherwise be guilty of a substantial violation of the provisions of the contract;

then the Municipality, upon Certificate of the Engineer that sufficient cause exists to justify such action, may without prejudice to any other right or remedy, give written notice to the Contractor to terminate the employment of the Contractor and take possession of the premises, and of all materials, tools and appliances thereon, and may finish the work by whatever method the Municipality may deem expedient, but without undue delay or expense. In such case, the Contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract price will exceed the expense of finishing the work including compensation to the Engineer for additional services and including other damages of every name and nature, such excess shall be paid to the

Contractor. If such expense will exceed such unpaid balance including the Contract Security, the Contractor shall pay the difference to the Municipality. The expense incurred by the Municipality, as herein provided, shall be certified by the Engineer. If the contract is terminated by the Municipality due to the Contractor's failure to properly commence the works, the Contractor shall forfeit the Contract Security and furthermore shall pay to the Municipality an amount to cover the increased costs, if any, associated with a new tender for the contract being terminated.

If any unpaid balance and the Contract Security do not equal the monies owed by the Contractor upon the termination of the contract, the Municipality may also charge such expenses against any money which is or may thereafter be due to the Contractor from the Municipality.

200.16 LIQUIDATED DAMAGES

It is agreed by the parties to the Contract that in case all the work called for under the Contract is not finished or complete within the period of time as set forth in the Tender/Contract Document, damage will be sustained by the Municipality. It is understood by the parties that it will be impracticable and extremely difficult to ascertain and determine the actual damage which the Municipality will sustain in the event of and by reason of such delay. The parties hereto agree that the Contractor will pay to the Municipality a sum as set out in the Form of Tender and Agreement for liquidated damages for each and every calendar day delay, including Saturdays, Sundays and Statutory Holidays, in finishing the work in excess of the number of working days prescribed. It is agreed that the liquidated damages amount is an estimate of the actual damage to the Municipality which will accrue during the period in excess of the prescribed number of working days.

The Municipality may deduct any amount due under this section from any monies that may be due or payable to the Contractor on any account whatsoever. The liquidated damages payable under this section are in addition to and without prejudice to any other remedy, action or other alternative that may be available to the Municipality.

The Contractor shall not be assessed with liquidated damages for any delay caused by acts of nature, or of the Public Enemy, Acts of the Province or of any Foreign State, Fire, Flood, Epidemics, Quarantine Restrictions, Embargoes or any delays of Sub-Contractors due to such causes.

If the time available for the completion of the work is increased or decreased by reason of alterations or changes made under the provisions of the Contract, the number of working days shall be increased or decreased as determined by the Engineer.

If the Form of Tender and Agreement does not show an amount for Liquidated Damages then Liquidated Damages do not apply for this contract.

200.17 CONTRACTOR'S LIABILITY

The Contractor and all workers, agents or any party under the Contractor's control, including Sub-Contractors, shall use due care that no person or property is injured and that no rights are infringed during the construction work outlined in the contract. The Contractor shall be solely responsible for all damages by whomsoever claimable in respect of any injury to persons or to lands, buildings, structures, fences, livestock, trees, crops, roadways, ditches, drains and watercourses, whether natural or artificial, or property of whatever description and in respect of any infringement of any right, privilege or easement wherever occasioned in the carrying on of the work or any part thereof, or by any neglect, misfeasance or non-feasance on the Contractor's part or on the part of any workers, agents or parties under the Contractor's control including Sub-Contractors, and shall bear the full cost thereof. The Contractor shall be fully responsible to make such temporary provisions as may be necessary to ensure the avoidance of any such damage, injury or infringement and to prevent the interruption of or danger or menace to the traffic in any railway or any public or private road entrance or sidewalk and to secure to all persons and corporations the uninterrupted enjoyment of all their rights, in and during the performance of the work. The Contractor shall indemnify and save harmless

200 - General Conditions

the Municipality and the Engineer from and against all claims, demands, losses, costs, damages, actions, suits or other proceedings by whomsoever made, brought or prosecuted in any manner based upon, occasioned by, or attributed to any such damage, injury or infringement.

Wherever any work is of such an extent and nature that it must necessarily be confined to particular areas of a roadway, a working area, or private property, the Contractor shall use reasonable care not to damage or deface the remaining portions of the property, and if any damage is occasioned as a result of the Contractor's operations, it shall be rectified by and at the expense of the Contractor, to the satisfaction of the Engineer. Notwithstanding the indemnity provisions contained in this section, where in the opinion of the Engineer the Contractor has failed to rectify any damage, injury or infringement or has failed to adequately compensate any person for any damage, injury or infringement for which the Contractor is responsible under the contract, the Engineer, following notice in writing to the Contractor of an intention so to do, may withhold payment of any monies due the Contractor under this or any other contract until the Contractor has rectified such damage, injury or infringement or has paid adequate compensation for such damage, injury or infringement, provided however, that the Municipality will not withhold such monies where in the opinion of the Engineer there are reasonable grounds upon which the Contractor denies liability for such damage, injury or infringement and the Contractor has given the claimant a reasonable time in which to establish the validity of the claim, and provided further that the amount withheld under this section shall not exceed the amount of such claims against the Contractor.

Where the Contractor uses privately owned lands for pits or waste disposal areas, the Contractor shall comply with applicable laws and provide the Engineer with a release signed by or on behalf of the owner of each pit or waste disposal area used by the Contractor. If the said release is not obtained, then sufficient monies will be withheld from the Contractor except, however, where the owner's signature is withheld solely on the basis of damage, injury, or infringement it will be dealt with as provided elsewhere in this subsection.

Nothing herein contained shall be construed as in any way restricting or limiting the liability of the Contractor under the laws of the country, province or locality in which the work is being done. Neither the Completion Certificate nor final payment thereunder, nor any provision in the Contract Document shall relieve the Contractor from this liability.

200.18 LIABILITY INSURANCE

The Contractor shall take out and keep in force until the date of acceptance of the entire work by the Engineer, a comprehensive policy of public liability and property damage insurance providing insurance coverage of at least \$3,000,000 for each and every accident, exclusive of interest and cost, against loss or damage resulting from bodily injury to or death of one or more persons and loss of or damage to property and such policy shall where, and as requested by the Municipality, name the Municipality and the Engineer as an additional insured thereunder and shall protect the Municipality against all claims for all damage or injury including death to any person or persons and for damage to any property of the Municipality or any other public or private property resulting from or arising out of any act or omission on part of the Contractor or any of his servants or agents during the execution of the Contract.

200.19 LOSSES DUE TO ACTS OF NATURE, ETC.

All damage, loss, expense and delay incurred or experienced by the Contractor in the prosecution of the work, by reason of unanticipated difficulties, bad weather, strikes, wars, acts of nature, or other mischances, shall be borne by the Contractor and shall not be the subject of a claim for additional compensation.

400 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS

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400 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS**400.1 ABBREVIATIONS**

- i) MTO means the Ministry of Transportation of Ontario.
- ii) ASTM means the American Society for Testing Materials.
- iii) CSA means the Canadian Standard Association.
- iv) OPSD means Ontario Provincial Standard Drawings
- v) OPSS means Ontario Provincial Standard Specifications
- vi) DFO means Fisheries and Oceans Canada
- vii) MNRF means Ministry of Natural Resources and Forestry
- viii) MECP means Ministry of Environment, Conservation and Parks

400.2 PRE CONSTRUCTION MEETING

The Contractor should arrange a pre-construction meeting with the Engineer, Municipality, affected landowners prior to commencement of construction.

If there is no pre-construction meeting or if a landowner is not present at the pre-construction meeting, the following shall apply. The drain is to be walked by the Contractor and each landowner prior to construction to ensure that both agree on the work to be done. Any difference of opinion shall be referred to the Engineer for decision. If the landowner is not contacted for such review, they are to advise the Engineer and/or Municipality.

400.3 COLD WEATHER

When working in cold weather is approved by the Engineer, the Contractor shall provide suitable means for heating, protection, and snow and ice removal. All work completed in cold weather conditions shall be to the satisfaction of the Engineer and any additional cost to remedy unsatisfactory work, or protect the work shall be borne by the Contractor. All backfilling operations shall be done as soon as possible to avoid backfilling with ground containing frozen particles. The Contractor will assume all responsibility for damages to any tile drains and for settlements or bank slippages that may result from work in cold weather.

400.4 WORKING AREA

Where any part of the drain is on a road allowance, the road allowance shall be the working area. For a closed drain the working area shall be a 10 metre width on either side of the trench or any combination not exceeding 20 metres. A 10m x 10m working area shall exist around any catchbasin, junction box or access point. For an open drain the working area shall be 17 metres on the side for leveling and 3 metres on the opposite side. A 10m working area shall exist for any overflow swale or grassed waterway. If any part of the drain is close to a property line then the fence line shall be one of the limits of the work area. Reduced or increased working areas will be described in detail on the Drawings.

400.5 ACCESS

The Contractor shall have access to the drain by entering the working area directly from road allowances or along access routes shown on the Drawings. All specifications governing fences, livestock and crops during drain construction apply to access routes. No other access routes shall be used unless first approved by the Engineer and the affected landowner. The Contractor shall contact each landowner prior to using the designated access routes. Contractor shall make good any damages caused by using the designated access routes.

400.6 ACCESS TO PROPERTIES ADJOINING THE WORK

The Contractor shall provide at all times and at no additional cost, adequate pedestrian access to private homes and commercial establishments unless otherwise authorized by the Engineer. Where interruptions to access have been authorized by the Engineer, reasonable notice shall be given by the Contractor to the affected landowners and such interruptions shall be arranged to minimize interference to those affected.

400.7 DRAINAGE SUPERINTENDENT

Where a Drainage Superintendent (Superintendent) is appointed by the Municipality, the Engineer may designate the Superintendent to act as the Engineer's representative. If so designated, the Superintendent will have the power to inspect and direct the execution of the work.

Any instructions given by the Superintendent which change the proposed work or with which the Contractor does not agree shall be referred to the Engineer for final decision.

400.8 ALTERATIONS TO WORK

The Engineer shall have the power to make alterations, additions and/or deletions in the work as shown or described in the Drawings or Specifications and the Contractor shall proceed to implement such changes without delay. Alterations ordered by the Engineer shall in no way render the contract void.

If a landowner desires deviations from the work described on the Drawings, the landowner shall submit a written request to the Engineer, at least 48 hours in advance of the work in question.

In every such case, the contract amount shall be increased or decreased as required according to a fair evaluation of the work completed. Where such changes involve additional work similar to items in the contract, the price for additional work shall be determined after consideration is given to the tendered price for similar items.

In no case shall the Contractor commence work considered to be extra work without the Engineer's approval. Payment for extra work is contingent on receipt of documentation to the satisfaction of the Engineer. Refer to the Extra Work Summary included in the Special Provisions.

400.9 ERRORS AND UNUSUAL CONDITIONS

The Contractor shall notify the Engineer immediately of any error or unusual conditions which may be found. Any attempt by the Contractor to correct the error without notice shall be done at the Contractor's risk. Any additional cost incurred by the Contractor to remedy an error or unusual condition without notice shall be borne by the Contractor. The Engineer shall direct the alteration necessary to correct errors or unusual conditions. The contract amount shall be adjusted in accordance with a fair evaluation of documentation for the work added, deleted or adjusted.

400.10 TESTS

The Engineer reserves the right to subject any materials to a competent testing laboratory for compliance with the standard. If any materials supplied by the Contractor are determined to be inadequate to meet the applicable standards, the Contractor shall bear full responsibility to remove and/or replace all such inadequate materials with materials capable of meeting the standards.

The cost of testing the materials supplied by the Contractor shall be borne by the Contractor.

400.11 BENCHMARKS AND STAKES

Prior to construction, the Engineer will confirm the benchmarks. The Contractor shall be held liable for the cost of replacing any benchmarks destroyed during construction.

If the Engineer provides layout stakes, the Contractor shall be held liable for the cost of replacing any layout stakes destroyed during construction.

Where property bars are shown on the Drawings, they are to be protected and if damaged by the Contractor, they will be reinstated by an Ontario Land Surveyor at the expense of the Contractor. Where property bars not shown on the Drawings are damaged, they will be reinstated by an Ontario Land Surveyor at the expense of the project.

400.12 OPENING UP OF FINISHED WORK

If ordered by the Engineer, the Contractor shall make such openings in the work as are needed to re-examine the work, and shall forthwith make the work good again. Should the Engineer find the work so opened up to be faulty in any respect, the whole of the expense of opening, inspecting and making the work good shall be borne by the Contractor. Should the Engineer find the work opened up to be in an acceptable condition the Contractor shall be paid for the expense of opening and making the work good, unless the Contractor has been obligated by any specification or by the direction of the Engineer to leave the work open for the Engineer's inspection.

400.13 FINAL INSPECTION

Final inspection by the Engineer will be made within twenty (20) days after receiving notice in writing from the Contractor that work is complete, or as soon thereafter as weather conditions permit. All the work included in the contract must at the time of final inspection have the full dimensions and cross-sections.

Prior to commencing the final inspection an on-site meeting may be held by the Engineer and landowners directly affected by the construction of the drain. The Contractor will attend this meeting upon notice by the Engineer.

If there is no on-site meeting with the Engineer and landowners, the Contractor shall obtain from each landowner a written statement indicating that the work has been performed to the owner's satisfaction. If the Contractor is unable to obtain a written statement from the landowner, the Engineer will determine if further work is required prior to issuing the Completion Certificate.

400.14 WARRANTY

There shall be a one-year warranty period on all completed work. The warranty period will commence on the date of the Completion Certificate.

When directed by the Engineer, the Contractor shall repair and make good any deficiencies in the work that may appear during the warranty period.

Before the work shall be finally accepted by the Municipality, the Contractor shall complete all work as directed by the Engineer and remove all debris and surplus materials and leave the work neat and presentable.

400 – Standard Specifications for Construction of Drains

400.15 MATERIALS

400.15.1 Concrete Drain Tile

Concrete drain tile shall conform to the requirements of the most recent ASTM C412 specifications for heavy duty extra quality, unless a stronger concrete tile is required by the Special Provisions or Drawings. All tile furnished shall be subject to the approval of the Engineer.

The minimum nominal lengths of the tile shall be 750mm for 150 to 350mm diameter tile and 1200mm for 400 to 900mm diameter tile.

All tile should be of good quality, free from distortions and cracks and shall meet the standards specified. The ends should be smooth and free from cracks or checks. All rejected tile are to be immediately removed from the site.

Granular backfill, where required, shall consist of approved sand or gravel having no particles retained on a screen having 50mm square openings.

Earth backfill shall consist of approved material having no large lumps or boulders.

400.15.2 Corrugated Plastic Tubing

Corrugated plastic tubing shall conform to the *Land Improvement Contractors of Ontario Standard Specification for Corrugated Plastic Drainage Tubing, 2006*. Type of material (solid or perforated) and need for filter sock will be specified on the Drawings or in the description of the work in the Special Provisions. Filter sock where specified shall be a standard synthetic filter material as provided by a recognized plastic tubing manufacturer unless noted differently on the contract drawings or elsewhere in the contract document. Protect coils of plastic tubing from damage and deformation.

400.15.3 Corrugated Steel Pipe

Corrugated Steel Pipe (CSP) shall be according to OPSS 1801 (CSA G401). Unless stated otherwise in the Special Provisions the pipe shall be:

- galvanized
- helical corrugation with lock seam and re-rolled annular ends
- 68mm x 13mm corrugation profile for diameters up to 1200mm
- 125mm x 25mm corrugation profile for diameters 1200mm and larger
- minimum wall thickness of 1.6mm for diameters up to 500mm
- minimum wall thickness of 2.0mm for diameters 600mm and larger
- joined using standard couplers matching the pipe diameter and material

Other coatings that may be specified include aluminized Type 2 or polymer. Polymer coating shall be a 254mm polymer film laminated to both sides of the pipe.

400.15.4 Plastic Pipe

Plastic Pipe shall be a high density polyethylene (HDPE) double wall corrugated pipe with smooth inner wall, solid with no perforations in accordance with OPSS 1840.

A minimum stiffness of 320 KPa at 5% deflection

The pipe shall be joined with snap-on or split couplers.

400.15.5 Concrete Sewer Pipe

Concrete sewer pipe shall be in accordance with OPSS 1820.

Non-reinforced concrete sewer pipe shall be used for pipe 375mm in diameter and smaller and reinforced concrete sewer pipe shall be used for pipe over 375mm.

Classes shall be as shown on the Contract Drawings or as described in the Form of Tender.

All new concrete sewer pipe shall have rubber-type gasket joints.

Where concrete sewer pipe “seconds” are specified, the pipe should exhibit no damage or cracks on the barrel section and shall be capable of satisfying the crushing strength requirements of OPSS 1820. The pipe may contain cracks or chips in the bell or spigot which prevent the use of rubber gaskets but the joints must be protected with filter cloth.

400.16 RIPRAP

All riprap is to be placed on a geotextile underlay (Terrafix 360R or equal) unless directed otherwise in the specific construction notes. The riprap is to be graded heavy angular stone (quarry stone is recommended) with particles averaging in size from 200mm to 300mm and is to be placed at 300mm thickness. Fine particles may be included to fill voids. Along upstream edges of riprap, where surface water will enter, underlay is to extend a minimum of 300mm upstream from riprap and then be keyed down a minimum of 300mm. Wherever riprap is placed, the area is to be over-dug so that finished top of riprap is at design cross-section, at design elevation or flush with existing ground.

400.17 GEOTEXTILE

To be non-woven fabric that is rot proof, non-biodegradable, chemically resistant to acidic or alkaline soils and is dimensionally stable under different hydraulic conditions. The filter fabric is to be a material whose primary function is to act as a highly permeable, non-clogging soil separator for fine soils (Terrafix 360R or equal). Contractor is to follow the manufacturer's recommendations for cutting, installation and precautions necessary to avoid damage to fabric. Other approved equals will be considered by the Engineer prior to construction.

400.18 DISPOSAL OF MATERIALS

The Contractor shall remove all surplus materials from the job site at the end of the project. The Contractor shall locate the disposal site for all materials to be disposed of. Disposal of materials shall comply with applicable regulations.

400.19 NOTIFICATION OF RAILROADS, ROAD AUTHORITIES AND UTILITIES

Contractor will notify any Railroad, Road Authority or Utility at least 48 hours in advance regarding work to be performed on their property or affecting their infrastructure. The notice will be in writing and is exclusive of Saturdays, Sundays and Holidays.

A utility includes any entity supplying the general public with necessities or conveniences.

400.20 WORKING IN ROAD ALLOWANCES**400.20.1 General**

Work within public road allowances shall be done in accordance with the Ontario Traffic Manual Book 7, latest edition.

400.20.2 Road Crossings

If no specific detail is provided for road crossings on the drawings or in the specifications the following shall apply:

- A Road Authority will supply no labour, equipment or materials for the construction of the road crossing.
- Contractor will not commence road crossing work until any required permits have been obtained. The Engineer may apply for any required permits prior to construction.
- Contractor will notify the Road Authority at least 72 hours in advance of any construction in the road allowance.
- Road crossings may be made with an open cut unless otherwise noted.
- Exact location of crossing shall be verified with the Road Authority and the Engineer.
- Pipe shall be placed on a minimum 150mm depth of Granular A shaped for the pipe.
- Pipe backfill shall be compacted Granular A and extend 300mm above the top of the pipe.
- Trench shall be backfilled with acceptable native material for the base width of the road bed.
- The material shall be placed in lifts not exceeding 300mm in depth and shall be thoroughly compacted with an approved mechanical vibrating compactor.
- Top 600mm of the road bed backfill shall consist of 450mm Granular B and 150mm of Granular A placed in lifts and fully compacted.
- Any surplus excavated material within the road allowance may be spread on the right-of-way with consent of the Road Superintendent otherwise the surplus material shall be hauled away.
- Existing asphalt or concrete pavement or surface treatment shall be replaced by the Contractor to the satisfaction of the Engineer and Road Authority.
- Contractor shall be responsible for correcting any backfill settlement during construction and during the warranty period. Upon approval of the road authority, surplus gravel shall be stockpiled near gravel road crossings to provide backfill for future trench settlement.
- All road crossings shall meet the approval of the Road Authority.
- If any road crossing is not left in a safe manner at the end of the working day barricades and warning signs shall be erected to guarantee the safety of the travelling public.
- If the Engineer deems a road to surface to have been damaged by the construction of a drain, either across or along the road, the Engineer may direct the Contractor to restore the road surface to existing or better condition at no additional cost.

400.20.3 Maintenance of Traffic

Unless directed otherwise on the drawings or in the specifications the Contractor shall keep the road open to traffic at all times. The Contractor shall provide suitable warning signs and/or flagging to the satisfaction of the Road Authority to notify of the construction work.

If a detour is required, the Contractor shall submit a proposal as to the details of the detour for approval by the Road Authority. If necessary to close the road to through traffic, the Contractor shall provide for and adequately sign the detour route. Contractor shall undertake all notifications required for a road closure in consultation with the Municipality.

400.21 LOCATIONS OF EXISTING UTILITIES

The position of pole lines, conduits, watermains, sewers and other underground and overhead utilities are not necessarily shown on the Contract Drawings, and, where shown, the accuracy of the position of such utilities and structures is not guaranteed. Before starting work, the Contractor shall have all utilities located in accordance with the Ontario Underground Infrastructure Notification System Act.

400 – Standard Specifications for Construction of Drains

All utilities shall be exposed to the satisfaction of the utility company to verify that the construction proposed will not conflict with the utility structure. Additional payment will be allowed for relocation of utilities if conflicts should occur.

The Contractor is responsible for protecting all located and exposed utilities from damage during construction. The Contractor shall assume liability for damage caused to all properly located utilities.

400.22 LANEWAYS

If no specific detail is provided for laneway crossings on the Drawings or in the Specifications the following shall apply:

- Pipe backfill shall be acceptable native material that can be compacted in place.
- Top 450mm of laneway backfill shall consist of 300mm Granular B and 150mm of Granular A placed in lifts and fully compacted.
- Minimum cover on laneway culverts shall be 300mm.
- Existing asphalt or concrete pavement or surface treatment shall be replaced by the Contractor.
- The width of surface restoration shall match the existing laneway.
- Contractor shall be responsible for correcting any backfill settlement during construction and during the warranty period.

The timing of laneway closures will be coordinated by the Contractor to the satisfaction of the landowner.

400.23 EXISTING CROSSING CLEANOUT

Where the Special Provisions require an existing crossing to be cleaned, the Contractor shall provide a bottom width and depth that provides capacity equivalent to the capacity of the channel on either side. Excavated materials shall be hauled away unless adjacent landowners give permission for leveling. Care shall be taken to ensure that existing abutments or any portion of the structure are not damaged or undercut. The method of removing the material is to be pre-approved by the Engineer.

400.24 FENCES

If the Contractor is responsible to remove and install fences, the following shall apply:

- All fences removed by a Contractor are to be re-erected in as good a condition as existing materials permit.
- All fences shall be properly stretched and fastened. Where directed by the Engineer, additional steel posts shall be placed to adequately support a fence upon re-erection.
- Where practical and where required by the landowner, the Contractor shall take down an existing fence at the nearest anchor post and roll the fence back rather than cutting the fence and attempting to patch it.
- Where fence materials are in such poor condition that re-erection is not possible, the Contractor shall replace the fence using equivalent materials. Such fence material shall be approved by the Engineer and the landowner. Where the Engineer approves new fence material, additional payment will be provided.

Any fences paralleling an open drain, that are not line fences, that hinder the proper working of the excavating machinery for drain construction or maintenance shall be removed and rebuilt by the landowner at their own expense. If such parallel fences are line fences they shall be removed and reinstalled by the Contractor.

No excavated or cleared material shall be placed against fences.

The installation of all fences shall be done to the satisfaction of the Engineer and the landowner.

400.25 LIVESTOCK

If any construction will be within a fenced field containing livestock that are evident or have been made known to the Contractor, the Contractor shall notify the owner of the livestock 48 hours in advance of access into the field. Thereafter, the owner shall be responsible for the protection of the livestock in the field during construction and shall also be liable for any damage to or by the livestock.

Where the owner so directs or where the Contractor has failed to reach the owner, the Contractor shall adequately re-erect all fences at the end of each working day. No field containing livestock shall have a trench left open at the end of the working day, unless the trench has been adequately backfilled or protected. Failure of the Contractor to comply with this paragraph shall render the Contractor liable for any damage to or by the livestock.

Where livestock may be encountered on any property the Contractor shall notify the Engineer to arrange for inspection of the work prior to backfilling.

400.26 STANDING CROPS

The Contractor shall not be held responsible for damages to standing crops within the working area for the drain. However, the Contractor shall notify the owner of the crops 48 hours prior to commencement of construction so as to allow the owner an opportunity to harvest or salvage the crop within the drain working area. If this advance notice is not given the Contractor may be liable for the loss of the standing crops.

400.27 CLEARING VEGETATION

400.27.1 General

The area for clearing, if not defined elsewhere, shall be 15m on each side of the drain.

400.27.2 Trees to Remain

Where it is feasible to work around existing trees that do not impede the function of the drainage works, the Contractor shall not remove any deciduous tree larger than 300mm and any coniferous tree larger than 200mm, unless authorized by the Engineer.

400.27.3 Incidental Clearing

Incidental clearing includes removal of trees, brush or other vegetation with an excavator during construction activities, and the cost is to be included in the price for the related construction activity.

400.27.4 Power Brushing

Power brushing includes removal of above-ground vegetation with a rotary brush cutter or other mechanical means. Stump and root removal is not required. Power brushed vegetation in a channel cross-section shall be removed and leveled in the working area. Excavated material may be placed and leveled on power brushed vegetation.

400.27.5 Close-Cut Clearing

Close-cut clearing includes removal of above-ground vegetation cut flush with the ground. Stump and root removal is not required.

400.27.6 Clearing And Grubbing

Clearing and grubbing includes removal of vegetation, including stumps and roots. Removal of earth from the grubbed area into the windrows or piles is to be minimized.

400.27.7 Disposal of Cleared Vegetation**400.27.7.1 In Bush Areas**

Cleared vegetation is to be pushed into windrows or piles at the edge of the cleared area. Stumps and roots are to be piled first at the edge of the cleared area, followed by other vegetation (trunks, branches, etc.). Provisions for lateral drainage are required through all windrows. Windrows are not to block any laneways or trails. After removing cleared vegetation, the working area shall be leveled to the satisfaction of the Engineer.

400.27.7.2 In Field Areas

Cleared vegetation resulting from incidental clearing or power brushing may be hauled away, mulched in place or reduced to a size that permits cultivation using conventional equipment without causing undue hardship on farm machinery.

Cleared vegetation resulting from close-cut clearing or clearing and grubbing is to be hauled away to an approved location. Disposal sites may be in bush areas or other approved locations on the same farm. No excavated material shall be levelled over any logs, brush or rubbish of any kind.

400.27.8 Landowner Requested Salvage

A landowner may request that wood be separated from the windrows for the landowner's future use. This additional work would be eligible for extra payment, subject to the approval of the Engineer. The cost of the additional work would be assessed to the landowner.

400.27.9 Clearing by Landowner

Wherever the Special Provisions indicate that clearing may be undertaken by the landowner, work by the landowner shall be in accordance with the Clearing Vegetation requirements of this specification and must be completed so as not to cause delay for the Contractor. If the landowner does not complete clearing in accordance with these requirements, the Contractor will undertake the clearing at a price approved by the Engineer.

400.28 ROCK REMOVAL**400.28.1 General**

Rock shall be defined as bedrock and boulders that are greater than one-half cubic metre in size and that require blasting or hoe-ram removal. Bedrock or boulders that can be removed with a standard excavator bucket are not considered rock removal.

400.28.2 Blasting Requirements

All blasting shall be performed by a competent, qualified blaster in accordance with OPSS 120. Blasting mats are required. A pre-blast survey meeting the requirements of OPSS 120 must be completed for any structure within 200m of any blasting. The cost for pre-blast survey shall be included in the tender price for rock removal.

400.28.3 Typical Sections and Pay Limits

For tile drains and road culverts, rock shall be removed to 150mm below the proposed grade shown on the profile so that pipes are not in direct contact with rock. The width of rock removal shall be 1m minimum or the diameter of the pipe plus 600mm.

For open drains, rock removal shall match the proposed grade and bottom width shown on the Drawings. Side slopes shall be vertical or sloped outward. Side slopes shall be free of loose rock when excavation is completed.

Payment for the quantity of rock removed will be based on the typical sections described in these specifications and confirmed by field measurements. There will be no payment for overbreak.

400.28.4 Disposal of Rock

Excavated rock shall be piled at the edge of the working area at locations designated by the landowner. The cost to pile excavated rock shall be included in the tender price for rock removal. If the Special Provisions or the landowner require excavated rock to be hauled away, additional payment will be considered.

Where approved by the Engineer, excavated rock may be used in place of imported riprap.

400.29 SEEDING

400.29.1 General

Contractor responsible for re-seeding as necessary for uniform catch during warranty period. Areas that remain grassed after construction may not need to be seeded unless directed otherwise by the Engineer.

400.29.2 Drainage Works and Road Allowances

All disturbed ditch banks, berms and road allowances are to be seeded at the end of the day.

The following seed mixture shall be applied at 60kg/ha using a mechanical (cyclone) spreader:

- 35% Creeping Red Fescue
- 25% Birdsfoot Trefoil
- 25% Kentucky Bluegrass
- 10% Cover Crop (Oats, Rye, Barley, Wheat)
- 5% White Clover

Provide temporary cover for late fall planting by adding an additional 10 kg/ha of rye or winter wheat.

400.29.3 Hydroseeding

Where hydroseeding is specified, disturbed areas will be restored by the uniform application of a standard roadside mix, fertilizer, mulch and water at a rate of 2,000 kg/ha and be in accordance with OPSS 804.

400.29.4 Seeding Lawns

Unless specified otherwise, lawn areas shall be seeded with Canada No. 1 lawn grass mixture applied at 300 kg/ha using a mechanical (cyclone) spreader on 100mm of topsoil. Fertilizer shall be 5:20:20 or 10:10:10 applied at 300 kg/ha. Seed and fertilizer shall be applied together. Contractor shall arrange for watering with landowners.

400.29.5 Sod

Where sod is specified, sod is to be commercial grade turfgrass nursery sod, Kentucky Bluegrass placed on 50mm of topsoil. Fertilizer shall be 5-20-20 applied at 10kg/ha. Place sod in accordance with supplier instructions. Contractor is responsible for saturating the sod with water on the day of sod placement. Subsequent watering is the responsibility of the landowner.

400.30 EROSION CONTROL BLANKETS

Erosion Control Blankets (ECB) shall be biodegradable and made of straw/coconut (Terrafix SC200, Nilex SC32 or equal) or coconut (Terrafix C200, Nilex C32 or equal) with photodegradable, double net construction. The blanket and the staples shall be supplied and installed as per OPSS 804.

Erosion control blanket shall be placed and stapled into position as per the manufacturer's installation instructions on slopes as directed by the Engineer. Blankets shall be installed in direct contact with the ground surface to form a uniform, cohesive mat over the seeded earth area. The blankets are to be single course with 150mm overlap between blankets and joints are to be staggered. The Contractor shall ensure that the ECB is anchored to the soil and that tenting of the ECB does not occur.

On slopes, when the ECB cannot be extended 1m beyond the crest of the slope, the uppermost edge of the ECB shall be anchored in a 150mm wide by 150mm deep trench. The trench shall be backfilled with earth and compacted.

400.31 SEDIMENT CONTROL**400.31.1 General**

Contractor shall install sediment control features at the downstream limits of the project and at other locations as shown on the drawings or directed by the Engineer.

Sediment control features shall be installed prior to any excavation taking place upstream of that location. The Contractor shall maintain all sediment control features throughout construction and the warranty period.

Sediment that accumulates during construction shall be removed and levelled as required.

400.31.2 Flow Check Dams**400.31.2.1 Temporary Straw Bale Flow Check Dam**

The straw bale flow check dam shall consist of a minimum of 3 bales. Each bale is to be embedded at least 150mm into the channel bottom and shall be anchored in place with 2 T-bar fence posts or 1.2m wooden stakes driven through the bale.

Straw bales shall be hauled away at the end of the warranty period. Accumulated sediments shall be excavated and levelled when the temporary straw bale flow check dam is removed.

400.31.2.2 Temporary Rock Flow Check Dam

The temporary rock flow check dam shall extend to the top of the banks so that dam overtopping does not cause bank erosion. Rock shall be embedded a minimum of 150mm into the ditch bottom and banks. No geotextile is required for temporary rock flow check dams.

Accumulated sediments shall be excavated and levelled when the temporary rock flow check dam is removed at the conclusion of the warranty period.

400.31.2.3 Permanent Rock Flow Check Dam

The requirements of temporary rock flow check dams shall apply except rock shall be placed on geotextile and the dam shall remain in place permanently.

400.31.3 Sediment Traps**400.31.3.1 *General***

The channel bottom shall be deepened in accordance with the dimensions provided in the Drawings or Special Provisions. If dimensions are not specified on the Drawings, the sediment trap shall be excavated within the channel cross-section at least 0.3m below the design grade.

The Contractor will monitor the sediment trap during construction and cleanout accumulated sediments as required to maintain the function of the sediment trap.

If specified to be temporary, no sediment trap maintenance is required after construction is complete.

If specified to be permanent, the contractor will clean out the sediment trap at the conclusion of the warranty period, unless directed otherwise by the Engineer.

400.31.3.2 *Sediment Trap with Flow Check Dam*

A permanent rock sediment trap shall include a permanent sediment trap and a rock flow check dam.

A temporary rock/straw sediment trap shall include a temporary sediment trap and a rock/straw flow check dam.

400.31.4 Turbidity Curtains

A turbidity curtain is required when there is permanent water level/flow and a sediment trap is not feasible.

Turbidity curtains shall be in accordance with OPSS 805 and installed per manufacturer's instructions.

Turbidity curtains shall be sized and anchored to ensure the bottom edge of the curtain is continuously in contact with the waterbody bed so that sediment passage from the enclosed area is prevented. The curtain must be free of tears and capable of passing the base flow from the drainage works. Turbidity curtain locations may be approved by the Engineer.

Turbidity curtains are to remain functional until work in the enclosed area is completed. Prior to relocating or removing turbidity curtains, accumulated sediment is to be removed from the drain and levelled.

Where a turbidity curtain remains in place for more than two weeks it shall be inspected for damage or clogging and replaced, repaired or cleaned as required.

400.31.5 Silt Fence

Silt fence shall be in accordance with OPSS 805.07.02.02 and OPSD 219.110 (light-duty).

400.32 GRASSED WATERWAYS AND OVERFLOW SWALES

Grassed waterways and overflow swales typically follow low ground along the historic flow route. The cross-section shall be saucer shaped with a nominal 1m bottom width, 8:1 side slopes and 300mm depth unless stated otherwise in the Special Provisions.

All grassed waterways are to be permanently vegetated. Grassed waterways shall be seeded with the following permanent seed mixture: 50% red fescue, 45% perennial ryegrass and 5% white clover, broadcast at 80 kg/ha. Fertilizer to be 7-7-7 applied at 80 kg/ha.

Provide temporary cover for late fall planting by adding an additional 10 kg/ha of rye or winter wheat.

Overflow swales may be cropped using conventional farming practice.

400.33 BUFFER STRIPS

Open drains shall include minimum 3m wide, permanently vegetated buffer strips on each side of the drain. Catchbasins shall include a minimum 1m radius, vegetated buffer strip around the catchbasin.

Cultivation of buffer strips using conventional farming practice may be undertaken, provided sediment transport into the drain is minimized.

400.34 MAINTENANCE CORRIDOR

The maintenance corridor along the route of the drain, as established in the report, shall be kept free of obstructions, ornamental vegetation and structures. When future maintenance is undertaken, the cost of removing such items from the corridor shall be assessed to the landowner.

400.35 POLLUTION

The Contractor shall keep their equipment in good repair. The Contractor or any landowner shall not spill or cause to flow any polluted material into the drain that is not acceptable to the MECP. The local MECP office and the Engineer shall be contacted if a polluted material enters the drain. The Contractor shall refill or repair equipment away from open water. If the Contractor causes a spill, the Contractor is responsible to clean-up the spill in accordance with MECP clean-up protocols.

400.36 SPECIES AT RISK

If a Contractor encounters a known Species At Risk designated by the MECP, MNRF or DFO, the Contractor shall notify the Engineer immediately and follow the Ministry's guidelines for work around the species.

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STANDARD SPECIFICATIONS**FOR****OPEN DRAINS****TABLE OF CONTENTS**

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410.1 DESCRIPTION

Work under this item shall include the supply of labour, equipment and materials required for: channel excavation to the cross-section specified, leveling or disposal of all excavated material (spoil) as directed, reconstruction of all intercepted drains as required and any other items related to open drain construction as required by the Schedule of Tender Prices, Special Provisions or the Drawings.

410.2 MATERIALS

Refer to Section 400, Standard Specifications for Drain Construction for any materials required for open drain construction.

410.3 CONSTRUCTION**410.3.1 Excavation**

The bottom width and the side slopes of the ditch shall be as shown on the profile drawing. If the channel cross-section is not specified in the Special Provisions it shall be a 1m bottom width with 1.5m horizontal to 1m vertical (1.5:1) bank slope. At locations along the drain where the specified side slopes change there shall be a transitional length of not less than 5m between the varying side slopes. At locations along the drain where the specified bottom width changes there shall be a transitional length of not less than 5m. In all cases there shall be a smooth transition between changes in any part of the channel cross-section. Where the bottom width of the existing ditch matches the specified bottom width, ditch excavation shall be completed without disturbing existing banks.

410.3.2 Low Flow Channels

Unless specified otherwise in the Special Provisions, all intermittent open drains with a bottom width greater than 1.8m and a grade less than 0.07%, shall have a low flow channel. The bottom of the low flow channel shall be the grade shown on the profiles.

The low flow channel shall have a U-shaped cross-section with an average top width of 0.5m and a minimum depth of 0.3m. The low flow channel will not be seeded and may meander along the main channel bottom provided it remains at least .3m from the toe of main channel bank slope.

410.3.3 Line

The drain shall be constructed according to the alignment shown on the drawings or shall follow the course of the existing ditch. All bends shall have a minimum inside radius of 2m. There shall be a smooth transition between changes in the channel alignment. The Contractor shall contact the Engineer before removing any bends or irregularities in an existing ditch.

410.3.4 Grade Control

The profile shows the grade line for the bottom of the ditch. Cuts may be shown on the profile from the existing top of bank and/or from the existing ditch bottom to the new ditch bottom. These cuts are shown for the convenience of the Contractor and are not recommended for quantity estimate or grade control. Accurate grade control must be maintained by the Contractor during ditch excavation. The ditch bottom elevation should be checked every 50 metres and compared to the elevation on the profile.

Benchmarks are identified on the Contract Drawings. The Engineer will confirm all benchmark elevations prior to construction.

410.3.5 Variation from Design Grade

A variation of greater than 25mm above the design grade line may require re-excavation. Excavation below design grade up to 150mm is recommended so that sediment accumulation during or following excavation will not place the ditch bottom above the design grade at completion. Under some circumstances the Engineer may direct that over excavation greater than 200mm will have to be backfilled. No additional payment will be made if backfilling is required to remedy over excavation.

410.3.6 Excavated Material

Excavated material (spoil) shall be deposited on either or both sides of the drain within the specified working area as directed in the Special Provisions. The Contractor shall verify the location for the spoil with each landowner before commencing work on their property. If not specified, spoil shall be placed on the low side of the ditch or opposite trees and fences. The spoil shall be placed a minimum 1m from the top of the bank. No excavated material shall be placed in tributary drains, depressions, or low areas such that water is trapped behind the spoil bank. Swales shall be provided through the leveled or piled spoil at approximately 60m intervals to prevent trapping water behind the spoil bank.

The excavated material shall be placed and leveled to a maximum depth of 250mm; unless otherwise instructed. If excavating more than 450mm topsoil shall be stripped, stockpiled separately and replaced over the leveled spoil, unless stated otherwise in the Special Provisions. The edge of the spoil bank furthest from the ditch shall be feathered down to existing ground. The edge of the spoil bank nearest the ditch shall have a maximum slope of 2:1. The material shall be leveled such that it may be cultivated with conventional equipment without causing undue hardship on farm machinery.

Wherever clearing is necessary prior to leveling, the Contractor shall remove all stumps and roots from the working area. No excavated material shall cover any logs, brush or rubbish of any kind. Large stones in the leveled spoil that are greater than 300mm in diameter shall be moved to the edge of the spoil bank nearest to the ditch but in general no closer than 1m to the top of bank.

Lateral channels that outlet into the drain shall be tapered over a distance of 10m to match the grade of drain excavation. No additional payment will be made for this work.

Where the elevation difference between the lateral channel and the drain is greater than 450mm, a rock chute or similar bank protection approved by the Engineer shall be provided. Additional payment may be allowed for this work.

Where it is specified to straighten any bends or irregularities in the alignment of the ditch or to relocate any portion of an existing ditch, the excavation from the new cut shall be used for backfilling the original ditch. Regardless of the distance between the new ditch and old ditch, no additional payment will be allowed for backfilling the existing ditch.

The Contractor shall contact the Engineer if a landowner indicates in writing that spoil on the owner's property does not need to be leveled. The Engineer may release the Contractor from the obligation to level the spoil and the Engineer shall determine the credit to be applied to the Contractor's payment. No additional compensation is provided to the owner if the spoil is not leveled.

The Engineer may require the Contractor to obtain written statements from any or all of the landowners affected by the leveling of the spoil. Final determination on whether or not the leveling of spoil meets the specification shall be made by the Engineer.

410.3.7 Excavation at Existing Bridge and Culvert Sites

The Contractor shall excavate the drain to the specified depth under all bridges and to the full width of the structure unless specified otherwise in the Special Provisions. All necessary care and precautions shall be taken to protect permanent structures. Temporary bridges may be removed and left on the bank of the drain. In cases where the design grade line falls below the top of footings, the Contractor shall take care to not over-excavate below the grade line. The Contractor shall notify the Engineer if excavation of the channel exposes the footings of the bridge or culvert, so the Engineer can make an evaluation.

The Contractor shall clean through all pipe culverts to the grade line and width specified on the profile. The Contractor shall immediately contact the Engineer after a culvert cleanout if it is found that the culvert bottom is above the grade line or where the structural integrity of the culvert is questionable.

Material resulting from cleanout through bridges or culverts shall be levelled on the adjacent private lands or hauled offsite at the expense of the bridge/culvert owner.

410.3.8 Bridges and Culverts

The size and material for any new ditch crossings shall be as outlined in the Special Provisions.

For culvert installation instructions, refer to the General Specifications for Drain Construction and the Drawings.

Any crossings assembled on-site shall be assembled in accordance with the manufacturer's specifications.

If directed on the drawings that the existing crossing is to be salvaged for the owner, the Contractor shall carefully remove the existing crossing and place it beside the ditch or haul to a location as specified by the owner. If the existing crossing is not to be saved then the Contractor shall remove and dispose of the existing crossing. Disposal by burying on-site must be approved by the Engineer and the owner.

All new pipe crossings shall be installed at the invert elevations as specified on the Drawings, usually a minimum of 50mm below design grade. If the ditch is over excavated greater than 200mm below design grade the Contractor shall confirm with the Engineer the elevations for installation of the new pipe crossing.

For backfill and surface restoration, refer to the General Specifications for Drain Construction and the Drawings.

Installation of private crossings during construction must be approved by the Engineer.

410.3.9 Obstructions

All trees, brush, fallen timber and debris shall be removed from the ditch cross-section and as required for spreading of the spoil. The roots shall be left in the banks if no bank excavation is required as part of the new channel excavation. In wooded or heavily overgrown areas all cleared material may be pushed into piles or rows along the edge of the cleared path and away from leveled spoil. All dead trees along either side of the drain that may impede the performance of the drain if allowed to remain and fall into the ditch, shall be removed and put in piles, unless directed otherwise by the Engineer.

410.3.10 Tile Outlets

The location of all existing tile outlets may not be shown on the profile for the drain. The Contractor shall contact each owner and ensure that all tile outlets are marked prior to commencing excavation on the owner's property. If a marked tile outlet or the tile upstream is damaged due to construction, it shall be replaced at the Contractor's expense. Additional payment will be allowed for the repair or replacement of any unmarked tile outlets encountered during excavation. In all cases, if an existing tile outlet requires replacement the Contractor shall confirm the replacement tile outlet with the Engineer. Where riprap protection exists at any existing tile outlet such protection shall be removed and replaced as necessary to protect the outlet after reconstruction of the channel.

If any tile outlet becomes plugged as a result of construction, the Contractor shall remove the obstruction.

410.3.11 Completion

At the time of final inspection, all work in the contract shall have the full dimensions and cross-sections specified.

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STANDARD SPECIFICATIONS**FOR****TILE DRAINS****TABLE OF CONTENTS**

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420 STANDARD SPECIFICATIONS FOR TILE DRAINS**420.1 DESCRIPTION**

Work under this specification will consist of supplying, hauling, laying and backfilling subsurface drainage conduit with the conduit materials as described on the Drawings and in the location, depth and invert grade as shown on the Drawings. In this specification the word "tile" will apply to all described conduit materials. Lengths are in millimeters (mm) and meters (m).

The work shall include the supplying of all labour, tools, equipment and extra materials required for the installation of the tile; the excavation and backfilling of the trenches; the hauling, handling, placing and compaction of the excavated material for backfill, the loading, hauling, handling and disposal of surplus excavation material; the removal and replacing of topsoil and sod where required by the Engineer.

All existing laterals crossed by the new line shall be reconnected in an approved manner. Either special manufactured connections shall be used or another method of sealing connections as approved by the Engineer. The Contractor shall also construct catchbasins, junction boxes and other structures where directed by the Engineer.

Except where complete removal of an existing pipe is required by new construction, existing pipes to be abandoned shall be sealed with a concrete or mortar plug with a minimum length of 300mm to the satisfaction of the Engineer.

Sections 6 and 7 of the current version of the *Drainage Guide for Ontario*, OMAFRA Publication 29 shall provide a general guide to all methods and materials to be used in the construction of tile drains except where superseded by this Contract.

The licensing requirements of the *Agricultural Tile Drainage Installation Act, 1990* will not be applicable to this Contract unless specified otherwise by this Contract.

420.2 MATERIALS

Refer to Section 400, Standard Specifications for Drain Construction for any materials required for tile drain construction.

420.3 CONSTRUCTION**420.3.1 Outlet**

A tile drain outlet into a ditch or creek shall be protected using a 6m length of rigid pipe with a hinged grate for rodent protection. Maximum spacing between bars on the rodent grate shall be 50mm. Material for rigid pipe will be specified in the Special Provisions, plastic pipe is preferred. The joint between the rigid pipe and the tile drain shall be wrapped with filter fabric. All outlets will be protected with rock riprap to protect the bank cut and as a splash apron. In some locations riprap may also be required on the bank opposite the outlet. The quantity of riprap required will be specified in the Special Provisions. A marker stake as approved by the Engineer shall be placed at each tile outlet.

420.3.2 Line

The Engineer will designate the general location of the new drain. A landowner may indicate a revised location for the drain which must be approved by the Engineer. Where a change in alignment is required that is not accommodated in a catchbasin, junction box or similar structure the alignment change shall run on a curve with a radius not less than the minimum installation radius specified for the tile material.

The Contractor shall exercise care to not disturb any existing tile drains which parallel the course of the new drain, particularly where the new and existing tile act together to provide the necessary capacity. Where an existing tile is disturbed or damaged the Contractor shall perform the necessary correction or repair with no additional compensation.

NOTE: It is the Contractor's responsibility to ascertain the location of, and to contact the owners of all utility lines, pipes and cables in the vicinity of drain excavations. The Contractor shall be completely responsible for all damages incurred.

420.3.3 Grade Control

Tile is to be installed to the elevation and grade shown on the profiles. Accurate grade control must be maintained by the Contractor at all times during tile installation. The tile invert elevation should be checked every 50m and compared to the elevation on the profile.

Benchmarks are identified on the Contract Drawings. The Engineer will confirm all benchmark elevations prior to construction.

420.3.4 Variation from Design Grade

No reverse grade will be allowed. A small variation in grade can be tolerated where the actual capacity of the drain exceeds the required capacity. The constructed grade should be such that the drain will provide the capacity required for the drainage area. Constructed grade should not deviate from design grade by more than 10% of the internal diameter for more than 25m. Grade corrections shall be made gradually over a distance not less than 10m.

420.3.5 Installation

At each work stoppage, the exposed end of the tile shall be covered by a tight fitting board or metal plate. No installed tile shall be left exposed overnight. Any tile damaged or plugged during construction shall be replaced or repaired at the Contractor's expense.

Topsoil over the trench shall be stripped, stockpiled separately and replaced after the trench is backfilled. Where installation is across a residential lawn, existing sod over the trench shall be cut, lifted and replaced in a workmanlike manner or new sod laid to match pre-construction conditions.

420.3.5.1 Installation of Concrete Tile

Concrete tile shall be installed by a wheel trencher unless an alternate method of construction is noted on the Drawings.

Digging of the trench shall start at the outlet end and proceed upstream. The location and grade shall be as shown on Drawings but shall be liable to adjustment or change by the Engineer on site with no additional payment allowed except where the change involves increased depth of cut beyond the limitation of the wheel trencher in use at the time of the change. The trench width measured at the top of the tile should be at least 150mm greater than the tile diameter.

The bottom of the trench is to be cut accurately to grade and shaped so that the tile will be embedded in undisturbed soil or in a compacted bed at least for 10% of its overall height. Where hard shale, boulders or other unsuitable bedding material is encountered, the trench shall be excavated to 75mm below grade and backfilled with granular material compacted to a shaped, firm foundation. If the trench is overcut below the proposed grade, it is to be backfilled with granular material to the correct grade and compacted to a shaped, firm foundation.

Where the depth for the tile installation exceeds the depth capacity of the wheel trencher the Contractor shall excavate a trench of sufficient depth so that the wheel trencher can install the tile at the correct depth and grade. The tender price shall include the cost of the additional excavation and backfilling and stripping and replacing topsoil over the trench.

The inside of the tile is to be kept clean during installation. All soil and debris should be removed before the next tile is laid. Maximum spacing at joints between tiles should be about 3mm. Directional changes can be made without fittings or structures provided the centre-line radius of the bend is not less than 15m radius. The tiles are to be beveled, if necessary, to ensure close joints on all bends.

All tile joints and connections with other pipe materials are to be fully and tightly wrapped with a minimum 300mm width of geotextile drain wrap. A 150mm overlap on top is required. No additional payment will be made for joint wrapping.

420.3.5.2 *Installation of Corrugated Plastic Tubing*

Corrugated plastic tubing shall be installed by a drainage plow or wheel trencher unless an alternate method of construction is specified on the Drawings. For other installation methods, proper bedding and backfill is required to maintain the structural integrity of the plastic tubing so that surface and earth loads do not deflect the tubing by more than 20% of its nominal diameter.

For all installation methods:

- the plastic tubing should not be stretched by more than 7% of its normal length
- protect tubing from floating off grade when installing in saturated soil conditions
- directional changes can be made without fittings provided the centre-line radius of the bend is not less than five times the tubing diameter

Drainage plow equipment should construct a smooth bottomed opening in the soil and maintain the opening until the tubing is properly installed. The size of the opening in the soil should conform closely to the outside diameter of the tubing.

420.3.5.3 *Installation of Concrete Sewer Pipe or Plastic Pipe*

The Contractor may install pipe using a wheel trencher. For concrete sewer pipe, the bells must be recessed.

The Contractor may install pipe using an excavator by shaping the bottom of the trench to receive and support the pipe over 10% of its diameter if the trench is backfilled with native material. Shaping the trench bottom is not required where 150mm of granular bedding is placed to the satisfaction of the engineer.

420.3.6 **Backfilling**

All tile should be blinded by the end of the day's work to protect and hold them in place against disturbances. After tile is inspected, it shall initially be backfilled with a minimum cover of 300mm.

For blinding and initial backfilling use clean native soil with no organic matter. Initial backfill shall be tamped around the pipe by backhoe bucket or similar if directed by the Engineer.

The tile shall be backfilled with native material such that there is a minimum cover of 600mm. In addition, a sufficient mound must be placed over the trench to ensure that no depression occurs after settling along the trench.

420.3.7 **Tile Connections**

All lateral drains encountered along the route of the new tile drain are to be connected to the new drain if the intercepted tile are clean and do not contain polluted water. Lateral drains that are full of sediments or contain polluted waters will be addressed by the Engineer at the time of construction. All lateral drains are to be connected to the new tile using a pipe material and size that will provide the same flow capacity as the existing lateral drain unless a different connection is described in the Special Provisions. Corrugated plastic tubing can be used for all tile connections. Tubing can be solid or perforated, filter sock is not required. Contractor is responsible for installation and backfilling in a manner that maintains the structural integrity of the connection. Manufactured fittings should be used to ensure tight connections. Where an opening must

be made in the new tile drain for a connection, the opening shall be field cut or cored. After the opening is cut in the new tile any gaps or voids around the connection shall be sealed with mortar, low-expanding spray foam or geotextile. Lateral tubing shall not protrude more than 25mm beyond the inside wall of the new tile drain. The Contractor shall ensure that any material used to seal the connection does not protrude beyond the inside wall of the new tile drain.

All connections that are described in the Special Provisions are considered to be part of the original Contract price. For all other connections the Contractor will be paid in accordance with the price established in the Schedule of Tender Prices. The Contractor must list all connections on the Lateral Connection Summary sheet, if included in the Special Provisions, in order to qualify for payment. The Lateral Connection Summary sheet describes all tile encountered based on location (station), side of trench, size and type of tile and approximate length and type of material used for the connection.

420.3.8 Stones and Rock

The Contractor shall immediately contact the Engineer if bedrock or stones of sufficient size and number are encountered such that installation by wheel trencher cannot continue. The Engineer may direct the Contractor to use some other method of excavation to install the tile. The basis of payment for such extra work shall be determined by the Engineer. Stones greater than 300mm in diameter that are removed during excavation shall be disposed of by the Contractor at an offsite location. No additional payment for excavating or hauling these stones will be provided.

420.3.9 Brush, Trees and Debris

Unless stated otherwise in the Special Provisions, the following requirements shall apply for installation of a tile drain in a wooded area. The Contractor will clear and grub a minimum corridor width of 30m centered on the tile drain alignment. The resulting debris shall be placed in a windrow along the edge of the working area. No additional payment will be made for such work.

420.3.10 Subsoil Instability

If poor subsoil conditions are encountered during tile installation by wheel trencher an attempt shall be made to install the tile with a continuous geotextile underlay in the trench bottom. The cost of the underlay, if approved by the Engineer, will be paid as an extra. If the continuous geotextile underlay is not sufficient then the tile will be installed by backhoe or excavator on a bedding of 19mm clear crushed stone (300mm depth) to achieve trench bottom stability for the new tile. If approved, the above work will be paid based on the unit price provided on the Form of Tender. The unit price shall include the cost to supply and place the stone. If more than 300mm depth of stone is required for bottom stability, additional payment will be allowed for the additional depth of stone. The additional quantity of stone shall be supported by weigh tickets and the suppliers invoice.

If poor subsoil conditions are encountered during tile installation by backhoe or excavator, the tile shall be installed on stone bedding as noted above. For this installation only the material cost of the stone will be paid as an extra. Supply of stone and cost to be supported by weigh tickets and supplier's invoice.

If the subsoil is a fine grained soil it may necessary to place the stone on a geotextile with the geotextile wrapped over the stone before laying the tile. Additional payment will be allowed to supply and install the geotextile.

420.3.11 Broken or Damaged Tile

The Contractor shall dispose of all damaged or broken tile and broken tile pieces off-site.

420.3.12 Excess Tile

All excess tile shall be removed from the job site.

420.3.13 Catchbasins**420.3.13.1 General**

All catchbasins shall have minimum inside dimensions matching the dimensions shown on the Drawings. Contractor is responsible for ordering catchbasins to match the inlet and outlet connections and top elevations required by the Special Provisions and the Drawings.

420.3.13.2 Materials

Requirements in this section apply to catchbasins in non-travelled locations. Where catchbasins are proposed for travelled locations, refer to the Special Provisions and the Drawings for applicable OPSD information.

Precast concrete catchbasins shall be manufactured by Coldstream Concrete or approved equal. Minimum wall thickness for catchbasins without reinforcement is 150mm and with reinforcement 100mm. The joints between precast catchbasin sections shall be protected with geotextile to prevent soil material from entering into the catchbasin. Joint protection using mortar or water tight barrier is also acceptable. Grates are to be birdcage grates as manufactured by Coldstream Concrete or approved equal unless specified otherwise on the Drawings. All grates to be secured with corrosion resistant hardware.

HDPE catchbasins shall be as fabricated by ADS, Armtec, Hancor or approved equal. Steel catchbasins shall be the Heavy Duty Steel Catch Basin as manufactured by AgriDrain or approved equal. PVC catchbasins shall be Nyloplast as manufactured by ADS or approved equal. HDPE, steel and PVC catchbasins shall be supplied with integral stubouts fabricated by the manufacturer and sized according to the pipe connections shown on the Drawings. Grates for HDPE, steel or PVC catchbasins shall be in accordance with the Special Provisions and manufacturer recommendations.

Marker stakes as supplied by Coldstream Concrete or equal are to be placed beside each catchbasin unless specified otherwise on the Drawings.

420.3.13.3 Installation

All tile or pipe connected to concrete catchbasins shall be mortared or secured in place so that no gaps remain at the connection. Mortar is to be applied on both the inside and outside wall surfaces.

Backfill around all new catchbasins is recommended to be 19mm clear crushed stone to avoid future settlements. The Contractor shall be responsible for backfilling all settlement areas around catchbasins during the contract warranty period. No additional payment will be provided for adding backfill to settlement areas around catchbasins.

All catchbasin sumps to be fully cleaned by the Contractor after completion of drain installation and backfilling.

420.3.14 Junction Boxes

Junction boxes shall be precast concrete to the same specification as above for catchbasins except that the junction box shall have a solid lid. The lid shall be a minimum of 125mm thick with wire mesh reinforcement and 2 lifting handles. The top of the junction box should have a minimum ground cover of 450mm.



TOWNSHIP OF WELLINGTON NORTH

TO: Mayor and Council

DATE: 2024-06-03

MEETING TYPE: Open

SUBMITTED BY: Karren Wallace, Director Legislative Services/Clerk

REPORT #: CLK 2024-016

REPORT TITLE: Council meeting schedule 2025

RECOMMENDED MOTION

THAT the Council of the Corporation of the Township of Wellington North receive Report receive Report CLK 2024-016 being a report to set the Council meeting schedule for 2025.

AND THAT Council approves the Council meeting schedule for 2025.

PREVIOUS REPORTS/BY-LAWS/RESOLUTIONS

CLK 2023-018 being a report Council meeting schedule 2024

CLK 2022-008 being a report Council meeting schedule for 2023

CLK 2021-018 being a report Council meeting schedule for 2022

CLK 2020-017 being a report on an amended Council meeting schedule for 2020 and setting Council meeting dates for 2021.

CLK 2019-025 being report on Council meeting schedule for 2020

CLK 2018-010 being a report on Council meeting schedule for 2019

CLK 2017-035 being a report on Council meeting schedule for 2018

BACKGROUND

Staff are presenting the proposed 2024 meeting dates in order to facilitate planning and scheduling for Council, staff, press and members of the public well in advance.

ANALYSIS

Staff have set these dates in consideration of timing of various conferences and statutory holidays in order to minimize disruption to the schedule and availability of Council and staff.

CONSULTATION

Senior staff

FINANCIAL CONSIDERATIONS

There are no financial considerations in receiving this report and approving the 2025 schedule.

ATTACHMENTS

Schedule A Schedule of meetings in 2025

STRATEGIC PLAN 2024

- Shape and support sustainable growth
How:
- Deliver quality, efficient community services aligned with the Township's mandate and capacity
How:
- Enhance information sharing and participation in decision-making
How:
- N/A Core-Service

Approved by: Brooke Lambert, Chief Administrative Officer



WELLINGTON NORTH
SEMPER PORRO

SCHEDULE "A"
2025 COUNCIL MEETING SCHEDULE
(Report CLK 2024-016)

DATE	TIME
Monday, January 13	2:00 PM
Monday, January 27	7:00 PM
Monday, February 10	2:00 PM
Monday, February 24	7:00 PM
Monday, March 10	2:00 PM
Monday, March 24	7:00 PM
Monday, April 7	2:00 PM
TUESDAY, April 22	7:00 PM
Monday, May 5	2:00 PM
TUESDAY, May 20	7:00 PM
Monday, June 2	2:00 PM
Monday, June 23	7:00 PM
Monday, July 14	2:00 PM
Monday, July 28	7:00 PM
Monday, August 11	2:00 PM
Monday, August 25	7:00 PM
Monday, September 8	2:00 PM
Monday, September 22	7:00 PM
Monday, October 6	2:00 PM
Monday, October 20	7:00 PM
Monday, November 3	2:00 PM
Monday, November 17	7:00 PM
Monday December 1	2:00 PM
Monday December 15	7:00 PM

Rural Association of Ontario Conference (Jan 19th - 21st)
Ontario Good Roads Association Conference (Mar 30th – Apr 2nd)
AMCTO Conference (June 8th - 11th)
Association of Municipalities of Ontario Conference (August 17th – 20th)

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

BY-LAW NUMBER 047-2024

BEING A BY-LAW TO APPOINT A FIRE PREVENTION OFFICER.

WHEREAS the Council of the Township of Wellington North deems it necessary to appoint a Fire Prevention Officer to meet its responsibilities under the Fire Protection and Prevention Act;

NOW THEREFORE the Council of the Township of Wellington North hereby enact as follows:

1. **THAT** Cameron Forbes is hereby appointed as the Fire Prevention Officer for the Township of Wellington North;
2. **AND THAT** the Fire Prevention Officer is directed to carry out all tasks required to meet the municipality's responsibilities under the *Fire Protection and Prevention Act* and any other regulations or directives as determined from time to time by the appropriate Ministry and/or the Fire Marshal.
3. **This** By-law shall take effect and become in full force and effect upon its passing.

READ AND FINALLY PASSED THIS 3rd DAY OF JUNE, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 048-2024

**A BY-LAW TO PROVIDE FOR THE LEVY OF DRAIN MAINTENANCE COSTS
ON VARIOUS DRAINAGE WORKS IN THE TOWNSHIP OF WELLINGTON
NORTH IN THE COUNTY OF WELLINGTON**

WHEREAS under section 74 of the Drainage Act RSO 1990 Chapter D. 17, the Township of Wellington North is responsible for the maintenance of drains constructed under Township By-laws passed under the Drainage Act;

AND WHEREAS the cost of drain maintenance is to be levied to lands and roads upstream of the point of maintenance in accordance with the current By-law applicable to the drain;

AND WHEREAS in 2023 the Township Drainage Superintendent undertook drain maintenance on the drains as listed in Schedule A attached;

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

1. THAT the maintenance costs of the drains listed in Schedule A shall be levied to the assessed lands and roads in accordance with the provisions of the applicable Engineer's report and the By-law which adopted the report as listed in Schedule A;
2. AND THAT the eligible lands the final cost levied shall be reduced by the amount of grants received from OMAFRA under Section 85 of the Act;
3. AND THAT the maintenance costs to be levied for the various drains listed in Schedule A shall be outlined in Schedule B attached and the amounts shown in Schedule B shall be due within 30 days of the date to the invoice for the amount owing, after which time the amount due will be added to the Township Tax Roll;
4. AND THAT the assessments on Schedule B less than \$15 shall be paid from general funds of the Township of Wellington North;

5. AND THAT this By-law shall come into force upon final passing and may be cited as the “2023 Drain Maintenance Cost Levy on Various Drains” Bylaw.

READ AND FINALLY PASSED THIS 3rd DAY OF JUNE, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

Township of Wellington North Drain Repairs for 2023			
Drain	By-Law	Cost	Work Completed
Caudle Drain - Branch D	971	\$ 534.24	Repair Catchbasin
West Luther Drain 16	1205	\$ 5,133.79	Ditch Clean-out
West Luther Drain 19	971	\$ 7,539.84	Ditch Clean-out
West Luther Drain 56 - Drain E	1008-69	\$ 10,482.87	Repair Tile
West Luther Drain 26	1057	\$ 557.14	Beaver Dam Removal
West Luther Drain 57	1019	\$ 801.36	Repair Tile
West Luther Drain 36	1074	\$ 14,325.61	Beaver Control
West Garafraxa and Peel Drain	5-1971	\$ 32,958.56	Various Repairs
West Luther Drain 31	223	\$ 555.20	Beaver Dam Removal

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
CAUDLE DRAIN - BRANCH D
Township of Wellington North

Caudle Drain - Branch D

Farm Tax Rated	Con	Lot	Roll No.	Total 1967 Original Assessment	Total Current Gross Assessment	1/3 Grant	Total Net Assessment 2023 Repair
F	5	W½ 31	18-133	\$ 150.00	\$ 534.24	\$ 178.08	\$ 356.16
Total Assessments on Lands:				\$ 150.00	\$ 534.24	\$ 178.08	\$ 356.16
TOTAL ASSESSMENTS CAUDLE DRAIN REPAIR:				\$ 150.00	\$ 534.24	\$ 178.08	\$ 356.16

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024
2. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 16
Township of Wellington North

FTC	Con	Lot	Roll No.	2012 Owner	1983	2023 Assess.	1/3 Grant	Net After Grant
	2	N½ 9	14-051		-	-	-	-
F	3	S½ 9	14-089	J. Eschlboeck	-	-	-	-
F	3	N½ 9	14-088	G. & J. Martin	62.00	326.12	108.71	217.41
F	3	8	14-090	J. & A. Hotland	321.00	1,688.50	562.83	1,125.67
F	3	S½ 7	14-092	H. & V. Tobler	11.00	57.86	19.29	38.57
F	3	N½ 7	14-093	K. Carberry	89.00	468.14	156.05	312.09
F	3	N½ 7	14-093-02	K. Carberry	3.00	15.76	5.25	10.51
F	3	N½ 6	14-094		25.00	131.50	43.83	87.67
F	3	E½ 5	14-097	O. & M. Schill	18.00	94.68	31.56	63.12
F	4	E½ 8	14-118	R. & C. Gilder	59.00	310.34	103.45	206.89
F	4	W½ 8	14-119	D. Langdon	218.00	1,146.69	382.23	764.46
F	4	7	14-117	I. Van Gerven	62.00	326.12	108.71	217.41
F	4	W½ 6	14-115	S. Pronk	8.00	42.08	14.03	28.05
F	4	E½ 6	14-114	B. O' Donnell	12.00	63.12	21.04	42.08
Total Land Assessments:					888.00	4,670.91	1,556.97	3,113.94
Sideroad 9-10 Twp of Wellington North					15.00	78.90	-	78.90
Concession 2-3 Twp of Wellington North					73.00	383.98	-	383.98
Total Road Assessments:					88.00	462.88	-	462.88
TOTAL ON WEST LUTHER DRAIN 16 REPAIR:					976.00	5,133.79	1,556.97	3,576.82

Note:

All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate

FTC checked April 2024

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 19
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No	1966 Owner	2010 Owner	Main Drain			
						1966 Assess	2023 Assess	1/3 Grant	Net After Grant
F	7	E 1/2 2	15-114	J. Lennox		12	5.03	1.68	3.35
F	7	W 1/2 3	15-113	J. Lennox		66	27.67	9.22	18.45
F	7	E 1/2 3	15-112	G. Boyd		15	6.29	2.10	4.19
F	7	N PtW 1/2 4	15-111	G. Boyd		363	152.18	50.73	101.45
F	7	E 1/2 4	15-108	D. Sutherland		390	163.50	54.50	109.00
F	8	N 1/2 1	15-120	E. E. Kunsch	A. & M. Jordan	177	74.20	24.73	49.47
	8	Pt N1/2 1	15-120-90	S. S. No.	S. & A. Jordan	1.50	0.63	-	0.63
	8	Pt N1/2 1	15-121	E. E. Kunsch	N. Klooster	1.50	0.63	-	0.63
	8	Pt W Pt 2	15-121-10	E. E. Kunsch	A. Bauman	1	0.42	-	0.42
F	8	W Pt 2	15-122	E. E. Kunsch	V. Markle	110	46.11	15.37	30.74
F	8	Pt 2 & 3	15-123	B. L. Zade	M. Stater	168	70.43	23.48	46.95
F	8	3	15-124	M. Lennox	M. & B. Showalter	1,677	703.03	234.33	468.70
	8	4	15-126	GVCA	GRCA	855	358.44	-	358.44
F	8	W Pt 5	15-127	A. Denduyf	D. Kostenbauer	27	11.32	3.77	7.55
F	9	1 & W 1/2 2	15-173	E. McWaters	B. & W. Smith	568	238.12	79.37	158.75
	9	Pt 1	15-173-50	E. McWaters	D. & J. Beatty	2	0.84	-	0.84
F	9	E 1/2 2	15-171	J. Gallagher	E. & L. Turney	1,545	647.70	215.90	431.80
F	9	N 1/2 3	15-170	R. J. Lennox	W. & M. Green	636	266.63	88.88	177.75
	9	SW 1/4 3	15-170-50	R. J. Lennox	S. & P. Roberts	324	135.83	-	135.83
F	9	SE 1/4 3	15-170-40	R. J. Lennox	W. & M. Green	324	135.83	45.28	90.55
F	9	Pt 4	15-168-90	J. H. McDonald	P. & J. Culp	7	2.93	0.98	1.95
	9	Pt 4	15-169	J. H. McDonald	J. Matlock & G. Meems	7	2.93	-	2.93
	9	Pt 4	15-169-03			7	2.93	-	2.93
F	9	Pt 4	15-169-01	J. H. McDonald	Deer-Run Farms Inc.	927	388.62	129.54	259.08
F	9	W Pt 5	15-168	GVCA	D. Dawson	9	3.77	1.26	2.51
F	9	5	15-165	F. Elliot	Powerline Ridge Farms Inc	186	77.98	25.99	51.99
F	10	N 1/2 Pt 1&2	15-175	K. Eccles	W. & C. Thomas	354	148.40	49.47	98.93
F	10	Pt 1 & 2	15-174	L. Trommelen	J. & S. Stewart	353	147.99	49.33	98.66
	10	Pt 2	15-175-40	H. Turner	R. & L. Burns	13	5.45	-	5.45
F	10	Pt 2	15-175-30	H. Turner	Schill Acres Ltd	264	110.67	36.89	73.78
	10	N 1/2 3	15-176	H. Turner	B. & D. Atkinson	14	5.97	-	5.97
F	10	N 1/2 3	15-176-02	M. Spray		430	180.27	60.09	120.18
F	10	S 1/2 3	15-177	M. Spray	R. Woods	1,302	545.83	181.94	363.89
	10	Pt 3	15-177-20	M. Spray		57	23.91	-	23.91
F	10	Pt 4	15-177-50		Arthur Optimist Club	521	218.42	72.81	145.61
F	10	Pt 4	15-178-10	N. Fitzpatrick	E. & L. May	778	326.16	108.72	217.44

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 19
Township of Wellington North

Farm Tax Rated	Con	Lot	Roll No	1966 Owner	2010 Owner	Main Drain			
						1966 Assess	2023 Assess	1/3 Grant	Net After Grant
	10	W Pt 4	15-178-50	N. Fitzpatrick	G. & J. Miles	24	10.06	-	10.06
F	10	Pt 4	15-179	J. M. Ryckman	L. & L. Terpstra	732	306.87	102.29	204.58
	10	Pt 4	15-179-10	J. M. Ryckman		45	18.87	-	18.87
F	10	W 1/2 5	15-180	L. McLean	R. McLean	1,671	700.52	233.51	467.01
F	10	E1/2 5	15-180-01	W. Saunders	E. & M. McLean	456	191.17	63.72	127.45
F	10	E1/2 6	15-181	L. Smith	W, G & M. Balch	90	37.73	12.58	25.15
F	10	S1/2 6	15-182	H. Orr	B. Martin	90	37.73	12.58	25.15
F	11	S 1/2 1	16-029	F. Bunyan	F. Clay	90	37.73	12.58	25.15
F	11	Pt 2	16-028-50	F. Bunyan	1054457 Ontario Inc	312	130.80	43.60	87.20
F	11	Pt 2	16-028	N. Fitzpatrick	M. Brubacher	341	142.95	47.65	95.30
F	11	Pt 2	16-028-10	N. Fitzpatrick	O. & R. Hansen	4	1.68	0.56	1.12
	11	Pt 2	16-028-05	N. Fitzpatrick	F. & D. Kelly	3	1.26	-	1.26
F	11	Pt N½ 3	16-025	K. Leis	A. Livingston	4	1.68	0.56	1.12
F	11	Pt 3	16-025-10	K. Leis	M. Brubacher	131	54.92	18.31	36.61
F	11	Pt 3	16-026	O. Hansen	D. & M. Brubacher	440	184.46	61.49	122.97
	11	S Pt 3	16-027	O. Hansen	R. & C. Hendry	2	0.84	-	0.84
	11	Pt 3	16-027-10	S. S. No.	R. Hansen	5	2.10	-	2.10
	11	Pt 4	16-023-75	H. Clark	P. Erickson	1	0.42	-	0.42
F	11	4	16-024	H. Clark	A. Pronk	257	107.74	35.91	71.83
Total Assessment on West Luther Lands:						17,190	7,206.59	2,211.68	4,994.91
		Con. Road 8-9		West Luther Township		228	95.58	-	95.58
		Con. Road 10-11		West Luther Township		171	71.69	-	71.69
		Side Road 3-4		West Luther Township		303	126.99	-	126.99
		Townline Arthur		Wellington County		30	12.58	-	12.58
Total Assessment on West Luther Roads:						732	306.84	-	306.84
F	1	E 1/2 13	008-005	R. Giles	R. Martin	42	17.61	5.87	11.74
F	1	14	008-003-60	R. Giles	D. Smith	21	8.80	2.93	5.87
Total Assessment on Arthur Lands:						63	26.41	8.80	17.61
TOTAL ASSESSMENTS WEST LUTHER DRAIN NO. 19:						17,985	7,539.84	2,220.48	5,319.36

Notes:

1. All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024
2. Roll numbers have been abbreviated to exclude the first 8 digits (23490000)

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 56 - DRAIN E CLOSED PORTION
Township of Wellington North

FTC	Con	Lot	Roll No.	1969 Owner	Drain E - Closed Portion			
					1969	2023 Assess.	1/3 Grant	Net After Grant
F	13	1	16-09500	E. McWaters	2,745.00	6,087.47	2,029.16	4,058.31
F	13	W½ 2	16-09400	R. Ferguson	866.00	1,920.49	640.16	1,280.33
F	14	1	16-10150	E. Francis	19.00	42.14	14.05	28.09
F	14	W½ 2	16-13500	S. Fletcher	1,097.00	2,432.77	810.92	1,621.85
Total Land Assessments:					4,727.00	10,482.87	3,494.29	6,988.58
Total Road Assessments:					-	-	-	-
TOTAL ON WEST LUTHER DRAIN 56 REPAIR:					4,727.00	10,482.87	3,494.29	6,988.58

Note:

All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 26
Township of Wellington North

FTC	Con	Lot	Roll No.	1973 Owner	Roll Number	Current Owner	DRAIN A			
							1973 Assess.	Gross 2023 Assess.	Total 1/3 Grant	Total Net Assessment 2023 Repair
Township of West Luther										
F	12	12		J. Wilson Est.	16-048		168.00	2.86	0.95	1.91
F	12	12		J. Wilson Est.	16-048-50		168.00	2.86	0.95	1.91
F	12	13		G. Wilson	16-049		279.00	4.75	1.58	3.17
F	12	13		G. Wilson	16-049-40		273.76	4.66	1.55	3.11
F	12	13		G. Wilson	16-049-42		5.24	0.09	0.03	0.06
	12	W½ 14		G. Herriot	16-050		190.62	3.25	0.00	3.25
F	12	W½ 14		G. Herriot	16-049-50		4.38	0.07	0.02	0.05
F	12	E½ 14		D. Robinson	16-051		180.00	3.07	1.02	2.04
F	12	W½ 15		C. Herriot	16-052		78.00	1.33	0.44	0.89
F	13	S½ 12		R. Wilson	16-074		3,024.00	51.51	17.17	34.34
F	13	N½ 12		F. Sivill	16-073		1,470.00	25.04	8.35	16.69
F	13	Pt S½ 13		A. Wilson	16-071		1,566.00	26.67	8.89	17.78
F	13	Pt S½ 13		R. Wilson	16-071-20		1,662.00	28.31	9.44	18.87
F	13	N½ 13		R. Sivill	16-072		356.26	6.07	2.02	4.05
F	13	N½ 13		R. Sivill	16-071-50		1,173.74	19.99	6.66	13.33
F	13	Pt 14		A.R.D.A.	16-070		333.00	5.67	1.89	3.78
F	13	Pt 14		J. Mulhall	16-155-50		120.00	2.04	0.68	1.36
F	13	S½ 15		R. Robinson	16-068		174.00	2.96	0.99	1.98
F	13	N½ 15		A.R.D.A.	16-157		219.00	3.73	1.24	2.49
	13	Pt 16		G.R.C.A.	16-066		135.00	2.30	0.00	2.30
F	13	Pt 16		N. Heinrich	16-158		78.00	1.33	0.44	0.89
F	13	W½ 17		N. Heinrich	16-158		12.00	0.20	0.07	0.14
F	14	S½ 12		M. Manion	16-152		2,064.06	35.16	11.72	23.44
	14	S½ 12		M. Manion	16-152-50		1.89	0.03	0.00	0.03
	14	S½ 12		M. Manion	16-151-50		4.05	0.07	0.00	0.07
F	14	N½ 12		W. Rowley	16-151		1,764.00	30.05	10.02	20.03
F	14	S½ 13		R. Manion	16-153		385.36	6.56	2.19	4.38
	14	S½ 13		R. Manion	16-153-02		7.64	0.13	0.00	0.13
F	14	N½ 13		L. Manion	16-154		2,400.00	40.88	13.63	27.25
F	14	14		J. Mulhall	16-155		271.50	4.62	1.54	3.08
F	14	14		J. Mulhall	16-155-50		271.50	4.62	1.54	3.08
	14	W½ 15		H. Wiezorrick	16-156		261.00	4.45	0.00	4.45
F	14	E½ 15		E. Elliott	16-157		159.00	2.71	0.90	1.81
F	14	N½ 16		G. Smith	16-159		6.00	0.10	0.03	0.07
Total Assessments on Lands:							19,266.00	328.16	105.98	222.18
	Con Road 10-11			County of Wellington			24.00	0.41		0.41
	Con Road 12-13			Township of West Luther			657.00	11.19		11.19
	Sideroad 6-7			Township of West Luther			33.00	0.56		0.56
	Sideroad 9-10			County of Wellington			405.00	6.90		6.90
	Sideroad 12-13			Township of West Luther			1,032.00	17.58		17.58
	Sideroad 15-16			Township of West Luther			30.00	0.51		0.51
	½ Townline, Highway No. 89			MTO			294.00	5.01		5.01
Total Assessments on Roads:							2,475.00	42.16	0.00	42.16
TOTAL TOWNSHIP OF WEST LUTHER:							21,741.00	370.32	105.98	264.34
TOTAL TOWNSHIP OF PROTON							10,968.00	186.82	0.00	186.82
TOTAL ON WEST LUTHER DRAIN 26 REPAIR:							32,709.00	557.14	105.98	451.16

Notes:
 All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024.

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 57
Township of Wellington North

FTC	Con	Lot	Roll No.	1970 Owner	Main Drain - Open			Net After Grant
					1970	2023 Assess.	1/3 Grant	
F	2	N½ 10 & W½ 11	14-055	W. E. Drury	284.94	102.21	34.07	68.14
F	2	N½ 10 & W½ 11	14-054-98	W. E. Drury	1,541.06	552.79	184.26	368.53
F	2	E½ 11	14-056	H. Shaw	48.00	17.22	5.74	11.48
F	3	W½ 11	14-085	T. Mordem	228.00	81.79	27.26	54.52
F	3	E½ 11	14-084	W. R. Fair	85.00	30.49	10.16	20.33
Total Land Assessments:					2,187.00	784.50	261.50	523.00
Concession 2-3				Twp of Wellington North	47.00	16.86	-	16.86
Total Road Assessments:					47.00	16.86	-	16.86
TOTAL ON WEST LUTHER DRAIN 57 REPAIR:					2,234.00	801.36	261.50	539.86

Note:

All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024.

SCHEDULE B TO BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST LUTHER DRAIN 36
Township of Wellington North

FTC	Con	Lot	Roll #	1974 Owner	2023 Owner	1974 Total	2023 Repair	1/3 Grant	Net After Grant
F	4	17	014-138	C. Jordan		19.00	1.83	0.61	1.22
F	4	N½ 16	014-139	R. Richardson		134.00	12.91	4.30	8.61
F	4	E½ 15	014-135-50	H. White		130.00	12.52	4.17	8.35
F	4	W½ 15	014-135-02	R. Richardson		130.00	12.52	4.17	8.35
	4	9	014-120	City of Wellington		10.00	0.96	0.00	0.96
F	4	E½ 8	014-119	K. Gilder		38.00	3.66	1.22	2.44
F	4	W½ 8	014-118	J. Benham		38.00	3.66	1.22	2.44
F	4	7	014-117	B. VanGerven		321.49	30.97	10.32	20.65
	4	7	014-117-10	B. Van Gerven		5.00	0.48	0.00	0.48
F	4	N½ E½ 6	014-115	M.Culp		126.00	12.14	4.05	8.09
F	4	S½ E½ 6	014-115-50	T. VanVroenhoven		70.00	6.74	2.25	4.49
F	4	W½ 6	014-114	N. Miller		309.50	29.81	9.94	19.87
F	4	E½ 5	014-113-50	N. Miller		108.50	10.45	3.48	6.97
F	4	W½ 5	014-113	M. Kelly		105.00	10.11	3.37	6.74
F	5	16	015-004	N. Jones		19.43	1.87	0.62	1.25
	5	16	015-004-05	N. Jones		3.00	0.29	0.00	0.29
F	5	Pt. E½ 15	015-005	M. Clynick		93.00	8.96	2.99	5.97
	5	Pt. W½ 15	015-007	A. Raftis		7.00	0.67	0.00	0.67
F	5	Pt. W½ 15	015-006	J. Benham		159.00	15.32	5.11	10.21
F	5	E½ 14	015-008	D. Cardy		174.00	16.76	5.59	11.17
F	5	W½ 14	015-009	E. Stevenson		262.00	25.24	8.41	16.83
	5	13	015-010	G.R.C.A		563.00	54.23	0.00	54.23
F	5	N½ 12	015-012	Willoughby		176.69	17.02	5.67	11.35
F	5	Pt 11	015-013-50	M. Hill		89.47	8.62	2.87	5.75
	5	S½ 12	015-013	P. Rockel		42.00	4.05	0.00	4.05
F	5	Pt 11	015-014	M. Hill		328.05	31.60	10.53	21.07
	5	Pt 10	015-015	J. Dunne		30.00	2.89	0.00	2.89
F	5	Pt 10	015-015-50	J. Dunne		301.74	29.07	9.69	19.38
F	5	Pt 10	015-015-02	J. Dunne		187.08	18.02	6.01	12.01
	5	N½ 9	015-016	G.R.C.A		265.00	25.53	0.00	25.53
F	5	S½ 9	015-017	J. Humphrey		251.00	24.18	8.06	16.12
F	5	N½ 8	015-020	M. Chepesiuk		211.00	20.33	6.78	13.55
F	5	E½ S½ 8	015-018	J. Benham		120.00	11.56	3.85	7.71
F	5	W½ S½ 8	015-019	K. Gilder		117.00	11.27	3.76	7.51
F	5	7	015-020	M. Chepesiuk		537.00	51.73	17.24	34.49
F	5	E½ 6	015-021	E. Martin		357.45	34.43	11.48	22.95
	5	E½ 6	015-021-02	E. Martin		7.00	0.67	0.00	0.67
F	5	W½ 6	015-022	W. Check		365.00	35.16	11.72	23.44
F	5	E½ 5	015-023	J. Chapman		411.00	39.59	13.20	26.39
F	5	E½ 5	015-022-50	J. Chapman		3.00	0.29	0.10	0.19
F	5	W½ 5	015-024	I. Gerley		414.00	39.88	13.29	26.59
F	5	N½ 4	015-026	L. Gallagher		439.00	42.29	14.10	28.19
F	5	S½ 4	015-025	A. Schmidt		151.00	14.55	4.85	9.70
	6	W½ 13	015-010	G.R.C.A		54.00	5.20	0.00	5.20
	6	E½ 13	015-010	P. Jones		258.00	24.85	0.00	24.85
F	6	E½ 12	015-061	R. Iviney		221.25	21.31	7.10	14.21
	6	11	015-060	J. Nickolson		2,090.48	201.37	0.00	201.37
	5 & 6	11 & W½ 12 & N½ 12	015-012-50	F. Tone		1,219.06	117.43	0.00	117.43
	6	Pt. N½ 10	015-054	W. Anderson Est.		32.00	3.08	0.00	3.08
	6	Pt. N½ 10	015-055	F. Chatburn		1,288.61	124.13	0.00	124.13
	6	Pt. N½ 10	015-059	F. Chatburn		524.39	50.51	0.00	50.51
	6	Pt. S½ 10	015-052-50	W. Weller		155.00	14.93	0.00	14.93
	6	Pt. N½ 9	015-051-10	D. Giles		1,293.33	124.58	0.00	124.58
	6	Pt. N½ 9	015-051			1,295.33	124.78	0.00	124.78
F	6	S½ 9	015-052-30	R. Culp		124.67	12.01	4.00	8.01
F	6	S½ 9	015-052-15			124.67	12.01	4.00	8.01
F	6	NE¼ 8	015-048	F. Chatburn		1,104.00	106.35	35.45	70.90
	6	SW¼ 8 & S½ 7	015-046	S. Bellini		729.00	70.22	0.00	70.22
F	6	N½ 7	015-047	G. Wilson		612.00	58.95	19.65	39.30
	6	Pt. 6	015-043	A. Boyd		220.00	21.19	0.00	21.19
F	6	Pt. 6	015-044	G. Tosh		484.29	46.65	15.55	31.10
F	6	Pt. 6	015-044-50	G. Tosh		645.71	62.20	20.73	41.47
	6	N½ E½ 5	015-043	A. Boyd		500.00	48.16	0.00	48.16
	6	S½ E½ 5	015-042	W. Murazko		326.00	31.40	0.00	31.40
	6	Pt. W½ 5	015-041	G. Wilson		330.00	31.79	0.00	31.79
	6	Pt. W½ 5	015-042	W. Murazko		630.00	60.69	0.00	60.69
	6	Pt. E½ 4	015-041	G. Wilson		408.00	39.30	0.00	39.30
	6	Pt. E½ 4	015-042	W. Murazko		1,056.81	101.80	0.00	101.80
F	6	Pt. E½ 4	015-038	W. Murazko		235.19	22.66	7.55	15.11
F	7	W½ 12	015-078	M. Culp		149.00	14.35	4.78	9.57
F	7	E½ 11	015-079	N. Aldridge		774.00	74.56	24.85	49.71
F	7	W½ 11	015-080	M. Culp		938.00	90.36	30.12	60.24
	7	W½ 11	015-080-20	M. Culp		6.00	0.58	0.00	0.58
F	7	N½ 10	015-085	O. Mansfield		916.65	88.30	29.43	58.87
	7	N½ 10	015-085-50	O. Mansfield		28.35	2.73	0.00	2.73
F	7	Pt. S½ 10	015-081-10	A. D. Eramo		1,159.70	111.71	37.24	74.47
	7	Pt. S½ 10	015-084-10	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-084-08	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-084-06	A. D. Eramo		6.93	0.67	0.00	0.67

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FTC	Con	Lot	Roll #	1974 Owner	2023 Owner	1974 Total	2023 Repair	1/3 Grant	Net After Grant
	7	Pt. S½ 10	015-084-04	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-084-02	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-92	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-90	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081	A. D. Eramo		108.07	10.41	0.00	10.41
	7	Pt. S½ 10	015-081-88	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-86	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-84	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-80	A. D. Eramo		6.93	0.67	0.00	0.67
	7	Pt. S½ 10	015-081-96	G. Jackson		9.00	0.87	0.00	0.87
	7	Pt. S½ 10	015-081-94	G. Jackson		13.00	1.25	0.00	1.25
	7	Pt. S½ 10	015-082	W. Jackson		24.00	2.31	0.00	2.31
	7	Pt. S½ 10	015-082-10	W. McDonald		9.00	0.87	0.00	0.87
	7	Pt. S½ 10	015-083	A. Tone		9.00	0.87	0.00	0.87
	7	Pt. S½ 10	015-084	Township Hall		47.00	4.53	0.00	4.53
F	7	N½ 9	015-086-15	J. Gourlay		930.00	89.59	29.86	59.73
	7	N½ 9	015-086-70	J. Gourlay		10.00	0.96	0.00	0.96
	7	N½ 9	015-086-50	J. Gourlay		10.00	0.96	0.00	0.96
F	7	Pt. S½ 9	015-099	R. Archipow		3,746.85	360.93	120.31	240.62
	7	Pt. S½ 9	015-099-90	R. Archipow		27.49	2.65	0.00	2.65
	7	Pt. S½ 9	015-086-75	R. Archipow		47.66	4.59	0.00	4.59
	7	Pt. S½ 9	015-086-80	R. Archipow		22.00	2.12	0.00	2.12
	7	Pt. S½ 9	015-086-85	R. Archipow		22.00	2.12	0.00	2.12
	7	Pt. S½ 9	015-086-95	E. Kaulback		10.00	0.96	0.00	0.96
	7	Pt. S½ 9	015-087	E. Kaulback		15.00	1.44	0.00	1.44
	7	Pt. S½ 9	015-087-10	R. Cook		30.00	2.89	0.00	2.89
	7	Pt. S½ 9	015-089	R. Cook		56.00	5.39	0.00	5.39
	7	Pt. S½ 9	015-089	R. Cook		34.00	3.28	0.00	3.28
	7	Pt. S½ 9	015-090	M. Baker-Pearce		34.00	3.28	0.00	3.28
	7	Pt. S½ 9	015-091	A. Thomson		38.00	3.66	0.00	3.66
	7	Pt. S½ 9	015-092	I. Anderson		36.00	3.47	0.00	3.47
	7	Pt. S½ 9	015-093-10	J. Gourlay		85.00	8.19	0.00	8.19
	7	Pt. S½ 9	015-093	K. Anderson		10.00	0.96	0.00	0.96
	7	Pt. S½ 9	015-094	H. Small		10.00	0.96	0.00	0.96
	7	Pt. S½ 9	015-095	Township Shed		10.00	0.96	0.00	0.96
	7	Pt. S½ 9	015-098	F. Elliott		23.00	2.22	0.00	2.22
	7	Pt. S½ 9	015-097	J. Tosh		11.00	1.06	0.00	1.06
	7	Pt. S½ 9	015-096	G. Robinson		21.00	2.02	0.00	2.02
F	7	Pt. E½ 8	015-101-02	W. Collingridge		3,844.70	370.35	123.45	246.90
	7	Pt. E½ 8	015-101	W. Collingridge		48.30	4.65	0.00	4.65
	7	Pt. E½ 8	015-100	Lendel Realty Ltd.		43.00	4.14	0.00	4.14
F	7	W½ 8	015-102	C. Alderson		3,934.00	378.95	126.32	252.63
F	7	E½ 7	015-103	E. Proudfoot		4,996.00	481.25	160.42	320.83
F	7	Pt. W½ 7	015-104	C. Smith		4,314.00	415.56	138.52	277.04
F	7	Pt. N½ 6	015-105	F. Clausing		446.50	43.01	14.34	28.67
F	7	Pt. N½ 6	015-105-50	F. Clausing		446.50	43.01	14.34	28.67
F	7	S½ 6	015-106	L. Jones		958.00	92.28	30.76	61.52
F	7	E½ 5	015-107	F. Lisowski		1,562.00	150.46	50.15	100.31
	7	W½ 5	015-107-01	D. Risk		11,073.00	1,066.64	0.00	1,066.64
F	7	E½ 4	015-108	M. Skierniewski		2,841.44	273.71	91.24	182.47
F	7	E½ 4	015-108-20	M. Skierniewski		144.56	13.93	4.64	9.29
F	7	Pt. W½ 4	015-111	G. Boyd		983.00	94.69	31.56	63.13
F	7	Pt. W½ 4	015-109	W. Peaks		1,678.00	161.64	53.88	107.76
F	7	E½ 3	015-112	G. Boyd		5,348.78	515.24	171.75	343.49
	7	E½ 3	015-112-50	G. Boyd		25.18	2.43	0.00	2.43
	7	E½ 3	015-112-60	G. Boyd		14.04	1.35	0.00	1.35
F	7	W½ 3	015-113	J. Lennox		5,128.00	493.97	164.66	329.31
F	7	2	015-114	J. Lennox		4,599.50	443.06	147.69	295.37
F	7	2	015-114-20	J. Lennox		4,599.50	443.06	147.69	295.37
	7	Pt. N½ 1	015-118	Rev. T. Gallagher		59.00	5.68	0.00	5.68
F	7	Pt. N½ 1	015-117	J. Gallagher		636.00	61.26	20.42	40.84
F	7	Pt. S½ 1	015-116	K. Samuel		9,636.07	928.26	309.40	618.86
	7	Pt. S½ 1	015-116-02	K. Samuel		19.93	1.92	0.00	1.92
	7	Pt. S½ 1	015-115	C. Dyce		5.00	0.48	0.00	0.48
	8	W½ 12	015-144	R. Culp		17.00	1.64	0.00	1.64
F	8	E½ 11	015-143	R. Culp		89.00	8.57	2.86	5.71
F	8	W½ 11	015-142	K. Milne		403.00	38.82	12.94	25.88
F	8	Pt. N½ 10	015-141	E. Marsh		453.00	43.64	14.55	29.09
	8	Pt. N½ 10	015-140	K. Anderson Est.		28.00	2.70	0.00	2.70
	8	Pt. N½ 10	015-140-10	K. Anderson Est.		25.00	2.41	0.00	2.41
F	8	S½ 10	015-139	T. Idzik		659.34	63.51	21.17	42.34
	8	S½ 10	015-138-50	T. Idzik		6.66	0.64	0.00	0.64
F	8	Pt. 9	015-136	R. Barlow		270.00	26.01	8.67	17.34
F	8	Pt. 9	015-137	E. Marsh		599.76	57.77	19.26	38.51
	8	Pt. 9	015-137-10	E. Marsh		7.48	0.72	0.00	0.72
	8	Pt. 9	015-137-50	E. Marsh		4.76	0.46	0.00	0.46
F	8	Pt. 9	015-138	G. Gourlay		513.00	49.42	16.47	32.95
F	8	N½ E½ 8	015-134	A. Elliot		418.00	40.27	13.42	26.85
F	8	S½ E½ 8	015-134	E. Marsh		487.00	46.91	15.64	31.27
F	8	W½ 8	015-134	A. Elliot		1,137.00	109.52	36.51	73.01
F	8	7	015-133	R. Wostmann		6,135.00	590.97	197.00	393.97
F	8	N½ 6	015-129	M. Tavares		1,263.00	121.66	40.55	81.11
F	8	S½ 6	015-130	R. Wostmann		3,235.85	311.70	103.90	207.80

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FTC	Con	Lot	Roll #	1974 Owner	2023 Owner	1974 Total	2023 Repair	1/3 Grant	Net After Grant
	8	S½ 6	015-129-50	R. Wostmann		2,253.15	217.04	0.00	217.04
F	8	E½ 5	015-129	A. den Duyf		4,931.00	474.99	158.33	316.66
F	8	W½ 5	015-127	A. den Duyf		2,942.00	283.40	94.47	188.93
	8	4	015-126	G.R.C.A		1,382.00	133.13	0.00	133.13
F	8	Pt. 3	015-124	E. Giordano		841.00	81.01	27.00	54.01
F	8	Pt. 3	015-123	J. Zade		299.00	28.80	9.60	19.20
F	8	Pt. 3	015-113	J. Lennox		328.00	31.60	10.53	21.07
F	8	E½ 2	015-123	J. Zade		506.00	48.74	16.25	32.49
F	8	W½ 2	015-122	Ag. Rehab. and Development Directorate of Ontario		439.00	42.29	14.10	28.19
	8	W½ 2	015-121-10	Ag. Rehab. and Development Directorate of Ontario		3.00	0.29	0.00	0.29
F	8	Pt. N½ 1	015-120	T. Preti		340.00	32.75	10.92	21.83
	8	Pt. N½ 1	015-120-90	H. Rooney		3.00	0.29	0.00	0.29
	8	Pt. N½ 1	015-121	H. Rooney		3.00	0.29	0.00	0.29
F	8	S½ 1	015-119	E. Shaw		388.00	37.38	12.46	24.92
F	9	N½ 10	015-160	M. Hughes		165.00	15.89	5.30	10.59
F	9	S½ 10	015-159	E. Waters		353.00	34.00	11.33	22.67
F	9	N½ 10	015-161	C. Culp		322.16	31.03	10.34	20.69
	9	N½ 10	015-160-50	C. Culp		3.84	0.37	0.00	0.37
F	9	S½ 9	015-162	E. Waters		530.75	51.13	17.04	34.09
	9	S½ 9	015-162-03	E. Waters		19.25	1.85	0.00	1.85
F	9	8	015-188	C. Culp		742.50	71.52	23.84	47.68
F	9	8	015-162-04	C. Culp		108.50	10.45	3.48	6.97
F	9	E½ 7	015-163	J. Andrews		513.38	49.45	16.48	32.97
	9	E½ 7	015-163-50	J. Andrews		3.62	0.35	0.00	0.35
F	9	W½ 7	015-164	P. Elste		542.52	52.26	17.42	34.84
	9	W½ 7	015-164-10	P. Elste		5.48	0.53	0.00	0.53
F	9	6	015-165	M. Tavares		1,233.75	118.84	39.61	79.23
	9	6	015-165-02	M. Tavares		14.35	1.38	0.00	1.38
F	9	E½ 5	015-165	F. Elliott		535.92	51.62	17.21	34.41
F	9	E½ 5	015-167	F. Elliott		102.08	9.83	3.28	6.55
F	9	Pt. W½ 5	015-165	F. Elliott		81.00	7.80	2.60	5.20
F	9	Pt. W½ 5	015-168	G.R.C.A		493.00	47.49	15.83	31.66
F	9	Pt 4	015-169-01	H. Culp		678.12	65.32	21.77	43.55
	9	Pt 4	015-169-03	H. Culp		6.06	0.58	0.00	0.58
F	9	Pt 4	015-168-90	H. Culp		4.82	0.46	0.15	0.31
	9	Pt 4	015-169	W. Elliot		17.00	1.64	0.00	1.64
F	9	3	015-170	E. Giordano		350.00	33.71	11.24	22.47
	9	3	015-170-50	E. Giordano		175.00	16.86	0.00	16.86
F	9	3	015-170-40	E. Giordano		175.00	16.86	5.62	11.24
F	9	E½ 2	015-171	J. Gallagher		311.00	29.96	9.99	19.97
F	9	W½ 2	015-173	W. Beatty		317.00	30.54	10.18	20.36
F	9	1	015-173	W. Beatty		435.24	41.93	13.98	27.95
	9	1	015-173-02	W. Beatty		5.75	0.55	0.00	0.55
	9	1	015-173-50	W. Beatty		2.01	0.19	0.00	0.19
F	10	S½ 9	015-188	A. Candela		23.00	2.22	0.74	1.48
F	10	E½ 8	015-188	M. Aceto		205.00	19.75	6.58	13.17
F	10	W½ 8	015-186	J. Phillips		317.00	30.54	10.18	20.36
F	10	E½ 7	015-185	G. Blyth		259.01	24.95	8.32	16.63
	10	E½ 7	015-185-10	G. Blyth		3.99	0.38	0.00	0.38
F	10	W½ 7	015-184	W. Orr		163.00	15.70	5.23	10.47
F	10	Pt. 6	015-181	W. Zimmerman		43.00	4.14	1.38	2.76
F	10	Pt. 6	015-182	W. Orr		165.00	15.89	5.30	10.59
F	10	Pt. 6	015-183	G. Andrews		198.00	19.07	6.36	12.71
F	10	E½ 5	015-180-01	E. McLean		230.00	22.16	7.39	14.77
F	10	W½ 5	015-180	R. McLean		248.00	23.89	7.96	15.93
F	10	S 4	015-1775	E. Woolhead + G. Bevear		144.78	13.95	4.65	9.30
F	10	E½ 4	0015-179	E. Woolhead		191.93	18.49	6.16	12.33
	10	E½ 4	015-179-10	E. Woolhead		16.69	1.61	0.00	1.61
F	10	W½ 4	015-178-10	G. Bevear		202.16	19.47	6.49	12.98
	10	W½ 4	015-178-50	G. Bevear		6.44	0.62	0.00	0.62
F	10	N½ 3	15-176-02	I. Ancimer		288.00	27.74	9.25	18.49
	10	N½ 3	015-176	I. Ancimer		8.64	0.83	0.00	0.83
F	10	S½ 3	015-177	R. Armstrong		275.33	26.52	8.84	17.68
	10	S½ 3	015-177-20	R. Armstrong		12.67	1.22	0.00	1.22
F	10	Pt 2	015-175-30	I. Ancimer		230.33	22.19	7.40	14.79
	10	Pt 2	015-175-40	I. Ancimer		14.42	1.39	0.00	1.39
F	10	Pt 2	015-175	W. Thomas		172.48	16.61	5.54	11.07
F	10	Pt 2	015-174	L. Trommelen		120.77	11.63	3.88	7.75
F	10	N½ 1	015-175	W. Thomas		72.00	6.94	2.31	4.63
	10	S½ 1	015-174	L. Trommelen		6.00	0.58	0.00	0.58
F	11	8	016-019	J. Blyth		79.00	7.61	2.54	5.07
	11	7	016-020	R. Howes		6.00	0.58	0.00	0.58
F	11	4	016-024	J. Papadimitriou		161.00	15.51	5.17	10.34
	11	4	016-023-75	J. Papadimitriou		6.00	0.58	0.00	0.58
F	11	N½ 3	016-025-10	K. Leies		86.00	8.28	2.76	5.52
F	11	Pt. S½ 3	016-026	O. Hansen		282.00	27.16	9.05	18.11
	11	Pt. S½ 3	016-027	O. Hansen		3.00	0.29	0.00	0.29
	11	Pt. S½ 3	016-027-10	E. Davies		6.00	0.58	0.00	0.58
F	11	Pt. E½ 2	016-028	R. Staples		219.00	21.10	7.03	14.07
	11	Pt. E½ 2	016-028-10	R. Staples		6.00	0.58	0.00	0.58
	11	Pt. E½ 2	016-028-05	J. Fitzpatrick		6.00	0.58	0.00	0.58

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F	11	W½ 2	016-028-50	F. Bunyan		202.00	19.46	6.49	12.97
F	11	S½ 1	016-029	F. Bunyan		54.35	5.24	1.75	3.49
	11	S½ 1	016-029-10	F. Bunyan		3.65	0.35	0.00	0.35
Total Assessment on Lands:						143,874.93	13,859.20	3,668.90	10,190.30
Wellington County Rd No. 16						1,155.00	111.26	0.00	111.26
Wellington County Rd No. 14								0.00	0.00
Concession Rd 4-5						68.00	6.55	0.00	6.55
Concession Rd 6-7						1,609.00	154.99	0.00	154.99
Concession Rd 8-9						395.00	38.05	0.00	38.05
Concession Rd 10-11						75.00	7.22	0.00	7.22
Sideroad 12-13						86.00	8.28	0.00	8.28
Sideroad 6-7						805.00	77.54	0.00	77.54
Sideroad 3-4						624.00	60.11	0.00	60.11
Sideroad 15-16						25.00	2.41	0.00	2.41
Total Assessment on Roads:						4,842.00	466.41	0.00	466.41
TOTAL ASSESSMENT MUN. DRAIN NO. 36:						148,716.93	14,325.61	3,668.90	10,656.71

NOTE:

All of the above properties noted with an "F" are eligible for Farm Property Class Tax rate as confirmed April 2024.

SCHEDULE B OF BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST GARAFRAXA PEEL DRAIN (Drain A, B and C)
Township of Wellington North

Con	Lot	Roll No.	Acres Affected	Ha Affected	Original Owner	Drain A 1971	B Drain 1971	C Drain 1971	Several Years Drain A Repairs Net	Drain B 2023 Repairs Net	Drain C 2023 Repairs Net	Total Net of Repairs
Total for Centre Wellington						1,533.00			1,162.03			1,162.03
West Garafraxa												
1	Pt W½ 26	018-005-30	34		R. Vos	98.00			12.64			12.64
1	Pt W½ 26	018-006	40			115.00			14.83			14.83
1	E½ 26	018-005-20	80		R. Vos	231.00			29.78			29.78
1	W½ 27	018-007	80		A. Snowe	228.00			29.40			29.40
1	E½ 27	018-032	80		R. Vos	231.00			29.78			29.78
1	W½ 28	018-008	80		R. Sullivan	177.00			22.82			22.82
1	E½ 28	018-031	80		A. Snowe	207.00			26.69			26.69
1	W½ 29	018-030	80		Wilbert Checkley	174.00			22.44			22.44
1	E½ 29	018-030	80		Wilbert Checkley	201.00			25.92			25.92
1	W½ 30	018-029	80		Wilbert Checkley	489.00			63.05			63.05
1	E½ 30	018-029	80		Wilbert Checkley	1,944.00	600.00		250.65			250.65
1	W½ 31	018-009	80		GRCA	1,602.00			206.56			206.56
1	E½ 31	018-028	80		N. Elliot	102.00			13.15			13.15
1	W½ 32	018-027-25	80		N. Elliott	432.00			55.70			55.70
1	E½ 32	018-027	80		N. Elliott	57.00			7.35			7.35
1	W½ 33	018-010-50	76		S. Smydo	39.00			5.03			5.03
1	E½ 33	018-026-50	61		N. Elliott	33.00			4.25			4.25
1	W½ 34	018-011	14		S. Smydo	6.00			0.77			0.77
2	Pt W½ 26	018-043	89		R. Vos	258.00			33.27			33.27
2	Pt W½ 26	18-043-02	2			6.00			0.77			0.77
2	E½ 26	018-059	93		G. Ireland	273.00			825.80			825.80
2	PT E½ 26	018-060	0.5		Metz L.O.H.	3.00			13.42			13.42
2	W½ 27	018-044	100		G. Coxhead	468.00			60.34			60.34
2	E½ 27	018-058	100		A. & G. Ireland	1,800.00			5,444.81			5,444.81
2	W½ 28	018-044-50	100		G. Coxhead	1,920.00			247.56			247.56
2	E½ 28	018-057	100		G. Ireland	270.00			34.81			34.81
2	W½ 29	018-044-75	100		Wilbert Checkley	1,932.00			249.11			249.11
2	E½ 29	018-056	100		G. Coxhead	243.00	36.00		31.33	52.96		84.29
2	W½ 30	018-045	100		Wilbert Checkley	582.00	978.00		75.04	1,438.73		1,513.77
2	E½ 30	018-055	100		Walter Checkley	216.00	1,065.00		27.85	1,566.72		1,594.57
2	W½ 31	018-046	100		H. Donker	213.00	102.00		27.46	225.08		252.54
2	Pt E½ 31	018-054	99		R. Wilson	214.00	1,243.03		27.59	1,828.61		1,856.20
2	Pt E½ 31	018-054-05	1			2.00	1.97		0.26	4.35		4.61
2	W½ 32	018-047	100		Wm. Bewick	177.00	288.00		22.82	423.68		446.50
2	E½ 32	018-053	100		C. Coxhead	216.00	720.00		27.85	1,059.19		1,087.04
2	Pt W½ 33	018-048	50		G. Dyer	53.00	27.00		6.83	39.72		46.55
2	Pt W½ 33	018-047-25	23			25.00	27.00		3.22	39.72		42.94

SCHEDULE B OF BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST GARAFRAXA PEEL DRAIN (Drain A, B and C)
Township of Wellington North

Con	Lot	Roll No.	Acres Affected	Ha Affected	Original Owner	Drain A 1971	B Drain 1971	C Drain 1971	Several Years Drain A Repairs Net	Drain B 2023 Repairs Net	Drain C 2023 Repairs Net	Total Net of Repairs
2	S½ of E½ 33	018-047-53	36			71.00	92.00		9.15	135.34		144.49
2	N½ of E½ 33	018-051	30		F. Roberts	60.00	81.00		7.74	119.16		126.90
3	W½ 26	018-074	100		C. McDougall	540.00			1,633.45			1,633.45
3	E½ 26	018-073	49		C. McDougall	177.00			535.40			535.40
3	W½ 27	018-075	98		S. McDougall	1,110.00			3,357.63			3,357.63
3	E½ 27	018-091	30		A. Tansley & L. Duffield	102.00			308.54			308.54
3	W½ 28	018-076	42		G. Ireland	129.00			390.21			390.21
3	W½ 29	018-077	25		A. Barr	54.00	27.00		6.96	39.72		46.68
3	Pt W½ 30	018-078	44		R. Norris	88.00	95.74		11.35	140.84		152.19
3	Pt W½ 30	018-078-50	45			90.00	97.91		11.60	144.03		155.63
3	Pt W½ 30	018-078-25	1			2.00	4.35		0.26	9.60		9.86
3	E½ 30	018-079	22		C. McDougall	42.00	54.00		5.42	79.44		84.86
3	W½ 31	018-080	100		D. Martin	198.00	327.00		25.53	481.05		506.58
3	E½ 31	018-088	35		J. Jaspers	69.00	84.00		8.90	123.57		132.47
3	Pt W½ 32	018-081	26		Walter Checkley	99.00	96.00		12.76	141.23		153.99
3	Pt W½ 32	018-082	24			48.00	96.00		6.19	141.23		147.42
3	S½ of E½ 32	018-087	14		Walter Checkley	27.00	33.00		3.48	48.55		52.03
3	W½ 33	018-083	46		G. Cormack	91.00	123.32		11.73	181.42		193.15
3	W½ 33	018-082-50	1			2.00	2.68		0.26	5.91		6.17
Mapleton (Wellington North)												
A	8	5-17-100	84		in Vos Drain WS	L. Flewelling	213.00			27.46		27.46
A	9	5-17-000	71		in Vos Drain WS	H. Lawrence	162.00			20.89		20.89
A	10	5-16-900	49.6			C. Lawrence	63.00			8.12		8.12
A	10		1			F. Bylo	3.00			0.39		0.39
A	10		1			A. Green	3.00			0.39		0.39
A	10		0.63			E. Nelson	3.00			0.39		0.39
A	11	5-16-900	52			C. Lawrence	66.00			8.51		8.51
A	11		0.39			J. Bugala	3.00			0.39		0.39
A	11		1			J. Peterson	3.00			0.39		0.39
A	12		1			T. Woods	3.00			0.39		0.39
A	12	5-16-600	42.6			E. Snowe	61.24			7.90		7.90
A	13	5-16-600	46.5			E. Snowe	65.48			8.44		8.44
A	13	5-16-700	0.5				0.86			0.11		0.11
A	12 & 13	5-16-602	7.4				10.26			1.32		1.32
A	14	5-16-550	49			E. Snowe	63.00			8.12		8.12
A	15	17-166	50			E. Snowe	144.00			18.57		18.57
A	16	17-167	50			A. Lisanti	1,686.00			217.39		217.39
A	17	17-168	50			A. Coulter	1,677.00			216.23		216.23
A	18	17-169	50			H. Nykamp	1,644.00	690.00		211.97	942.43	1,154.40

SCHEDULE B OF BYLAW 048-2024
Schedule of Assessment - 2023 Maintenance
WEST GARAFRAXA PEEL DRAIN (Drain A, B and C)
Township of Wellington North

Con	Lot	Roll No.	Acres Affected	Ha Affected	Original Owner	Drain A 1971	B Drain 1971	C Drain 1971	Several Years Drain A Repairs Net	Drain B 2023 Repairs Net	Drain C 2023 Repairs Net	Total Net of Repairs
Total for Wellington North						24,230.84	6,345.00	696.00	15,100.48	8,533.08	950.63	24,584.19
Total for Mapleton Township						822.00		192.00	105.98		264.29	370.27
Total on Lands:						26,585.84	6,345.00	888.00	16,368.49	8,533.08	1,214.92	26,116.49
West Garafraxa Roads							399.00		868.78	880.45		1,749.23
Peel Twp Roads								12.00	0.00		24.59	24.59
Wellington North Roads						1,443.00			186.06			186.06
Centre Wellington Roads						84.00			10.83			10.83
MTO Hwy 6								60.00	0.00		122.93	122.93
Total on Roads:						1,527.00	399.00	72.00	1,065.67	880.45	147.52	2,093.64
TOTAL ON DRAIN REPAIRS:						28,112.84	6,744.00	960.00	17,434.16	9,413.53	1,362.44	28,210.13

SCHEDULE B TO BY-LAW 048-2024
Schedule of Assessment 2023 Maintenance
WEST LUTHER DRAIN 31
Township of Wellington North

FTC	Con	Lot	Roll No.	1915	WL Drain 31 - West Luther			Net After Grant
					1915	2023 Assess.	1/3 Grant	
	10	16	152-50-00		20.00	22.69		22.69
	10	17	152-50-00		100.00	113.47		113.47
	10	N1/2 18	152-12-00		16.00	18.15		18.15
	11	N1/2 15	160-60-00		12.00	13.62		13.62
	11	N 1/2 16	160-01-00		4.00	4.54		4.54
	11	S 1/2 16	160-01-00		60.00	68.08		68.08
	11	W 1/2 17	160-01-00		48.00	54.46		54.46
	11	E 1/2 17	16-01-00		64.00	72.62		72.62
	11	18	160-01-00		100.00	113.47		113.47
Total Land Assessments:					424.00	481.10	-	481.10
		Roads			65.30	74.10		74.10
Total Road Assessments:					65.30	74.10	-	74.10
TOTAL ON WEST LUTHER DRAIN 56 REPAIR:					489.30	555.20	-	555.20

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 049-2024 PROVISIONAL DRAIN BYLAW

BEING a Provisional Drain By-law to provide for the construction of Arthur Drain 6 Drainage Works.

WHEREAS the Township of Wellington North is required to undertake such repairs in accordance with Section 4 of *The Drainage Act*, R.S.O. 1990.

AND WHEREAS the work to be done servicing approximately 146 hectares (361 acres) and involves:

- Lower 49m of 1200mm concrete culvert, restore driveway and sod lawn
- 146m of ditch bottom cleanout
- 1,207m of concrete tile (450mmØ to 600mmØ)
- Three (3) 900x1200mm concrete ditch inlet catchbasins, one (1) 600x600mm concrete catchbasin
- 3 WASCoBs
- 1,365m of overflow swale over the existing ditch
- Removal and disposal of existing culverts
- Connect existing field tiles to the Main Drain

AND WHEREAS the estimated cost of such repairs is: \$377,855.

AND WHEREAS the costs of the repairs shall be assessed against all lands and roads in the watershed upstream of the point of commencement of the repair work being done, prorata with the last revised Schedule of Assessment for the respective drain.

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

1. That the estimated costs of repair shall be prorated as outlined in Schedule "A" attached hereto;

READ A FIRST, SECOND TIME THIS 3rd DAY OF JUNE, 2024.

ANDREW LENNOX MAYOR

KARREN WALLACE, CLERK

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF , 2024

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

**SCHEDULE A - SCHEDULE OF ASSESSMENTS FOR CONSTRUCTION
ARTHUR DRAIN 6
TOWNSHIP OF WELLINGTON NORTH**

Con	Lot	Roll Number & Owner	Main Drain				Total	Gross Total Assessment (\$) Assessment (\$)
			Total ha affected	Benefit (Sec. 22)	Special (Sec. 24)	Outlet (Sec. 23)		
Twp of Wellington North								
F 12	Lot # 16 & 17	010 17400 (Amos, James & Martha Weber)	9.9	5,100	7,400	176	12,676	12,676
F 12	Lot # 17	010 17500 (Amos & Martha Weber)	25.1	117,000		437	117,437	117,437
F 12	Lot # 17	010 17702 (Wendy & Gary Ross)	19.9	161,500		389	161,889	161,889
F 12	Lot # 18	010 17704 (Dale & Tami Ross)	20.3	61,300		369	61,669	61,669
F 11	Lot # 18	010 15700 (Bart & Mary Clemmer)	5.4	0		1,961	1,961	1,961
O 11	Lot # 18	010 15510 (Richard & Lori Nauta)	4.6	0		1,177	1,177	1,177
F 11	Lot # 19	010 15500 (Peter & Heidemarie Bilek)	19.1	0		7,233	7,233	7,233
O 11	Lot # 19	010 15550 (Randy Macdonald)	3.3	0		959	959	959
F 12	Lot # 20	010 15400 (Marvin & Erla Bauman)	17.4	0		5,578	5,578	5,578
F 12	Lot # 19	010 17900 (Gordon & Anne South)	4.3	0		959	959	959
O 12	Lot # 19	010 17870 (Michael Lackie)	1.2	0		262	262	262
O 12	Lot # 19	010 17875 (Liam Franklin)	1.2	0		262	262	262
O 12	Lot # 19	010 17880 (Yvonne Bramhill, Larry De-Bruyn-Bramhill)	1.1	0		305	305	305
O 12	Lot # 18	010 17850 (Dwayne & Marjorie Frey)	3.0	0		959	959	959
O 12	Lot # 18	010 17840 (Albert Provencher)	3.0	0		697	697	697
O 12	Lot # 18	010 17810 (Dale & Tami Ross)	4.0	0		1,481	1,481	1,481
Subtotal (Lands):			142.8	344,900	7,400	23,204	375,504	375,504
SideRoad 7 West (Township of Wellington North)			3.6	0		2,351	2,351	2,351
Subtotal (Roads):			3.6	0	0	2,351	2,351	2,351
TOTAL ASSESSMENT ARTHUR DRAIN 6:			146.4	344,900	7,400	25,555	377,855	377,855

Notes:

- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience the owner's names as shown by the last revised assessment roll have also been included.

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

BY-LAW NUMBER 050-2024

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

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

1. THAT Schedule “A-3” of By-law 66-01 is amended by changing the zoning on lands described as MACDONALD’S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest, as shown on Schedule “A” attached to and forming part of this By-law from:
 - **Medium Density Residential - Holding R2 (H) to High Density Residential Exception - Holding R3-75 (H)**

2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by adding the following new exceptions:

<p>32.75 MACDONALD’S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest Betty Dee Ltd.</p>	<p>R3-75 (H)</p>	<p>Notwithstanding any other provisions to the contrary, the following regulations shall apply:</p> <p>i) Total number of units 50 (Cluster - Stacked and Townhouse)</p> <p>Cluster/Block Townhouses</p> <p>i) Side Yard, Minimum 1.5 m (4.92 ft) adjacent to the 661 Martin Street lot line</p> <p>ii) Front Yard, Minimum 5.14 m (16.9 ft)</p> <p><u>Holding (H) Provision</u> Notwithstanding any other provisions of this By-law, permitted uses and buildings are limited to those legally existing as of the date of the passing of this amendment until the Holding (H) Provision is removed by Council. The Holding provision may be removed when Council is satisfied that the following matters have been addressed:</p> <p>i. Municipal water and sewage servicing allocation has been granted.</p> <p>i. Stormwater management has been adequately addressed;</p> <p>i. Site plan approval has been obtained and a site plan agreement has been executed.</p>
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3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED THIS 3RD DAY OF JUNE, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 050-2024

Schedule "A"



This is Schedule "A" to By-law 050-2024

Passed this 3rd day of May 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 050-2024

THE LOCATION OF THE SUBJECT LANDS

The subject property is located on Cork Street in Mount Forest and is legally described as: MACDONALD'S SURVEY PT LOTS G; H AND I, RP 61R22213 PART 1, Geographic Town of Mount Forest. The subject property is 1.6 ha (3.95 ac) in size and is currently vacant.

THE PURPOSE AND EFFECT of this zoning amendment is to rezone the subject lands from Medium Density Residential (R2) (H) to site specific High Density Residential (R3-75) (H) to facilitate the development of a cluster townhouse development on a private street. The proposed development will include a private street, visitor parking, a stormwater management area and amenity areas.



Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

CULTURAL MOMENT FOR JUNE 3, 2024

CELEBRATING THE YORK SOARING ASSOCIATION

The York Soaring Association was founded in 1961 by Walter Chmela, who came to Canada from his native Austria in 1950. Operations commenced when Walter personally purchased two Doppleraab two-seat trainers and an Auster as a tow-plane. Walter realized that the future of York Soaring was dependent upon the club owning its own airfield. In 1969, he purchased the field the club still operates on today in the former West Garafraxa.



The field was initially a 100-acre property, 8 kilometres east of Arthur and, upon purchasing it, a hangar was built and a single 2,000-foot east-to-west runway was graded. A few years later, an adjoining 100-acre property was added and a northwest-to-southeast runway, as well as a southwest-to-northeast runway was built. Another larger hangar was added for club aircraft and the original hangar was left for use by private owners.

York Soaring has an active social committee that puts on regular barbecues and fundraising dinners. Their next big event is on Saturday, June 22, when York Soaring hosts an Antique Aircraft Fly-In, starting at 10:00 AM and ending at sunset. More information can be found at yorksoaring.com.

York Soaring also has a group that specializes in mentoring badge and cross-country flying, and others that take part in excursions to other flying venues around the world such as the United States, France, and New Zealand. York Soaring is also the home base of Youth Flight Canada (YFC) and Freedom's Wings. YFC provides bursaries to deserving young people who need financial assistance to fly. YFC pays 50% of their nominal membership fee and all but \$5.00 of each flight.

In May 2007, Walter received national recognition for his almost 70 years of service to soaring by being inducted into the Canadian Aviation Hall of Fame.

Having grown up on the farm next to the club, it was one of Bonny McDougall's jobs to go to the area at the end of the runway and look for tow ropes. They would occasionally snap off the tow planes as they were coming in for landing.



"When I found one, I would take it back to the hanger and have a visit with Walter and after I was 16, I got a complimentary glider ride with him. They were and continue to be wonderful neighbours."

The older gliders have all been replaced with 6 updated planes being basic trainers and high-performance trainers, as well as increasing the tow planes from 2 to 4.

By following the vision for York Soaring that Walter had almost 50 years ago, York Soaring continues to bring new members into the very special world of soaring. Whatever your age or physical ability, you are welcome at York Soaring. It's getting better all the time.

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

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

BY-LAW NUMBER 051-2024

**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 JUNE
3, 2024**

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 June 3, 2024 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 AND PASSED THIS 3RD DAY OF JUNE, 2024.

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK