



THE TOWNSHIP OF WELLINGTON NORTH



COMMUNITY PROFILE

LOCATION

Wellington North is the most northerly Township in Wellington County, located 30 minutes north of Guelph on Highway 6, and takes in both rural and urban settings. At the south end, at the intersections of Highways 6 & 109 and across the Conestoga River, the Village of Arthur welcomes you. Designated as “Canada’s Most Patriotic Village” this gateway to the Grand River watershed is a great place to live, shop and play. In the north, at the intersections of Highways 6 & 89 and across the Saugeen River the Town of Mount Forest with an altitude of 1,407 ft. Welcomes you with “High, Healthy & Happy” proudly displayed on the water tower as you enter town.

Nestled in a picturesque agricultural setting the Township contains some of the best farmland the County has to offer as well as a substantial Industrial base and a wealth of Conservation Land. Old established neighbourhoods are complemented by new residential development and small urban centres by rural countryside providing a variety of lifestyle choices for its workforce, residents and their guests. The quality of life available is second to none with clean air and clean water, quiet tree lined streets, abundant recreational activities, excellent shopping opportunities along with convenient Health Care and excellent Educational facilities.

Wellington North is a short drive on excellent roads from many of the major centres and is within one hour’s drive of Highways #400 and #401, the Province’s main controlled-access thoroughfare and link between major centres in Canada and the United States.

Highway Distance from the Township to Major Centres

	Kilometres	Miles
Barrie	80	50
Fort Erie/Buffalo	210	130
Guelph	64	40
Hamilton	115	70
Kitchener	75	45
London	155	95
Orangeville	45	28
Oshawa	190	120
Ottawa	545	340
Owen Sound	48	30
Sarnia/Port Huron	220	135
Toronto	145	90
Windsor/Detroit	355	220

COMMUNITY FACILITIES

Health Care

The **Louise Marshall Hospital in Mount Forest** is a community hospital with a rated bed capacity of 37 inpatient beds serving the health care needs of approximately 15,000 people within the hospital's catchment area. Our fully accredited hospital offers a range of primary and secondary services including 24 hour emergency services, inpatient and outpatient care, specialist clinics and supportive diagnostic services. The hospital has an active staff of seven Family Practitioners as well as consulting staff in General Surgery, Internal Medicine, Radiology, Anesthesiology, Pathology, Obstetrics and Gynecology, Urology, Neurology, ENT and Pediatrics.

The **Mount Forest Family Health Team** works closely with all of the doctors in Mount Forest, but for convenience, most of their services are housed in the Claire Stewart Medical Clinic across from the hospital. Services provided by the Family Health Team include Nurse Practitioners, Nurse Clinicians, Social Workers and Clinical Pharmacists.

The **Arthur Family Health Team** works closely with the two Doctors located in Arthur and is located in the new combination medical centre and Library which just opened in 2009. Services provided are similar to those mentioned above.

Medical Clinics & Dental Offices

In Mount Forest the **Claire Stewart Medical Centre**, located adjacent to the Louise Marshall Hospital opened in June 2002. This 12,000 ft² clinic has space for up to 10 physicians or nurse practitioners and currently six doctors and three nurse practitioners have already claimed occupancy.

The **Arthur & Area Medical Centre** which just opened in 2009 is a new facility located at 110 Charles Street East and shares a location with the new library and Family health team for the town of Arthur. This clinic has space for a combination of 4 doctors or nurse practitioners and currently one doctor and one nurse practitioner have claimed occupancy.

McFarlane Health Facility located at 392-3 Main Street in Mount Forest is a new state-of-the-art dental facility which is staffed with three full-time dentists.

Arthur Dental clinic at 231 Eliza Street is staffed with two full time dentists and provides a full range of services.

Retirement Homes and Communities

In Mount Forest **Saugeen Valley Nursing Home** at 465 Dublin Street provides assisted living and long-term care. **Birmingham Lodge** at 356A Birmingham street east provides retirement home services. Additionally, adjacent to the medical centre, construction has just commenced on a new retirement home and long-term care facility that plans to open late 2009 or 2010.

In Arthur **Caressant Care Nursing Home and Retirement Home** at 215 Eliza Street provides both assisted and long-term care living facilities.

Churches

Churches of most denominations are well represented in the Township of Wellington North and specific details regarding congregations and contacts can be found in the **Community** section of the Wellington North Community, Visitor's & Business Guide.

Community Service, Youth, Seniors & Special Interest Groups

Community Service Groups are critical to the well-being of all towns and cities and Wellington North is well served by a wide variety of Community service organizations. For the youths in the area, there are a number of groups including Air cadets, Girl Guides, Scouts, Wellington County Junior Farmers, 4H Club, and various church organized youth groups. A complete listing of all groups in the area can be found in the **Sports & Recreation** section of the Wellington North Community, Visitor's & Business Guide.

Recreation Activities and Facilities

A wide variety of Recreational opportunities are available within the Township of Wellington North.

The **Arthur & Area Community Centre** contains a 185' x 85' ice surface, a Lower Hall with a licensed capacity of 500 and an Upper Hall with a capacity of 160. The new **Mount Forest & District Sports Complex** which just opened in 2008 contains an Olympic size ice surface, walking track and numerous rooms for rental. The Community Hall has a licensed capacity of 430 people, a leisure Hall can hold 120 and various meeting rooms from 35 – 95 are available.

Both Arthur and Mount Forest have excellent Curling Clubs, large outdoor swimming pool facilities, lawn bowling clubs, Snowmobile Clubs, baseball diamonds, soccer pitches and children's playgrounds. These facilities are supported by vibrant Minor Hockey, Minor Ball and Soccer Associations and community service groups that organize youth athletic activities all year long. Karate, Tae Kwon Do, Dance and other programs are also offered. In Arthur we have an excellent Lacrosse program and in Mount Forest a skateboard Park is available.

If golfing is your game we are fortunate to have three outstanding locations in the area. The Pike Lake Golf & Country Club Resort is a 27-hole championship golf course that winds through some of Ontario's most picturesque scenery. It offers you outstanding golf in a spectacular setting and is located just minutes from the town of Mount Forest. The Mount Forest Golf Club is a 9 hole course under new management that offers great value for the money. The clubhouse restaurant is open year round and offers great food in a friendly and warm atmosphere. Homestead Golf and Winter Resort is located 15 minutes north of Mount Forest. The 18th hole golf course is Nicknamed "we Carnoustie" because of the interesting layout, moguls and doglegs.

Wellington North is also blessed with a number of Public Parks and walking trails. The **Saugeen Trail** in Mount Forest connects major park areas within the town and offers a variety of landscapes to enjoy along the way. The Arthur Community Park and **Marvin Howe Trail** is a community trail and park along the south side of the Conestoga River. At the **Luther Marsh** you can hike, bike or cross-country ski on level trails and interior roads throughout the wildlife management area. Enjoy bird-watching, canoeing, kayaking and walking through this wonderful three-trail system that has been established at the marsh.

A detailed list of all sports clubs & associations can be found in the **Sports & Recreation** section of the Wellington North Community, Visitor's & Business Guide.

EDUCATION

Pre-School

In Arthur the Community Resource Centre Child Care – St John School provides pre-school services for children aged 2 ½ - 5 years. Before and after school care is also available for 6 – 12 year olds as well.

The Mount Forest Child Care & Learning Centre has a licensed capacity of 57 spaces and provides programs for toddlers up to school age children.

Construction of the new County of Wellington – Child Care & Family Services facility was completed in Sept 2009. Located just beside the Mount Forest Public School the Architecture & landscape has been designed to achieve the most effective environment to support a child's early learning and development.

Primary & Secondary Schools

Upper Grand District School Board

Primary Schools
Arthur Public School (Arthur)
Harriston Senior School (Harriston)
Kenilworth Public School (Kenilworth)
Minto-Clifford Public School (Harriston)
Mount Forest Public School (Mount Forest)

Secondary Schools
Wellington Heights Secondary School (Mount Forest)

Wellington Catholic District School Board

Primary Schools
St. John Catholic School (Arthur)
St Mary Catholic School (Mount Forest)
Secondary Schools
St. James Catholic High School (Guelph)

Post Secondary Facilities

The Owen Sound Campus of Georgian College and the Orangeville Campus of Humber College, offer a full schedule of extensive college-level education programs and are within a 30 - 45 minute drive.

Universities and colleges in Barrie, Guelph, Kitchener and Waterloo are within a 1 hour drive from the Municipality of Wellington North.

LOCAL MUNICIPAL GOVERNMENT & OTHER SERVICES

Form of Government

An elected council consisting of four Councillors and a Mayor, elected for a four year term, governs the Township of Wellington North. Staff appointed by Council carries out day-to-day operation of the municipal offices. The Township prepares an annual budget and financial statement which is available to taxpayers and other interested parties upon request.

Infrastructure

Wellington North has the infrastructure in place to meet our future needs. In Mount Forest the Grand Opening of the new Wastewater treatment facility was held on August 31st, 2009. This state-of-the-art facility will handle the future growth requirements for many, many years. Additionally the MTO projects to re-surface, widen and install passing lanes along highway 6 all the way through the Municipality will be completed in the fall of 2009. In June the major reconstruction of Main Street Mount Forest was completed and at that time new water and sewer mains were installed and hooked up to all businesses. As part of the restoration new asphalt, curbs, sidewalks, street lights, trees and other items were put in place. Additionally, in both Arthur and Mount Forest new banners, garbage cans, benches, etc. have been put in place further beautifying both downtown Main Streets.

Tax Structure

For further information, please contact the Township of Wellington North Finance Department at (519) 848-3620.

Law Enforcement

The County of Wellington O.P.P. consists of four offices: Mount Forest, Palmerston, Fergus and Guelph. The Mount Forest office is responsible for policing the Township of Mapleton and the Township of Wellington North. The Administration Centre of the County of Wellington O.P.P. is located in Palmerston. The Communications Centre, which is responsible for dispatch and receiving calls for service, is currently located in the Mount Forest Office.

In 2009 the County of Wellington – OPP along with the provincial government announced funding for a new state-of-the-art **Forensic Identification Unit** for construction in Mount Forest. This project is proceeding as part of the OPP modernization project which will involve construction of 16 new OPP facilities across the province.

Fire Protection

The Township of Wellington North has two fire departments - one in Arthur and one in Mount Forest - providing rapid response to all fire and emergency situations within the municipality.

The Arthur Fire Department is located on Smith Street. Approximately 20 volunteer firefighters serve the Arthur area. The hall boasts two pumper trucks, a tanker truck and a rescue van. The Arthur Fire Hall number is (519) 848-3500.

The Mount Forest Fire Department, located on Main Street, is made up of 21 dedicated volunteers headed by the Fire Chief working a deputy chief, a training officer, three captains, 15 firefighters and a fire prevention officer. The Mount Forest Fire Hall number is (519) 323-1441.

Electricity

Wellington North Power supplies hydro services to the urban areas of the Township. To contact Wellington North Power, please call 519-323-1710 or by email wnp@wellingtonnorthpower.com

For rural areas, HydroOne provides hydro services. For more information, please visit their website www.hydroone.com

Water & Sewer

Water and sewer services are provided by the Township of Wellington North. Most urban areas have deep wells operated by the Township of Wellington North and have access to municipal sewage hook-up. Rural areas have private wells and private sewage systems. For more information, please call the Township Office at 519-848-3620.

Garbage & Industrial Waste Removal

The County of Wellington provides solid waste services to the Township of Wellington North. If you have any questions regarding solid waste service, garbage or re-cycling pick-up, please contact the County of Wellington office at 519-837-2601.

Natural Gas

Natural gas is supplied in urban areas (Arthur and Mount Forest) by Union Gas. Rural areas have propane petroleum and other alternative fuel choices.

Chartered Banks

Arthur provides branches of RBC Royal Bank, and TD Canada Trust. Branches of Bank of Montreal, Scotia Bank and TD Canada Trust can be found in Mount Forest.

Community Futures Development Corporations (CFDC)

The local CFDC, Saugeen Business Development Centre, provides financial and technical assistance to small businesses. The maximum loan is \$150,000. It is located at 544-7th Avenue, Hanover. The phone number is (519) 364-3694 or visit the website at www.sbdc.ca

Business Development Bank of Canada

The nearest branch of this organization is located in Stratford, Ontario and can be contacted at telephone (519) 271-5650 or 1-800-265-2489

Newspapers

Residents of Wellington North Township have a number of local weekly publications available including The Arthur Enterprise and the Mount Forest Confederate. The Independent Plus as well as the Wellington Advertiser are also local free publications which are delivered weekly to all residents.

A variety of daily national and regional papers are also available for delivery within the Municipality of Wellington North. Among them the Toronto Star, the Kitchener-Waterloo Record, the Guelph Mercury and the Owen Sound Sun Times.

Postal & Courier Services

The Municipality of Wellington North is served by post offices located in the communities of Arthur, Kenilworth and Mount Forest. These offices offer Priority Post, a postal courier network service offering next day delivery to points within Ontario.

Courier services available to the Township include Federal Express Canada and Purolator Courier. Both of these agencies offer local, national and international service.

Internet Service Providers

The area is well serviced by several Internet service providers including Wightman Telecom, bell Sympatico, etc.. Wightman telecom have recently completed their Fibre-To-The-Home program in Mount Forest which now provides us with the latest technology and one of the fastest internet speeds in the country.

High Speed Rural Internet is available to all rural residents of Wellington North through a Wellington County rural High Speed Internet program. Further details on this can be found on the Wellington County web-site.

BUSINESSES IN WELLINGTON NORTH

Please visit the following web sites to view the detailed business directories.

Arthur & District Chamber of Commerce www.arthurchamber.ca Telephone (519) 848-5603

Mount Forest District Chamber of Commerce www.mountforest.ca Telephone (519) 323-4480

MAJOR EMPLOYERS IN WELLINGTON NORTH

<u>Name</u>	<u>Sector</u>	<u>Employees/Approx.</u>
Alltreat Farms Limited	Manufacturer -	85
Arbro Concrete Forming	Construction	20
Canadian Tire Corp.	Retail Trade	45
Copernicus Educational Products	Educational	43
Dana-Long Manufacturing Ltd.	Manufacturer - Auto Parts	330
Excell Stamping	Manufacturer - Auto Parts	35
Foodland Mount Forest	Retail Trade	55
Golden Valley Farms	Poultry Products/Food Services	80
H. Bye Construction	Construction	35
Home Hardware (2)	Retail Trade	125
J.J. McLellan & Sons Ltd.	Plumbing & Heating	20
L. & M. Arthur	Retail Trade	25
Ludachris Hats	Manufacturer – Clothing	25
Musahi Auto Parts Canada Inc.	Manufacturer - Auto Parts	240
Nor Frills Mount Forest	Retail Trade	80
North Wellington Health Care Corp.	Health Care	125
North Wellington Co-op	Retail Trade	30
Nostalgic Wood	Wood Products	20
Ontario Provincial Police	Public Safety	75
Pine Ridge Timber Frame	Manufacturer – Wood	25
Premier Caskets	Manufacturer – Wood	25
Quality Engineered Homes	Manufacturer – Pre-Fab Homes	150
Reeves Construction	Construction	30
Rona: Mount Forest	Retail Trade	25
Solowave Industries	Manufacturer – Play equipment	75
Tim Horton's (2)	Retail Trade	75
Township of Wellington North	Municipal Services	75
Upper Grand District School Board	Educational services	125
Viking-Cives Ltd.,	Manufacturer – Equipment	120
Vintex Inc.	Manufacturer – Latex	90
W. Schwindt & Sons	Construction	20
Waste Management of Canada	Waste Management	75
Wellington Catholic School Board	Educational Services	45
Wellington Wood Products	Manufacturer – Wood Products	40

WELLINGTON NORTH - INDUSTRIAL LAND AVAILABILITY

Sites Available: Please contact the Economic Development Office for specific details on locations and pricing per acre (519) 848-3620.

Employable Industrial Land Township of Wellington North September 2009

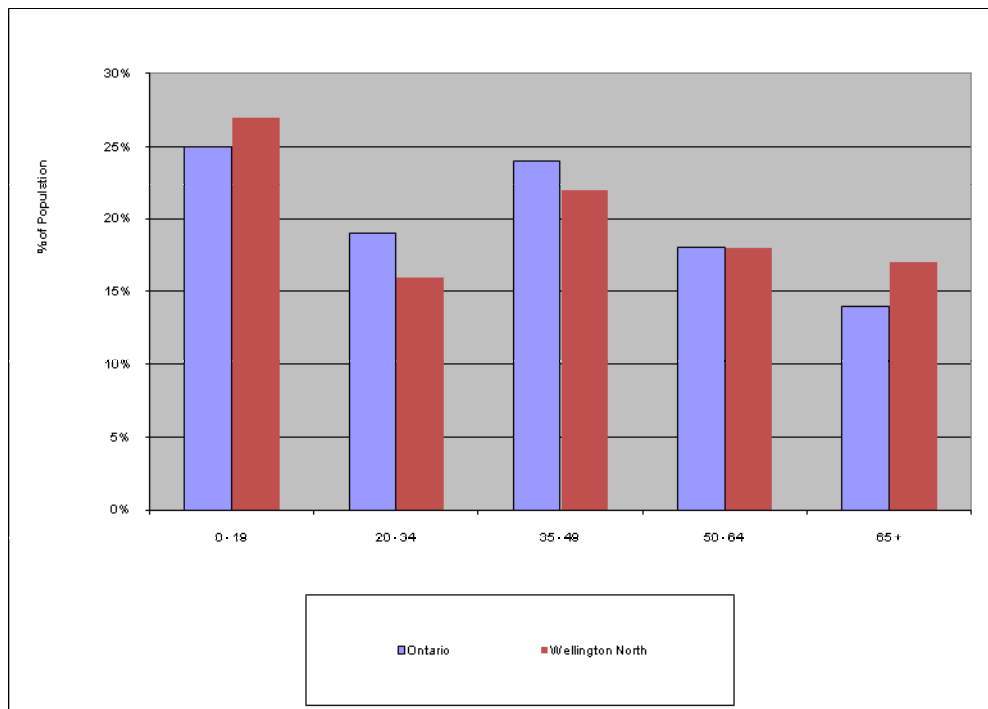
LOCATION		SIZE/ACRES
Murphy Property		54.30
Industrial Drive (1 location)		.88
Industrial Drive (1 location)		3.96
Perth Street (1 location)		2.47
North East Mount Forest (4 locations)		86.5 46.1 50.2 49.8
North East Mount Forest (2 locations)		52.5
North West Mount Forest (4 locations)		12.30 5.36 .65 .53
	SUB-TOTAL	365.55
North East Arthur (1location)		62.10
Rural East of Arthur (1 location)		22.20
	SUB-TOTAL	84.30
Riverstown Industrial Park (2 locations)		2.92 19.22
	SUB-TOTAL	22.14
TOTAL WELLINGTON NORTH		471.99 ACRES

WELLINGTON NORTH - POPULATION

POPULATION BY FIVE-YEAR AGE GROUPS AND GENDER

Age Group	Both Genders	Male	Female
0 - 4	660	340	320
5 - 9	670	350	320
10 - 14	845	445	400
15 - 19	860	435	425
20 - 24	645	345	300
25 - 29	555	285	270
30 - 34	550	275	275
35 - 39	655	335	320
40 - 44	900	440	460
45 - 49	850	410	440
50 - 54	725	380	345
55 - 59	725	360	365
60 - 64	575	285	290
65 - 74	955	445	510
75+	1,000	370	630
Total Population	11,175	5,500	5,670

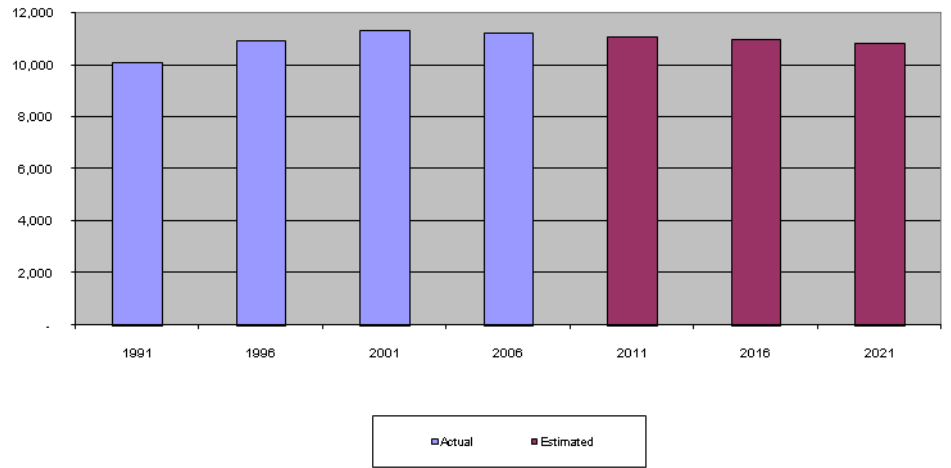
POPULATION COMPARISON TO ONTARIO BY AGE GROUP



WELLINGTON NORTH - POPULATION

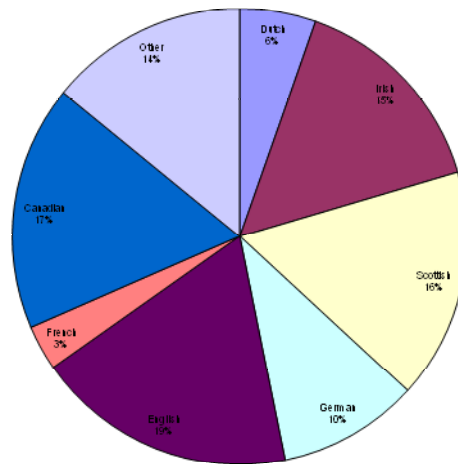
POPULATION GROWTH

1991.....	10,045
1996.....	10,869
2001.....	11,305
2006.....	11,175
2011.....	12,100 est.
2016.....	12,840 est.
2021.....	13,680 est.
2026.....	14,640 est.
2031.....	15,600 est.



Source: Places to grow Plan
& Statistics Canada 2006

ETHNIC ORIGIN



Source: Statistics Canada 2006

WELLINGTON NORTH - LABOUR

LABOUR FORCE 15 YEARS AND OVER BY INDUSTRY DIVISIONS

Industry Divisions		Total Wellington North	% of Workforce Ontario
Manufacturing	1,420	23.9	13.7
Agriculture, Forestry Fishing and Hunting	600	10.1	1.7
Retail Trade	595	10.0	10.9
Health Care and Social Assistance	635	10.7	9.3
Transportation and Warehousing	310	5.2	4.7
Construction	510	8.6	5.8
Wholesale Trade	270	4.5	4.7
Other Services (Except Public Administration)	300	5.0	4.6
Accommodation and Food Services	270	4.5	6.3
Educational Services	160	2.7	6.6
Professional, Scientific and Technical Services	165	2.8	7.2
Public Administration	130	2.2	5.3
Administrative, Support, Waste Management and Remediation Services	265	4.5	4.8
Finance and Insurance	115	1.9	4.8
Arts, Entertainment and Recreation	45	0.8	2.1
Information and Cultural Industries	60	1.0	2.6
Real Estate and Rental and Leasing	45	0.8	1.9
Utilities	25	0.4	0.8
Management of Companies and Enterprises	0	0.0	0.1
Mining and Oil and Gas Extraction	20	0.3	0.4
Total Labour Force	5,945	100.0	100.0

LABOUR FORCE 15 YEARS AND OVER BY OCCUPATION AND GENDER

Occupation	Male	Female	Total
Trades, Transport and Equipment Operators and Related Occupations	1,230	85	1,310
Sales and Service Occupations	425	720	1,140
Occupations Unique to Processing, Manufacturing and Utilities	475	365	840
Occupations Unique to Primary Industry	450	195	650
Business, Finance and Administration Occupations	120	585	710
Management Occupations	290	150	440
Health Occupations	30	320	345
Social Science, Education, Government Service and Religious Occupations	55	220	275
Natural and Applied Sciences and Related Occupations	05	25	130
Occupations in Art, Culture, Recreation and Sport	30	60	90
Total Labour Force	3,215	2,730	5,945

Source: Statistics Canada 2006

LABOUR

Occupations and Wage Rates

The following is a list of prevailing wage rates for standard occupations determined by the Service Canada for the area, as of December 31, 2007. These wage rates are to be considered as guidelines only and specific information should be obtained from individual employers. Please note that current minimum wage in Ontario may not be reflected in this data.

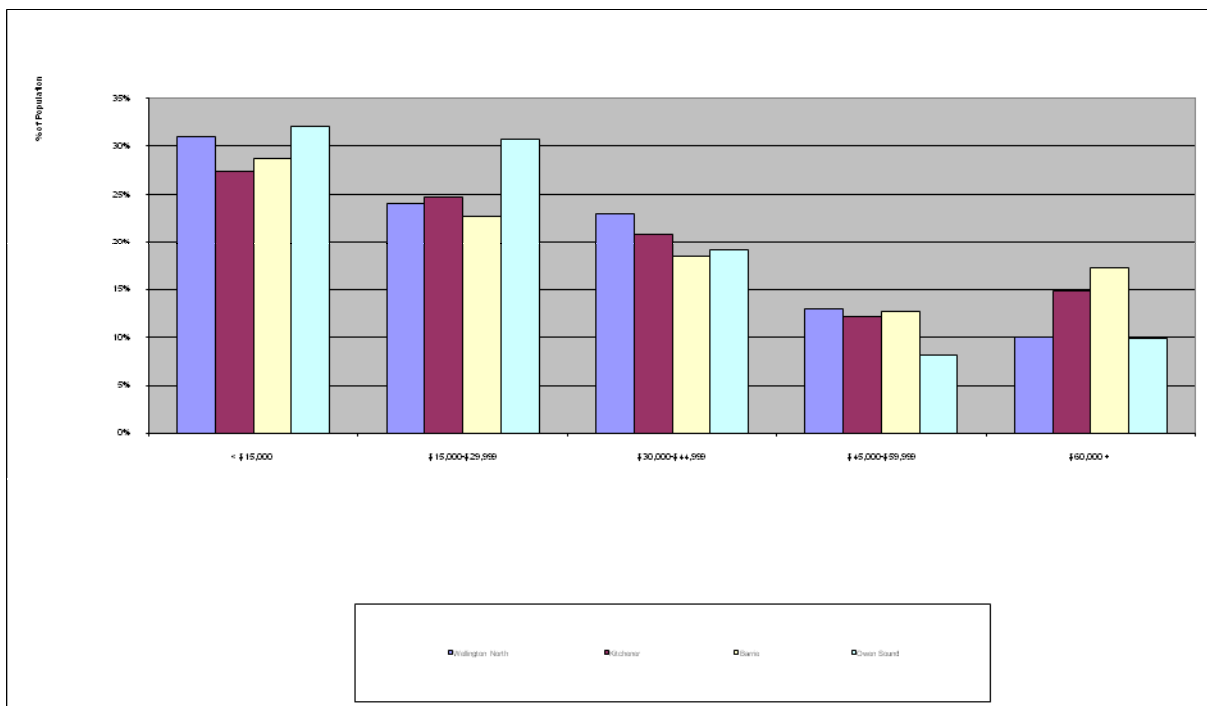
<u>Occupation</u>	<u>Prevailing Wage Range</u>		<u>Average</u>
Accounting and Related Clerks	\$12.00	\$23.42	\$17.07
Administrative Clerks	\$11.50	\$24.31	\$16.99
Automotive Mechanical Installers and Servicers	\$8.75	\$19.50	\$12.25
Bookkeepers	\$11.00	\$20.85	\$15.38
Carpenters	\$13.00	\$30.80	\$19.91
Construction Trades Helpers and Labourers	\$12.00	\$26.80	\$17.05
Cooks	\$8.75	\$16.77	\$11.41
Data Entry Clerks	\$11.01	\$23.82	\$18.04
Dental Assistants	\$15.00	\$25.16	\$17.91
Early Childhood Educators and Assistants	\$9.25	\$20.07	\$13.60
Electricians (Except Industrial and Power System)	\$12.50	\$35.00	\$21.65
Elementary School and Kindergarten Teachers	\$18.83	\$39.16	\$28.71
Food and Beverage Servers	\$7.60	\$13.65	\$9.50
General Office Clerks	\$11.00	\$22.54	\$16.10
Heavy Equipment Operators	\$15.00	\$31.00	\$20.76
Industrial Electricians	\$20.16	\$37.00	\$25.88
Janitors, Caretakers and Building Superintendents	\$9.55	\$19.90	\$14.65
Manufacturing Managers	\$17.14	\$41.26	\$27.89
Material Handlers	\$11.50	\$20.60	\$15.53
Nurse Aides, Orderlies and Patient Service Associates	\$11.80	\$20.34	\$16.32
Plumbers	\$13.00	\$29.55	\$19.84
Receptionists and Switchboard Operators	\$10.00	\$19.08	\$13.98
Registered Nurses	\$22.50	\$40.00	\$32.12
Restaurant and Food Service Managers	\$10.72	\$20.12	\$13.72
Roofers and Shinglers	\$12.30	\$22.13	\$17.35
Secondary School Teachers	\$19.01	\$41.69	\$29.37
Shippers and Receivers	\$10.00	\$18.96	\$14.46
Truck Drivers	\$13.33	\$22.50	\$17.48
Welders and Related Machine Operators	\$12.88	\$22.53	\$17.49

INCOME

TOTAL INCOME BY GENDER AND INCOME GROUP

NUMBER OF PEOPLE

Income Group	Wellington North		Kitchener		Barrie		Owen Sound	
	Male	Female	Total	Total	Total	Total	Total	Total
Under \$5,000	995	1,445	2,440	43,125	27,430	5,390		
\$15,000 - \$29,999	780	1,185	1,965	39,065	21,680	5,155		
\$30,000 - \$44,999	970	950	1,925	32,880	17,610	3,215		
\$45,000 - \$59,999	765	310	1,080	19,230	12,135	1,365		
\$60,000 and over	625	195	820	23,390	16,485	1,655		
15+ with income	4,145	4,205	8,350	157,710	95,340	16,785		
Average Income	\$39,183	\$25,315	\$32,199	\$35,648	\$35,737	\$29,093		



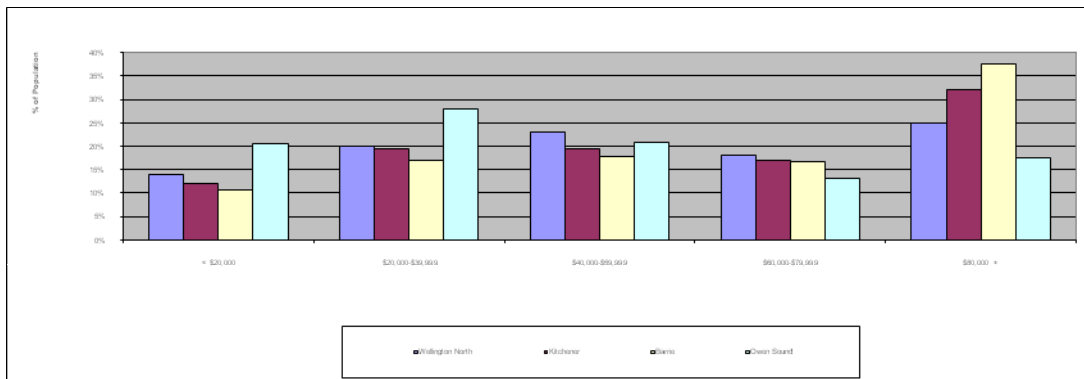
INCOME

HOUSEHOLD INCOME DISTRIBUTION

NUMBER OF HOUSEHOLDS

Income Level	Wellington North	Kitchener	Barrie	Owen Sound
Under \$20,000	605	9,520	4,935	1,925
\$20,000 - \$39,999	825	15,460	7,955	2,620
\$40,000 - \$59,999	965	15,510	8,315	1,950
\$60,000 - \$79,999	755	13,445	7,835	1,245
\$80,000 and over	1,075	25,540	17,480	1,655
Total	4,230	79,485	46,515	9,380
Average Income	\$63,494	\$70,620	\$73,134	\$51,952

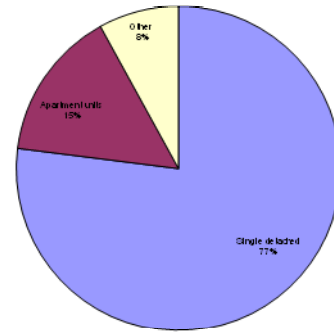
Source: Statistics Canada 2006



HOUSING AND CONSTRUCTION ACTIVITY

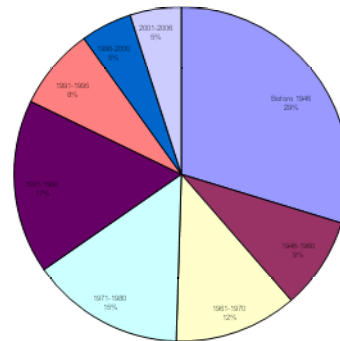
HOUSING STOCK BY STRUCTURAL TYPE

Total	
Single-Detached	3,275
Semi-Detached	110
Row-Housing	170
Apartment, detached duplex	35
Apartment units, more than 5 storeys	0
Apartment units, fewer than 5 storeys	580
Other	25
Movable Dwellings	30
Owned	3,285
Rented	950



HOUSING STOCK BY PERIOD OF CONSTRUCTION

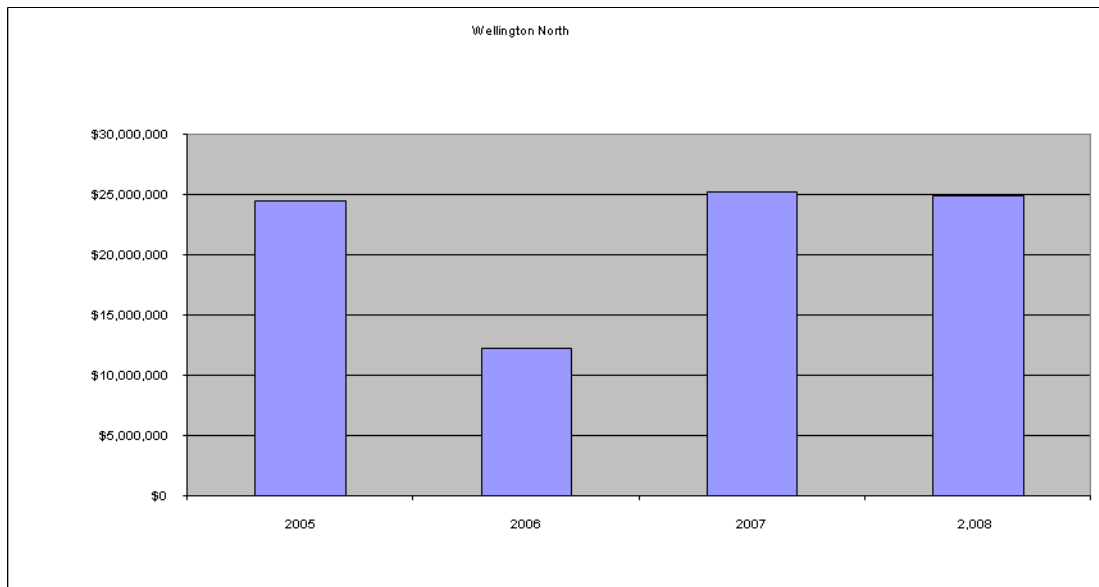
Before 1946	1,285
1946-1960	365
1961-1970	505
1971-1980	620
1981-1990	710
1991-1995	330
1996-2000	195
2001-2006	215
Total	4,230



Source: Statistics Canada 2006

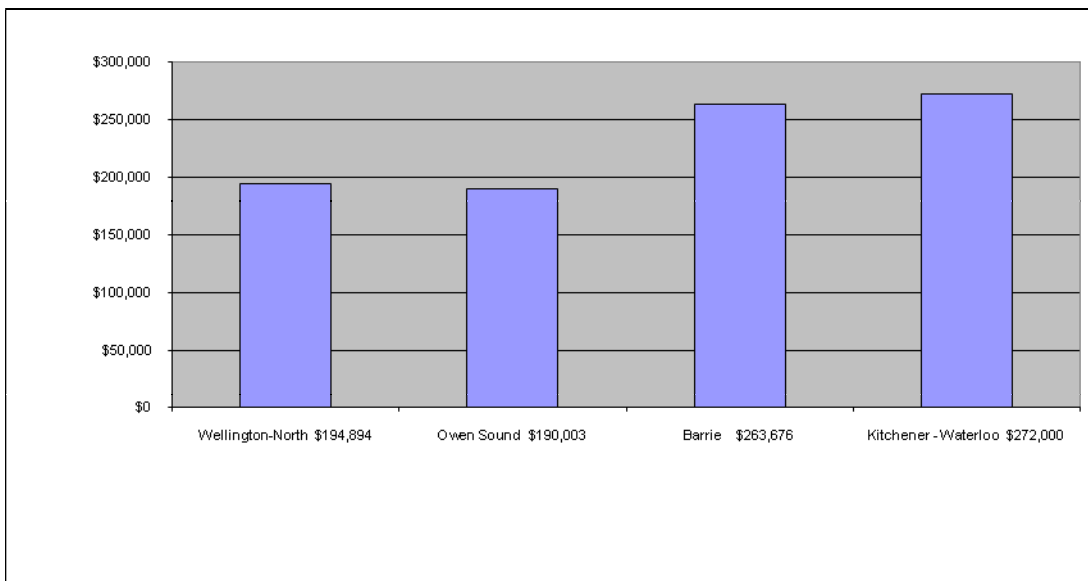
HOUSING AND CONSTRUCTION ACTIVITY

Building Permits



Source: Survey of Municipal Offices

Average Residential Selling Price for 2008



Source: K-W Real Estate Board, Simcoe Real Estate Board and the Grey-Bruce-Owen Sound Real Estate Board