

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – APRIL 26, 2021 AT 2:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=ltDBm8f7bG8>

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Economic Development Officer:	Dale Small
Director of Operations:	Matthew Aston
Manager, Environment and Development Services:	Corey Schmidt
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Director of Fire Services/Fire Chief:	Chris Harrow
Fire Prevention Officer/Deputy Chief:	Marco Guidotti
Deputy Chief:	Callise Loos
Manager of Development Planning:	Curtis Marshall
Planner:	Matthieu Daoust
P. Eng., Triton Engineering:	Dustin Lytle

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2021-113

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the April 26, 2021 Regular Meeting of Council be accepted and passed.
CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared a pecuniary interest with the Sobeys portion of the Public Meeting as she is employed by Sobeys.

Councillor Yake declared a pecuniary interest with Items for Consideration, 6. Operations, Report OPS 2021-012 being a report on the sewage allocation specifically 2574574 Ontario Inc. Wellington Street East Project – 24 units as he and his spouse own property in the 2574574 Ontario Inc. development.

COUNTY COUNCIL UPDATE

Andy Lennox, Mayor

The County is doing the first leaf and yard waste pickup this week in Wellington North urban areas. There is also free drop off of leaf and yard waste at the Riverstown Landfill from now until the fall.

Public Health has been doing Covid vaccinations where people can preregister and make appointments through Public Health and the County has redeployed some staff on a full-time basis to assist at clinics. The Public Health are offering Pfizer and Moderna vaccines through clinics in Fergus, that run weekly, and mobile clinics moving around various parts of northern Wellington County, primarily in Arthur, Mount Forest, Drayton or Palmerston. People can now also get vaccinated through local pharmacies and some family doctors. Walsh's Pharmacy in Arthur and Mount Forest are eligible to deliver vaccines. Progress is being made on vaccinations, however, vaccine supply has been an issue. We received news today that we will receive more vaccine throughout the month of May. If that carries on as intended, we could reach the target of 60% of the eligible vaccinated by the end of May. That is an important milestone as at 60% easing of Public Health measures can begin. Mayor Lennox encouraged those eligible to get vaccinated.

PRESENTATIONS

1. Barb Leigh, Mount Forest Block Parents

Ms. Leigh provided a history of the Block Parent® Program, the mission, information on what Block Parents do and do not do, who may become a Block Parent, screening process, how to become a Block Parent, signage, and funding.

Mount Forest Block Parents' requested a resolution from Council supporting their program to allow them to recruit/screen/train Block Parent volunteers, educate the community and schools about the program, and seek out fundraising opportunities to cover administrative costs, advertising, meetings, and marketing materials.

RESOLUTION: 2021-114

Moved: Councillor McCabe

Seconded: Councillor Burke

Be it resolved that Council of the Corporation of the Township of Wellington North endorses a Block Parent® Program in the Township of Wellington North.

CARRIED

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2021-115

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North recess the April 26, 2021 Regular Meeting of Council for the purpose of holding a Public Meeting under the Planning Act at 7:17 p.m.:

- *Sobeys , Public Meeting*
- *Trudy Matusinec and Jamie Cox, Public Meeting (H Removal)*
- *Eastridge Landing Phase 3, Public Meeting (H Removal)*

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2021-116

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North resume the April 26, 2021 Regular Meeting of Council at 8:14 p.m.

CARRIED

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 047-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 1 Part Lot 36; RP 61R21331 Part 1 and municipally known as 7619 Jones Baseline)

RESOLUTION: 2021-117

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 047-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (Concession 1 Part Lot 36; RP 61R21331 Part 1 and municipally known as 7619 Jones Baseline)

CARRIED

- b. By-law Number 048-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North – Eastridge Landing Phase 3)

RESOLUTION: 2021-118

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 048-21 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted. (Part Lot 1, Concession 1 (West Luther), 61R10568, Arthur, Township of Wellington North – Eastridge Landing Phase 3)

CARRIED

DEPUTATIONS

1. Arthur Green Developments Inc.
 - Sewage Allocation Approval Site Plan

Paolo Pambianchi, Arthur Green Developments Inc., appeared before Council to confirm the sewage allocations for the building proposal of revamping of the Queen's Hotel. Through conversation with public works department, they understand there will upgrading on George Street this summer / fall noting it would be natural to collaborate with the installation of new water services and new sewer services to the site with the contemplation of potential future development. They would also like to install a fire hydrant at the rear of their property, which will allow for the laterals that will eventually provide capacity for additional development and fire protection to the parking lot that is shared with the municipality. The developer interprets the property that this should not be treated as a new greenfield development and should be given its existing allotment, which was calculated in 2017 that included all the bathroom facilities for the tavern plus all the bar provisions, the hotel / residential uses on the second floor. Through their calculations and analysis, they propose to request additional 27 fixture units. The heavy tavern use will be redeployed to a lighter use in the form of the proposed hotel on the main floor and the residential units on the second and third floor. As was typical of these historical buildings; when the Queen's Hotel was built and plumbed at a time when storm water management facilities didn't necessarily exist, so the roof water leaders and roof drains contributed to the sanitary. Through this development and reorganizing of the building that has been removed and has a larger impact on reducing fixture units.

Matthew Aston, Director of Operations, stated that the 27 fixture units would be equivalent to 12 sewage allocation units.

2. Archcon Group Inc.

- Development Proposal and Approval of Sewage Allocation

Marty McDonald, and Ken Matthews, Archcon Group Inc. and Hawkey Church Management appeared before Council to present the proposed 32-unit project for the property located at 773 Princess Street, Mount Forest, the former Superior Tire location. The building has been demolished. They feel the proposed development fits well with the area. It will be geared to the 55 plus age group and provide rental units close to the hospital and long-term care. One of the items from a pre-consultation regarding the project is sewage allocation. They do not have a site plan agreement but are working through the documentation. The sewage allocation document was reviewed to determine if everything was favourable. They believe everything else looks favourable.

Council acknowledged that the developers are eager to proceed but expressed concern that this project needs to go through the public process first.

3. Cachet Developments (Arthur) Inc.

- Sewage Allocation Application

Marcus Gagliardi, Development Planner, Cachet Homes, presented an update regarding their project. The plan has been changed to give consideration to Council and public comments from the previous meeting. The 36ft. lots. All lots will be 40ft, with the exception of the townhouse units. A park area has been included. This plan will also be contributing to the modernization of Preston Street North. They are looking to move quickly and would not be sitting on sewage allocation. Draft approval of the project will be coming in the next 3 to 4 weeks.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, April 12, 2021
2. Public Meeting, April 12, 2021

RESOLUTION: 2021-119

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the minutes of the Regular Meeting of Council and the Public Meeting held on April 12, 2021 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

3b, 3d, 5a, 6a, 7a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2021-120

Moved: Councillor Yake

Seconded: Councillor Hern

THAT all items listed under Items For Consideration on the April 26, 2021 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 Saugeen Valley Conservation Authority meeting held on March 18, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Saugeen Valley Source Protection Authority, Meeting #31, held on January 22, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest District Chamber of Commerce meetings held on March 9, 2021 and April 13, 2021 and the March 31, 2021 Financials.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Association meeting held on April 13, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2021-04 being the Building Permit Review for the period ending March 31st, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2021-05 being a report on an updated By-law Under the Building Code Act Respecting Permits and Related Matters.

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-012 being a report on the Grants & Donations Community Development Program; AND FURTHER THAT Council, in recognition of the important role that not-for-profit organizations and community groups play in our municipality, approves the recommendations as contained in this report.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report EDO 2021-014 being an update on the Saugeen Connects Advancing Women Economically (AWE) program.

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated April 19, 2021.

THAT the Council of the Corporation of the Township of Wellington North receive the First Quarter 2021 Financial Update.

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service, Quarter One Update 2021.

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2021-016 being a report on the award of the Township's 2021 asphalt program; AND FURTHER THAT Council award the request for tender to The Murray Group Limited at a cost of \$544,190.80 plus applicable taxes.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2021-121

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021 – 013,

AND FURTHER THAT Council approves the following Façade Improvement Grants:

- \$2,500 to Freycom, at 130 & 142 Main Street North in Mount Forest*
- \$2,500 to Paul Van Grootheest owner of 244 George Street in Arthur.*
- \$ 700 to the Iscreamm Cone Company at 207 George Street in Arthur*

AND FURTHER THAT Council approves grants totaling \$6,500 to Peter Irvine, owner of 9121 Highway 6, which was the past home to the Kenilworth Country Kitchen.

CARRIED

RESOLUTION: 2021-122

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2021-015 being an update on the Wellington North Shop Local Sidewalk Saturday Shopping Program,

AND FURTHER THAT Council supports promoting downtown shopping and ensuring physical distancing in a safe and comfortable environment by authorizing the closure of George Street in Arthur and Main Street in Mount Forest on the following Saturdays:

- *Main Street, Mount Forest July 10th, and August 14th*
- *George Street, Arthur June 26th, and Sept 11th, pending Connecting Link schedule*

CARRIED

RESOLUTION: 2021-123

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DFC 2021-003 Master fire plan;

AND FURTHER THAT Council approve the master fire planning process as submitted by the fire service management team.

CARRIED

RESOLUTION: 2021-124

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Township of Wellington North receive Report OPS 2021-013 being a report on the 2021 sewage allocations;

AND FURTHER THAT Council direct staff to work towards entering a sewage allocation agreement with the following developers in Mount Forest:

- *2574574 Ontario Inc. for 391 Main Street North Project – 33 Units;*
- *Marlanna Homes for King Street East / Newfoundland Street Project – 24 Units; and*
- *2574574 Ontario Inc. for Jack's Way Project – 60 Units*

AND FURTHER THAT Council authorize the Mayor and Clerk to sign a by-law to enter into the agreements;

AND FURTHER THAT Council award twenty (20) units of sewage allocation to the Building Department for distribution for infill lots within the Arthur;

AND FURTHER THAT Council award forty-six (46) units of sewage allocation to the Building Department for distribution during the next year for infill lots within Mount Forest.

CARRIED

Councillor Yake removed himself from the meeting as he had previously declared a conflict with the sewage allocation for 2574574 Ontario Inc. Wellington Street East Project – 24 units.

RESOLUTION: 2021-125

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Township of Wellington North direct staff to work towards entering a sewage allocation agreement with the following developers in Mount Forest:

- *2574574 Ontario Inc. for Wellington Street East Project – 24 Units.*

CARRIED

Councillor Yake returned to the meeting.

RESOLUTION: 2021-126

Moved: Councillor Yake

Seconded: Councillor Burke

THAT Council of the Township of Wellington North receives the deputation by Arthur Green Developments Inc.;

AND FURTHER THAT Council direct staff to work towards entering a sewage allocation agreement with Arthur Green Developments Inc. for 164 George Street Project – 12 Units;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into the agreement;

AND FURTHER THAT Council waive Procedure Clause 2 as detailed within the Township's policy # 012-19, titled "Sewage Allocation Policy", dated April 12, 2021.

CARRIED

RESOLUTION: 2021-127

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT Council of the Corporation of the Township of Wellington North receive the deputation by Cachet Developments (Arthur) Inc.;

AND FURTHER THAT Council direct staff to work towards entering a sewage allocation agreement with Cachet Developments (Arthur) Inc. for Preston Street Project – 39 Units;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into the agreement;

AND FURTHER THAT Council waive Procedure Clause 2 as detailed within the Township's policy # 012-19, titled "Sewage Allocation Policy", and dated April 12, 2021.

CARRIED

RESOLUTION : 2021-128

Moved : McCabe

Seconded Hern

THAT the resolution regarding sewage allocation for Archcon Group Inc. be amended to add the following clause.

AND FURTHER THAT sewage allocation allotments be conditional on the applicant obtaining zoning by-law amendment.

CARRIED

RESOLUTION: 2021-129

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT Council of the Township of Wellington North receive the deputation by Archcon Group Inc.;

AND FURTHER THAT Council direct staff to work towards entering a sewage allocation agreement with Archcon Group Inc. for 773 Princess Street Project – up to 32 Units;

AND FURTHER THAT Council authorize the Mayor and Clerk to sign the by-law to enter into the agreement;

AND FURTHER THAT Council waive Procedure Clause 2 as detailed within the Township's policy # 012-19, titled "Sewage Allocation Policy", and dated April 12, 2021;

AND FURTHER THAT sewage allocation allotments be conditional on the applicant obtaining zoning by-law amendment.

CARRIED

RESOLUTION: 2021-130

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive for information CLK Report 2021-012 being a report on licensed kennels in North Wellington.

CARRIED

NOTICE OF MOTION

None

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce will be scheduling a meeting to update their by-laws.
- Arthur Business Improvement Area is supporting shopping Saturday, connecting link and is working with the Chamber of Commerce regarding responsibilities for downtown that are not part of the Chamber's mandate.

Councillor McCabe (Ward 4):

- Attended the Saugeen Valley Conservation Authority Executive Meeting held on Thursday of last week.

BY-LAWS

- a. By-law Number 045-21 being a by-law to authorize a Sewage Allocation Agreement between The Corporation of the Township of Wellington North and 940749 Ontario Limited
- b. By-law Number 046-21 being a by-law under the Building Code Act respecting permits and related matters

RESOLUTION: 2021-131

Moved: Councillor Yake

Seconded: Councillor Hern

THAT By-law Number 045-21 and 046-21 be read a First, Second and Third time and enacted.

CARRIED

CULTURAL MOMENT

Celebrating Mitch Keirstead

THE April 26TH CULTURAL MOMENT IS A REPRINT OF OUR October 2nd, 2013 Cultural moment that celebrated Mitch Keirstead.

Mitch Keirstead comes from a large family of brothers and sisters who are all well known Ontario artists, the most famous being his brother James. Keirstead paintings have been sought after for over 30 years and depict scenes of the Ontario countryside and common activities. Often bringing back fond childhood memories, they bring special appeal to purchasers of his work.

His pieces are being displayed in private homes and galleries around the world.

Mitch prefers to produce many of his works using a delicate knife technique with oils creating a very realistic scene. Apart from being a successful artist, Mitch also runs a successful gift shop in Arthur – Eclectica.... The Gift Store.

NOTE FROM THE CULTURAL ROUNDTABLE:

Earlier this year Mitch and Grace announced their retirement after serving Arthur and area residents for nearly 18 years. We encourage everyone to drop in to Eclectica between now and summer, or send them a message on social media, to wish them all the best.

Mitch has also indicated that he has no intentions of totally leaving the community, as he plans to continue to serve out his term, on the Board of Directors of the Arthur Business Improvement Association.

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;

RESOLUTION: 2021-132

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 10:21 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;*

1. REPORTS

- CBO 2021-05 Building Department Service Delivery

2. REVIEW OF CLOSED SESSION MINUTES

- April 12, 2021

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2021-133

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 10:31 p.m.

CARRIED

RESOLUTION: 2021-134

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2021-05 Building Department Service Delivery;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2021-135

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 12, 2021 Council Meeting

CARRIED

CONFIRMING BY-LAW 049-21

RESOLUTION: 2021-136

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 049-21 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on April 26, 2021 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2021-137

Moved: Councillor Hern

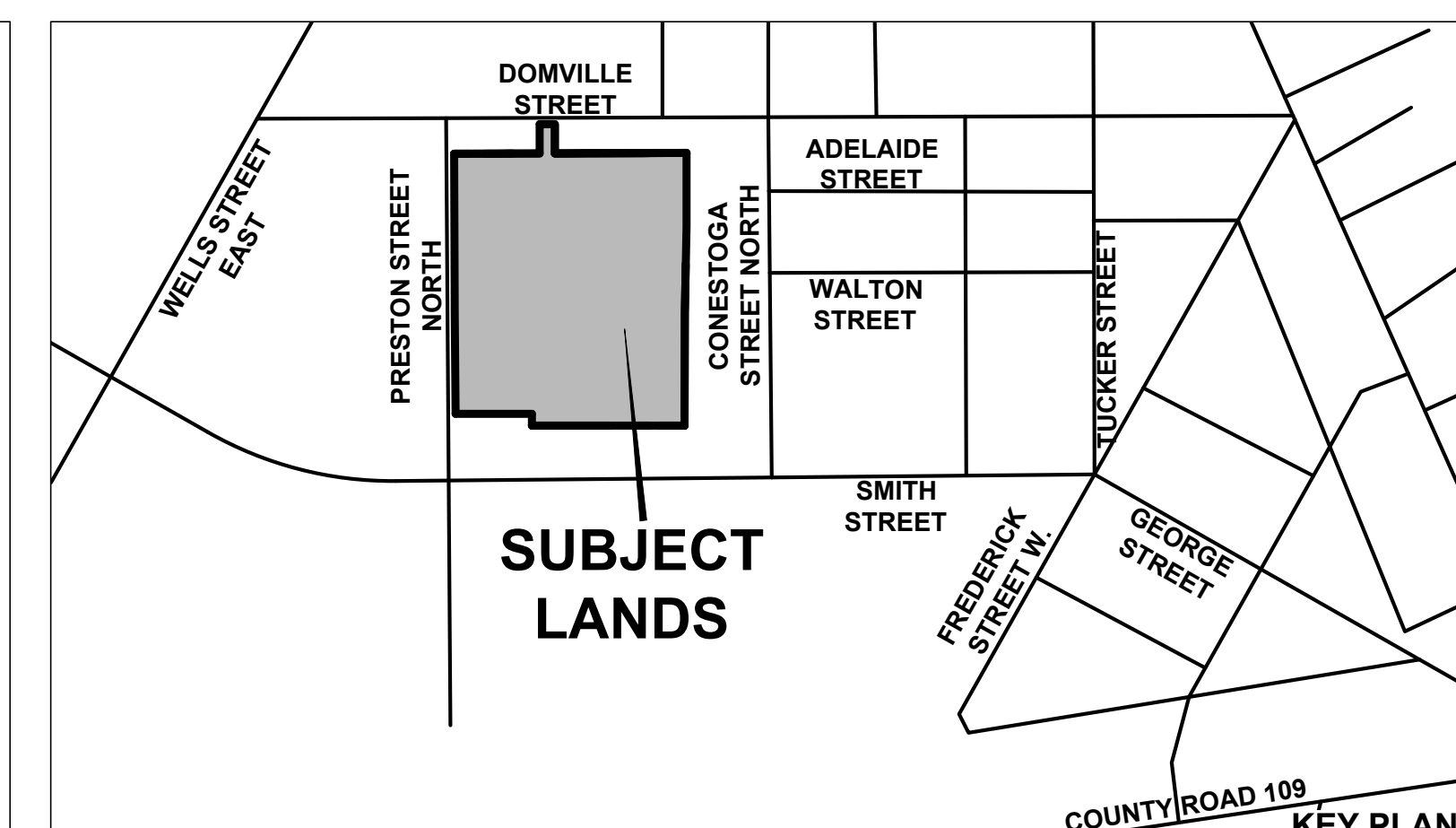
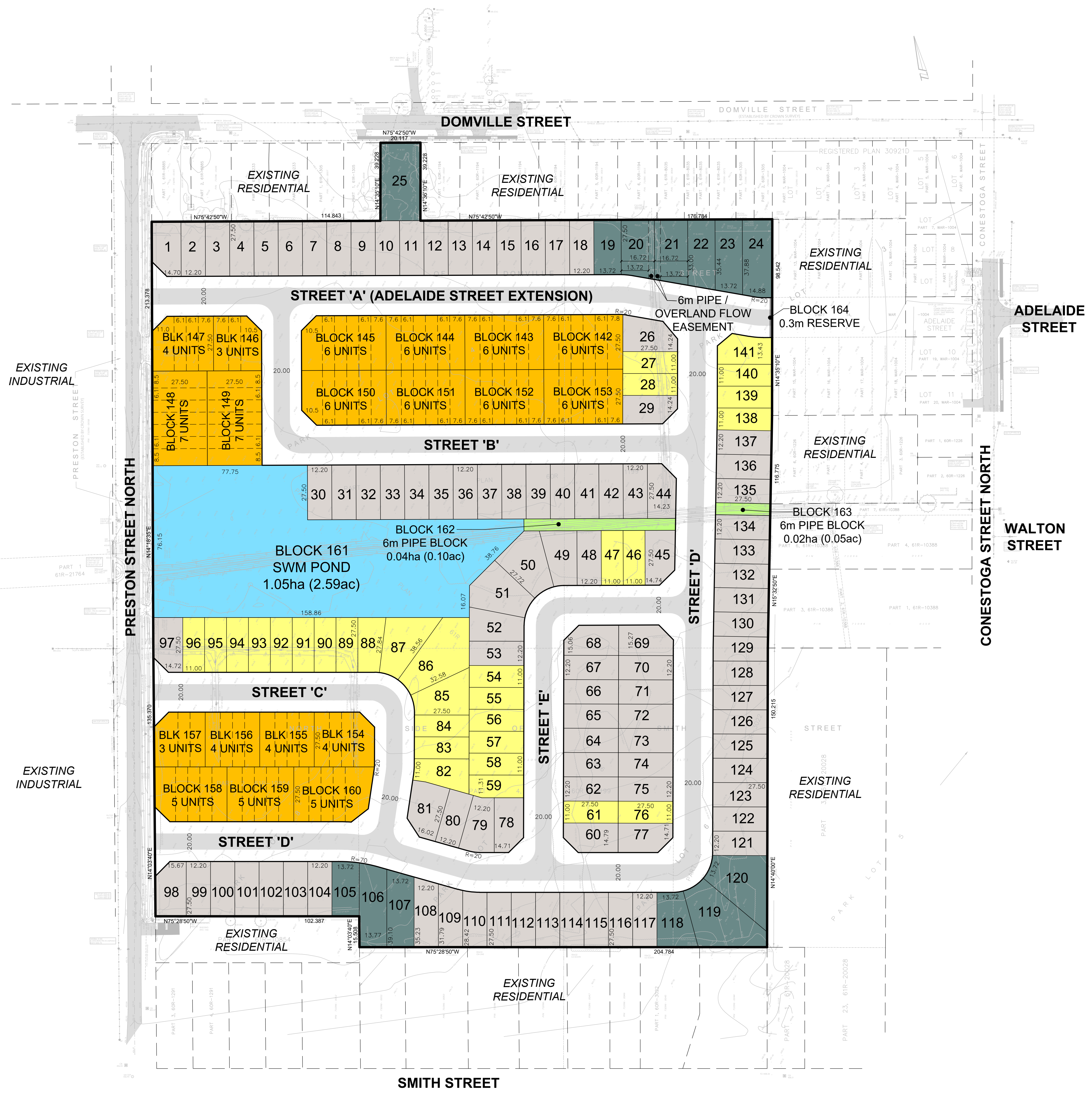
Seconded: Councillor Yake

THAT the Regular Council meeting of April 26, 2021 be adjourned at 10:32 p.m.

CARRIED

CLERK

MAYOR



DRAFT PLAN OF SUBDIVISION
FILE # _____
CACHET DEVELOPMENTS (ARTHUR) INC.

PART OF PARK LOTS 6, 7 & 8
 NORTH SIDE OF SMITH STREET
 PART OF PARK LOTS 3 & 4
 SOUTH SIDE OF DOMVILLE STREET
 CROWN SURVEY
 (GEOGRAPHIC VILLAGE OF ARTHUR)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF WELLINGTON NORTH FOR APPROVAL.

SIGNED  DATE JULY 27, 2020
 RAMSEY SHAHEEN, A.S.O.
 CACHET DEVELOPMENTS (ARTHUR) INC.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED  DATE JULY 27, 2020
 JAMIE LAWS, O.L.S.
 VAN HARTEN SURVEYING INC.

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

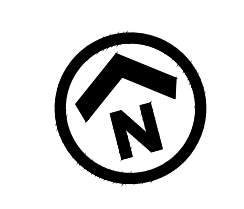
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (upha)
11.0m (36') DETACHED	1-141	1.06	2.62	31	29.2
12.2m (40') DETACHED		3.40	8.40	97	28.5
13.72m (45') DETACHED		0.73	1.80	13	17.8
6.1m (20') TOWNHOUSE	142-160	1.88	4.65	99	52.7
SWM POND	161	1.05	2.59		
6m PIPE BLOCKS	162,163	0.06	0.15		
0.3m RESERVE	164	0.00	0.00		
20m ROW (LENGTH: 1,488m)		3.04	7.51		
TOTAL		11.22	27.73	240	35.5

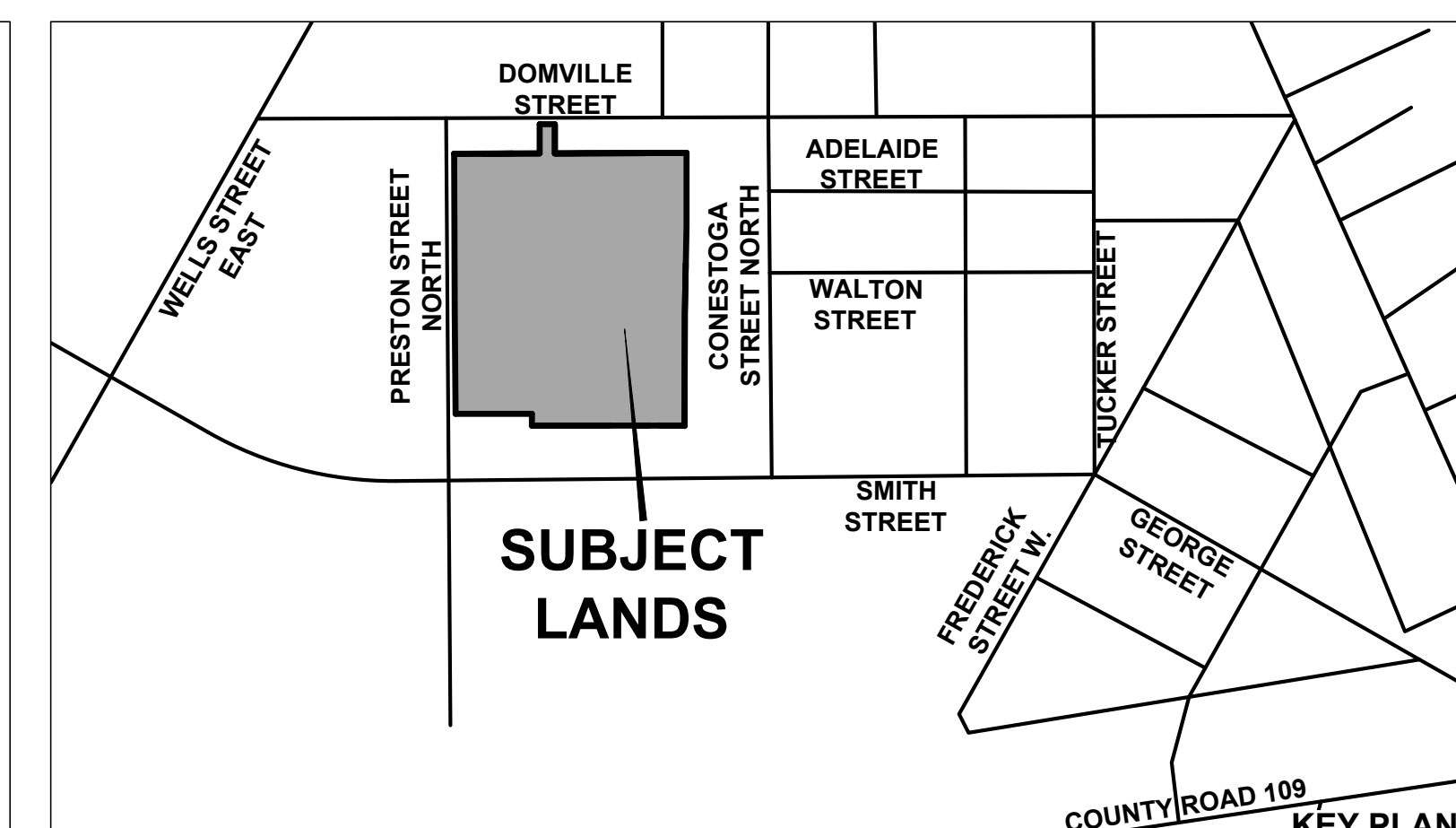
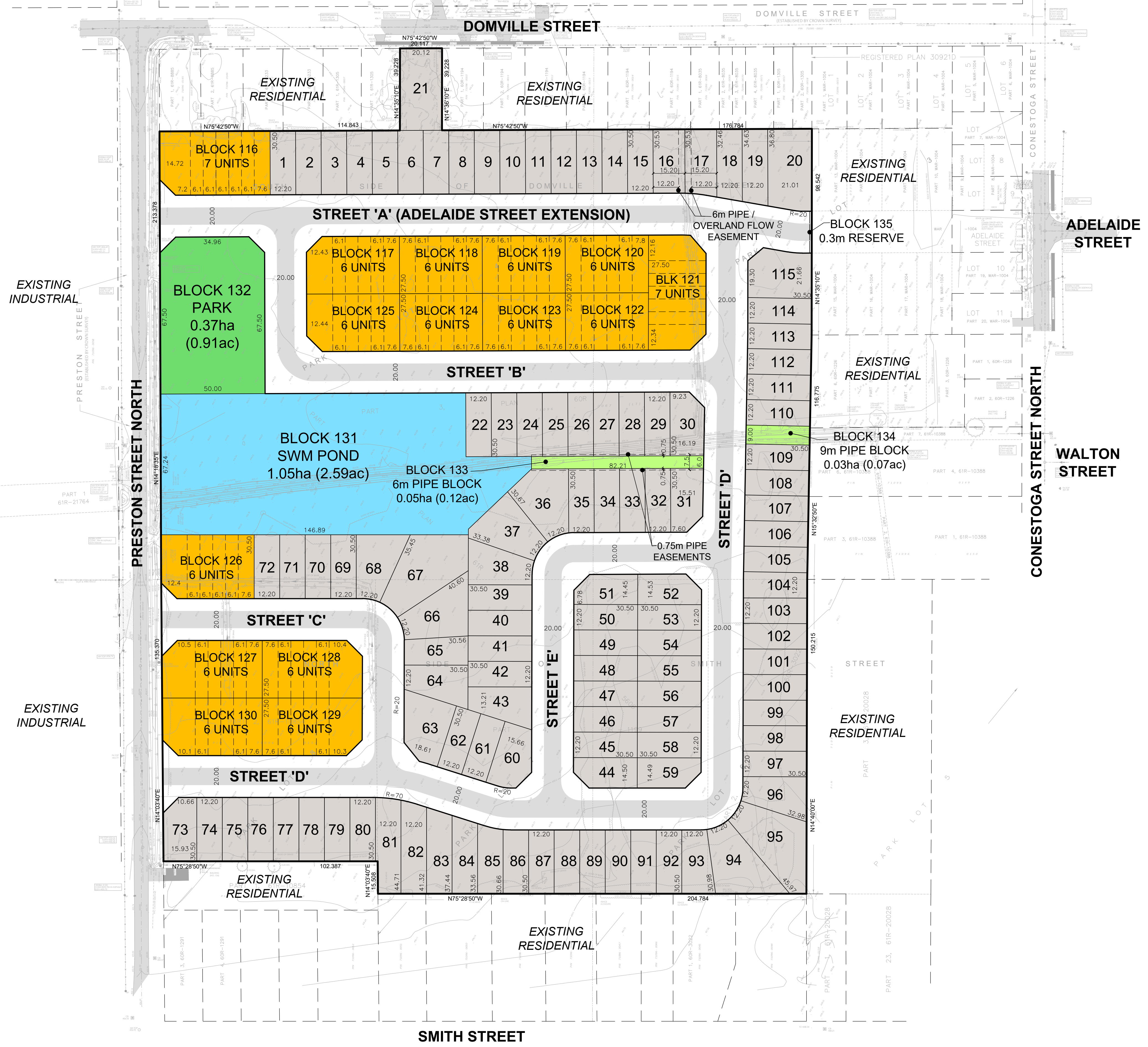
NOTES

- DAYLIGHT TRIANGLE DIMENSIONS: 7.5m x 7.5m
- MINIMUM SETBACKS: FRONT YARD: 2m, EXTERIOR YARD: 2m, REAR YARD: 6m



SCALE: 1:1000
 (24 x 36)
 JULY 20, 2020






DRAFT PLAN OF SUBDIVISION
FILE # _____
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PART OF PARK LOTS 6, 7 & 8
 NORTH SIDE OF SMITH STREET
 PART OF PARK LOTS 3 & 4
 SOUTH SIDE OF DOMVILLE STREET
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 (GEOGRAPHIC VILLAGE OF ARTHUR)
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- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (upha)
12.2m (40') DETACHED	1-115	4.90	12.11	115	23.5
6.1m (20') TOWNHOUSE	116-130	1.84	4.55	92	50.0
SWM POND	131	1.05	2.59		
PARK	132	0.37	0.91		
6m PIPE BLOCKS	133, 134	0.08	0.20		
0.3m RESERVE	135	0.00	0.00		
20m ROW (LENGTH: 1,461m)		2.98	7.36		
TOTAL	135	11.22	27.72	207	30.6

NOTES
 - DAYLIGHT TRIANGLE DIMENSIONS: 7.5m x 7.5m
 - MINIMUM SETBACKS: FRONT YARD: 2m, EXTERIOR YARD: 2m, REAR YARD: 6m