



# Township of Wellington North

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

## Regular Meeting of Council

Monday, March 4, 2013

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

The Second Public Meeting was held Monday, February 11, 2013 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

**Present:**

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

**Also Present:**

**C.A.O./Clerk: Lorraine Heinbuch**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Linda Redmond (via telephone)**

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

**Declaration of Pecuniary Interest:**

None declared.

**Owner/Applicant: Estate of Wilfred Costello**

**Location of the Subject Land**

The location of the property subject to the proposed amendment is described as Part of Lot 20, Concession 9 with a civic address of 8890 Concession 9. The property is 40.75 hectares (100.7 acres) in size.

**The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, "retained" portion of the property. The applicant has also requested additional relief from the zoning by-law to allow the retention of the 381.8 sq. m. (4110 sq. ft.) outbuilding on the severed portion. This rezoning is a condition of severance application B90/12 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee January 3, 2013.

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

### Page Two

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

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

1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on January 18, 2013.

2. Presentation by:

Linda Redmond, Planner, reviewed her comments dated February 5, 2013.

The zoning amendment is required as a condition of provisional consent (B90/12) by the Wellington County Land Division Committee. The Planning Department has no objections to implementing this decision. Both the Provincial Policy Statement and County Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

Additional zoning relief is also required for the existing accessory structure on the retained residential parcel. The applicant would like to retain the 4110 sq.ft shed for personal use. Council should be satisfied that the accessory building is intended for personal use and not for commercial purposes.

The subject land is legally described as Part Lot 20, Concession 9 with a civic address of 8890 Concession 9. The land is approximately 40.75 hectares (100.7 acres) in size.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

### Page Three

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property and to address the oversized shed on the residential portion of the subject lands. This rezoning is a condition of severance application B90/12, that was granted provisional approval by the Wellington County Land Division Committee in January, 2013. The consent will sever the existing farm dwelling and accessory building (2.85 ha. (7.04 ac) from the remainder of the agricultural parcel (37.9 ha. (93.65 ac).

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

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS in the Wellington County Official Plan. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

Section 10.3.4 of the Official Plan states:

“A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

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

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

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The subject lands are zoned Agricultural (A) and Natural Environment (NE). There will be two site specific zones required on the subject lands. The first site specific will prohibit a dwelling on the 93.65 acre agricultural parcel and the second one will address the accessory structure on the 7.04 acre residential parcel.

As a result of the severance, the residential dwelling would be considered the main use and the existing accessory structure would be reviewed under section 6.1 as accessory uses to a residential dwelling. In this case there is a shed with a floor area of 4110 sq.ft, which exceeds the allowable ground floor area of 1,000 sq. ft. (Section 6.1.4 ii).

3. Review of Correspondence received by the Township:
  - Fred Natolochny, Supervisor Resource Planning, Grand River Conservation Authority, dated February 6, 2013
  - No objection
  
4. The by-law will not be considered at the Regular Council Meeting following the public meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.
  
5. Mayor Tout opened the floor for any questions/comments.

Robert Goetz, Applicant, was present to answer any questions regarding the application.
  
6. Comments/questions from Council.

None



# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

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**Owner/Applicant: Allan Martin and Diane Martin**

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

The property subject to the proposed amendment is described as Part of Lot 6, Concession 5 with a civic address of 7514 Sideroad 3 East. The property is 4.1 hectares (10 acres) in size.

#### **The Purpose and Effect of the Application**

The purpose and effect of the proposed amendment is to rezone the property in order to permit a temporary residence (Garden Suite) in the form of a mobile home for a 20 year period. The property is currently zoned Agricultural (A), and Natural Environment (NE)

7. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on January 18, 2013.

8. Presentations by:

Linda Redmond, Planner, reviewed her comments dated February 6, 2013

The Planning Department had no concerns with the request for a garden suite, provided the construction of such residential use complies with the requirements of the Building Code and the remaining regulations of the Zoning By-law, including those specific to garden suites under section 6.12. The Official Plan provides for consideration for this type of land use. It is our opinion that the application meets the general intent of the By-law and County Official Plan.

The subject land is legally described as Part of Lots 6, Concession 5 with a civic address of 7514 Sideroad 3 East. The property is approximately 4.1 hectares (10 acres) in size and is occupied by a residential dwelling.

The purpose of the amendment is to allow a temporary garden suite in the form of a mobile home to be located on the subject lands for a 20 year period.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, February 11, 2013

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

The subject lands are zoned Agricultural (A), and Natural Environment (NE). The General Provisions of the Zoning By-law permit a garden suite in the Agricultural Zone pursuant to the Temporary Use Regulations of the Planning Act. The draft by-law will rezone the property to a site-specific exception zone permitting a garden suite on a temporary basis of up to 20 years.

Upon successfully receiving a temporary use rezoning from the municipality, Section 6.12 of the By-law regulates the establishment of a garden suite, including matters such as placement, access, servicing, and portability, etc. Additionally Section 39 of the Planning Act authorizes Council to enter into an agreement with the owner as a condition to passing a by-law allowing the temporary use of a garden suite. This agreement deals with matters related to the temporary use of the garden suite such as the installation, period of occupancy and removal of the garden suite. This agreement is also required under section 6.12 (m) of the Zoning By-law.

9. Review of Correspondence received by the Township:
  - Cherielyn Leslie, Environmental Planning Coordinator, SVCA
  - No objection
10. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request.
11. Mayor opens floor for any questions/comments.

The Applicant was present to answer questions.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

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12. Comments/questions from Council.

Councillor Burke questioned if there would be the opportunity for renewal to allow the garden suite to remain beyond 20 years. Ms. Redmond confirmed that a renewal could be applied for.

13. Adjournment 8:03 p.m.

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C.A.O./CLERK

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MAYOR

TOWNSHIP OF WELLINGTON NORTH

COURT OF REVISION

MITCHELL DRAINAGE WORKS

Monday, February 11, 2013

7:30 p.m.

Members Present: Raymond Tout  
Sherry Burke  
Mark Goetz  
Andy Lennox  
Dan Yake

Also Present: Neal Morris K. Smart Associates Ltd.  
Lorraine Heinbuch C.A.O./Clerk, Secretary  
Cathy Conrad Executive Assistant

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

Mayor Raymond Tout called the meeting to order.

Appoint Chairperson

Moved by: Lennox  
Seconded by: Yake

*THAT Raymond Tout be appointed Chair of the Court of Revision.*

Resolution Number: 1 Carried

Declaration of Pecuniary Interest – none declared.

# TOWNSHIP OF WELLINGTON NORTH

## COURT OF REVISION

### MITCHELL DRAINAGE WORKS

Monday, February 11, 2013

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#### Presentation by K. Smart Associates Limited

Mr. Morris, K. Smart Associates Ltd., informed the Court of Revision that the purpose of the meeting was to review the revised assessments. He briefly reviewed the assessment schedules and the work involved. Mr. Morris explained that after hearing appeals the Court of Revision can choose to change assessments. If the property owners are not satisfied with assessments they can appeal to the drainage tribunal.

Correspondence Received:

- Oscar & Marguerite Schill, appealing assessment
- Rosemary Chaulk, appealing assessment
- Wenzl Michl, appealing assessment

Mayor Tout read the submission from Oscar and Marguerite Schill.

Ross Chaulk, representing Rosemary Chaulk and Wenzl Michl, commented that the letter received from the Schill's confirmed that there was an agreement with Mr. Mitchell. When the original ditch was done the water was going to flow across their land. Mr. Schill agreed to put in the ditch and they paid for their portion. Steve Cronsberry of Marquardt Farm Drainage Ltd., on behalf of Mr. Mitchell, approached them about installing a drain outlet and draining into the ditch. Mr. Mitchell would save on engineering costs and the Township could be petitioned to take over the drain. There was a verbal agreement that they would sign the petition and allow the drain with the conditions that culverts were installed so there would be access to a small woodlot, and that there would be no cost to them. They are not against the drain but feel they had an agreement with Mr. Mitchell and should not have to pay.

Mr. Morris stated that the drain had been cleaned out and worked on previously for which an existing drain allowance can be given but the ditch needs work again. Marquardt has put in a new ditch that is substantial and the difference in cost of having the ditch there would not have been a major factor when the new ditch was put in. By law he has to assess the properties involved and cannot put in a zero assessment. Mitchell, Schill and Michl receive 60% benefit of the drain. Approximately half of that was to Mitchell's property. Schill's assessment of \$100 per hectare is for the direct outlet to put tile across to the Mitchell property to drain his water. The downstream assessment is \$200 per hectare for the tile.

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# TOWNSHIP OF WELLINGTON NORTH

## COURT OF REVISION

### MITCHELL DRAINAGE WORKS

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The cost to clean out the ditch was \$3,500 and downstream land owners were assessed \$2,500 of that. Upstream the Schill's were assessed approximately \$2,700. Tile would have cost about \$14,000. The remainder of the cost is based on the outlet. The Schill property has a large area, approximately the same as Mitchell, contributing to it. Before granting allowances the Mitchell farm pays approximately \$40,000 (66%). The last one third is assessed to other land owners. Mitchell's negative net assessment reflects the work he had previously paid for. Mr. Morris explained that while there were agreements he can't enforce those agreements.

Mr. Chaulk stated that the reason for the agreements was that without the agreements Mr. Mitchell could not get drainage. He tried to reach Mr. Mitchell earlier in the day but his phone call has not been returned.

Mayor Tout asked about the next recourse. He stated that the Mr. Mitchell should have been here to speak to these issues. While it can be appreciated that Mr. Mitchell is paying 66% of the cost the issue of the verbal agreements needs to be clarified. There seems to be a gray area that is not clear with hearsay.

Mr. Morris explained that this Court has the power to change assessments they feel need to be changed. Mr. Morris referenced the Drainage Act in explaining that landowners want a benefit for putting in a tile but much of their water comes from an upstream land owner. Downstream land owners do not have to accept water from upstream that causes flooding. The Drainage Act was created to give land owners a way to provide for drainage for their land. The reasoning behind upstream land owners being assessed is why should a downstream land owner pay to deal with upstream water. The optimal route for this drain would have been an agreement drain but then a grant would not have been possible.

Councillor Lennox clarified with Mr. Morris that the Schill property will have benefit as by making this a municipal drain he will then have a registered outlet, and the Michl and Chaulk properties now have a substantial ditch which would provide adequate drainage for tile drainage in the future.

Councillor Yake stated that getting all parties together to talk about the issues would be the best approach. If that has to be in front of the Court then so be it. Maybe they can reach an understanding on their own.

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TOWNSHIP OF WELLINGTON NORTH

COURT OF REVISION

MITCHELL DRAINAGE WORKS

Monday, February 11, 2013

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Mayor Tout agreed that they need to try and reach a common ground to reach an agreement.

Mr. Morris reminded the Court that the cost of another meeting would be added to the cost of the drain.

It was suggested by Mr. Chaulk that Mr. Mitchell pay the additional cost.

Adjournment 8:03 p.m.

Moved by: Yake  
Seconded by: Lennox

*That the February 11, 2013 Court of Revision Meeting for the Mitchell Drainage Works be adjourned until such time as all parties are present or have reached an agreement within 30 days.*

Resolution Number:

Carried

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CHAIRMAN

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SECRETARY

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

Following Court of Revision 8:04 p.m.

Members Present:

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

Also Present: Chief Administrative Officer/Clerk: Lorraine Heinbuch  
Executive Assistant: Cathy Conrad

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

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Goetz  
Seconded by: Councillor Yake

*THAT the Agenda for the February 11, 2013 Regular Meeting of Council be accepted and passed with the addition of:*

CORRESPONDENCE FOR COUNCIL'S INFORMATION

3. *James Bowden Sr.*  
*Re: Request for Permission to use B.M. Ross and Associates Limited for Engineering of Drainage*

Resolution Number: 1

Carried



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

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D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE  
THEREOF

Councillor Burke declared a conflict of interest with item 3 under the heading of Correspondence for Council's Information and Direction as Mr. Bowden is a relative.

E. MINUTES

1. Public Meeting, January 28, 2013
2. Regular Meeting of Council, January 28, 2013

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT the minutes of the Public Meeting and the Regular Meeting of Council held on January 28, 2013 be adopted as circulated.*

Resolution Number: 2

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

Page Three

F. BUSINESS ARISING FROM MINUTES

1. Fritz Construction Services Inc.  
Re: Request for Amendment to Resolution Regarding Solar Roof Top System

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North receive the Business Economic Manager report dated January 8, 2013 with regards to the request for Municipal Site Specific Resolutions for Solar Roof Top Systems;*

*AND FURTHER THAT whereas Life Solar JV53 (the applicant) proposes to construct a 100 KW Roof Top Project at 9442 Wellington Road 14, Conn, Ontario the Council of the Township of Wellington North supports the construction and operation of this Project as described in the document received from Fritz Construction Service Inc.*

*This resolutions sole purpose is to enable the applicants to receive Priority Points under the FIT program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.*

Resolution Number: 3

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

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G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS

1. Gary Williamson, Wellington County Councillor, Ward 3  
Re: - Safe Communities Wellington County Presentation  
- Update from County

Councillor Williamson provided an update on County activities. Mayor Chris White has been reappointed as Warden for a second term. Mayor Tout sits on the Economic Development Committee and the Police Services Board. Councillor Williamson sits on the Roads Committee, Solid Waste Committee and is the County representative for the Plowman's Association. The County passed their budget the end of January with a 2.4% increase. There is not a lot of road work being done in Wellington North this year. The Aberfoyle land fill will be closed and converted to a transfer station. Active transportation was included in the budget. Councillor Williamson raised concerns regarding the cost and asked to have that item removed. Mayor Tout was supportive of this request. The \$224,000 was left in the budget but is subject to future discussions.

Mr. Williamson provided a presentation to Council regarding Safe Communities Wellington County, Leaders in a Designated Safe community. Bob and Aletha MacArthur were also in attendance. Bob is the Vice Chair and Aletha is the Secretary of the new Safe Communities group in Mount Forest. Parachute is an umbrella organization for four injury prevention organizations.

Two key World Health Organization resolutions emerged from the 1989 convention on Injury Prevention are "A safe life is a basic human right" and "Safety is the responsibility of everyone". Safe Communities Canada is a national charitable organization with goals to assist communities; to mobilize their citizens and organizations; to address and reduce the rates and severity of their injuries wherever and however they occur. Their vision is "to make Canada the safest country in the world to live, learn, work and play". A Safe Community has people and processes in place to address the pain and cost of its injuries wherever and however they occur. Injury is predictable and preventable. Awareness is a beginning, not the end. We change when we do things differently every day.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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

2. Gary Williamson, Wellington County Councillor, Ward 3 (continued)  
Re: - Safe Communities Wellington County Presentation  
- Update from County

A culture and community is changed when most people do something different every day. The value of a Safe Community includes reduced personal pain and suffering; proactive statement of community values; cost efficiencies among agencies; loyalty, morale and retention among employees; savings in health care and social development; opportunities for economic development and tourism; investment which can attract new residents and businesses; enhanced quality of life for everyone; and community pride. A significant reduction in injury rates will impact hospitals and the waiting time issue. Every dollar that a community invests in being a Safe Community will return at least forty dollars in savings.

The purpose of Safe Communities Wellington County is to support the establishment and implementation of a coordinated approach to addressing safety issues in the County of Wellington through inter-agency and local community group awareness, communication, co-operation and action. Partners for safer and healthier communities include government and NGO participation, safe community and corporate involvement, mass media, police, fire, EMS, health and social services. Wellington's quest to become the first County designated as a safe community includes the completion of the ten required steps outlined by Safe Communities Canada by spring of 2013. Priority exercises held in 2012 showed the final rankings for Wellington County injuries are:

- 1) Falls
- 2) Motor Vehicle On / Off Road
- 3) Intentional Self Harm
- 4) Sports and Recreation
- 5) Injury from Agriculture, Machinery and Tools
- 6) Accidental Poisonings
- 7) Pedestrian Cyclists

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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H. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

1. Fire Committee
  - Minutes, January 15, 2013

Moved by: Councillor Goetz  
Seconded by: Councillor Burke

*THAT the Council of The Corporation of the Township of Wellington North receive the minutes of the Fire Committee meeting held on January 15, 2013.*

**Resolution Number: 4**

**Carried**

2. Wellington North Fire Service
  - Arthur Station
    - January 2013 Report
  - Mount Forest Station
    - January 2013 Report

Moved by: Councillor Burke  
Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North receive the Wellington North Fire Services January 2013 Reports for the Arthur and Mount Forest Stations.*

**Resolution Number: 5**

**Carried**

3. Finance Committee
  - Minutes, January 21, 2013

Moved by: Councillor Burke  
Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North receive the minutes of the Finance Committee meeting held on January 21, 2013.*

**Resolution Number: 6**

**Carried**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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

4. Economic Development Committee  
- Minutes, January 23, 2013  
- joint meeting with Township of Mapleton and Town of Minto

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North receive the minutes of the Joint Economic Development Committee meeting held on January 23, 2013.*

Resolution Number: 7

Carried

5. Recreation & Culture Advisory Committee  
- Minutes, February 5, 2013

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North receive the minutes of the Recreation & Culture Advisory Committee meeting held on February 5, 2013.*

Resolution Number: 8

Carried

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of the Township of Wellington North approve the attached proposed rates and fees for 2014 as recommended by the Recreation & Culture Advisory Committee.*

*AND FURTHER THAT the CAO/Clerk prepare the necessary notice and amending By-law with respect to the Adoption of Fees and Charges for Recreation 2014.*

Resolution Number: 9

Carried

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THE CORPORATION OF THE  
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REGULAR MEETING OF COUNCIL

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Page Eight

I. CORRESPONDENCE FOR COUNCIL'S INFORMATION

1. Judy Rosebrugh, President & CEO, Wellington North Power Inc.  
Re: Re-appoint to Board of Directors for two year term
  - Pieter de Josselin de Jong – willing to be re-appointed
  - Alan Rawlins – willing to be re-appointed

Council directed that the Board of Directors positions be advertised.

2. Township of Southgate  
Re: Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment:

File #C1/13

- Comments from Mark Van Patter, Senior Planner, County of Wellington
  - concerns in regards to compatibility and potential noise impacts from the repair shop on the dwelling to the south.

File #C2/13

- comments from Mark Van Patter, Senior Planner, County of Wellington
  - concerns in regards to compatibility and potential noise impacts from the drying operation on the dwellings to the south. Custom Grain Drying operations have the potential of creating significant noise problems. Suggest requiring some evidence that MOE Noise Guidelines are going to be met – a noise study or a letter from an acoustical engineer.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

Page Nine

I. CORRESPONDENCE FOR COUNCIL'S INFORMATION (continued)

3. James Bowden Sr.  
Re: Request for Permission to use B.M. Ross and Associates Limited for  
Engineering of Drainage

Councillor Burke left the Council Chambers for this portion of the meeting as she had previously declared pecuniary interest as Mr. Bowden is relative.

**Moved by: Councillor Lennox**

**Seconded by: Councillor Yake**

*THAT the Council of The Corporation of the Township of Wellington North have no objection to James Bowden Sr. contracting the services of Township Engineer, B.M. Ross and Associates Limited, in respect to his proposed project at the rear of the property of 155, 165 and 157 Fergus Street South, Mount Forest.*

**Resolution Number: 10**

**Carried**

Councillor Burke returned to the Council Chambers following the passing of the resolution.



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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Page Ten

J. BY-LAWS

1. 9-13 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Lot 20, Concession 9, 8890 Concession 9, Estate of Wilfred Costello)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT By-law Number 9-13 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part of Lot 20, Concession 9, 8890 Concession 9, Estate of Wilfred Costello)*

**Resolution Number: 11**

**Carried**

2. 10-13 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Lot 6, Concession 5, 7514 Sideroad 3 East, Allan and Diane Martin)

Moved by: Councillor Yake

Seconded by: Councillor Lennox

*THAT By-law Number 10-13 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North be read a First, Second and Third time and finally passed. (Part of Lot 6, Concession 5, 7514 Sideroad 3 East, Allan and Diane Martin)*

**Resolution Number: 12**

**Carried**

K. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated February 7, 2013

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

Page Eleven

L. NOTICE OF MOTION

None.

M. CULTURAL MOMENT

Springtime

Made by Linda Harris, 2012

This wall hanging was created as a Mystery Project at the Four Corners Quilters' Guild in 2012. Each month, for three months, instructions were given which taught members new techniques and encouraged them to add their own ideas. There was a tremendous variety of colour and creativity in the projects that were completed.

This was a great project to learn a variety of techniques such as: appliqué using needle-turn, heat & bond and 3-D methods, paper piecing, making yo-yos, embroidery and other embellishments.

Look for this and other stunning quilts and wall hangings at the Mount Forest Spring Quilt Show presented by the Four Corners Quilters' Guild on May 3 and 4, 2013. Friday 10 to 6; Saturday 10 – 5. Mount Forest & District Sports Complex, admission \$5 at the door – children under 12 free.

The Four Corners Quilters Guild meets the second Tuesday of each month (September - June) at the Mount Forest Firehall, 7:30 pm. New members are always welcome.

N. ANNOUNCEMENTS

Mayor Tout attended the Big Brother Bowl-a-thon in Mount Forest on Sunday, February 10. There are two more upcoming dates for the Bowl-a-thon.

Mayor Tout advised that Council has been invited to tour the OPP Training Centre in Kenilworth on April 3 at 6:00 p.m.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, February 11, 2013

Page Twelve

O. CONFIRMING BY-LAW

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT By-law Number 11-13 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 February 11, 2013 be read a First, Second and Third time and finally passed.*

Resolution Number: 13

Carried

P. ADJOURNMENT

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT the Regular Council meeting of February 11, 2013 be adjourned at 9:04 p.m.*

Resolution Number: 14

Carried

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C.A.O./CLERK

---

MAYOR

A delegation representing the National Farmers Union of Waterloo-Wellington would like to make a presentation before council regarding an upcoming event - "The Sustainable Farming Awards" with guest speaker Paul Kozak, Provincial Apicist from O.M.A.F.R.A.

This year the event will be held in North Wellington at the Royal Canadian Legion in Arthur on Thursday March 28, 2013. Social at 6 - Dinner at 7

Thanks,

Pat Brown

RECEIVED

FEB 28 2013

TWP. OF WELLINGTON NORTH

519-323-2338

## Cathy Conrad

---

**From:** Alex Burnett [alex@burnettfarms.com]  
**Sent:** February 26, 2013 2:13 PM  
**To:** Cathy Conrad  
**Cc:** Lianne Carson  
**Subject:** JoemanFarms severence

CAO/ Clerk Ms L Heinbuck

We would like to speak to council at your next meeting if possible in regards to a severence which we have applied for on one of our farms namely part lot 15 conc 4

This is excee house type severence. We have asked for a larger than normal lot size because of the lay of the land and because it involves very little agricultural land. Our agent Rod Finnie from J R Finnie Land Surveyors has recieved some understandable resistance to our request and we would like to speak to council to explain our postion

Thanking You in Advance Alex Burnett



# Township of Wellington North

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

## REPORT

**To: Lori Heinbuch CAO/Clerk**

**From: Barry Lavers, Director Recreation Parks & Facilities**

**Re: Amendment Municipal Alcohol Section 2.1 March 25, 2013.**

### Background:

On March 25, 2013 the Wellington North Economic Development Committee (EDC) will be hosting the Wellington North Showcase at the Mount Forest & District Sports Complex. The "Business after 5 Networking Reception" will run from 5:00 – 8:00pm. A Special Occasion Permit (SPO) will be applied for from the Alcohol and Gaming Commission of Ontario.

### Discussion:

The EDC is requesting that the SPO include licensing for the Community Auditorium and Leisure Hall areas. These areas are approved under the current Municipal Alcohol Policy. Dale Small, Business Economic Manager has provided me with the following information:

1. The licence will operate from 4:00-9:00pm and include sales of wine & beer only.
2. Attendance will be from the business community and persons attending will register upon entry at the east entrance.
3. The event will be restricted from entry/exit from the Arena portion of the Complex by members of the general public via the east lobby access doors which will be locked off.

The EDC is asking that the licensed area be revised to include the lobby portion, washrooms and coat check area of the Sports Complex immediately adjacent to the described event which is not currently permitted under Section 2.1 of the Municipal Alcohol policy to allow for a Networking reception.

### Recommendation:

"THAT the Council of the Corporation of the Township of Wellington North amend the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit to include the east lobby, washrooms, and coat check area of the Mount Forest & District Sports Complex on March 25, 2013 for the purpose of the Wellington North Showcase event"

**Fire Prevention Report  
Wellington North Fire Service**

**January 2013  
Arthur Station**

<b>Evac. Procedures</b>	<b>1</b>
<b>Telephone Calls</b>	<b>17</b>
<b>Business/Personal Service</b>	<b>6</b>
<b>Residential</b>	<b>0</b>
<b>Assembly Occ.</b>	<b>2</b>
<b>Misc.</b>	<b>11</b>
<b>Industrial</b>	<b>1</b>
<b>Meetings</b>	<b>2</b>
<b>Complaints</b>	<b>0</b>
<b>Mercantile</b>	<b>2</b>
<b>Letter/Reports</b>	<b>5</b>
<b>Institutional</b>	<b>0</b>
<b>Burn Permits/info</b>	<b>3</b>
<b>New Construction/Plan Review</b>	<b>1</b>
<b>Occupancy Permits</b>	<b>0</b>
<b>FE Ext. Training/Talks</b>	<b>0</b>
<b>Emerg. Planning</b>	<b>0</b>
<b>Inspection Follow Up</b>	<b>3</b>
<b>Pub. Ed. Lectures/Tours</b>	<b>0</b>
<b>Pre Incident Planning</b>	<b>0</b>
<b>Fire Safety Plan Review</b>	<b>1</b>
<b>Administration</b>	<b>9</b>
<b>Court/Documents/Serving</b>	<b>0</b>
<b>Training (OFC/Local)</b>	<b>1</b>

**Notes:**

**away on training last week of January**

**Fire Prevention Report  
Wellington North Fire Services**

**Jan-13  
Mount Forest Station**

<b>Evac. Procedures</b>	<b>1</b>
<b>Telephone Calls</b>	<b>17</b>
<b>Business/Personal Service</b>	<b>5</b>
<b>Residential</b>	<b>0</b>
<b>Assembly Occ.</b>	<b>0</b>
<b>Misc.</b>	<b>11</b>
<b>Industrial</b>	<b>1</b>
<b>Meetings</b>	<b>2</b>
<b>Complaints</b>	<b>0</b>
<b>Mercantile</b>	<b>0</b>
<b>Letter/Reports</b>	<b>4</b>
<b>Institutional</b>	<b>1</b>
<b>Burn Permits</b>	<b>1</b>
<b>New Construction/Plan Review</b>	<b>1</b>
<b>Occupancy Permits</b>	<b>0</b>
<b>FE Ext. Training/Talks</b>	<b>0</b>
<b>Emerg. Planning</b>	<b>0</b>
<b>Inspection Follow Up</b>	<b>2</b>
<b>Pub. Ed. Lectures/Tours/House</b>	<b>0</b>
<b>Pre Incident Planning</b>	<b>0</b>
<b>Fire Safety Plan Review</b>	<b>6</b>
<b>Administration</b>	<b>9</b>
<b>Court/Documents/Serving</b>	<b>0</b>
<b>Training (OFC/Local)</b>	<b>2</b>

**Notes:**

**away at training last week of January- OFC**



Township of Wellington North  
Building/Property Committee Minutes – Feb 20, 2013 at 9:00 a.m.

---

**Present:** Councillor Dan Yake (Chair)  
Councillor Mark Goetz  
Lori Heinbuch, Chief Administrative Officer/Clerk  
Darren Jones, Chief Building Official  
Patty Wright, Building Inspector

**Also Present** Mayor Raymond Tout  
Councillor Lennox,  
Linda Redmond, Township Planner  
G. J. Shepetunko

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 9:00 am

**Building/Property Committee**

**“Property Matters”**

Moved by: Lori Heinbuch, Chief Administrative Officer/Clerk  
Seconded by: Darren Jones, Chief Building Official

*THAT Committee go into a meeting at 9:00 a.m. that is closed to the public under subsections 239 (2) (c) of the Municipal Act, 2001  
To consider a proposed or pending acquisition or disposition of land by the municipality*

*Carried*

Moved by: Lori Heinbuch, Chief Administrative Officer/Clerk  
Seconded by: Darren Jones, Chief Building Official

*THAT Committee rise from a closed meeting session at 9:45 a.m.*

*Carried*

**Minutes – January 16, 2012**

Moved by: Councillor Mark Goetz  
Seconded by: Mayor Raymond Tout

*That the Minutes of January 16, 2012 be accepted.*

*Carried*

## Business Arising from the Minutes

### Request from Gary O'Donnell regarding purchase of adjacent land on Eliza Street

Lori Heinbuch, Chief Administrative Officer/Clerk has attempted to contact Mr. O'Donnell, however Mr. O'Donnell has not responded.

### Anti-fortification By-law

Mayor Raymond Tout gave an update from the discussions at Wellington County in regards to the above noted proposed by-law.

### Other Business

#### Zoning amendment – Housekeeping

Discussion took place regarding the proposed changes to the Zoning By-law, specifically the locating or storing of a disused railroad car, street car body, truck body, shipping container, or a trailer without wheels. Direction was given to staff to remove this portion of the amendment from the draft by-law and have it presented at a future public meeting and direction was also given to Linda Redmond, Township Planner to rework, revise and clarify the proposed amendment.

#### Mount Forest Daycare

Discussion took place as to how to proceed with the clean-up of the above noted building. The building was damaged due to furnace failure. The Building and Property Committee has directed the Building Department to proceed with renting heaters and removal of the carpets.

### Building Permit Monthly Report

Moved by: Lori Heinbuch, Chief Administrative Officer/Clerk  
Seconded by: Mayor Raymond Tout

*Building Permit Monthly Report be accepted for the Period Ending January 31, 2013.*

### Date of Next Meeting

March 13, 2013 at 9:00 a.m.

### Motion to adjourn

Moved by: Patty Wright, Building Inspector  
Seconded by: Mayor Raymond Tout

*That the meeting adjourn at 11:32 a.m.*

**TOWNSHIP OF WELLINGTON NORTH**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**

Wednesday, February 20, 2013 – 4:30 pm

Members Present: Mayor Ray Tout, Chair  
Councillor Mark Goetz  
Tim Boggs  
Gerald (Shep) Shepetunko  
Dale Small; Business Economic Manager  
April Marshall; Tourism, Marketing & Promotion Manager  
Councillor Andy Lennox  
Councillor Dan Yake  
Stephen Dineen  
Jim Taylor

Also Present: Michelle Stone, Administrative Support

Absent: Councillor Sherry Burke  
Shawn McLeod  
Al Rawlins

Meeting was called to order at 4:30 pm

**1. DECLARATIONS OF PECUNIARY INTEREST**

- None reported.

**2. PRESENTATION: Arthur Betterment Committee:**

- Dave Stack, Ian Turner and Mary Schmidt provided the committee with an update on the many achievements and opportunities moving forward which include:
  - Looking at options for Arthur to become more of a “destination” location by building on the “Canada’s Most Patriotic Village” theme.
  - An information sign similar to the one in Mount Forest that provides information/direction to the Township Office.
  - Working on the creation of a logo for the Arthur Community Trail – maybe build on “Poppy” theme
  - Expanded facilities for the Arthur Historical Society & Food Bank
- Dale Small thanked them for coming and acknowledged the good work the Arthur Betterment Committee has contributed to the community
- Mayor Tout also commended them on their progress, especially regarding their fundraising for the Cenotaph and grant for the Trails.

**3. APPROVAL OF MINUTES:**

Moved by: Mark Goetz  
Seconded by: Tim Boggs

*THAT THE Minutes from the November 21<sup>st</sup>, 2012 and January 23<sup>rd</sup>, 2013 Joint Economic Development Committee meetings be accepted.*

Carried

#### 4. REPORT FROM CHAIR

The Mayor and Dale Small attended the EDCO Conference in London two weeks ago. The presentations and workshops provided a good learning and networking opportunity with suggestions directed to communities our size. Dale handed out a recap of the conference activities, speakers, workshops, etc..

#### 5. TOURISM, MARKETING & PROMOTION MANAGER UPDATE

April provided an update on the many projects and activities underway:

- The Simply Explore the BTT Brochure is well on its way to completion, and this year will also be incorporating a Horticultural Tour. Have met targeted revenue and working on final design and the plan is to release the new brochure at Showcase Wellington North. Last year's brochure is a finalist for a Festivals & Events Ontario award for 'Best Official Printed Program' and the winner will be announced March 2<sup>nd</sup>.
- Grand River Country; April continues to work with Grand River Country however is still concerned that our \$2,500 membership fee may not be something we want to continue with, as the group is planning to target marketing efforts to activities on The Grand River. Continued updates will be provided until a decision is made.
- Taste Real Local Food Guelph Wellington won a Strategic Plan award at the recent EDCO conference. Taste Real will also be participating at Showcase this year so people/businesses can learn more about the program.
- RTO4 – meeting March 18<sup>th</sup> in Minto to educate local business on the benefits of the online booking system being offered by the RTO4, as well as, to look at what businesses we can package together and offer as a tourist product.
- Wellington County Festival & Events Guide is once again being prepared and will be distributed in April.
- Wellington North Branding initiative is focused on ensuring all Municipal departments etc. are using the correct logo and then make sure that direction is given to all Departments for moving forward, etc.

#### 6. BUSINESS ECONOMIC MANAGER UPDATE

Dale provided an update on the many projects and activities underway:

- Community Improvement Program: This is a 10 year plan which we need to continue to promote. Currently there are three applications pending approval as soon as the Township budget gets finalized.
- County Economic Development Strategic Plan: The Committee has seen the County Plan and from a Wellington North perspective we are well aligned with five out of six priority areas in the County Plan. Recommendation, which was supported by the committee, was to add Workforce Development, Recruitment and Attraction to the Wellington North Economic Development mandate.
- A reminder was given about the Mayor's Breakfast tomorrow in Arthur. Inspector Scott Lawson from Wellington County OPP and Wellington County Councilor Gary Williamson, are guest speakers.
- EDC Budget update was provided and members encouraged to attend the Public Open House on March 5<sup>th</sup>. Physician Recruitment Funding request and Chamber request for funding for the annual Community, Business, & Visitor's guide will be dealt with once the budget is approved.
- We will be sponsoring a Corporate Citizen of the Year award during the annual Mount Forest Chamber business awards. (Similar offer to be made to the Arthur Chamber)

- Showcase Wellington North planning is well underway. Registrations are being received and Stephen Dineen has once again agreed to be the EDC Champion.

## 7. MUNICIPAL CULTURAL PLAN

Municipal Cultural Plan: April & Dale presented information on progress of this program:

- On January 14<sup>th</sup>, 2013 word was received that our grant application had been approved for \$46,000 and on January 22<sup>nd</sup> council approved the signing of the funding agreement with the Government of Ontario.
- An overview of the program, methodology and community engagement activities was reviewed with the Committee and Jim Taylor has agreed to be the Economic Development Committee Champion for this program.
- Four consulting firms submitted proposals as part of our RFP process and the decision criteria used to determine which firm to hire was reviewed with the committee.

Moved By: Dale Small  
 Seconded By: Jim Taylor

***THAT THE Economic Development Committee recommend that the Council of the Township of Wellington North contract Authenticity a Division of Millier Dickenson Blais Inc. to assist in the completion of the Municipal Cultural Plan.***

Resolution Number: 1

**Carried**

- This motion will go to council for approval on March 4<sup>th</sup> and providing it is approved we would hope to be in a position to launch the program by April 1<sup>st</sup> at the latest.

## 8. ANNOUNCEMENTS

- The Mayor suggested that a letter be sent to the Arthur Arena staff thanking them for their hard work resulting in positive comments from “First Impressions” Committee.
- Mayor congratulated April on the Festivals & Events Ontario award nomination.
- Shep asked for an explanation on what “Rural Revitalization” was in terms of our EDC mandate. Dale gave a short synopsis of the areas incorporated into this.
- Dan Yake will have an update on the hospital expansion at the next meeting.
- Mark Goetz mentioned the Arthur Chamber has an “Arthur Shopping Card” that can be purchased for \$20.00.
- Jim Taylor commented on the Macleans article identifying Wellington County as the Safest County in Canada.

## 9. CLOSED MEETING SESSION:

Moved by: Tim Boggs  
 Seconded by: Dan Yake

***THAT THE Economic Development Committee go into a meeting at 6:17pm that is closed to the public under subsections 239 (2) (c) of the Municipal Act, 2001 to consider a proposed or pending acquisition or disposition of real property for municipal or board purposes by the municipality.***

Resolution Number: 2

**Carried**

Moved by: Mark Goetz  
Seconded by Stephen Dineen

*THAT THE Economic Development Committee rise from a closed meeting session at 6:30 pm*

Resolution Number: 3

Carried

**10. NEXT MEETING DATE:**

Wednesday, April 17<sup>th</sup>, 2013

**11. ADJOURNMENT:**

Motion by: Andy Lennox

**THAT** the Meeting be adjourned at 6:35 pm

Carried

Township of Wellington North

Finance Committee

Monday, February 4, 2013

4:00 P.M.

Minutes

Present: Andy Lennox, Chairman  
Ray Tout, Mayor  
Dan Yake, Councillor  
Mark Goetz, Councillor  
Sherry Burke, Councillor  
Lori Heinbuch, CAO/Clerk  
Mike Givens, Treasurer

Also Present Mary Jo Marshall, Deputy Treasurer  
Barry Lavers, Recreation Director

1. Declaration of pecuniary interest.  
None declared.
2. Closed Session – “Legal Matter”.

**Moved By: Ray Tout**  
**Seconded By: Dan Yake**

**THAT Finance Committee go into a meeting at 4:01 p.m. that is closed to the public under subsection 239 (2) (f) of the Municipal Act, 2001 -to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose.**

**Carried.**

**Moved By: Dan Yake**  
**Seconded By: Mark A. Goetz**

**THAT Finance Committee arise from a meeting that is closed to the public at 4:50 p.m.**

**Carried.**

3. 2013 Fire Department Budget

A comparison between the Arthur and Mount Forest Fire Departments was presented. It shows actual and budgeted amounts. The main differences are revenues, salaries and benefits. Mount Forest's service agreements with surrounding municipalities generate additional revenue. Arthur has a 26 volunteer roster and Mount Forest has a 23 volunteer roster creating a difference in wages and benefits.

Currently both departments only bill for call-outs on Provincial highways. They find it difficult to get the ownership information from the OPP for accidents that occur on Municipal or County roads.

Departments calculate their pay differently – Mount Forest is on a points system and Arthur pays by the minute per call or for meetings and practices.

**Moved By: Lori Heinbuch**  
**Seconded By: Ray Tout**

**THAT report TR2013-02 dated February 4, 2013 with regards to 2013 Fire Department Budget be received for information.**

**Carried.**

**Moved by: Sherry Burke**  
**Seconded by: Mark Goetz**

**THAT report TR2013-03 dated February 4, 2013 with regards to Wellington North Fire Departmental Operating Costs Comparison (2009 to 2012) be received for information.**

**Carried.**

4. Recreation Operating Expense Details

A recreation comparison was presented to show a more detailed look at the operating expenses – revenue comparisons were not included. After all the unusual items have been removed it is showing a 0.4% decrease in Operating Expenses budget to budget figures. A report comparing Recreation costs per household for several municipalities for the years 2006 through 2011 was also reviewed.

**Moved By: Sherry Burke**  
**Seconded By: Ray Tout**

**THAT Report TR2013-05 dated February 4, 2013 with regards to Recreation Operating Expense Comparison (2010 to 2013) be received for information.**

**Carried.**



**Moved By: Sherry Burke**  
**Seconded By: Mark Goetz**

**THAT report TR2013-06 dated February 4, 2013 with regards to Municipal Recreation Costs Per Household (2006 to 2011) be received for information.**

**Carried.**

5. Budget Change Items

There were some proposed changes from the previous meeting.

Development Charges – current By-law expires this year and will be funded from reserve funds.

Full-time Fire Chief wages will be funded from Working Capital reserve for the first year.

Works Department would like to see the Arthur works shop painted, a small section on Domville Street paved and would like to continue with some rural paving on Concession 11. These would be funded from reserve funds, the balance of this year's gas tax and then some from the tax levy.

Mount Forest Community Centre – would defer water treatment and use those funds towards the Arthur Village accessible doors.

Completion of Arthur Tucker St. watermain work – no impact on levy as it would be funded from reserves and user fees.

These changes increased the budget from 3.1% levy increase to a 6.8 % levy increase.

A Tax Dollar Impact Data and Key Budget Impact Data reports were reviewed.

The Finance Committee had previously suggested a maximum 4% increase so the draft 6.8% levy increase will need to be reduced by approximately \$150,000.00 in order to reach the Budget goal.

**Moved By: Ray Tout**  
**Seconded By: Dan Yake**

**THAT report TR2013-04 dated February 4, 2013 with regards to Budget change items be received for information.**

**Carried.**

**Moved By: Ray Tout**  
**Seconded By: Lori Heinbuch**

**THAT the Finance Committee proceeds with a 5.4% increase in levy for this year.**

**Amended**

**Moved By: Sherry Burke**  
**Seconded By: Dan Yake**

**THAT the Finance Committee change the levy from 3.1% to 4% for the 2013 Budget.**

**Carried.**

Discussion took place as to what changes could be made to reach the 4% increase.

**Moved By: Dan Yake**  
**Seconded By: Sherry Burke**

**THAT only 2 blocks of Concession 11 be resurfaced instead of 3 blocks as originally proposed.**

**Carried.**

There would hopefully be a savings of \$95,000 from this change.

**Moved By: Ray Tout**  
**Seconded By: Mark Goetz**

**THAT any shortfall in attaining the 4% increase in the 2013 Budget be made up from Reserves.**

**Carried.**

**Moved By: Lori Heinbuch**  
**Seconded By: Dan Yake**

**THAT the Arthur Arena accessible doors be put on hold and will be funded from reserves at a later date.**

**Carried.**

All necessary changes will be made to the budget and a Draft By-law will be prepared.

6. Wellington North Power

Judy Rosebrugh (President CEO), Richard Bucknall (Regulatory Analyst / Office Manager) and Matthew Aston (Manager of Operations) from Wellington North Power attended the meeting. The contingent provided a report to all members of the Committee that summarized the 54 page Ontario Distribution Sector Review Panel Report.

In April of 2012, the Provincial Government appointed the Panel to look for efficiency in electricity distribution. The report includes the Panel's findings/suggestions.

It was stressed, that this is just a report and it is unclear what steps if any the province will actually take with regards to LDC's. Councillor Lennox indicated that WNP needs to be prepared if this report or parts of it are adopted as regulation and explore contingencies.

It is anticipated that more information will be forthcoming with regard to the future of LDC's.

7. Development Charge By-law

The current By-law expires June 16, 2013. Some discussion ensued about whether the update that took place in 2012 would have any impact on the expiry of the by-law.

8. Next Meeting Date

It was established that a Budget Open House would be held March 5, 2013 at 7:00p.m.. The next Finance Committee meeting would follow the Open House.

9. Adjournment

The meeting adjourned at 8:15p.m.

GRAND VALLEY WIND FARMS  
ENERGY PROJECTS

February 6, 2013  
File: 160960698

RECEIVED

FEB 11 2013

TWP. OF WELLINGTON NORTH

**Reference: Grand Valley Wind Farms – Phase 3 Wind Project  
Notice of Final Public Meeting, Revised Draft Site Plan and  
60 Day Public Review of REA Documents**

Dear Landowner(s)

Please find attached the Notice of Final Public Meeting and Notice of Revised Draft Site Plan for the Grand Valley Wind Farms – Phase 3 Wind Project, to be published in the Orangeville Banner on February 5, 2013 and February 7, 2013.

As described in the notice, Grand Valley Wind Farms Inc. is proposing to develop, construct, and operate the 40 megawatt (MW) (between 14 and 18 turbines) Grand Valley Wind Farms – Phase 3 Wind Project (the Project) in the Town of Grand Valley and Township of Amaranth, Dufferin County, Ontario (see ad map).

Under Ontario Regulation 359/09, drafts of all reports required as part of the Renewable Energy Approval (REA) application for the Project, except the Consultation Report, are to be made available for public review and comment for a period of at least 60-days prior to the Final Public Meeting. Details of Final Public Meeting, and the availability of draft reports, are provided in the attached notice.

We hope that you can attend the upcoming Final Public Meeting, which will be a drop-in style format. To provide the project team with your comments or for further information about the project, please contact:

**Project Email:** [gwwf@vereseninc.com](mailto:gwwf@vereseninc.com)  
**Phone:** 1-855-705-3280  
**Mail:** Grand Valley Wind Farms Inc.  
Suite 502, 216 Chrislea Road  
Woodbridge, ON L4L 8S5

Respectfully,

**GRAND VALLEY WIND FARMS INC.**

Enclosure: Notice of Final Public Meeting and Notice of Revised Draft Site Plan

# NOTICE OF FINAL PUBLIC MEETING AND NOTICE OF REVISED DRAFT SITE PLAN s. 15(1)(b) and s. 54(1) ONTARIO REGULATION 359/09

**Project Name:** Grand Valley Wind Farms - Phase 3 Wind Project (the "Project").

**Project Location:** The proposed Project is located in Town of Grand Valley and Township of Amaranth, Dufferin County, Ontario. The Project Study Area is generally bordered on the north by Highway 89, on the south by County Road 109, on the east by 9th Line and on the west by East West Luther Townline (see map).

**Dated At:** The Town of Grand Valley, Dufferin County, on this, the 5th day of February, 2013.

Grand Valley Wind Farms Inc. (GVWF) is planning to engage in a renewable energy project in respect of which the issuance of a Renewable Energy Approval (REA) is required. The distribution of this Notice of Final Public Meeting and Notice of Revised Draft Site Plan, and the Project itself, are subject to the provisions of the Environmental Protection Act (Act) Part V.0.1 and Ontario Regulation 359/09 (Regulation). This Notice must be distributed in accordance with sections 15 and 54 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

The legal effect of the publishing of this Notice of Revised Draft Site Plan is such that, under Section 54 (1.2) of the Regulation, GVWF is not required to take into account a residence or other noise receptor as defined by the Regulation that did not exist as of the day before the first publication of the Notice of Draft Site Plan for the Project on December 4, 2012.

**Project Description:** Pursuant to the Act and Regulation, the facility, in respect of which this Project is to be engaged, is considered to be a Class 4 wind facility. A total of 19 possible wind turbines are proposed. If approved, the Project would have a total maximum name plate capacity of 40 megawatts (MW), and consist of between 14 and 18 wind turbines (Siemens SWT-2.3MW and/or SWT 3.0MW turbines). The Project also includes an underground electrical collector system, crane pads, a connection point to the existing Hydro One Networks Inc. (HONI) electrical transmission system, a transformer station, a meteorological (met) tower, an existing operations and maintenance building, and other ancillary facilities such as turbines access roads and temporary construction areas.

**Documents for Public Inspection:** A written copy of the Draft Project Description Report, including a Draft Site Plan and Draft Noise Assessment Reports, were made available for public inspection on December 4, 2012 at various viewing locations and the Project website noted below. GVWF has also obtained or prepared, as the case may be, supporting documents in order to comply with the requirements of the Act and Regulation. Written copies of the updated Draft Project Description Report, including an updated Draft Site Plan and Draft Noise Assessment Reports, and draft supporting documents, will be made available for public inspection at least 60 days prior to the public meeting, starting on February 8th, 2013 online at: <http://www.vereseninc.com/our-businesses/power/wind.html>, and at the following locations:

Town of Grand Valley  
5 Main St. N., Grand Valley, ON

Township of Amaranth  
374028 6th Line, Amaranth, ON  
(NW corner of 6th Line & County Rd. 10)

Dufferin County  
55 Zina Street, Orangeville, ON

**Public Meeting Information:**

A Public Meeting is being held, and stakeholder input collected, as part of the above-noted regulatory process. The meetings will provide the community with the opportunity to meet the Project team, learn more about the proposed Project and the regulatory process, and provide comments and questions regarding the Project. GVWF would appreciate your input and welcomes your attendance at our drop-in style meetings for the Project scheduled for:

**Date:** Wednesday, April 10, 2013

**Time:** 5:00 p.m. to 8:00 p.m.

**Place:** Township of Amaranth Recreation Hall  
374028 6th Line, Amaranth, ON  
(NW corner of 6th Line & County Rd. 10)

**Date:** Thursday, April 11, 2013

**Time:** 5:00 p.m. to 8:00 p.m.

**Place:** Grand Valley Community Centre  
90 Main Street North, Grand Valley, ON

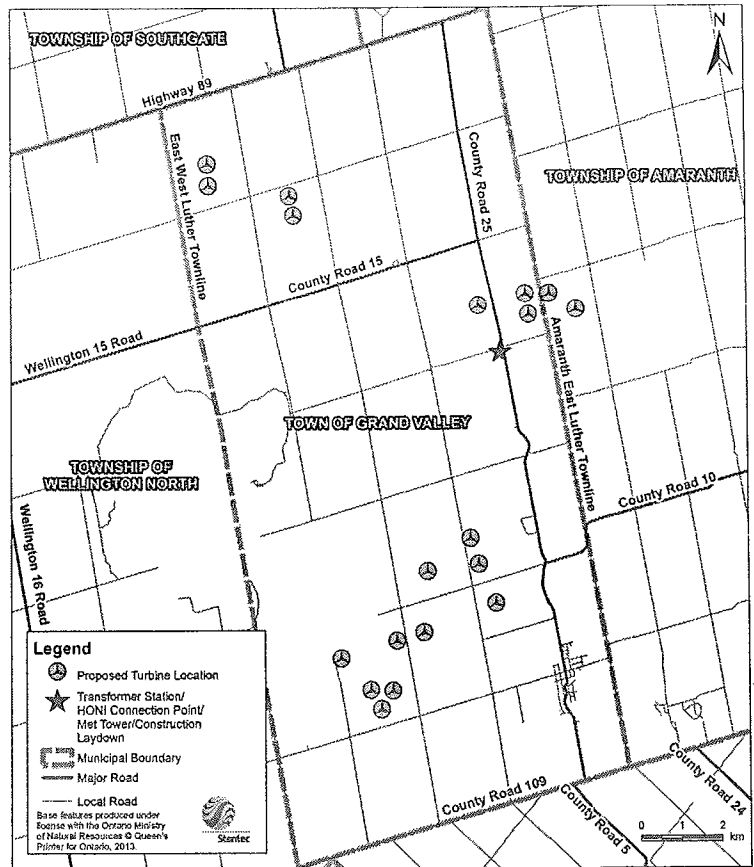
**Project Contacts and Information:**

To learn more about the Project, to communicate questions or comments, or to be added to our Project distribution list, please contact the Project team via e-mail at [gvwf@vereseninc.com](mailto:gvwf@vereseninc.com) or by telephone at 1-855-705-3280.

Comments and questions can also be directed to:

**Grand Valley Wind Farms Inc.**  
Phase 3 Wind Project  
Suite 502, 216 Chrislea Road  
Woodbridge, ON L4L 8S5

**GRAND VALLEY WIND FARMS**  
ENERGY PROJECTS



Steve Chambers  
392346 Grey Road 109  
RR 2  
Holstein, ON  
N0G 2A0

February 21, 2013

To Whom It May Concern:

The Mount Forest Renegades mixed Slo-Pitch team is planning on running a mixed 3-pitch tournament on June 14<sup>th</sup> and 15<sup>th</sup>, 2013. This will take place on the Optimist and Kinsmen ball diamonds in Mount Forest, ON. The agricultural barns have been reserved to be used as tournament headquarters. The Mount Forest Legion is looking after the bar and the legalities behind the license. We are both sharing the cost of purchasing PAL insurance. There will be Smart serve bartenders running the bar at all times.

Our hope is to help the New Growth Family Centre continue to help children with learning and social disabilities. The previous three years this tournament has raised over \$13000 towards helping a team mate fight Crohn's disease, and two young local boys in their fight with Autism.

Please advise if further information is needed.

Regards,

Steve Chambers



1078 Bruce Rd. 12,  
P.O. Box 150  
Formosa ON  
Canada N0G 1W0

Tel 519-367-3040  
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publicinfo@svca.on.ca  
www.svca.on.ca

RECEIVED

FEB 27 2013

TWP. OF WELLINGTON NORTH

February 14, 2013

Township of Wellington North  
General Delivery  
Kenilworth, ON  
NOG 2E0  
ATTENTION: Clerk/CAO

Dear Sir/Madam:

RE: Reporting of Remuneration & Expenses

As required by the Municipal Act, 2001 Section 284 (3), the following is a statement of remuneration and expenses paid during the year 2012 to the director(s) appointed to the Saugeen Valley Conservation Authority by your municipality.

<u>DIRECTOR</u>	<u>PER DIEM</u>	<u>MILEAGE &amp; EXPENSES</u>	<u>TOTAL</u>
Mark MacKenzie	225.00	91.80	316.80
Terry Fisk	75.00	44.10	119.10

Yours sincerely,

Laura Molson  
Manager, Accounting

LM/bs

Conservation  
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*Cooperation*

A MEMBER OF



Conservation  
ONTARIO  
Natural Champions

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

**BY-LAW NUMBER 6-13**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Wellington North Housekeeping 2012)**

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

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

1. THAT Section 5, Definitions, is amending by including the following new definitions in alphabetical order:

**AMENITY AREA**, means an area situated on a residential lot that is intended for recreational purposes, and may include landscaped open spaces, patios, balconies, communal play areas, lounges, decks and other similar uses but shall not include a swimming pool or areas occupied at grade by service areas, parking areas, aisle or access driveways associated with the residential development or use. A Private Amenity Area means an amenity area, excluding a walkway, play area or other communal area, which is accessory to and outside of a dwelling unit, and is for the exclusive use of the occupants of the dwelling unit. A Common Amenity Area means an amenity area which is available for the use and enjoyment of the residents and guest of a residential development in common.

**ANIMAL SHELTER**, shall mean a building or part thereof, with or without related structures, wherein domestic household pets including, but not so as to limit the generality of the foregoing, dogs, cats, caged birds and specialty fish, but excluding any animals kept primarily for the purpose of providing food or skins, are given temporary shelter and accommodation or are treated or kept for treatment by a registered veterinarian, and includes the office of a registered veterinarian, but does not include any establishment engaged primarily in the retail sale of animals or in breeding animals for gain or profit, or a veterinarian's clinic as defined herein.



**DRIVE-THRU SERVICE FACILITY**, means the use of a building or structure or a part thereof accessed by a designated stacking lane, where goods, products or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk. Service kiosks for parking control within a parking structure or parking are not considered to be drive-thru service facilities.

**DRIVEWAY**, shall mean a portion of a lot used to provide vehicular access from a street or lane to a parking space or off-street parking area or loading area located on the same lot.

**FLOOR AREA, GROSS LEASABLE (GLFA)**, shall mean in the case of a commercial or industrial building, the aggregate of the area of all floors devoted to retail sales, customer service and/or office use measured from the outside face of exterior walls but excluding storage, mezzanine areas, mechanical rooms, parking structures and similar uses ancillary to the main use.

**GARAGE SALE**, shall mean an occasional use sale, conducted on a residential property by an occupant of such residential property, of household goods belonging to the occupier thereof and includes a yard sale and the like.

**GRAVEL PIT**, shall mean any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral to supply such material for construction, industrial or manufacturing purposes. This definition does not include any excavation incidental to the construction of a building or structure for which a building permit has been issued; or any asphalt plant, cement manufacturing plant or concrete batching plant.

**HOME IMPROVEMENT CENTRE**, shall mean a garden centre; a furniture sales and service establishment, a floor covering sales and service establishment, a wall covering sales and service establishment, a lighting sales and service establishment, an electronics sales and service establishment, a major appliance sales and service establishment, or a swimming pool sales and service establishment.

**KENNEL**, means a place where more than 3 dogs are housed, groomed, bred, boarded, trained, sold or kept for hunting and includes both Boarding Kennels and Breeding Kennels, on a lot or parcel which is 25 acres or greater in size within an Agricultural Zone and which are licensed by the Township of Wellington North under the provisions of the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North

**MACHINE SHOP** means a workshop in which work is machined to size and assembled.

**NURSERY**, means a place where trees, shrubs or plants are grown or stored for the purpose of transplanting , for use as stocks for building or grafting, or for the purpose of retail or wholesale, together with the sale of soil, planting materials, fertilizers or similar materials and includes a greenhouse.

**POSTAL OR COURIER OUTLET**, shall mean the provision of postal and courier pick-up and drop-off services for letters and small parcels, but does not include a postal or courier distribution or terminal facility.

2. THAT Section 5.37, Definitions – Building Setback, is amended by adding the following wording to the end of the definition: **“excluding permitted architectural projections/encroachments.**
3. THAT Section 5.115, Definitions – Hobby Barn, is amended by deleting the words **“for personal use and pleasure”** after the word *animals*.
4. THAT Section 5.110, Definitions – Group Home is amended by deleting the definition in its entirety and replacing it with the following:  
**“5.110 GROUP HOME shall mean a single dwelling unit in a free standing building in which a range of three to ten residents (excluding staff or the receiving family) live under supervision and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.”**
5. THAT Section 5.203, Definitions – Salvage or Wrecking and Recycling Facility, is amended by adding the words **“farm equipment”** after the word *vehicles*.

6. THAT Section 6.1.2, Accessory Uses, is amended by adding a new subsection 6.1.2 (e), as follows:  
  

**“e) Notwithstanding Section 6.1.2 (a), (b) or (c), where a property is adjacent to a provincial highway, any setback regulations of the Ministry of Transportation shall prevail.”**
7. THAT Section 6.1.2 b), location, is amended by adding the following wording to the end of the section **“or any other building or structure on the property”**.
8. THAT Section 6.1.3, Height, is amended by adding the following wording **“including a lot subject to the reduced lot regulations of Section 8.5”** after the words *“residential zone”* in the first line. AND further amended by adding the following sentence to the end of the section, **“Notwithstanding, the above provisions shall not apply to agricultural buildings such as but not limited to silos, grain bins and corn cribs as permitted in Section 8.1 and further defined in Section 6.4”**.
9. THAT Section 6.1.4, Lot Coverage, is amended by revising the subsection numbering from “i, ii and iii” to **“a, b and c”**.
10. THAT Section 6.1.4 (b), Lot Coverage, is amended by deleting section (b) it in its entirety and replacing it with the following:  
  

**“b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m<sup>2</sup> (1000.0 ft<sup>2</sup>) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 9.29 m<sup>2</sup> (100 ft<sup>2</sup>) of ground floor area may be added to the accessory building”**.
11. THAT Section 6.3, Buffer Area, is amended by adding the following wording **“R3-Residential,”** after the words *“be provide on the”*.

12. THAT Section 6.5, Commercial Kennels and Pet Boarding Establishments, is amended by deleting the wording it in its entirety and replacing it with the following paragraph:

**“As per Section 6.35.2 of this By-law, a kennel is a restricted use in all zones within the Township of Wellington North. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved By-Law to Regulate and Provide for the Keeping, Control and Licensing of Dogs within the Township of Wellington North”.**

13. THAT Section 6.6 a), Common Amenity Area, is amended by deleting the word **“outdoor”** after the word *“common”*.
14. THAT Section 6.22, Non-Complying Uses, is amended by adding the following new sentence at the end of the first paragraph

**“Notwithstanding the above, new additions must be in compliance with the regulations of the Zone in which the building or structure is located”.**

15. THAT Section 6.26, Outdoor Storage Areas, is amended by adding a new subsection 6.26 d), as follows:

**“d) Not obstruct or occupy any required parking area.”**

16. THAT Section 6.27.8, Parking Regulations - Calculation of Parking Regulations –Table # 3, is amended by deleting the “minimum number of parking space requirements for Townhouses/ Street as follows:

- **“Townhouses/ Street 1/unit”**

17. THAT Section 6.35.2, Restricted Uses, is amended by adding the following new uses to the list:

- **Kennel;**

18. THAT Section 6.36 f, Yard Encroachments, is amended by deleting the wording it in its entirety and replacing it with the following:

<b>f. Single detached, semi-detached and duplex residential dwellings.</b>	<b>The requirements of this by-law for a minimum interior side yard and minimum rear yard may be interchanged where such building is located on a corner lot.</b>
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19. THAT Section 8.3.2 (a), Hobby Barn Setback, is amended by deleting the words “of 27.9 m<sup>2</sup> (300.0 ft<sup>2</sup>)” after the words “A hobby barn of”.

20. THAT Section 8.5.1, Reduced Lot Regulations, is amended by adding the following permitted use:

- **Accessory uses, building and structures**

21. THAT Section 17, Highway Commercial Zone, is amended by the addition of the following new Section 17.6 as follows:

#### **17.6 ACCESSORY RESIDENTIAL USES**

**A permitted commercial use or building may contain one or more accessory residential apartments subject to the following:**

- a) Each residential dwelling unit, accessory to a permitted commercial use or building shall be located above or to the rear of the main commercial use.**
- b) Where an accessory residential dwelling unit is to be located on the ground floor area of a main commercial building, it shall not occupy any more than forty-nine percent (49%) of the ground floor area of the rear portion of the building.**
- c) Each accessory residential dwelling unit shall have a minimum floor area of 50.0 m<sup>2</sup> (538.2 ft<sup>2</sup>).**
- d) Each accessory residential dwelling unit shall be completely self-contained.**
- e) Each accessory residential dwelling unit shall have a separate and direct means of access to a public street or lane via halls and /or stairs and/or across the subject property.**

- f) Each accessory residential unit shall be provided with a minimum of one off-street parking space which is on the same lot as the accessory residential unit.
22. THAT Section 24.1, Industrial Zone permitted uses, is amended by deleting the word “Any” from the first bullet, and adding the words at the end of the first bullet “or uses restricted in all zones as per section 6.35”.
23. THAT Section 31 Exception Zone 1- Arthur Village, be amended by deleting site specific 31.22 – M1-22 Zone in its entirety.
24. THAT Section 33.93 - A-93 Zone is amended by changing the exception zone heading from 33.93 - A-93 zone to “33.132 A-132 zone”.
25. THAT Section 33.119 - A-119 Zone is amended by changing the exception zone heading from 33.119 - A-119 zone to “33.123 - A-123 zone”.
26. THAT Section 33.120 - A-120 Zone is amended by changing the exception zone heading from 33.120 - A-120 zone to “33.124 - A-124 zone”.
27. THAT Section 33.95 - A-95 Zone is amended by changing the exception zone heading from 33.95 - A-95 zone to “33.133 - A-133 zone”.
28. THAT Section 33.23 – A-23 Zone is amended by adding the following permitted use:

“In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:

- a) the operation of a dog kennel.

And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.”

29. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p><b>33.134</b></p> <p><b>Part Lot 13 Conc. 4</b></p>	<p><b>A-134</b></p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p>a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
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30. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p><b>33.135</b></p> <p><b>Part Lot 13 Conc. 12</b></p>	<p><b>A-135</b></p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p>a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
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31. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p><b>33.137</b></p> <p><b>E. Part Lot 27, Conc. 2</b></p>	<p><b>A-137</b></p>	<p>In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:</p> <p>a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>
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32. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

33.138	A-138	In addition to the uses permitted in the Agriculture (A) zone, section 8, the following additional use is permitted:
Lot 15 WOSR		<p>a) the operation of a dog kennel.</p> <p>And further that the use is subject to the By-law to Regulate and Provide for the Keeping, Control and Licensing of Dogs.</p>

33. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on lands described as Part of 33, Concession 1 as shown on Schedule “A” attached to and forming part of this By-law from **Commercial (C2) to “Residential (R2)**.
34. THAT Schedule “A” Map 3 – Mount Forest By-law 66-01 is amended by changing the zoning on the lands described as Lot 6, West of Elgin Street, Township of Wellington North, as shown on Schedule “B” attached to and forming part of this By-law from **Residential (R2) to Institutional (IN)**.
35. THAT Schedule “A” Map 2 – Arthur By-law 66-01 is amended by changing the zoning on the lands described as Pt Mill Property N/S Catherine St Pt Lot 32 S/S Francis St RP 61R7408 Parts;1 & 2, Township of Wellington North, as shown on Schedule “C” attached to and forming part of this By-law from **Residential Holding (R1H) to Residential Holding (R1C (H))**.
36. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part of Lot 13, Concession 3 & 4, Township of Wellington North, as shown on Schedule “D” attached to and forming part of this By-law from **Agricultural Exception (A-93) to Agricultural Exception (A-132)**.
37. THAT Schedule “A” Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Part of Lot 9, Concession 8, Township of Wellington North, as shown on Schedule “E” attached to and forming part of this By-law from **Agricultural Exception (A-119) and (A-120) to Agricultural Exception (A-123) and (A-124)**.



38. THAT Schedule "A" Map 1 – Wellington North By-law 66-01 is amended by changing the zoning on the lands described as Lot 28, Concession 4, Township of Wellington North, as shown on Schedule "F" attached to and forming part of this By-law from **Agricultural Exception (A-95) to Agricultural Exception (A-133)**.
39. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Part Lot 13, Concession 4, as shown on Schedule "G" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-134)**.
40. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Part Lot 13, Concession 12, as shown on Schedule "H" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-135)**.
41. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as E. Part Lot 27, Concession 2, as shown on Schedule "I" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-137)**.
42. THAT Schedule "A" Map 1 - Wellington North By-law 66-01 is amended by changing the zoning on lands described as Lot 15, WOSR, as shown on Schedule "J" attached to and forming part of this By-law from **Agricultural (A) to Agricultural Exception (A-138)**.
43. THAT except as amended by this By-law, the land as shown on the attached Schedules shall be subject to all applicable regulations of the Township of Wellington North Zoning By-law 66-01, as amended.
44. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.**

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**RAYMOND TOUT  
MAYOR**

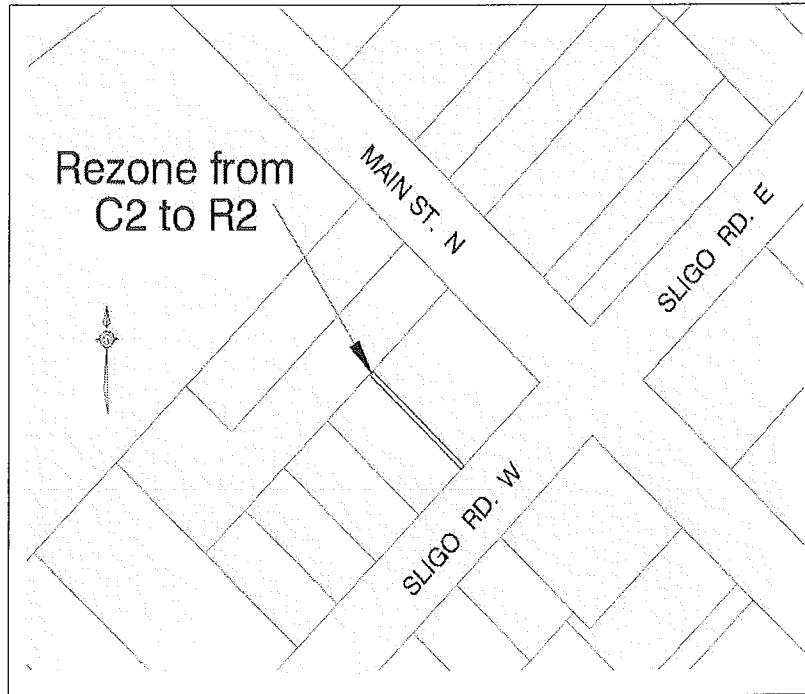
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**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "A"



Rezoned from C2 to R2

This is Schedule "A" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

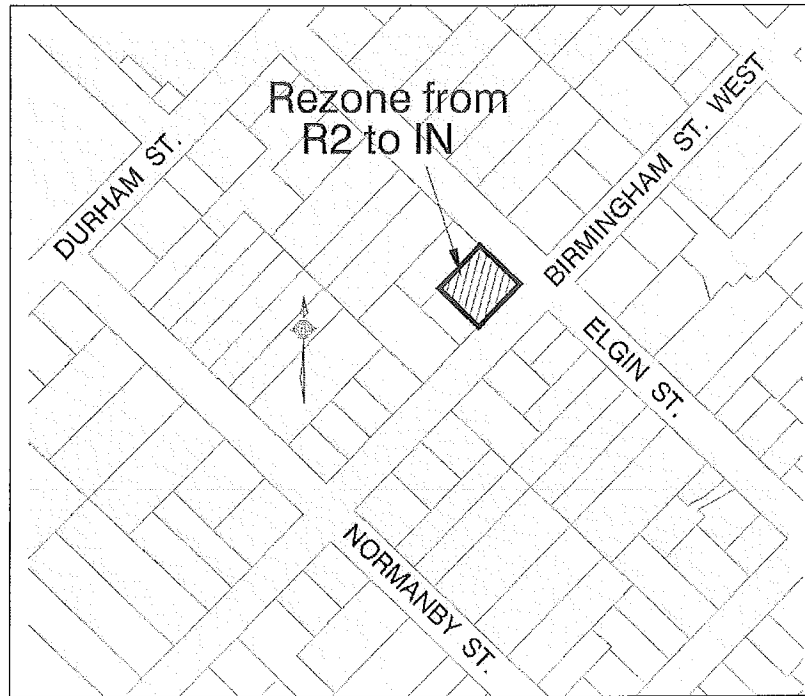
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "B"



Residential (R2) to Institutional (IN).

This is Schedule "B" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

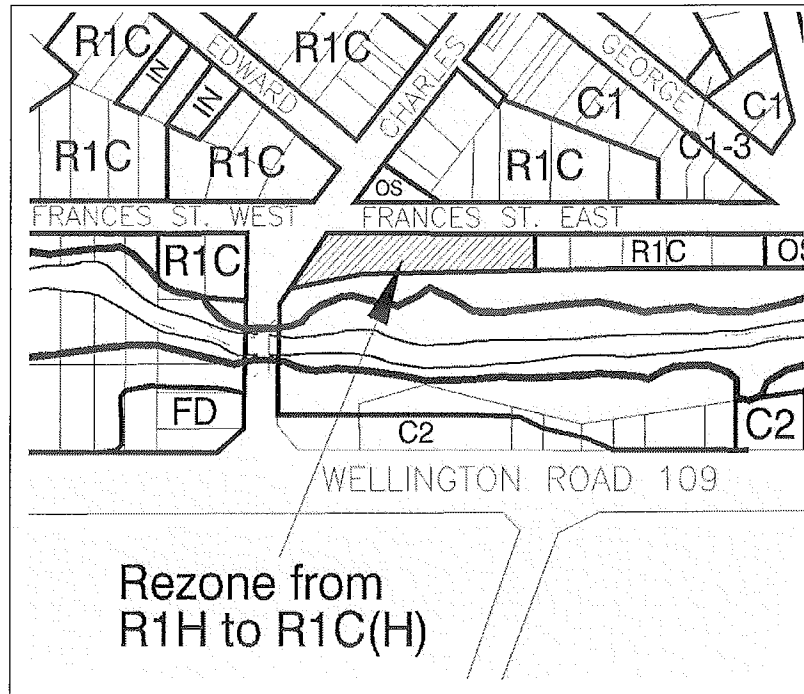
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "C"



Residential Holding (R1H) to Residential Holding (R1C (H)).

This is Schedule "C" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "D"



Rezoned from Agricultural Exception (A-93) to Agricultural Exception (A-132)

This is Schedule "D" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

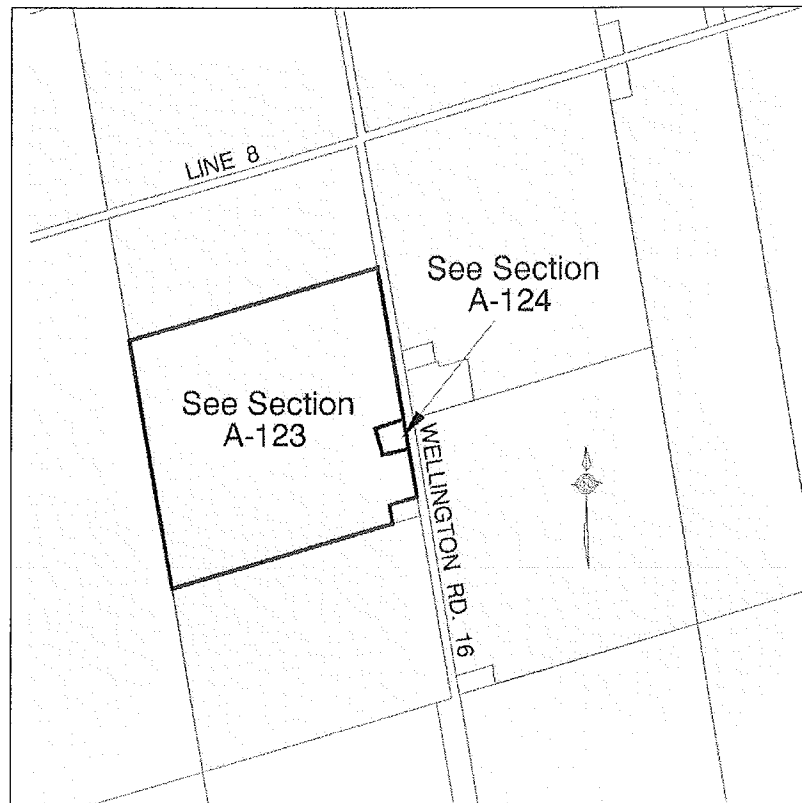
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "E"



Agricultural Exception (A-119) and (A-120) to Agricultural Exception (A-123) and (A-124)

This is Schedule "E" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

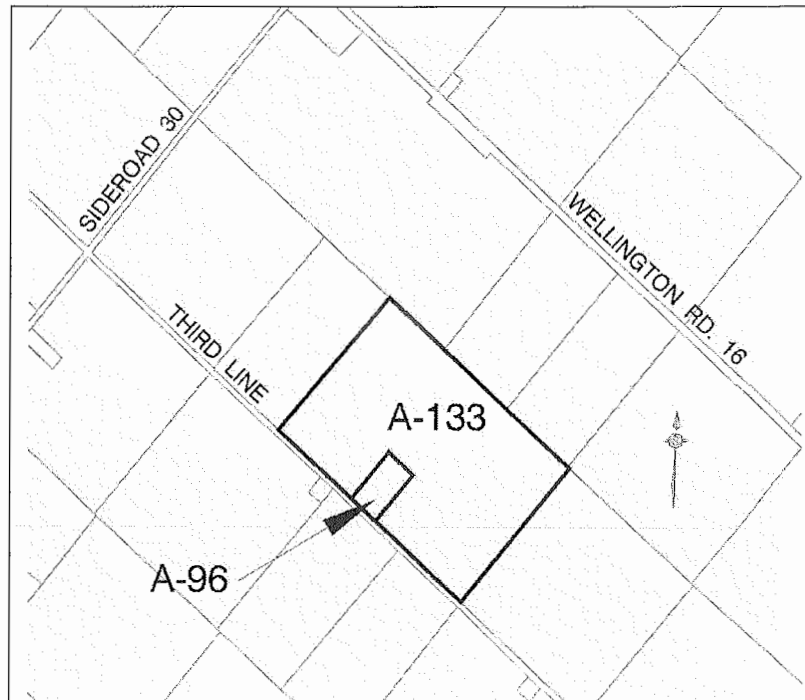
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "F"



Agricultural Exception (A-95) to Agricultural Exception (A-133).

This is Schedule "F" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

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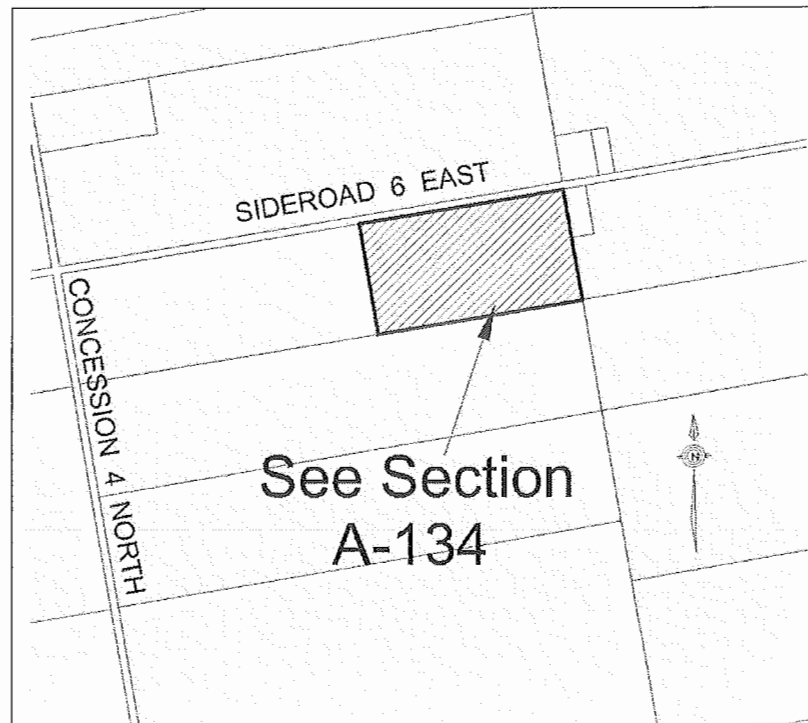
LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK



**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 6-13**

**Schedule "G"**



**Agricultural to Agricultural Exception (A-134).**

**This is Schedule "G" to By-law No. 6-13  
Passed this 4th day of March, 2013**

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**RAYMOND TOUT  
MAYOR**

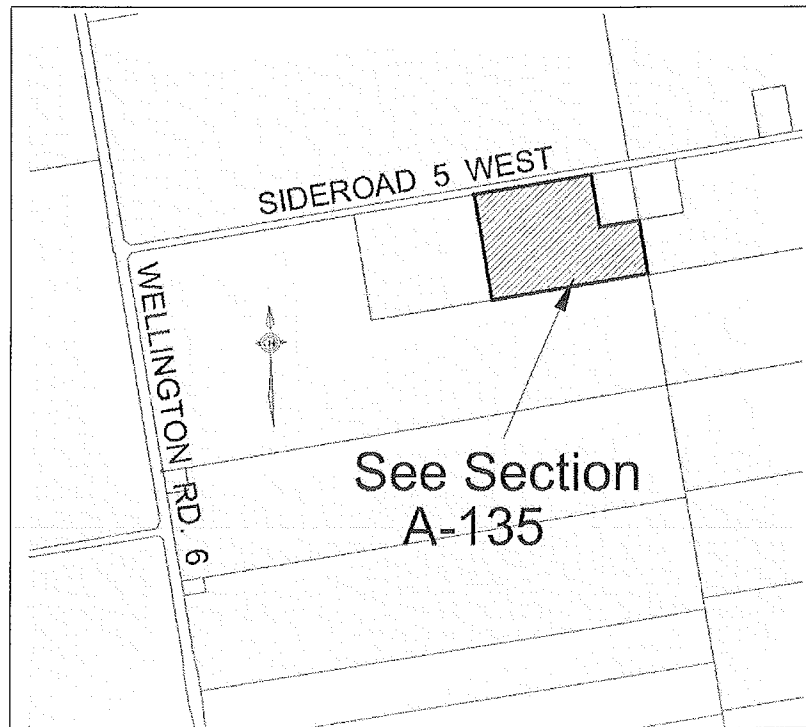
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**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "H"



Agricultural to Agricultural Exception (A-135).

This is Schedule "H" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

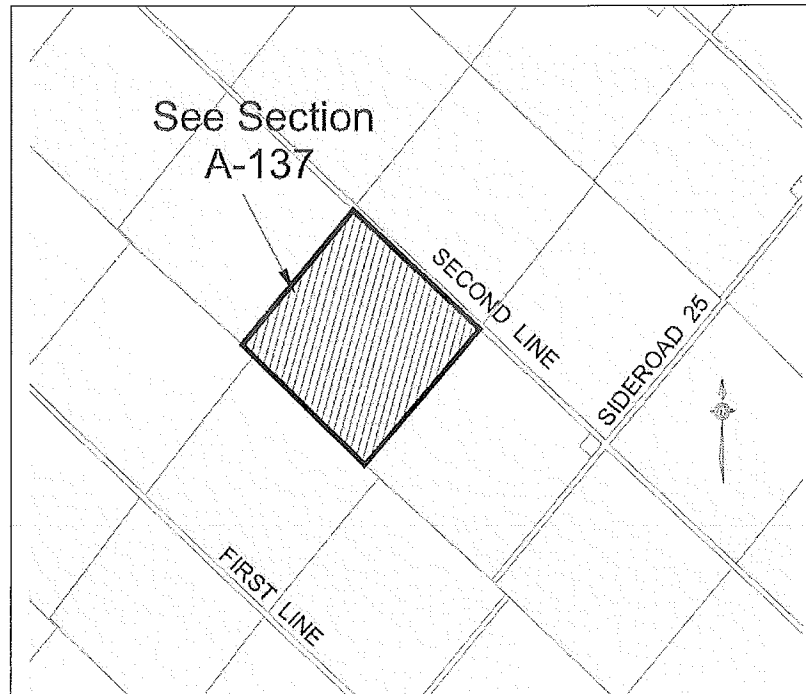
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "I"



Agricultural to Agricultural Exception (A-137).

This is Schedule "I" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

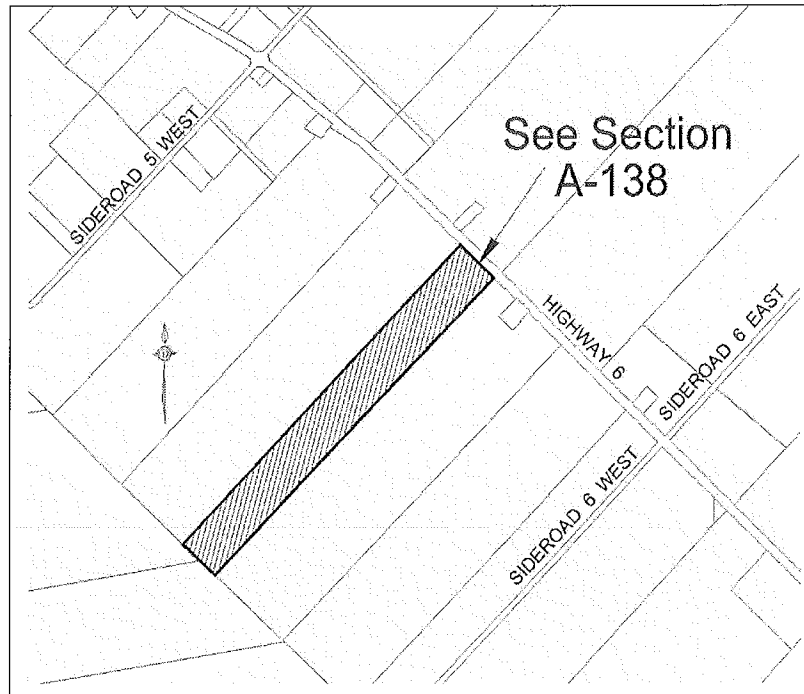
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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 6-13

Schedule "J"



Agricultural to Agricultural Exception (A-138).

This is Schedule "J" to By-law No. 6-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 6-13

**THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT** is to provide for "housekeeping" changes to the Comprehensive Zoning By-law as itemized below:

- i) General typographical and mapping corrections.
- ii) Clarification of text for regulations such as non-complying uses, buffer areas, common amenity area, hobby barns, yard encroachments.
- iii) Amend provisions for accessory uses, including clarifying number, size and location of structures.
- iv) Provide regulations for accessory residential uses in a Highway Commercial zone.
- v) Add new provisions to restrict dog kennels unless a site specific zoning amendment is obtained.
- vi) Identify existing kennel operations within zoning by-law via site specific zoning.
- vii) Add and update definitions,
- viii) Modify parking requirements related to street townhouse uses.

RECEIVED

FEB 11 2013

TWP. OF WELLINGTON NORTH

Township of Wellington North  
Mayor and Council  
7490 Sdrd. 7 W..  
Kenilworth, ON. N0G2E0

Dear Mayor and Council:

The Arthur Lions Club will be holding their annual duck race on Sat. May 11, 2013 at McPherson Park in Arthur. The Arthur Horticulture Club will be taking part in a plant sale. The Agricultural Society will also have a display. Thus, we are requesting that you close Francis Street between Charles St. and George St. between the hours of 9 am and 3 pm.

Thank you for your consideration in this matter

Ian Turner



Duck Race Chair

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 12-13

**BEING A BY-LAW TO TEMPORARILY CLOSE A PORTION OF FRANCIS STREET EAST BETWEEN GEORGE STREET AND CHARLES STREET, IN THE FORMER VILLAGE OF ARTHUR FOR THE PURPOSE OF HOLDING A RUBBER DUCK RACE.**

**AUTHORITY:** Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 42.

**WHEREAS** Section 42 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides for the temporary closing of a street to vehicular traffic for such period as shall be specified in the by-law for such community purpose as may be specified in the by-law;

**AND WHEREAS** the Arthur Lions Club is planning to hold a Rubber Duck Race and have requested that certain Streets be closed to vehicular traffic on Saturday, May 11, 2013 between the hours of 9:30 a.m. and 3:30 p.m.

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

1. That Francis Street East between George Street and Charles Street, in the former Village of Arthur is hereby temporarily closed on Saturday, May 11, 2013 between the hours of 9:30 a.m. and 3:30 p.m.
2. The effective date of this by-law shall be the date of final passing thereof.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.***

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**RAYMOND TOUT  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

**BY-LAW NUMBER 13-13**

**BEING A BY-LAW TO AUTHORIZE AN AGREEMENT FOR A GARDEN SUITE UNDER THE PROVISIONS OF THE PLANNING ACT. (Part of Lot 6, Concession 5, 7514 Sideroad 3 East, Allan M. Martin and Diane Marie Frey)**

**WHEREAS** Section 39 of the Planning Act provides that the council of a local municipality may amend its Zoning By-law to authorize the temporary use of land, buildings or structures for a purpose otherwise prohibited by the Zoning by-law;

**AND WHEREAS** Section 39.1 of the Planning Act defines a "garden suite" as "a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable" and provides that as a condition to passing a By-law authorizing the temporary use of a garden suite under Section 39 the council may require the owner of the suite to enter into an Agreement with the municipality.

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

1. The Corporation of the Township of Wellington North is hereby authorized to enter into an Agreement with Allan M. Martin and Diane Marie Frey in the form of, or substantially in the same form of, as advised by the municipal solicitor, the draft two page Agreement attached hereto as Schedule "1" with respect to the lands described therein.
2. The Mayor and the Clerk are hereby authorized and directed to sign the Agreement on behalf of The Corporation of the Township of Wellington North.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.***

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**RAYMOND TOUT  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER 13-13  
SCHEDULE "1"

THIS AGREEMENT made as of the 19<sup>th</sup> day of February, 2013.

**B E T W E E N:**

**ALLAN M. MARTIN and DIANE MARIE FREY**, of the Township of Wellington North (geographic Township of Arthur), in the County of Wellington,

hereinafter called the "Owners" OF THE FIRST PART,

- and -

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

hereinafter called "Wellington North" OF THE SECOND PART.

WHEREAS Section 39 of the Planning Act provides that the council of a municipality may in its Zoning By-law authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the By-law and the period of time for which the authorization will be in effect must be specified;

AND WHEREAS Section 39.1 of the Planning Act defines a "**garden suite**" as "a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable"; and further, provides that as a condition to passing a By-law authorizing the temporary use of a **garden suite** under Section 39, the council may require the owner of the suite to enter into an Agreement with the municipality;

AND WHEREAS the Owners are the registered owners of the property having property identifier number 71085-0032 (Land Registry Office #61) and being that part of Lot 6 in the 5<sup>th</sup> Concession of the geographic Township of Arthur shown as PART 1 on deposited Plan 60R2435 in the Township of Wellington North ("the lands");

AND WHEREAS Wellington North passed By-law Number 10-13 on the 11<sup>th</sup> day of February, 2013 allowing the owners to have on the lands "a second residential dwelling (1 unit)..... provided that the dwelling take the form of a **garden suite**", which By-law amends Wellington North's Zoning By-law Number 66-01.

NOW THEREFORE IN CONSIDERATION OF the terms and conditions contained herein and other good and valuable consideration the parties hereto agree as follows:

1. The Owners acknowledge, and covenant and agree to comply with, the provisions of Section 6.12 (**garden suites**) of Wellington North's Zoning By-law 66-01 with respect to the permitted second residential dwelling (1 unit) on the lands to the satisfaction of Wellington North.

**THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER 13-13**

2. Prior to applying for any permits with respect to the **garden suite** provided for in By-law 10-13, or undertaking any site preparation, the Owners shall have obtained and provided Wellington North with a Site Plan satisfactory to and approved by the Wellington North's Chief Building Official.
3. The Owners acknowledge that the temporary authorization for the **garden suite** will expire on the 11<sup>th</sup> day of February, 2033, and covenant and agree to remove or cause to be removed the second residential dwelling placed on the lands pursuant to the said By-law Number 10-13 on or before that date.
4. The Owners covenant and agree to remove and decommission the **garden suite** within the time provided for herein and in By-law Number 10-13 in a manner satisfactory to Wellington North and in compliance with Wellington North's standards and applicable By-laws.
5. Wellington North may register this Agreement or Notice of this Agreement on the title to the lands.
6. The parties shall execute such further assurances as may be reasonably required to carry out the terms of this Agreement.
7. All covenants, agreements and provisions herein shall be binding upon and enure to the benefit of the Owners and their heirs, executors, estate trustees and assigns, and Wellington North and its successors.

**THIS AGREEMENT** is executed by the Owners this \_\_\_\_\_ day of February, 2013.

\_\_\_\_\_  
Allan M. Martin

\_\_\_\_\_  
Diane Marie Frey

**THIS AGREEMENT** is executed by Wellington North this \_\_\_\_\_ day of February, 2013.

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

\_\_\_\_\_  
Raymond Tout – Mayor

\_\_\_\_\_  
Lorraine Heinbuch – Clerk

We have authority to bind the corporation.

## EXPLANATORY NOTE

By-law No. 14-13 authorizes the sale of land and building at 455 Dublin Street, Mount Forest the former Mount Forest Day Care property.

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

**BY-LAW NUMBER 14-13**

**BEING A BY-LAW TO AUTHORIZE THE SALE OF REAL  
PROPERTY AT 455 DUBLIN STREET, MOUNT FOREST.**

**WHEREAS** Section 4 of the Municipal Act, 2001 as amended (hereinafter called "the Act") provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its Council, and further, Section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act.

**AND WHEREAS** Subsection 11(2) of the Act provides that a municipality may pass by-laws respecting public assets of the municipality and the Council of The Corporation of the Township of Wellington North has determined that the following lands are surplus to the needs of the Corporation and should be sold:

Part of Lots A, B and C (Bodley's Survey) according to the plan for the Town of Mount Forest together with and subject to easements as described in the parcel register for property identifier number 71055-0142, in the Township of Wellington North, in the County of Wellington ("the lands").

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

1. That the Corporation sell the lands to Murray Townsend, Michelle Gross and Renate Gross in trust for a company to be incorporated pursuant to a proposed Agreement of Purchase and Sale submitted by them under date February 21, 2013 for \$185,000.00.
2. The Mayor and the Clerk are hereby authorized and directed to perform all acts and to take such steps and execute such documents under the seal of the Corporation, including the said Agreement of Purchase and Sale, as may be necessary in the opinion of the municipal solicitor to effect such sale.
3. This By-law shall come into force and take effect immediately after the final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.**

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**RAYMOND TOUT,  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

**BY-LAW NUMBER 15-13**

**BEING A BY-LAW TO AUTHORIZE RECREATIONAL TRAIL  
AGREEMENTS WITH PROPERTY OWNERS (Arthur Walking  
Trail)**

**WHEREAS** the Council of The Corporation of the Township of Wellington North has determined to provide a recreational trail in the area of the former Village of Arthur for the benefit of the public known as the Arthur Walking Trail.

**AND WHEREAS** the Arthur Walking Trail is to be a recreational trail under the Occupiers' Liability Act and to be reasonably marked by notice as such.

**AND WHEREAS** it is necessary for the Township to enter into agreements with willing land owners to provide for consent to the use of their lands for that purpose and the Township's obligations attached to such consent.

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

1. The Corporation of the Township of Wellington North is hereby authorized to enter into agreements with the said willing land owners with respect to the use of portions of their lands for the said recreational walking trail for the benefit of the public in substantially the same form as the proto-type agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign such agreements on behalf of The Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.**

---

**RAYMOND TOUT,  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

SCHEDULE 1  
to By-law Number 15-13

"PROTO-TYPE AGREEMENT"

Township of Wellington North



Land Use Permission Agreement

\_\_\_\_\_ does hereby grant The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, (*herein called "the Township"*) your servants, contractors the right to enter upon our lands located at:

In the Township of Wellington North (*herein called "the Lands"*) to establish, maintain and sign a Municipal walking trail as shown on the attached drawing to be used as a public walking trail (*herein called "the Walking Trail"*).

In consideration thereof, the Township agrees as follows:

1. To maintain comprehensive third party liability insurance of not less than \$5 million dollars per occurrence to respond to claims made by anyone in respect of their use of the Walking Trail during the term of the Land Use Permission Agreement;
2. To maintain the Walking Trail in a good state of repair and cleanliness;
3. To supervise use of the Walking Trail in accordance with municipal trail policies;
4. To replace any property damages by individual trail users on the Walking Trail;
5. No mechanized vehicles shall be allowed on the Walking Trail.
6. The Walking Trail is only for use by pedestrians

The undersigned and the Township mutually agree that either of them may terminate this Land Use Permission Agreement by notice in writing given not less than ninety days before the termination date and delivered to the municipal address of the other party. Upon termination, the Township shall remove the walking trail and signage and take steps to divert the walking trail to another location.

In witness whereof, the parties have executed this Agreement as of the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signed, sealed and delivered

*in the presence of:*

\_\_\_\_\_  
*Name of Witness*

\_\_\_\_\_  
*Owner*

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

\_\_\_\_\_  
Raymond Tout,  
Mayor

\_\_\_\_\_  
Lorraine Heinbuch,  
Chief Administrative Officer/Clerk  
*(We have the authority to bind the Corporation)*

## EXPLANATORY NOTE

By-law No. 16-13 authorizes the sale of surplus land adjacent to Sideroad 7 West at Wellington Road 6.



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

**BY-LAW NUMBER 16-13**

**BEING A BY-LAW TO AUTHORIZE THE SALE OF SURPLUS  
LANDS (Part Lot 18, Concession 12, Parts 5, 6, 7, 8, 9, 10 and 11,  
RP 60R2399 – Dale Ross)**

***WHEREAS*** The Township of Wellington North is the owner of the following vacant lands:

Part of Lot 18 in the 12<sup>th</sup> Concession, Geographic Arthur Township, Township of Wellington North, in the County of Wellington, being Parts 5, 6, 7, 8, 9, 10 and 11 shown on a Reference Plan of Survey deposited as Plan 60R2399 subject to rights-of-way over the three 16.5 foot strips being the said Parts 6, 8 10, said rights-of-way being referred to in Instrument No. RON85274, having Property Identifier Number 71051-0043 (LT)

***AND WHEREAS*** the property has been duly declared to be surplus pursuant to By-law No. 9-08.

***AND WHEREAS*** notice of the Township's intention to sell the property has been duly given under Subsections 2(1)(c) and (5) of By-law 9-08.

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

1. The Corporation of the Township of Wellington North is hereby authorized to enter into an Agreement of Purchase and Sale with respect to the property with Dale Bert Ross in substantially the same form as the draft two (2) page "Offer to Purchase – Agreement of Purchase and Sale" attached hereto as Schedule 1.
2. The Mayor and the Clerk are hereby authorized and directed to sign the Agreement Purchase and Sale and such further or additional documents as may be required in the municipal solicitor's opinion to give effect to and complete the said sale transaction in accordance with the said Agreement of Purchase and Sale.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.***

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**RAYMOND TOUT  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
BY- LAW NUMBER 16-13  
SCHEDULE 1

OFFER TO PURCHASE  
AGREEMENT OF PURCHASE AND SALE

DALE BERT ROSS ("Purchaser") having inspected the property, hereby agree to and with THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ("Vendor"), to purchase all and singular the vacant lands in the Geographic Township of Arthur described as Part of Lot 18 in the 12<sup>th</sup> Concession, Arthur Township, being Parts 5, 6, 7, 8, 9, 10 and 11 shown on a Reference Plan of Survey deposited as Plan 60R2399 subject to rights-of-way over the three 16.5 foot strips being the said Parts 6, 8 10, said rights-of-way being referred to in Instrument No. RON85274, having Property Identifier Number 71051-0043 (herein called the "Property")

at the price or sum ("Purchase Price") of Forty-five thousand ..... Dollars (\$45,000.00)  
as follows: Five thousand ..... Dollars (\$ 5,000.00)

cheque to the Vendor as a deposit to be held in trust pending the completion or other termination of this Agreement, and to be credited on account of the Purchase Price on closing, and covenant, promise and agree to pay the balance due on closing by certified cheque or bank draft subject to usual adjustments.

**HARMONIZED SALES TAX**

The Purchase Price does not include Harmonized Sales Tax ("H.S.T.") and this transaction is subject to H.S.T. and applicable H.S.T. shall be in addition to the Purchase Price. All H.S.T. shall be collected and remitted as required by law. If the Vendor is not required to collect or remit H.S.T., the Purchaser agrees to provide on or before closing to the Vendor or Vendor's solicitor a written certificate in a form reasonably satisfactory to the Vendor or Vendor's solicitor to the effect that the Vendor is not required to collect or remit the H.S.T. and shall provide the Vendor with the Purchaser's H.S.T. registration number, if applicable, failing which the applicable H.S.T. shall be paid to the Vendor on closing.

**IRREVOCABLE DATE AND TIME**

This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 5<sup>th</sup> day of March, 2013 after which time, if not accepted, this Offer shall be null and void and the deposit returned to the Purchaser without interest or deduction.

**TITLE STATUS AND SEARCH DATE**

PROVIDED the title is good and free from all encumbrances, except as aforesaid, and except local rates and minor easements for hydro, gas, telephone or like services to the Property; said title to be examined by the Purchaser at his own expense, and the Purchaser not to call for the production of any title deed, abstract of title, survey, proof or evidence of title, other than those in Vendor's possession or under its control; and provided the same have been complied with, the Purchaser to accept the Property subject to Municipal requirements, including building and zoning by-laws, minor easements as above-mentioned, and to restrictions and covenants that run with the land.

The Purchaser to be allowed until March 22, 2013 from acceptance of this Offer to investigate the title at his own expense, and if within that time he shall furnish the Vendor in writing with any valid objection to the title, or to any outstanding Municipal work orders or deficiency notices affecting the Property, or non-compliance with zoning by-laws, or that the present use of the property may not be lawfully continued which the Vendor shall be unable or unwilling to remove or correct, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the deposit money returned to the Purchaser without interest or deduction, and the Vendor and the Agent shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property.

The Vendor hereby consents to the municipality releasing to the Purchaser details of all outstanding Municipal work orders or deficiency notices affecting the Property.



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 17-13

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH (Part Lot 14 & 15, RP60R2290, 115 Fergus Street South, former Town of Mount Forest – Grech Outdoors Inc.)

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

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

1. THAT Schedule "A" Map 3 to By-law 66-01 is amended by changing the zoning on lands described as Pt Lot 14 & 15, RP60R2290, Part 2, with a civic address of 115 Fergus Street, S, as shown on Schedule "A" attached to and forming part of this By-law from **Mixed Use (MU1)** to **Mixed Use (MU1-48)**.
  
2. THAT Section 32, Exception Zone 2 – Mount Forest, is amended by the inclusion of the following new exception:

<b>32.48</b> Pt Lot 14 & 15 RP60R2290, Part 2	<b>MU1-48</b> Notwithstanding any other section of this by-law to the contrary, in addition to the uses permitted in the Mixed Use (MU1) Zone, the land zoned MU1-48 may also be used for a gunsmith operation, which includes but is not limited to the repair, custom assembly, cleaning and warranty service of firearms.  Limited retail sales of new and used firearms, ammunition and firearm and hunting accessories shall also be permitted as accessory to the main use of a gunsmith operation.  Subject to all the above uses being located within the building and no outside sales permitted.
--	--

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

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.**

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**RAYMOND TOUT  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 17-13

Schedule "A"



Rezone from MU1 to MU1-48

This is Schedule "A" to By-law No. 17-13  
Passed this 4th day of March, 2013

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RAYMOND TOUT  
MAYOR

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LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 17-13

**THE LOCATION** being rezoned is municipally described 115 Fergus Street South in Mount Forest. The property is approximately 966.8 sq.m (0.4ac.) in size and is occupied by an existing industrial building.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to permit a gunsmithing repair shop and accessory retail sales on the subject lands. The proposed use is currently located at 153 Main Street South, Mount Forest (Grech Outdoors Inc.) and is relocating to the proposed location to accommodate growth in the business. The use will be located within the existing industrial building.



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 18-13

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  
MARCH 4, 2013.

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

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

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

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

1. That the action of the Council at its Regular Meeting held on March 4, 2013 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 4TH DAY OF MARCH, 2013.**

---

RAYMOND TOUT  
MAYOR

---

LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, March 5, 2013	Recreation & Culture Advisory Committee	8:30 a.m.
Tuesday, March 5, 2013	Budget Open House and Finance Committee	7:00 p.m.
Tuesday, March 19, 2013	Water/Sewer Committee	8:30 a.m.
Tuesday, March 19, 2013	Works Committee	Following Water/Sewer Committee
Tuesday, March 19, 2013	Fire Committee	7:00 p.m.
Wednesday, March 20, 2013	Economic Development Committee	4:30 p.m.
Monday, March 25, 2013	Regular Meeting of Council	7:00 p.m.

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

**Sign Language Services – Canadian Hearing Society – 1-800-668-5815**

**Documents in alternate forms – CNIB – 1-866-797-1312**