



Township of Wellington North

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

Regular Meeting of Council

Monday, April 4, 2011

Following Public Meeting

Council Chambers, Municipal Office, Kenilworth

A G E N D A

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TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, March 21, 2011

The Public Meeting was held Monday, March 21, 2011 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
Manager of Public Works: Gary Williamson

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Ruby Martin and John Martin

THE LOCATION OF THE SUBJECT LAND is described as Part Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area.

THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq. ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.

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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 120m and required agencies and posted on the property on February 25th, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed her correspondence dated March 16, 2011.

This proposal is to allow a tile drainage business on the subject lands. The proposed business would be considered an agricultural-related use as per the Provincial Policy Statement definition. According to the Agriculture First Policy of Section 6.4.2 which states that “As a general rule, land use activities that support agriculture will be encouraged and land use activities that do not support agriculture will be discouraged”, we believe that the proposal is in keeping with the intent of the Plan. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law.

The subject land is legally described as Part of Lot 4, Concession 3 and is municipally known as 8172 Line 2. The property is approximately 4.8 acres in area and is occupied residence and storage building.

This amendment is to amend the zoning of the property to permit a tile drainage business on the subject lands. The applicants are proposing to utilize the existing 3200 sq. ft. accessory building to store equipment and machinery associated with the business. Some repairs of the machinery will also be conducted on site. The property is currently designated Prime Agricultural in the Official Plan.

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The subject property is considered to be within a PRIME AGRICULTURAL area. Within prime agricultural areas, permitted uses include agricultural uses, secondary uses and agriculture-related uses. Secondary uses *"means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property."* Agricultural-related uses include *"farm related commercial and industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation"*.

The subject lands are designated PRIME AGRICULTURAL in the County of Wellington Official Plan. Agricultural-related uses are permitted in Prime Agricultural Areas and Section 6.4.5 of the Official Plan states "Small scale agricultural-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms."

The subject lands are zoned Agricultural (A). The proposed draft by-law will rezone the property to include a site specific to allow a tile drainage business including the storage of equipment and machinery associated with the business.

According to the Site Plan Control By-law, this proposal may be subject to Site Plan approval.

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection

4. The by-law will 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.

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5. Mayor Tout opened the floor for any questions/comments.
The Applicant and his Agent were present to answer any questions

6. Comments/questions from Council.
None.

7. Adjournment

C.A.O./CLERK

MAYOR

THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH

BAILEY DRAINAGE WORKS, F DRAIN

PUBLIC MEETING

Monday, March 21, 2011

7:15 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
Manager of Public Works: Gary Williamson
Drainage Engineer: Neal Morris

Property owners in attendance included

Mayor Tout opened the meeting.

Neal Morris, K. Smart Associates Ltd., explained that the purpose of the meeting is for Council to consider the Drain Report and to give any person who signed the petition an opportunity to withdraw or add their name to the petition. He then reviewed the report dated February 28, 2011 – area requiring drainage, history, on-site meeting, survey, work required, allowances, assessment, etc.

Mr. Morris explained that the Drainage Act was designed to help farmers obtain a drainage outlet for their land. This work was originally petitioned by the Manager of Public Works. The previous Council passed a policy that any drainage into a ditch must have a legal outlet or go to a major water course. The total cost of this drain is \$20,960. The next step of the process would be a Court of Revision where any assessed land owner can appeal their assessment. The total cost of the drainage works would remain the same; but the costs would be allocated differently.

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BAILEY DRAINAGE WORKS, F DRAIN

PUBLIC MEETING

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An opportunity was given for questions from Council or those affected by the drain.

Robert Checkley, tenant of the land owned by Rick Stroszka, stated that he repaired the tile outlet in 2003, originally installed in 1936. He previously hired a lawyer to show that it was an existing outlet. After the Manager of Public Works petitioned for the municipal drain a site meeting was held. Property owners did not see why the municipal drain was needed as the repair was working well. A meeting was held in Kenilworth, followed by a site visit where the property owners agreed again that nothing further was needed. The Manager of Public Works did not attend these meetings. The property owners have now received a report for a municipal drain. Mr. Checkley questioned if more water will be drained as all the land in this area is systematically drained and runs the other way.

Richard Stroszka stated that there was no water in the ditch at the time of the first meeting. At the second meeting there was water in the ditch because the culvert was plugged and the road ditch was full of debris. At the last meeting it was suggested that a ten inch drain be put in or dig another ditch. The ditch was last cleaned out in 1965. Other ditches have been cleaned out, why not these. The property owners say that the drain isn't the issue; it just needs to be cleaned out.

Councillor Lennox stated that he would speak to issue at the regular Council meeting following the drainage meeting.

Les Davidson, Superintendent of Works, Centre Wellington, attended the drainage meeting last year at the site. The cost was discussed and he said that the water could run down the ditch. The ditch has been cleaned.

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Garth Noecker, Drainage Superintendent, explained that Kenn Smart was the original engineer. Kenn is retiring and Neal has taken over this project. Mr. Noecker examined the drain in October of 2010 and stated that it is not a bad drain but no provision was made to improve the outlet as the culvert is not sufficient. At the second meeting there was a willingness to move the drain onto the road ditch. Originally it was a decent ditch and worked well. The road crossing culvert, of undetermined age, is partially plugged and the ditch is partially filled. There is opposition from the land owners; however, the petition is in place and is still valid. The tile has been there a long time and should remain. The Manager of Public Works felt there was too much outletting of rural properties into municipal road ditches. Mr. Noecker explained that they are obliged to act on the petition.

An opportunity was given for anyone to add or delete their names from the petition.

No one was added or deleted.

Mayor Tout explained that will consider provisionally adopting the by-law.

The meeting was adjourned.

C.A.O./CLERK

MAYOR

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Following Drainage Meeting – 7:30 p.m.

Members Present:

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

Also Present: Chief Administrative Officer/Clerk: Lorraine Heinbuch
Executive Assistant: Cathy Conrad
Treasurer: John Jeffery
Manager of Public Works: Gary Williamson

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. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Agenda for the March 21, 2011 Regular Meeting of Council be accepted and passed.

Resolution Number: 1

Carried

**C. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE
THEREOF**

None declared.

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

REGULAR MEETING OF COUNCIL

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D. MINUTES

1. Regular Meeting of Council, March 7, 2011

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on March 7, 2011 be adopted as circulated.

Resolution Number: 2

Carried

E. DELEGATIONS, DEPUTATIONS, PETITIONS

1. Linda Dickson, CEMC, County of Wellington
Re: Report on the Technical Standards and Safety Act, 2000,
Regulation 440/08 – Propane Regulations

Ms. Dickson appeared before Council to present a report on the Technical Standards and Safety Act, 2000 Regulation 440/08 – Propane Regulations. The regulation applies specifically to licensed commercial facilities that store, handle and transfer propane. Medium and large propane facilities must complete a Level 2 Risk Safety and Management Plan; which must be completed by an engineer. Small facilities, those with a total capacity of 5,000 US water gallons or less, will complete a Level 1 Risk and Safety Management Plan. These plans will include facility information, an updated facility site plan, a map of the surrounding area, and an emergency response and preparedness plan. The TSSA will compile the information for small municipalities until 2013 at which time a determination will be made regarding the requirements for them. Fire Departments are to review Level 1 RSMPs. Fire service does not have to increase to accommodate an emergency response at a propane facility. The review of plans may take considerable time. It is suggested that Council review their fire departments municipal fee for service agreement. Where propane facility plans set out an evacuation response procedure, an agreement between the municipality and the propane facility should be reached regarding responsibilities and costs of an evacuation.

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E. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

1. Linda Dickson, CEMC, County of Wellington
Re: Report on the Technical Standards and Safety Act, 2000,
Regulation 440/08 – Propane Regulations

The Planning Act Regulations have been amended to require Clerks or secretary-treasurers to provide notification to every propane operator of a propane operation, if any part of the propane operation's hazard distance is the subject of a planning act application. The TSSA will determine an acceptable hazard distance.

**Moved by: Councillor Goetz
Seconded by: Councillor Burke**

THAT the Council of the Corporation of the Township of Wellington North adopt the recommendations of the Report on the Technical Standards and Safety Act, 2000, Regulation 440/08 – Propane Regulations, prepared by Linda Dickson, CEMC, County of Wellington, dated February 23, 2011

1. *That Council for the Township of Wellington North request staff to review the fees by-law and provide for consideration, if necessary, an appropriate fee structure for the review and approval of Risk Safety and Management Plans, and further, provide for Council's consideration an amendment to the Fees By-law.*
2. *That Council for the Township of Wellington North request staff to prepare a formal procedure for accepting and reviewing propane applications as set out under the TSSA regulations.*
3. *That Council for the Township of Wellington North request staff to develop and provide for Council's consideration an appropriate agreement with each propane facility completing a Level 2 RSMP within the Township of Wellington North or that affects residents within the Township of Wellington North. The agreement would identify at a minimum, the responsibilities and costs for evacuations in the event of an emergency response.*

Resolution Number: 3

Carried

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E. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

2. Brad Patton, County Fire Coordinator
Linda Dickson, CEMC, County of Wellington
Re: Fire Training Officer – Wellington County

In the Wellington County Restructuring Study by W. Douglas Armstrong and Harry Kitchen dated September 1997, the need for common policies and procedures for fire prevention (inspections), public education, training and communications was identified as a recommendation in the study report. The report indicated that regulations in the new Fire Protection and Prevention Act would increase workloads for fire departments and noted that this might require municipalities to hire fulltime Fire Chiefs and full time fire staff. The Wellington County Fire Chiefs Association have discussed the need for County-wide coordination of some of the fire responsibilities, most notably fire prevention (inspections), fire safety plans and training. The Ministry of Labour has stated that Fire Departments are not exempt from the Occupational Health and Safety Act. To ensure the safety of the fire fighters consistent and proper training is necessary. The MOL requires that all training in the fire service be based on the completion of well written training plans describing how training is to be completed, who will complete the training and what are the trainer's qualifications. A good training program helps with recruitment and retention of volunteer firefighters. A consistent training program increases the level of service when departments assist other departments because they will all be working the same way. The County of Wellington will fund the annual costs of salary, benefits, vehicle purchase and maintenance, and administrative and operational expenses associated with the appointment of a full-time Fire Training Officer. Permanent office space will be provided in the Township of Centre Wellington and the Fire Training Officer will be supervised by the Centre Wellington Fire Chief/Wellington County Fire Coordinator. An ad hoc Committee of the Wellington County Fire Chiefs Association will be formed to develop a job description, determine hiring selection committee and assist with the ongoing performance reviews.

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

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E. DELEGATIONS, DEPUTATIONS, PETITIONS (continued)

2. Brad Patton, County Fire Coordinator
Linda Dickson, CEMC, County of Wellington
Re: Fire Training Officer – Wellington County (continued)

**Moved by: Councillor Goetz
Seconded by: Councillor Burke**

THAT the Council of the Corporation of the Township of Wellington North adopt the recommendations of the Report to Council on Fire Training Officer – Wellington County, prepared by Brad Patton, County Fire Coordinator and Linda Dickson, CEMC, County of Wellington, dated February 25, 2011:

That the Council of the Township of Wellington North endorse the concept of the County of Wellington funding the annual costs of salary, benefits, vehicle purchase and maintenance, and administrative and operational expenses associated with the appointment of a full-time fire Training Officer to support all of the Fire Departments in the County of Wellington with the development and maintenance of a coordinated and effective county-wide training programme,

THAT the Fire Training Officer be provided with permanent office space in the Township of Centre Wellington and be supervised directly by the Centre Wellington Fire Chief/Wellington County Fire Coordinator; and

THAT an ad hoc Committee of the Wellington County Fire Chiefs Association be formed to develop an appropriate job description for the position, determine the hiring selection committee for the County Fire Training Officer position and to assist the Fire Coordinator for Wellington County (Centre Wellington Fire Chief) with ongoing performance reviews for the Fire Training Officer.

Resolution Number: 4

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

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**F. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS**

1. Water/Sewer Committee
- Minutes, March 15, 2011

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 Water/Sewer Committee meeting held on March 15, 2011.

Resolution Number: 5

Carried

2. Works Committee
- Minutes, March 15, 2011

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Works Committee meeting held on March 15, 2011.

Resolution Number: 6

Carried

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North award the three year fuel tender to Wellington North Co-op based on the \$.09 discount/litre for clear diesel and \$.16 discount/litre for marked diesel commencing on April 16, 2011 as recommended by the Works Committee.

Resolution Number: 7

Carried

**THE CORPORATION OF THE
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**F. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS (continued)**

2. Works Committee (continued)

**Moved by: Councillor Lennox
Seconded by: Councillor Burke**

THAT the Council of the Corporation of the Township of Wellington North appoint Councillor Dan Yake to the Development Committee that is presently composed of Mayor Tout, CAO/Clerk Lori Heinbuch, CBO Darren Jones and Manager of Public Works Gary Williamson.

Resolution Number: 8

Carried

3. Arthur Area Fire Department
- February, 2011 Fire Report
 - February, 2011 Fire Prevention Officer's Report

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT the Council of the Corporation of the Township of Wellington North receive the Arthur Area Fire Department February, 2011 Fire Report and Fire Prevention Officer's Report.

Resolution Number: 9

Carried

4. Mount Forest Fire Department
- February, 2011 Fire Report
 - February, 2011 Fire Prevention Officer's Report

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Fire Department February, 2011 Fire Report and Fire Prevention Officer's Report.

Resolution Number: 10

Carried

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**THE CORPORATION OF THE
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**F. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND
RECOMMENDATIONS (continued)**

5. Finance Committee
- Budget Process Overview 2011

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT the Report from Andy Lennox Finance Committee Chair – Budget Process Overview 2011 be received.

Resolution Number: 11

Carried

- Resolutions

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT the Council of the Township of Wellington North adopt a policy whereby budgetary planning be conducted with a long term view such that the only acceptable budgeting submission for Council consideration will consist of 5 year operating budget and 20 year capital budget to begin for the 2012 fiscal year.

Resolution Number: 12

Carried

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

THAT the Council of the Township of Wellington North adopt a policy that require staff submit preliminary budgets to the Treasurer/Finance Committee by September 30th of the year preceding the budget period, and that final draft budgets be submitted to Council for consideration by December 1st of the year preceding the budget period.

Resolution Number: 13

Carried

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

5. Finance Committee (continued)

**Moved by: Councillor Lennox
Seconded by: Councillor Goetz**

THAT the Council of the Township of Wellington North adopt a policy instructing staff to develop annual stretch financial objectives, in co-operation with Council by June 30th of the year preceding the budget period, to be incorporated into the budget.

DEFINITION: Stretch Financial Objective – A financial objective that will challenge the current method of doing business that will seek to find more efficient and effective ways to deliver current services without sacrificing customer service.

Resolution Number: 14

Carried

**Moved by: Councillor Lennox
Seconded by: Councillor Goetz**

THAT the Council of the Township of Wellington North require staff to submit to Council by April 30 2011, a plan of measures required to support and assist staff with adapting to the new budget planning process.

Resolution Number: 15

Carried

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TOWNSHIP OF WELLINGTON NORTH**

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

6. Treasurer's Report
- Council Remuneration and Expenses 2010

**Moved by: Councillor Lennox
Seconded by: Councillor Yake**

THAT the Council of the Corporation of the Township of Wellington North receive the Statement of Council Remuneration and Expenses - 2010 Statement of Treasurer in accordance with Section 284 of The Municipal Act, 2001.

Resolution Number: 16

Carried

**G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND
DIRECTION**

1. Guelph/Wellington Heart and Stroke Foundation
Re: Heart and Stroke Big Bike Events

**Moved by: Councillor Yake
Seconded by: Councillor Lennox**

THAT the Council of the Corporation of the Township of Wellington North grant permission to the Guelph/Wellington Chapter of the Heart and Stroke Foundation to hold Big Bike for Stroke events in the Town of Mount Forest on June 3, 2011 and in the Village of Arthur on June 7, 2011 using the routes proposed by the foundation.

Resolution Number: 17

Carried

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TOWNSHIP OF WELLINGTON NORTH**

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**G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND
DIRECTION (continued)**

2. Ministry of Transportation Connecting Link Funding
- Resolution

Moved by: Councillor Lennox

Seconded by: Councillor Yake

That a maximum of \$1,748,000 allocated to the Township of Wellington North by the province will be used for

- **the specified Connecting Link capital improvements on Hwy.6 Mount Forest from Hwy.89 to South limit (\$1,323,000)**
- **the specified Connecting Link capital improvements on Hwy.89 in Mt. Forest, Queen Street Bridge (\$425,000)**
- **That a final project summary report detailing expenditures, use of provincial funding, and outcomes achieved shall be attested by the Chief Administrative Officer and submitted to the Ministry. In addition the Ministry may request an independent audit of the projects.**
- **Any funds intended for these projects that are not used in accordance with Ministry Connecting Link guidelines or the terms outlined above will be returned to the ministry.**
- **Completion of Project: Funds not expended by March 31st, 2013 will be returned to the province.**

Resolution Number: 18

Carried

3. Ausable Bayfield Maitland Valley Source Protection Region
Re: Notice under Ontario Regulation 287/07: Drinking Water Source Protection Plan Preparation
- Received as information

**THE CORPORATION OF THE
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**G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND
DIRECTION (continued)**

4. B. M. Ross and Associates Limited
Re: Saugeen Highland Estates Subdivision (Mount Forest)
- Final Acceptance for Phase 4A and Phase 6
- Final Release of Securities

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North, as recommended by Township Engineers B.M. Ross and Associated Limited, grant Reeves Construction Limited a Certificate of Final Acceptance for Phase 4 (London Road – Lots 13-1, Sarah Road – Lot 26-36 and Kenzie Road – Lots 66 & 67) of the Saugeen Highland Estates Subdivision.

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North agrees to discharge the remaining Phase 4 securities being in the amount of \$32,300.00.

Resolution Number: 19

Carried

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North, as recommended by Township Engineers B.M. Ross and Associated Limited, grant Reeves Construction Limited a Certificate of Final Acceptance for Phase 6 (Albert Street, Lots 18-24) of the Saugeen Highland Estates Subdivision.

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North agrees to discharge the remaining Phase 6 securities being in the amount of \$4,300.00.

Resolution Number: 20

Carried

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

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G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION (continued)

5. B. M. Ross and Associates Limited
Re: Eastridge Landing Subdivision (Arthur)
- Preliminary Acceptance for Stage 1 & Stage 2 of Phase 2

**Moved by: Councillor Yake
Seconded by: Councillor Lennox**

THAT the Council of the Corporation of the Township of Wellington North, as recommended by Township Engineers B.M. Ross and Associated Limited, grant 2073022 Ontario Inc. (Dave Martin and James Coffey) a Certificate of Preliminary Acceptance for Stage 1 and for Stage 2 of Phase 2 of the Eastridge Landing Subdivision in Arthur, effective as of February 15, 2011.

Resolution Number: 21

Carried

6. Arthur Lions Club
Re: Request for Temporary Road Closure for Annual Duck Race

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT the Council of the Corporation of the Township of Wellington North grant the request of the Arthur Lion's Club for a temporary road closure on Francis Street East between George Street and Charles Street in the former Village of Arthur.

AND FURTHER THAT the CAO/Clerk be directed to prepare the necessary temporary road closure by-law for this event to be held on May 14, 2011.

Resolution Number: 22

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Fourteen

**G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND
DIRECTION (continued)**

7. Mary Schmidt, Chairperson, Art In the Street
Re: - Sidewalk Art Competition
- Request for Temporary Road Closure

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North grant permission to the Arthur Chamber of Commerce to host a Sidewalk Art competition on Saturday, July 2, 2011 as part of the Art In the Street event.

Resolution Number: 23

Carried

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North grant the request of the Arthur Chamber of Commerce for a temporary road closure for a portion of Frederick Street West in the former Village of Arthur for an Art In the Street programme.

AND FURTHER THAT the CAO/Clerk be directed to prepare the necessary temporary road closure by-law for this event to be held on July 2, 2011.

Resolution Number: 24

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Fifteen

G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION (continued)

8. Mount Forest Kin Club
Re: Request to Dedicate June 3, 2011 as Portraits of Honour Day

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North dedicate June 3, 2011 as Portraits of Honour Day in the Township of Wellington North as requested by the Mount Forest Kin Club.

Resolution Number: 25

Carried

9. County of Wellington copy of letter from County Legal Counsel Garrod – Pickfield to Ministry of Environment
Re: Municipal Consultation Form – Renewable Energy Approval NextEra Energy Proposed Wind Energy Project, Township of Mapleton
- Received as information
10. Ministry of Community Safety and Correctional Services
Re: Congratulations on Completing Mandatory Emergency Management Activities
- Received as information

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Sixteen

**G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND
DIRECTION (continued)**

11. The Fire Fighter's Association of Ontario
Re: Private Members Business Regarding Mandatory Retirement of
Firefighters Involved in Fire Suppression at Age 60

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT the Council of the Corporation of the Township of Wellington North forward the Private Members Business motion regarding mandatory retirement of firefighters involved in fire suppression at age 60 to the Fire Committee for comment.

Resolution Number: 26

Carried

12. Mount Forest Junior C Patriots Hockey Club
Re: Request for Approval of Beer Gardens at Baseball Tournament on
Canada Day Weekend.

**Moved by: Councillor Yake
Seconded by: Councillor Lennox**

THAT the Council of the Corporation of the Township of Wellington North have no objection to the Mount Forest Junior C Patriots Hockey Club hosting a baseball tournament with a beer gardens on the July 1st and 2nd Canada Day Long Weekend at the Mount Forest agricultural building and ball diamonds provided the required approvals are obtained for this community event and the necessary approvals are in place from the Agricultural Society.

Resolution Number: 27

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Seventeen

G. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION (continued)

13. Steve Chambers, Mount Forest Slow Pitch Association
Re: Request for Approval of Beer Gardens at Baseball Tournament on
Father's Day Weekend

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North have no objection to the Mount Forest Renegades Slo-Pitch Softball Team hosting a baseball tournament with a beer gardens on June 17th and 18th, 2011 at the Mount Forest agricultural building and ball diamonds provided the required approvals are obtained for this community event and the necessary approvals are in place from the Agricultural Society.

Resolution Number: 28

Carried

14. Paul Barnard, Mount Forest Kin Club
Re: Request for Temporary Road Closure for Annual Spring Road Toll

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North grant permission to the Mount Forest Kinsmen Club to conduct their annual Spring Road Toll event in accordance with their request and proposed route on May 20, 2011 between the hours of 4:00 p.m. and 8:00 p.m. and May 21, 2011 between the hours of 8:00 a.m. and 1:00 p.m.

AND THAT the necessary by-law under the Safe Streets Act, S.O. 1999 be drafted for approval by Council.

Resolution Number: 29

Carried

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

REGULAR MEETING OF COUNCIL

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Page Eighteen

H. BY-LAWS

1. 15-11 Being a By-law to Authorize the Execution of an Amending Agreement Between her Majesty the Queen in Right of Ontario, as Represented by the Minister of Energy and Infrastructure and the Minister of Agriculture, Food and Rural Affairs, and the Corporation of the Township of Wellington North. (Infrastructure Stimulus Fund (ISF) Cork Street Sewage Pumping Station, Mount Forest)

**Moved by: Councillor Yake
Seconded by: Councillor Lennox**

THAT By-law Number 15-11 being a by-law to authorize the execution of an Amending Agreement Between her Majesty the Queen in Right of Ontario, as Represented by the Minister of Energy and Infrastructure and the Minister of Agriculture, Food and Rural Affairs, and the Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed. (Infrastructure Stimulus Fund (ISF) Cork Street Sewage Pumping Station, Mount Forest)

Resolution Number: 30

Carried

2. 16-11 Being a By-law to Amend By-law No. 100-07 and to Provide for the Appointment of a Deputy Fire Chief for the Arthur Fire Department.

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT By-law Number 16-11 being a by-law to Amend By-law No. 100-07 and to Provide for the Appointment of a Deputy Fire Chief for the Arthur Fire Department be read a First, Second and Third time and finally passed.

Resolution Number: 31

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Nineteen

H. **BY-LAWS** (continued)

3. 17-11 Being a By-law to Provide for a Drainage Works in the Township of Wellington North in the County of Wellington, Known as the Bailey Drainage Works, F Drain

Moved by: Councillor Lennox

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North defer By-law Number 17-11 being a by-law to provide for a drainage works in the Township of Wellington North in the County of Wellington, Known as the Bailey Drainage Works, F Drain for further review by the Road Superintendent of the current Township Policy.

Resolution Number: 32

Carried

4. 18-11 Being a By-law to Authorize the Reeves Albert Street (Mount Forest) Subdivision Agreement

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 18-11 being a by-law to authorize the Reeves Albert Street (Mount Forest) Subdivision Agreement be read a First, Second and Third time and finally passed.

Resolution Number: 33

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Twenty

H. **BY-LAWS** (continued)

5. 19-11 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 4, Concession 3, former Township of West Luther – R. and J. Martin)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT By-law Number 19-11 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 4, Concession 3, former Township of West Luther – R. and J. Martin)

Resolution Number: 34

Carried

I. **OTHER BUSINESS**

1. County of Wellington Planning and Land Division Committee
Re: Comments for Consent Applications Number B33/11 and B34/11

Application Number B33/11

Council supported the residential severances but would prefer an amendment to the lot configuration, and the following conditions:

- that the applicant abide by the Township entrance policy
- that the applicant be required to pay servicing costs for lots services
- that the owner satisfy the requirements of the local municipality in reference to parkland dedication

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Twenty-one

I. OTHER BUSINESS (continued)

1. County of Wellington Planning and Land Division Committee (continued)
Re: Comments for Consent Applications Number B33/11 and B34/11

Application Number B34/11

Council supported the residential severances but would prefer an amendment to the lot configuration, and the following conditions:

- that the applicant abide by the Township entrance policy
- that the applicant be required to pay servicing costs for lots services
- that the owner satisfy the requirements of the local municipality in reference to parkland dedication

J. ITEMS FOR COUNCIL'S INFORMATION

Grand River Conservation Authority

- General Levy
- Lennox – ask pat salter to come and review levy

K. ANNOUCEMENTS

None

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Twenty-two

L. CLOSED MEETING SESSION

1. "Personnel" Matter pertaining to Labour Relations
2. "Personal" Matter about an Identifiable Individual including Municipal or Local Board Employees
3. "Legal" Matter pertaining to Litigation or Potential Litigation
4. "Property" Matter pertaining to a Proposed Acquisition of Real Property for Municipal Purposes

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT Council go into a meeting at 9:22 p.m. that is closed to the public under subsections 239 (2) (d) (b) (e) (c) of the Municipal Act, 2001

- *to consider a matter pertaining to labour relations*
- *to consider a matter about an identifiable individual including municipal or local board employees*
- *to consider a matter pertaining to potential litigation*
- *to consider a matter pertaining a proposed acquisition of real property for municipal purposes*

Resolution Number: 35

Carried

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT Council rise from a closed meeting session at 10:26 p.m.

Resolution Number: 36

Carried

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

REGULAR MEETING OF COUNCIL

Monday, March 21, 2011

Page Twenty-three

M. CONFIRMING BY-LAW

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT By-law Number 20-11 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 21, 2011 be read a First, Second and Third time and finally passed.

Resolution Number: 37

Carried

N. ADJOURNMENT

**Moved by: Councillor Burke
Seconded by: Councillor Goetz**

THAT the Regular Council meeting of March 21, 2011 be adjourned at 10:28 p.m.

Resolution Number: 38

Carried

C.A.O./CLERK

MAYOR

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B50/11

APPLICANT

LOCATION OF SUBJECT LANDS

Arlene Pronk
7818 Wellington Road 12
Arthur, ON
N0G 1A0

WELLINGTON NORTH (West Luther Twp)
Lot 8
Concession 2

Proposed severance is 98.2 acres with 897.8' frontage, (Parcel A on sketch) existing and proposed agricultural use.

Retained parcel is 104.7 acres with 1107.5' frontage, (Parcel B on sketch) existing and proposed agricultural use with existing house and two drive sheds.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 014 05000 0000

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (X) NO ()

(Please Specify) Section 8 of Zoning Bylaw 66-01

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES () NO (X)

(Please Specify) 8.2.4 d) of Zoning By-law 66-01

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () N/A () or Minor Variance YES () NO () N/A ()

Is proposal on an opened maintained year-round public road YES (X) NO ()
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify

Is the Proposed Lot(s) serviced now by the Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a Capital Works Project underway to service these lots in the near future YES () NO ()

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B 50/11

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) NO ()

Is there any further Information that may assist the Planning and Land Division Committee?

(A letter may be attached if there is insufficient space to explain)

Is the Municipality in support of this application? YES () NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

-that the Owner satisfy the requirements of the local municipality in reference to parkland dedication

-must abide by the Township Entrance Policy

Does the Municipality request a Notice of Decision? YES (X) NO ()

SIGNATURE: _____

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

DATE: April 5, 2011

March 11, 2011

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 15, 2011

FILE NO. B50/11

APPLICANT

Arlene Pronk
7818 Wellington Road 12
Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Lot 8
Concession 2

Proposed severance is 98.2 acres with 897.8' frontage, (Parcel A on sketch) existing and proposed agricultural use.

Retained parcel is 104.7 acres with 1107.5' frontage, (Parcel B on sketch) existing and proposed agricultural use with existing house and two drive sheds.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 20, 2011

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

GRCA Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application



COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9
Phone: (519) 837-2600 Fax: (519) 823-1694

APPLICATION:	B50/11
LOCATION:	Lot 8, Concession 2 TOWNSHIP OF WELLINGTON NORTH (West Luther)
APPLICANT/OWNER:	Arlene Pronk

PLANNING OPINION: This proposal would split an 82.1 ha (203 ac) farm in a Prime Agricultural Area into two agricultural lots. A vacant parcel with an area of 40 ha (98.2 ac) would be severed and a 42.4 ha (104.7 ac) parcel would be retained with an existing dwelling, drive sheds and well house.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing can be provided to the satisfaction of the local municipality; and, as a condition of approval that:

- a) That zoning compliance is achieved to the satisfaction of the local municipality for the interior side yard setback retained parcel; and
- b) safe driveway access can be provided to the satisfaction of the local municipality.

PROVINCIAL POLICY STATEMENT (PPS): According to Section 2.3.4.1 lot creation in prime agricultural areas is discouraged, but may be permitted for agricultural uses provided that 'the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations'.

With respect to Minimum Distance Separation 1 (MDS1) requirements, there are a number of barns reflected on the survey sketch, the closest being 216 m from the western limit of the severed lot. Normally the MDS1 arc is measured to the lot line, unless a lot is greater than 1 ha in size. In this case, MDS1 guideline 42 allows for the measurement to be taken to a 1 ha building envelope. Given the size of the proposed vacant lot, there is sufficient flexibility to site a 1 ha building envelope outside of MDS1 arcs generated by neighbouring livestock operations. We are satisfied that MDS1 requirements can be met for this application.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation is at the south end of both lots.

Section 10.3.2 of the Official Plan provides policy direction for agricultural lot creation in Prime Agricultural areas. New lots for agricultural operations will normally be a minimum of 35 hectares in size. The creation of agricultural lots along the original lots in the Township survey is encouraged even if somewhat smaller than normal lots result.


The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the minimum lot area and frontage requirements. There is, however, a compliance issue concerning the interior side yard setback for the existing drive sheds. A minimum 18.3 m (60 ft.) setback applies to this type of accessory agricultural building, whereas a setback of 3.86 m (12.67 ft.) has been shown for one drive shed and the setback for the second smaller shed would also appear to be deficient. There are three options to address the deficiency:

- Adjust the lot line position to meet the minimum setback;
- Remove the buildings; or
- Seek minor variance relief.

Given the extent of relief that would be necessary, application for minor variance would not be the preferred alternative.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 22, 2011. Notice Cards were not posted. The survey sketch appears to meet the application requirements.


Sarah Wilhelm, MCIP, RPP, Planner
March 28, 2011

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B51/11

APPLICANT

LOCATION OF SUBJECT LANDS

Paul, Judy & Trevor Culp
8186 Line 8
R.R. #4
Kenilworth ON N0G 2E0

WELLINGTON NORTH (West Luther Twp)
Part Lot 4
Concession 7

Proposal is to sever an irregular shaped parcel 5.2 hectares with 156M frontage, existing and proposed residential and agricultural use with existing house, shed and quonset barn.

Retained irregular shaped parcel is 37.1 hectares with 289 m frontage, vacant land, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 015 10800 0000

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES () NO (X)

(Please Specify) Section 8.3.1, (6.1.4.ii) - Zoning Bylaw 66-01 *

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (X) NO ()

(Please Specify) Section 8 of Zoning By-law 66-01

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () N/A () or Minor Variance YES () NO () N/A ()

Is proposal on an opened maintained year-round public road YES (X) NO ()
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify

Is the Proposed Lot(s) serviced now by the Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a Capital Works Project underway to service these lots in the near future YES () NO ()

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B 51/11

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) NO ()

Is there any further Information that may assist the Planning and Land Division Committee?

(A letter may be attached if there is insufficient space to explain)

* there is not enough information provided on the survey to review compliance with side yard and rear yard building set backs for the severed portion.

Is the Municipality in support of this application? YES () NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

-that the Owner satisfy the requirements of the local municipality in reference to parkland dedication

-must abide by the Township Entrance Policy

Does the Municipality request a Notice of Decision? YES (X) NO ()

SIGNATURE: _____

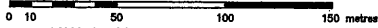
TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

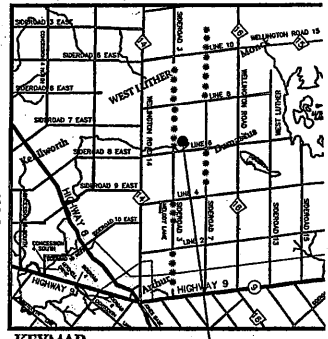
DATE: April 5, 2011

SEVERANCE SKETCH
PART OF LOT 4, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WEST LUTHER
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SCALE: 1 - 2000



VAN HARTEN SURVEYING INC.



KEYMAP

SUBJECT
PROPERTY

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED ON THE
1st DAY OF FEBRUARY, 2011

Jeffrey R. Buisman
JEFFREY R. BUISMAN
ONTARIO LAND SURVEYOR

LANDS TO BE
RETAINED
AREA=37.1ha±

LOT 7
PIN 71107 - 0028 (LT)

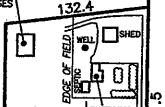
LOT 6
PIN 71107 - 0026 (LT)

O.P.: PRIMARY
ZONING: A

AGRICULTURE
ZONING: A

LANDS TO BE
SEVERED
AREA=5.2ha±

PART 1,
60R-1751
PIN 71107-0027(LT)



O.P.: CORE
ZONING: 5 NATURAL
GREENLANDS
ENVIRONMENT (NE)

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED 'A' & NATURAL ENVIRONMENT (NE).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS & PRIMARY AGRICULTURE.
4. DISTANCES TO BARN ARE TAKEN FROM COUNTY OF WELLINGTON GIS MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	680 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
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DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 19787-11
Feb 22, 2011-4:21pm
G:\WEST LUTHER\con 7\ACAD\SEVPLOT4 (CULP).dwg

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

March 11, 2011

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 28, 2011

FILE NO. B51/11

APPLICANT

Paul, Judy & Trevor Culp
8186 Line 8
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Part Lot 4
Concession 7

Proposal is to sever an irregular shaped parcel 5.2 hectares with 156m frontage, existing and proposed residential and agricultural use with existing house, shed and quonset barn.

Retained irregular shaped parcel is 37.1 hectares with 289m frontage, vacant land, existing and proposed agricultural use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 20, 2011

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority - GRCA

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application



APPLICATION:	B51/11
LOCATION:	Part Lot 4, Concession 7 TOWNSHIP OF WELLINGTON NORTH (West Luther)
APPLICANT/OWNER:	Paul, Judy & Trevor Culp

PLANNING OPINION: This application would sever a 5.2 ha (12.8 ac) parcel with a residential dwelling, horse barn and shed in a Prime Agricultural area. A vacant 37.1 ha (91.7 ac) parcel would be retained.

The Committee should be satisfied that the size of the severed parcel is warranted on the basis of the existing environmental and topographic features, and that safe driveway access to the retained lands can be made available. We note there is an open municipal drain which crosses the front of the severed parcel at a diagonal. This, together with the location of the existing dwelling and driveway, make it difficult to reconfigure the parcel to make it smaller.

If this application to sever a surplus farm dwelling is approved, we would recommend that the following matters are addressed as conditions of approval:

- a) That the retained parcel is rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department;
- b) That zoning compliance is achieved for the severed parcel by either:
 - rezoning the new lot to address zoning deficiencies for the hobby barn (size and setbacks) and shed (size) to the satisfaction of the local municipality; or
 - removing the existing barn and shed.
- c) That safe driveway access can be provided to the retained lands to the satisfaction of the local municipality and the Grand River Conservation Authority.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility. In this case MDS1 would only apply to any livestock facilities on the retained lands. As there are none, we have no MDS1 concerns with this application.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS.

According to Section 10.3.4, 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."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e), and that item f) can be addressed as a condition of approval. In terms of the overall farm operation, the Culp operation also includes a 74.9 ha (185 ac) farm in addition to the subject property.



B51/11...page 2

With respect to item c) we note that at 5.2 ha (12.8 ac) the severed parcel exceeds the size of a typical rural residential lot (1 to 2 acres), but consideration may be given to environmental and topographic features.

The matters under Section 10.1.3 were also considered, including d) "that all lots will have safe driveway access to an all-season maintained public road..." and i) "that lots are not created in areas which would pose a threat to public health or safety..." We note that the Core Greenlands designation recognizes hazard lands, including the entire frontage of the retained parcel. It is unclear whether new field access can be achieved for the retained lot.

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the applicable minimum lot area and frontage requirements.

The balance of the farm would need to be rezoned to prohibit residential use. Zoning compliance would also need to be achieved by removal of, or relief for, the size of the hobby barn and shed on the severed parcel. Setback dimensions were not reflected for these buildings on the survey sketch, however, it appears that relief would also be necessary for the rear yard and interior side yard setback of the hobby barn.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 22, 2011. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Planner
March 30, 2011

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B53/11

APPLICANT

LOCATION OF SUBJECT LANDS

Schill-Land Holdings Inc.
5105 Perth Line 91
R.R. #2
Palmerston ON N0G 2P0

WELLINGTON NORTH (Arthur Twp)
Part Lot 15
Concession 3

Proposal is to sever a lot 480' fr x 168' = 1.8 acres (Parcel b on sketch) existing and proposed rural residential use with existing house.

Retained irregular shaped parcel is 96 acres with 3520' frontage (Parcel A on sketch) existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 008 06200 0000

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information: _____

Do you consider the proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES () NO ()

(Please Specify) not enough information on application to determine compliance

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (X) NO ()

(Please Specify) Section 8 of Zoning By-law 66-01

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES () NO () N/A () or **Minor Variance** YES () NO () N/A ()

Is proposal on an opened maintained year-round public road YES (X) NO ()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify _____

Is the Proposed Lot(s) serviced now by the Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a **Capital Works Project** underway to service these lots in the near future YES () NO ()

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B 53/11

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) NO ()

Is there any further Information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

There is not enough information provided on the application to determine compliance.

Is the Municipality in support of this application? YES () NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

-that the Owner satisfy the requirements of the local municipality in reference to parkland dedication

-must abide by the Township Entrance Policy

-that the remains of the barn on the severed parcel be removed to the satisfaction of the local municipality

Does the Municipality request a Notice of Decision? YES (X) NO ()

SIGNATURE: _____

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

DATE: April 5, 2011

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

March 11, 2011

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: March 2, 2011

FILE NO. B53/11

APPLICANT

Schill-Land Holdings Inc.
5105 Perth Line 91
RR#2
Palmerston ON N0G 2P0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)
Part Lot 15
Concession 3

Proposal is to sever a lot 480' fr x 168' = 1.8 acres (Parcel B on sketch) existing and proposed rural residential use with existing house.

Retained irregular shaped parcel is 96 acres with 3520' frontage (Parcel A on sketch) existing and proposed agricultural use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 20, 2011

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

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INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority - GRCA

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

SKETCH FOR LAND SEVERANCE APPLICATION

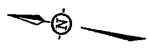
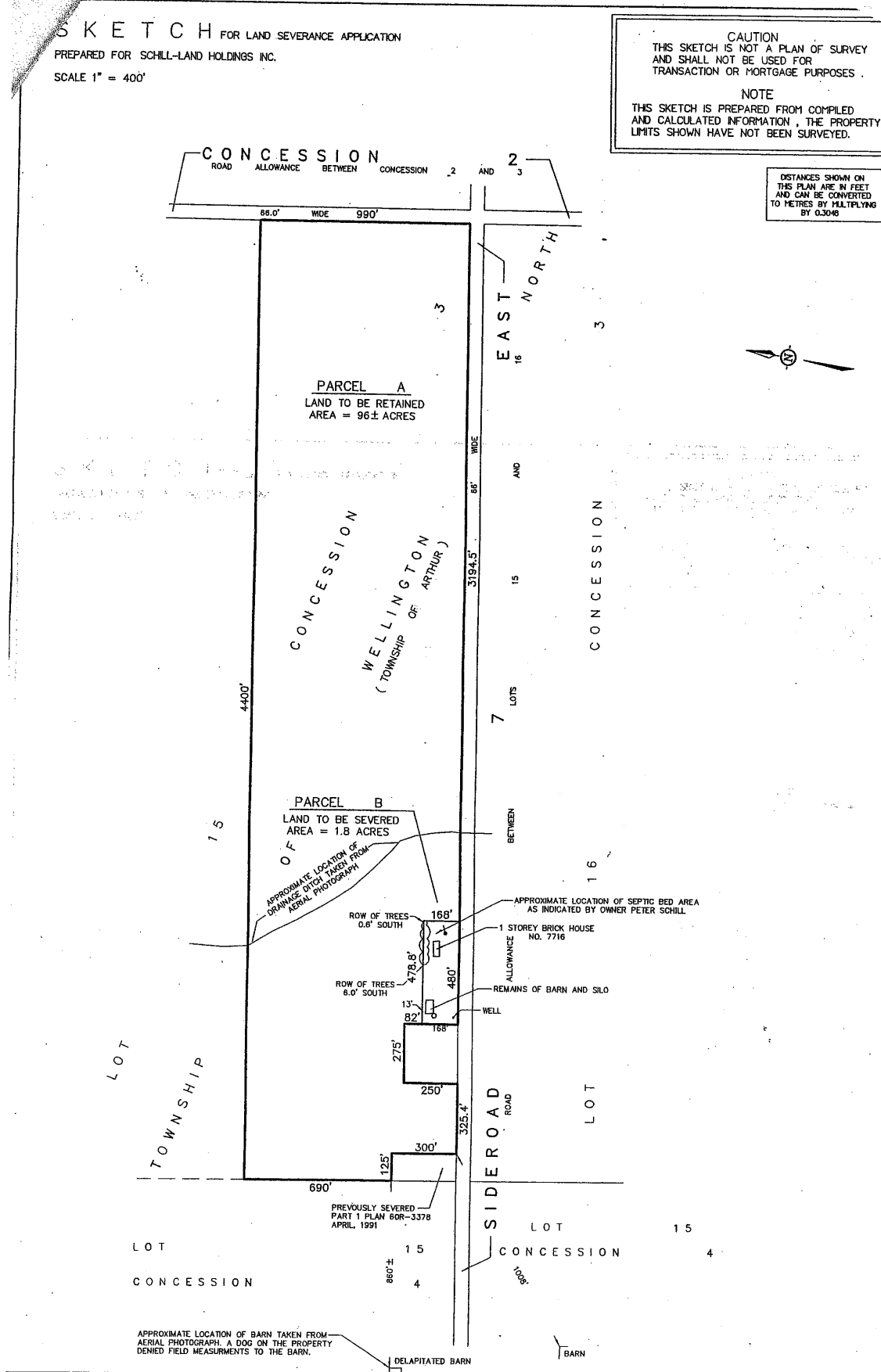
PREPARED FOR SCHILL-LAND HOLDINGS INC.

SCALE 1" = 400'

CAUTION
THIS SKETCH IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR
TRANSACTION OR MORTGAGE PURPOSES.

NOTE
THIS SKETCH IS PREPARED FROM COMPILED
AND CALCULATED INFORMATION. THE PROPERTY
LIMITS SHOWN HAVE NOT BEEN SURVEYED.

DISTANCES SHOWN ON
THIS PLAN ARE IN FEET
AND CAN BE CONVERTED
TO METRES BY MULTIPLYING
BY 0.3048



WAYNE D. TURPEL SURVEYING LIMITED

March 1, 2011

SKETCH NO. 10-4123 (ACAD)



COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9

Phone: (519) 837-2600

Fax: (519) 823-1694

APPLICATION:	B53/11
LOCATION:	Part Lot 15, Concession 3 TOWNSHIP OF WELLINGTON NORTH (Arthur Twp)
APPLICANT/OWNER:	Schill-Land Holdings Inc.

PLANNING OPINION: This proposal would sever a 0.7 ha (1.8 ac) parcel with a residential dwelling in a Prime Agricultural area. A 38.8 ha (96 ac) vacant agricultural parcel would be retained.

This application to sever a surplus farm dwelling is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following matters are addressed as conditions of approval:

- a) That the retained parcel is rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department;
- b) That safe driveway access can be provided to the retained parcel to the satisfaction of the local municipality; and
- c) That the remains of the barn on the severed parcel are removed to the satisfaction of the local municipality.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility. In this case MDS1 would only apply to any livestock facilities on the retained lands. As there are none, we have no MDS1 concerns with this application.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation is to the east of the severed parcel.

According to Section 10.3.4, 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.

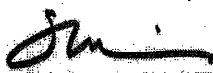
The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e), and that item f) can be addressed as a condition of approval. In terms of the overall farm operation, the Schill farm operation includes 202.3 ha (500 ac) in addition to the subject property and they rent approximately 243 to 283 ha (600 to 700 ac).

The matters under Section 10.1.3 were also considered, including d) "that all lots will have safe driveway access..." The severed parcel has an existing driveway entrance and we observed two field entrances serving the retained parcel at the time of our site visit. Comments of the Township should be considered in terms of the adequacy of the existing entrances.

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the applicable lot area and frontage requirements. The retained parcel would need to be rezoned to prohibit residential use.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 22, 2011. Notice Cards were not posted. The survey sketch appears to meet the application requirements.


 Sarah Wilhelm, MCIP, RPP, Planner
 March 28, 2011

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B56/11

APPLICANT

LOCATION OF SUBJECT LANDS

Estate of Vincent B. Murphy
c/o Daniel J. Murphy
Donnelly & Murphy
18 The Square
Goderich, ON N7A 3Y7

WELLINGTON NORTH (Mount Forest)
Park Lots 4 & 5, Lots 6-10 E/S Glasgow
Pt Lots 6 & 7, Lots 8 & 9 W/S Glasgow
Pt Lots 7 & 8, Lot 9 E/S Kent
Pt Lot 10 N/S McDonald, Lot 14 S/S
McDonald, Plan Mount Forest

Proposal is to sever an irregular shaped parcel 7.5 hectares with 205m frontage on Murphy Street, existing vacant agriculture land for proposed residential use.

Retained irregular shaped parcel is 51 hectares with 457M frontage, existing and proposed agricultural use with existing barn and shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 00300100 0000

Does this description reasonably describe the parcel holdings? YES (X) NO ()

If the answer is no, please provide new information:

Do you consider the proposal to conform to your Official Plan? YES () NO ()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (X) NO ()

(Please Specify) Section 9.4 and Section 29 ob by-law 66-01

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (X) NO ()

(Please Specify) Section 33.1 and section 29 of By-law 66-01

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () N/A () or Minor Variance YES () NO () N/A ()

Is proposal on an opened maintained year-round public road YES () NO ()
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify

Is the Proposed Lot(s) serviced now by the Municipal Water YES () NO (x)

Is the Retained Lot serviced now by Municipal Water YES () NO (x)

Is the Proposed Lot(s) serviced now by the Municipal Sewers YES () NO (x)

Is the Retained Lot serviced now by Municipal Sewers YES () NO (x)

Is there a Capital Works Project underway to service these lots in the near future YES () NO ()

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B 56/11

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (X) NO ()

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

Is the Municipality in support of this application? YES () NO ()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

-that the Owner satisfy the requirements of the local municipality in reference to parkland dedication

-must abide by the Township Entrance Policy

-development of property may require extension of existing watermain on Murphy Street

-any future severances may require building or contribution to building unopened portions of Oxford Street and Ayrshire Streets.

-that the triangular portion of Glasgow Street that juts out into Murphy Street at the west end of Oxford Street be transferred to the Township.

Does the Municipality request a Notice of Decision? YES (X) NO ()

SIGNATURE: _____

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2E0

DATE: April 5, 2011

March 11, 2011

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: March 4, 2011

FILE NO. B56/11

APPLICANT

Estate of Vincent B. Murphy
c/o Daniel J. Murphy
Donnelly & Murphy
18 The Square
Goderich ON N7A 3Y7

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Park Lots 4 & 5, Lots 6-10 E/S Glasgow,
Pt Lots 6 & 7, Lots 8 & 9 W/S Glasgow
Pt Lots 7 & 8, Lot 9 E/S Kent
Pt Lot 10 N/S McDonald, Lot 14 S/S McDonald
Plan Mount Forest

Proposal is to sever an irregular shaped parcel 7.5 hectares with 205m frontage on Murphy Street, existing vacant agricultural land for proposed residential use.

Retained irregular shaped parcel is 51 hectares with 457m frontage, existing and proposed agricultural use with existing barn and shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 20, 2011

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

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MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority – Saugeen Valley

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

(July 6) MARKET STREET

EAST. of THE

Division 2 of Lot 2

153 196 108

VISION, 4. + Lot 2

1147

519 323 2851

Mount Forest
Alex R. Wilson Surveyors Inc.

(Township of Arthur) Lot 2

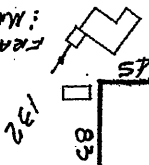
(Town of Mount Forest)

Division 2 of Lot 2

STEVENS
SITE

Division 1 of Lot 2

FRANK BARN
Metal Lead Shed



MURPHY

8060
Jan/11

1:400

STEVENSON SCETCH IN THE
Town of Mount Forest & Township of Arthur
Township of Wellington North
Jan/11

STEVENS
SITE

PARK LOT 5
PARK LOT 4
PARK LOT 3
PARK LOT 2
PARK LOT 1

(LOT TRAVELLED) AYRESHIRE

(LOT TRAVELLED) OXFORD

(LOT TRAVELLED) OXFORD

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CONCESSION 9

4507

REV 11



APPLICATION:	B56/11
LOCATION:	Park Lots 4 & 5, Lots 6-10 E/S Glasgow, Pt Lots 6 & 7, Lots 8 & 9 W/S Glasgow, Pt Lots 7 & 8, Lot 9 E/S Kent, Pt Lot 10 N/S McDonald, Lot 14 S/S McDonald; Plan Mount Forest TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
APPLICANT/OWNER:	Estate of Vincent B. Murphy

PLANNING OPINION: This proposal would sever a vacant irregular-shaped 7.5 ha (18.5 ac) parcel in Mount Forest. A 51 ha (126 ac) parcel would be retained with an existing barn and shed.

We would recommend that this application be deferred to allow the applicant to meet with Township and County staff. There is an old subdivision file with an unclear status and previous severances which may have bearing on this application. At this time, we are unsure how the current application would support orderly future development of this undeveloped area of Mount Forest, particularly with respect to road access.

If this application is approved, we would recommend that the following matters are addressed as conditions of approval:

- a) That servicing and safe driveway access can be provided to the severed lands to the satisfaction of the local municipality;
- b) That the Owner provides hydrogeologic and servicing reports, demonstrating the suitability of the severed lands for adequate sewage disposal, water supply, storm water management and road access to the satisfaction of the local municipality; and
- c) That Draft Plan of Subdivision 23T-84005, if determined to be active, is withdrawn by the Owner to the satisfaction of the County of Wellington Planning and Development Department.

PROVINCIAL POLICY STATEMENT (PPS): According to Section 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources.

WELLINGTON COUNTY OFFICIAL PLAN: The severed parcel is designated FUTURE DEVELOPMENT within the Mount Forest Urban Centre. The retained parcel is designated FUTURE DEVELOPMENT within the Mount Forest Urban Centre and PRIME AGRICULTURAL.

The Intent of the Future Development designation is as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available.

The western half of the severed parcel is also subject to Local Policy Area PA6-2. The PA6-2 policy states:

The areas identified as PA6-2 on Schedule "A6-1" include Special Residential Areas south of the Saugeen River and east of Highway No. 6. Due to previous commitments, these areas may be developed with less than full municipal services in accordance with the following policies:

- a) sewage disposal may either be private individual or communal;
- b) municipal water supply is available or can be made available to the proposed lots. (Note: this policy in no way commits the Municipality to improving the level of service); development of these areas shall be by plan of subdivision and shall be accompanied by hydro-geologic and servicing reports; demonstrating the suitability of the area for adequate sewage disposal, water supply, storm water management and road access;
- c) all other applicable policies of this Plan shall apply.

Section 8.10.3 of the Plan dealing with permitted uses in the Future Development designation provides for the following:

Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this Plan.



B56/11...page 2

Reference to "a new lot" as opposed to "new lots" generally refers to the creation of one lot. We note that "a new lot" was most recently created in 2003 when the existing farm dwelling was separated from the balance of the property.

According to Section 10.6.2, lot creation in urban areas will normally proceed by a plan of subdivision and will be based on the provision of full urban services, wherever such services are available.

The matters under Section 10.1.3 were also considered, including the following:

- a) that any new lots will be consistent with official plan policies...
- b) that all lots can be adequately serviced with water, sewage disposal...to accepted municipal standards and without undue financial burden on the municipality
- d) that all lots will have safe driveway access to an all-season maintained public road...
- f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth
- m) that all new lots shall have logical lot lines given existing lot patterns in the area...
- o) that the creation of any lot is necessary, timely and in the public interest

LOCAL ZONING BY-LAW: The subject lands are zoned Unserviced Residential Holding (R1A(H)), Future Development (FD), Natural Environment (NE) and Agricultural Exception (A-1). Both lots would meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 22, 2011. Notice Cards were not posted. The survey sketch appears to meet the application requirements.

ADDITIONAL INFORMATION: There is an old subdivision file (23T-84005) which was Draft Approved by the Ministry of Municipal Affairs and Housing September 13, 1984. The entire Murphy Street frontage of the severed parcel is included within the subdivision. The status of this file is unclear.

Sarah Wilhelm, MCIP, RPP, Planner
March 31, 2011

GRCA 2011 Budget Highlights

For over 75 years, the Grand River Conservation Authority has been a successful partnership of municipalities, working together to promote and undertake wise management of the resources of the Grand River watershed.

The Grand River stretches 300 kilometres from Dundalk in Dufferin County to Port Maitland on Lake Erie. It takes in one of the fastest growing regions in the province, with a population of more than 950,000. The Grand River watershed is also home to some of the most intensively farmed land in the nation.

The prospect of high growth and the impact on natural resources and the quality of life present an enormous challenge to the GRCA, municipalities and all watershed residents. It creates an urgent need to work co-operatively to care wisely for the Grand River and its resources.

The work of the GRCA is divided into seven business areas:

- Reducing flood damages
- Improving water quality
- Maintaining reliable water supply
- Protecting natural areas and biodiversity
- Watershed planning
- Environmental education
- Outdoor recreation

In order to carry out these functions, the GRCA draws revenues from a variety of sources:

- User fees, such as park admissions, nature centre programs, planning fees and others which are set to offset most, if not all, the cost of these services
- Revenues from property rentals and hydro generation at our dams
- Municipal levies, which are applied primarily to watershed management programs
- Municipal grants dedicated to specific programs, such as the Rural Water Quality Program and Water Quality Monitoring
- Provincial transfer payments for water management operating expenses
- Provincial grants for specific purposes, such as studies on Source Water Protection and Capital Projects related to water management
- Donations from the Grand River Conservation Foundation for programs such as outdoor education, tree nursery operations and various special projects
- Federal grants and other miscellaneous sources of revenue

Of particular note in 2011 is the work that is continuing related to the development of a "Drinking Water Source Protection" plan for the Lake Erie Source Protection Region.

Also of great importance, and complementary to Source Protection Planning, is the need to update the Grand River Basin Water Management Study. The original study was completed in 1982 and addressed the preferred methods to tackle watershed-wide issues such as flood damages, water quality and water supply. The update will look at the needs of watershed communities for the next 25 years and take into account the pressing issues raised by rapid population growth, farm intensification and climate change.

The major capital projects scheduled for 2011 is the completion of the Conestogo Dam stilling basin upgrade, the replacement of the workshop at Conestogo Lake Conservation Area/Dam and the replacement of the Drimmie Dam, with the assumption that a portion of the funding will come from provincial grants and a local contribution.

1. Watershed Management and Monitoring

Watershed management and monitoring programs protect watershed residents from flooding and provide the information required to develop appropriate resource management strategies and to identify priority actions to maintain a healthy watershed. Activities include operation of flood and erosion control structures such as dykes and dams; flood forecasting and warning; water quality monitoring; restoration and rehabilitation projects; water quantity assessment; watershed and subwatershed studies.

Operating Expenditures:

Watershed Studies	\$ 253,600	(Table 1)
Water Resources Planning and Environment	\$1,428,200	(Table 2)
Flood Forecasting and Warning	\$ 696,800	(Table 3)
Water Control Structures	\$1,480,800	(Table 4)
Division Support	\$ 359,200	(Table 6)

Capital Expenditures: \$3,261,000 (Section B)

Total Expenditures: \$7,479,600

Revenue sources: Municipal levies and provincial grants.

2. Planning

Program areas:

a) **Floodplain Regulations**

The administration of conservation authority regulations related to development in the floodplain and other natural hazards, wetland, slopes, shorelines and watercourses.

b) **Plan Input and Review**

Planning and technical review of municipal planning documents and recommending environmental policies for floodplains, wetlands and other environmentally significant areas; providing advice and information to municipal councils on development proposals and severances; review of environmental assessments; and providing outside consulting services on a fee-for-service basis to other conservation authorities, agencies and other countries.

Operating Expenditures: \$1,750,225 (Table 5)

Capital Expenditures: NIL

Revenue sources: Permit fees, enquiry fees, plan review fees, provincial grants and municipal levy

3. Watershed stewardship

The watershed stewardship program includes those activities associated with providing service and/or assistance to private and public landowners and community groups on sound environmental practices that will enhance, restore or protect their properties. Some activities are reforestation through the Burford Tree Nursery and tree planting programs; the Rural Water Quality Program; implementing projects under the Grand River Fisheries Management Plan; providing conservation information through brochures, publications, the web site and media contacts.

Operating Expenditures:

Forestry	\$ 1,231,525 (Table 7)
Conservation Services	\$ 470,025 (Table 8)
Stream Management	\$ 117,000 (Table 9)
Communications and Foundation	\$ 558,200 (Table 10)

Capital Expenditures: NIL

Total Expenditures: \$2,376,750

Revenue sources:

Municipal levies and grants, provincial grants, tree sales, landowner contributions, donations from the Grand River Conservation Foundation and other donations.

4. Conservation Land Management

This includes expenses and revenues associated with the acquisition and management of land owned or managed by the GRCA including woodlots, provincially significant wetlands (e.g. Luther Marsh, Dunnville Marsh), passive conservation areas, rail-trails and a number of rental properties. Activities include forest management, woodlot thinning, hydro production at our dams, and restoration of GRCA property where gravel has been extracted.

Operating Expenditures:

Conservation Lands Property Taxes	\$ 148,500 (Table 11)
Conservation Lands, Rentals, Misc	\$3,354,750 (Table 14-Conservation Lands)
Hydro Production	\$ 230,400 (Table 14-Hydro Production)

Capital Expenditures: NIL

Total Expenditures: \$3,733,650

Revenue sources:

Property rentals, hydro production, timber sales, conservation land income, donations from the Grand River Conservation Foundation

5. Education

The GRCA operates six nature centres, which provide curriculum-based programs to about 50,000 students from six school boards and independent schools throughout the watershed. In addition, about 16,000 members of the public attend day camps and weekend family events.

Operating Expenditures: \$917,500 (Table 12)
Capital Expenditures: NIL

Revenue sources: School boards, nature centre user fees, community event fees, donations from the Grand River Conservation Foundation and municipal general levy

6. Recreation

This includes the costs and revenues associated with operating the GRCA's 11 active conservation areas. The GRCA offers camping, hiking, fishing, swimming, skiing and other activities at its parks. It provides 2,500 campsites, making it the second-largest provider of camping accommodation in Ontario. About 1 million people visit GRCA parks each year. The parks are financially self-sufficient.

Operating Expenditures: \$5,677,900 (Table 14)
Capital Expenditures: \$ 1,340,000 (Section B)
Total Expenditures: \$6,156,220

Revenue sources:
Conservation Area user fees and provincial and federal grants for capital projects

6. Corporate services

This includes the cost of head office functions such as accounting and human resources, as well as the cost of facilities, insurance, consulting and legal fees and expenses relating to the General Membership.

Operating Expenditures: \$3,124,738 (Table 13)
Capital Expenditures: \$ 395,150 (Section B)
Total Expenditures: \$3,519,888

Revenue sources: Municipal levies and provincial grants.

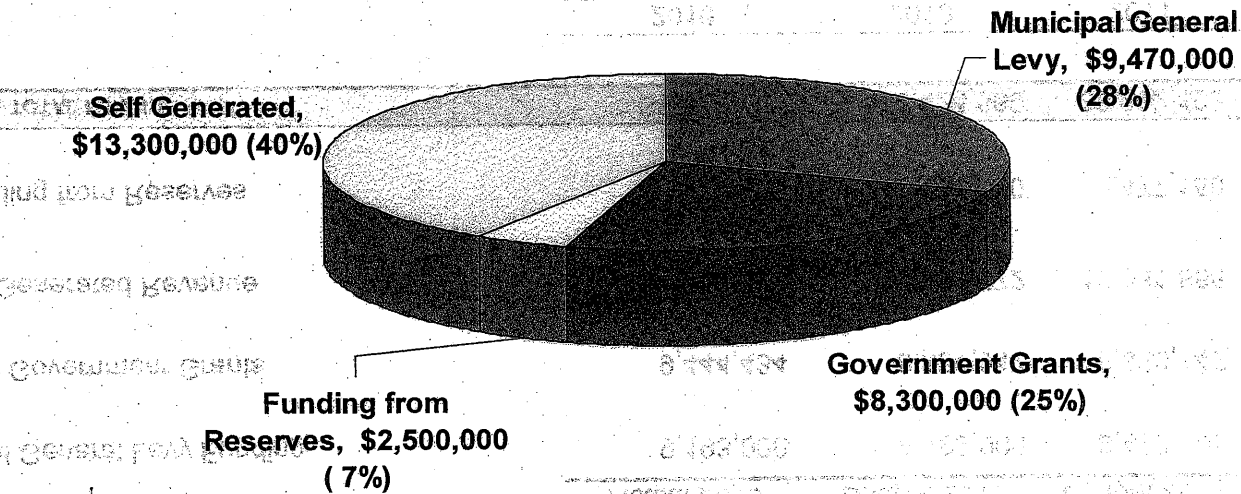
GRAND RIVER CONSERVATION AUTHORITY
BUDGET 2011 - Summary of Revenue and Expenditures

FUNDING		Actual 2010	Budget 2010	Budget 2011	Budget Incr/(decr)
Municipal General Levy Funding		9,193,000	9,193,000	9,470,000	277,000 3.0%
Other Government Grants		9,444,434	8,834,047	8,323,147	(510,900) -5.8%
Self-Generated Revenue		14,018,856	12,909,572	13,331,866	422,294 3.3%
Funding from Reserves		882,463	2,488,250	2,477,150	(11,100) -0.4%
TOTAL FUNDING		33,538,753	33,424,869	33,602,163	177,294
EXPENDITURES		2010	2010	2011	Budget Incr/(decr)
Base Programs - Operating	SECTION A	21,643,015	21,189,619	21,799,363	609,744 2.9%
Base Programs - Capital	SECTION B	4,775,215	6,046,250	4,996,150	(1,050,100) -17.4%
Special Projects	SECTION C	6,988,532	6,189,000	6,806,650	617,650 10.0%
TOTAL EXPENDITURES		33,406,762	33,424,869	33,602,163	177,294
NET RESULT					0.5%

GRCA Budget 2011 Overview

Total 2011 Revenue \$33.6 Million (\$33.4 Million in 2010)

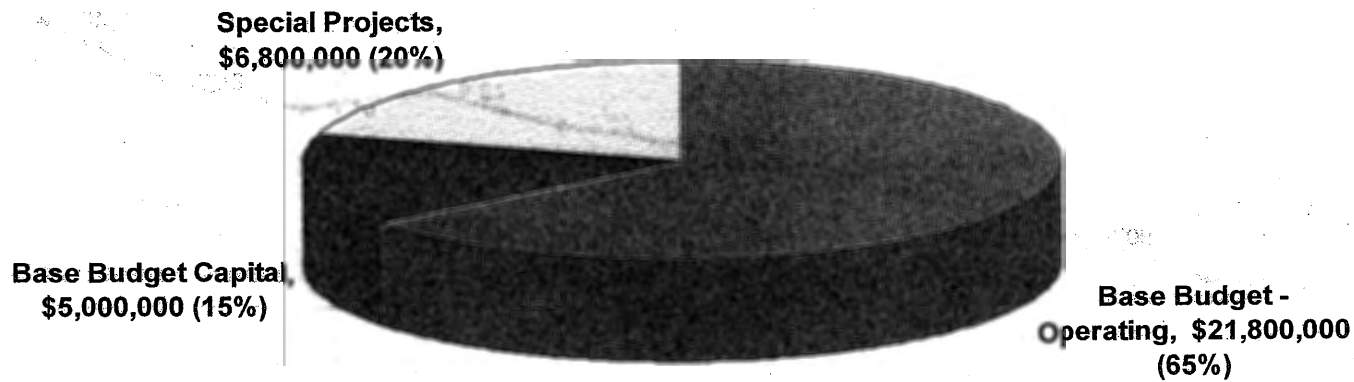
Section	2011	2010
Section C	\$10,800,000	\$10,800,000
Section B	\$12,500,000	\$12,500,000
Section A	\$10,300,000	\$10,100,000

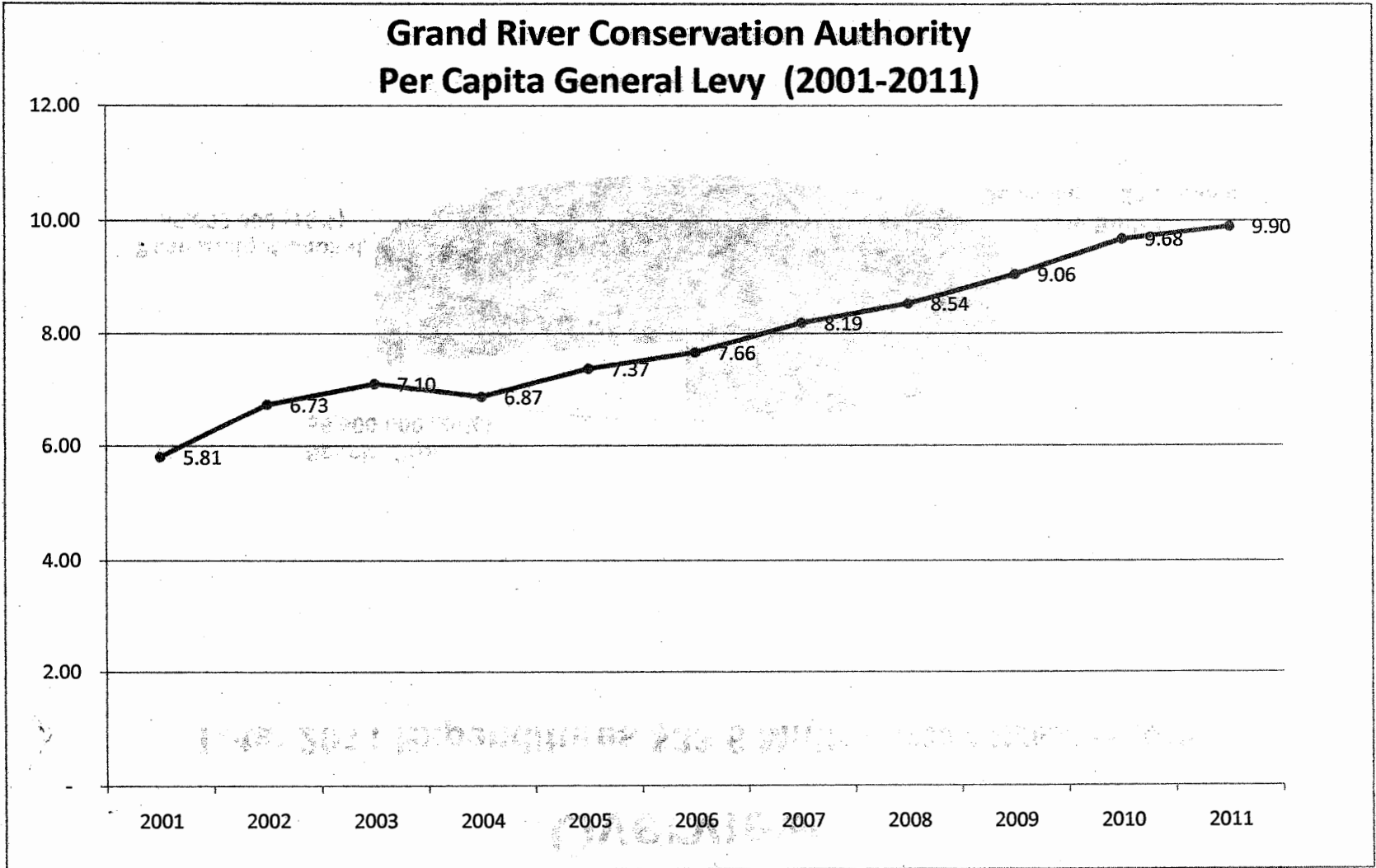


GRCA Budget 2011

Overview

Total 2011 Expenditures \$33.6 Million (\$33.4 Million in 2010)





GRAND RIVER CONSERVATION AUTHORITY
 Budget 2011 - Summary of Expenditures, Funding and Change in Municipal Levy

		TABLE 1	TABLE 2	TABLE 3	TABLE 4	TABLE 5	TABLE 6	TABLE 7	TABLE 8	TABLE 9	TABLE 10	TABLE 11	TABLE 12	TABLE 13	TABLE 14	TABLE 15	TABLE 16	TOTAL	
		Watershed Studies	Water Resources Planning & Environment	FFW	Water Control Structures	Planning	Division Support	Forestry	Conservation Services	Stream Mgmt	Communications & Foundation	Conservation Lands	Outdoor Education	Corporate Services	Surplus available to offset Municipal Levy Increase	Conservation Land and Rental Management and Misc	Hydro Production	Conservation Areas	TOTAL
2011 OPERATING																			
TOTAL EXPENSES	A	253,600	1,426,200	698,800	1,480,800	1,750,225	359,200	1,231,525	470,025	117,000	558,200	148,500	917,500	3,124,738		3,354,750	230,400	5,677,900	21,799,363
TOTAL OTHER FUNDING	B	214,800	2,500	271,917	430,750	835,680	0	900,000	101,000	0	0	0	722,000	228,725		3,438,000	450,000	5,702,000	13,297,372
*Other Programs' Surplus	B less A							400,000	833,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000		83,250	219,600	24,100	330,950
Surplus used to reduce Levy	C														(326,950)				330,950
Surplus 2010 carried forward to 2011															(131,981)				131,981
2011 Levy	A less B less C	38,800	1,425,700	424,883	1,050,050	914,545	359,200	331,525	369,025	117,000	558,200	148,500	195,500	2,896,013	(450,941)	0	0	0	8,370,000
Levy Increase:																			0
2011 Levy		38,800	1,425,700	424,883	1,050,050	914,545	359,200	331,525	369,025	117,000	558,200	148,500	195,500	2,896,013	(450,941)				8,370,000
2010 Levy		38,800	1,405,000	422,083	1,070,950	876,920	258,800	331,800	449,800	132,500	577,400	144,200	180,000	2,846,244	(64,487)				8,093,000
Levy Increase over prior year			20,700	2,800	(20,900)	37,625	100,400	(275)	(80,775)	(15,500)	(19,200)	4,300	15,500	49,769	192,559	n/a	n/a	n/a	277,000
2011 CAPITAL																			
TOTAL EXPENSES	A		110,000	181,000	2,970,000									395,150				1,340,000	4,996,150
TOTAL OTHER FUNDING	B				2,170,000									386,150				1,340,000	3,896,150
2011 Levy	A less B		110,000	181,000	800,000									9,000				-	1,100,000
Levy Increase:																			
2011 Levy			110,000	181,000	800,000									9,000				-	1,100,000
2010 Levy			110,000	181,000	800,000									9,000				-	1,100,000
Levy Increase over prior year																			
2011 SPECIAL																			
TOTAL EXPENSES	A	442,000	32,000	4,656,000				295,650	841,000			410,000						130,000	6,806,650
TOTAL OTHER FUNDING	B	442,000	32,000	4,656,000				295,650	841,000			410,000						130,000	6,806,650
2011 Levy	A less B																		
TOTAL																			
TOTAL EXPENSES																			33,602,163
TOTAL OTHER FUNDING																			33,602,163
NET RESULT																			-

Summary of Municipal Levy - 2011 Budget
 Grand River Conservation Authority

Grand River Conservation Authority Summary of Municipal Levy - 2011 Budget

	% CVA in Watershed	2009 for 2010 CVA in Watershed	CVA-Based Apportionment	2011 Budget Operating Levy	2011 Budget Capital Levy	2011 Budget Total Levy	Actual 2010 Levy	% Change
Brant County	84.0%	3,752,175,841	3.3%	272,991	35,877	308,868	299,962	3.0%
Brantford C	100.0%	10,297,061,925	9.0%	749,167	98,457	847,624	820,239	3.3%
Amaranth Twp	82.0%	420,466,858	0.4%	30,591	4,020	34,611	33,377	3.7%
East Garafraxa Twp	80.0%	336,872,036	0.3%	24,509	3,221	27,730	27,276	1.7%
E. Luther Gr. Valley Twp	100.0%	265,833,262	0.2%	19,341	2,542	21,883	21,644	1.1%
Melancthon Twp	56.0%	213,931,657	0.2%	15,565	2,046	17,611	16,362	7.6%
Southgate Twp	6.0%	36,588,692	0.0%	2,662	350	3,012	2,933	2.7%
Haldimand County	41.0%	2,107,137,903	1.8%	153,306	20,148	173,454	169,963	2.1%
Norfolk County	5.0%	333,002,268	0.3%	24,228	3,184	27,412	26,561	3.2%
Halton Region	9.9%	2,354,534,824	2.0%	171,305	22,513	193,818	176,787	9.6%
Hamilton City (estimated)	4.7%	2,817,390,426	2.4%	204,980	26,939	231,919	225,779	2.7%
Oxford County	37.9%	1,016,811,134	0.9%	73,978	9,722	83,700	81,032	3.3%
North Perth T	2.0%	26,219,965	0.0%	1,908	251	2,159	2,130	1.4%
Perth East Twp	40.0%	465,438,070	0.4%	33,863	4,450	38,313	38,483	-0.4%
Waterloo Region	100.0%	64,799,648,915	56.3%	4,714,523	619,591	5,334,114	5,183,879	2.9%
Centre Wellington Twp	100.0%	3,258,685,996	2.8%	237,087	31,158	268,245	261,333	2.6%
Erin T	49.0%	880,537,309	0.8%	64,064	8,419	72,483	71,437	1.5%
Guelph C	100.0%	16,950,918,764	14.7%	1,233,271	162,079	1,395,350	1,355,663	2.9%
Guelph Eramosa Twp	100.0%	1,895,082,493	1.6%	137,877	18,120	155,997	152,924	2.0%
Mapleton Twp	95.0%	951,022,625	0.8%	69,192	9,093	78,285	76,483	2.4%
Wellington North Twp	51.0%	572,607,105	0.5%	41,660	5,475	47,135	46,459	1.5%
Puslinch Twp	75.0%	1,291,063,649	1.1%	93,932	12,345	106,277	102,294	3.9%
Total		115,043,031,717	100.00%	8,370,000	1,100,000	9,470,000	9,193,000	3.01%

Cathy Conrad

From: Arthur Royal LePage RCR Realty [arthur@royalpage.ca]
Sent: March 1, 2011 2:28 PM
To: Cathy Conrad
Subject: Council Meeting.

Township of Wellington North
Kenilworth Ontario
NOG 2E0

ATTENTION: Cathy Conrad

Cathy

We are requesting to attend an upcoming Council Meeting, as a Delegation from the Damascus Hall Board.

We would like to:

- 1) introduce the current Members of the Hall Board.
- 2) discuss the day to day operations of the Hall, currently managed by the Volunteer Members
- 3) Rental rates at the Hall
- 4) any changes that may be forthcoming by the Council
- 5) past projects that have been completed from funds raised by the Volunteers.

Those attending will be Dianne MacDonald, Joyce Schnurr, Betsy Benham, Rita Cudney.

Please let us know when it would be convenient for us to attend a Council Meeting, and what time we should be there.

Thank You.

Rita Cudney
519-848-2819 work
519-848-3246 home

Township of Wellington North
Building/Property Committee Minutes – March 25, 2011 at 2:00 a.m.

Present: Chair Dan Yake
CAO/Clerk Lori Heinbuch
Chief Building Official Darren Jones
Building Inspector Patty Wright
Councilor Mark Goetz
Councilor Sherry Burke
Councilor Andy Lennox
Mayor Raymond Tout

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 2:13 pm

Discussion/recommendations regarding concerns and proposed changes/amendments to development charge by-law

Discussion took place and staff was given direction.

Minutes February 23, 2011

Moved by: CAO/Clerk Lori Heinbuch
Seconded by: Chief Building Official Darren Jones

That the minutes of the February 23, 2011 meeting be accepted.

Carried

Business Arising from the Minutes

Reeves Subdivision – Lot Grading and Drainage

Chief Building Official Darren Jones will be sending out an information package to all residents in the Reeves subdivision including a copy of the grading certificate and subdivision agreement.

Building Permit Monthly Report

Moved by: Chief Building Official Darren Jones
Seconded by: Councilor Mark Goetz

That the Building Permit Monthly Review for Period Ending February 28, 2011 was reviewed and accepted.

Carried

Other Business

Proposed Telecommunications Tower

Moved by: Chief Building Official Darren Jones

Seconded by: Councilor Mark Goetz

That the Building and Property Committee recommend to Council that the following resolution be approved:

That the Township of Wellington North concur that the proposal by Rogers Communication Inc. to erect a wireless communication installation on lands known as 9037 Highway 6, Kenilworth, Ontario and owned by Mark Doust circulated as Industry Canada's Radio Communications and Broadcasting Antenna Systems protocol CPC-2-0-03 has met the Township's requirements.

Carried

Repairs at former Sacred Heart Catholic School

Building and Property committee has directed the building department to obtain design and quotes for potential remedies for the roof.

Closet at the former Arthur Municipal Office

Building Department is directed to contact David Stack, Arthur Historical Society Archives, to proceed with removing only the closet.

Date of Next Meeting

April 20, 2011 at 9:00 am

Adjournment

Moved by: Chief Building Official Darren Jones

Seconded by: CAO/Clerk Lori Heinbuch

That the meeting be adjourned at 3:55pm

Carried



February 3, 2011

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

Attention: Mr. Darren Jones, Chief Building Official

Dear Mr. Jones;

**Re: Proposed Wireless Communication Site
9037 Highway 6, Kenilworth, ON
Rogers Site: C3314**

On behalf of Rogers Communications Inc. ("Rogers"), I would like to submit a Wireless Communication Information Package concerning a proposed wireless telecommunication installation located at the above referenced address.

Rogers feels that the proposed site is well situated to provide and improve wireless voice and data services in the targeted area. The proposed site is situated and designed to have minimal impact on surrounding land uses.

Please find the following documents for your consideration:

- Covering letter with project description; and
- Plan survey which includes details of the proposed installation.

It is my understanding from speaking with you that the Township does not have an adopted policy on telecommunication towers. As such, the default Industry Canada public consultation protocol is applicable to this proposal. Industry Canada's consultation process includes a provision for at least 30 days to be provided for public comments (detailed below). The Township is being provided this information to seek comment and questions about the proposal from the municipality.

Purpose

Rogers constantly strives to improve coverage and network quality for the sake of their clients. This document outlines the site selection process and provides a description of the proposed system associated with the wireless communication site at 9037 Highway 6, south of Kenilworth.



Figure 1: Aerial photograph of proposed location

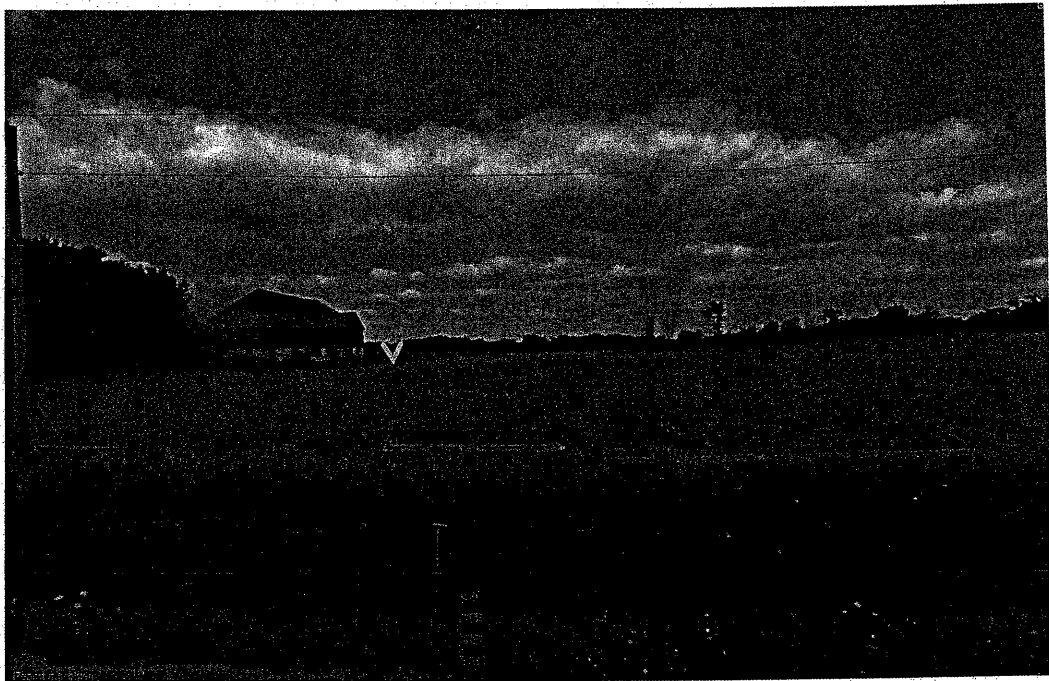


Figure 2: Approximate location of the proposed installation (beyond the barn, but before the tree line)

Network Requirements and Site Selection

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network, situated in a rural setting. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of our sites.

In order to achieve a reliable wireless network, carriers must provide a seamless transmission signal to alleviate any gaps in coverage. Gaps in coverage are responsible for dropped calls, and unavailable data service to clients. Rogers would utilize the proposed site location in order to provide high quality network signal for its 3.5G high-speed wireless voice and data network.

In the recent past, due to subscriber feedback, our Network Planning and Engineering departments have become aware of coverage deficiencies within the area near Kenilworth.

Proposed Site Location

A survey of the surrounding area identified a proposed site at 9037 Highway 6, south of Kenilworth, between 7th and 8th Sideroads. The location of the proposed site is shown on the included parcel and aerial photograph. The coordinates of the proposed installation are: NAD83 Latitude: N 43 53 30.2, Longitude: W 80 36 53.0.

The proposed wireless communication facility would be located in an open area of the property, setback approximately 340 metres from Highway 6 itself. The proposed location was chosen to provide as much separation as possible from the adjacent properties, while still meeting network operation requirements. A new access road will be constructed to access the proposed installation.

Description of Proposed System

To facilitate network requirements, Rogers proposes to construct a 100 metre guyed tower and associated equipment within a secure compound. The tower and radio equipment would be located within a fenced compound of approximately 5.8 metres x 12.8 in area. Lighting and colour of the tower will be determined by NAV Canada. Please see the enclosed plan survey for additional details on the proposed installation. Below is a photograph of a similar existing 100 metre guyed tower for reference.

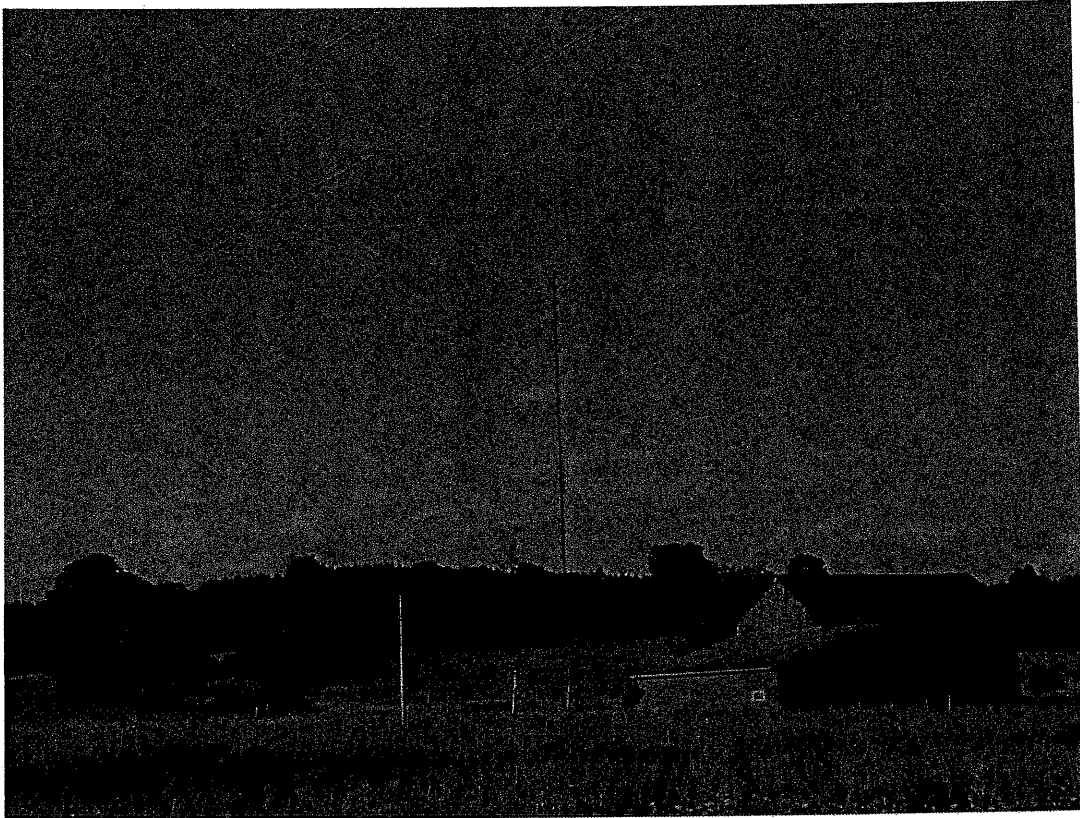


Figure 3: Similar existing 100 metre guyed tower on a different location

Rogers proposes initially to install three (3) sectored 850 and 1900 MHz HSPA antennae. In addition to the wireless voice and data services for subscribers to the Rogers network, this installation will provide for future co-location opportunities by other licensed carriers.

Surrounding Wireless Communication Facilities and Request for Co-location

The site as proposed at 9037 Highway 6 will achieve the necessary engineering coverage objectives for our network. The closest existing telecommunications tower over 10 kilometres away, which would not meet Rogers network engineering requirements. A new telecommunication tower is therefore required.

Public and Municipal Consultation

The consultation process established under Industry Canada's authority is intended to allow local land-use authorities the opportunity to address land use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless and data systems. As the provisions municipal by-laws and regulations do not technically apply to federal undertakings, Rogers is however required to follow established and documented wireless protocols or processes set forth by land-use authorities per Industry Canada protocol.

In addition to the requirements for consultation with municipal authorities and the public, Rogers must also fulfill other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public; compliance with radio frequency immunity criteria; notification of nearby broadcasting stations; environmental considerations; and Transport Canada/NAV Canada aeronautical safety responsibilities.

With respect to the said obligations, we would like to advise you as follows:

Health Canada's Safety Code 6 Compliance

Rogers attests that the radio antenna system described in this notification package will comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

Control of Public Access

The site facility would include two locked, alarmed and electronically monitored mechanical equipment cabinets. Fencing will be installed around the base of the structure or equipment cabinet.

Canadian Environmental Assessment Act

Rogers attests that the radio antenna system described in this notification package will comply with the Canadian Environmental Assessment Act, as this facility is excluded from assessment.

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements.

Engineering Practices

Rogers attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Local Land Use Requirements

Wireless facilities are exclusively regulated by the Federal Government and as a result are not required to obtain municipal permits of any kind.

Industry Canada's Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Industry Canada. Rogers is participating in this consultation in accordance with Industry Canada's guidelines CPC-2-0-03 Issue 4. For more information on this process, please contact Industry Canada:

Industry Canada
Central and Western Ontario District
Suite 1112 451 Talbot Street
London, Ont. N6A 5C9
Telephone: 519-457-4826
Fax: 519-645-5073
Email: spectrum.london@ic.gc.ca

Conclusion

Rogers feels that the proposed site is well situated to provide and improve wireless data services in the targeted area. The proposed site has been situated and designed to have minimal impact on surrounding land uses.

To facilitate a fulsome public notification, we will require your assistance by providing the names and addresses of properties within 300 metres of the proposed tower location. This notification radius is indicated on the included plan survey.

At the end of the municipal review and public consultation period, we will be requesting a Council resolution indicating their support for the proposal ("concurrence"). If I can answer any questions that you might have with respect to the proposal or the consultation process, please do not hesitate to ask.

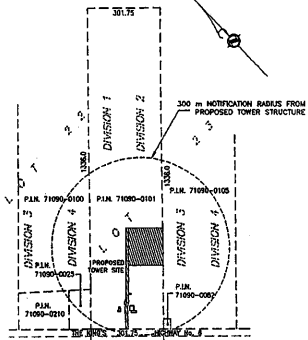
Kindly review the site information package; if you require further information about this matter, please contact me at 647-728-7785 or sgalbraith@proliferategroup.com.

Best regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

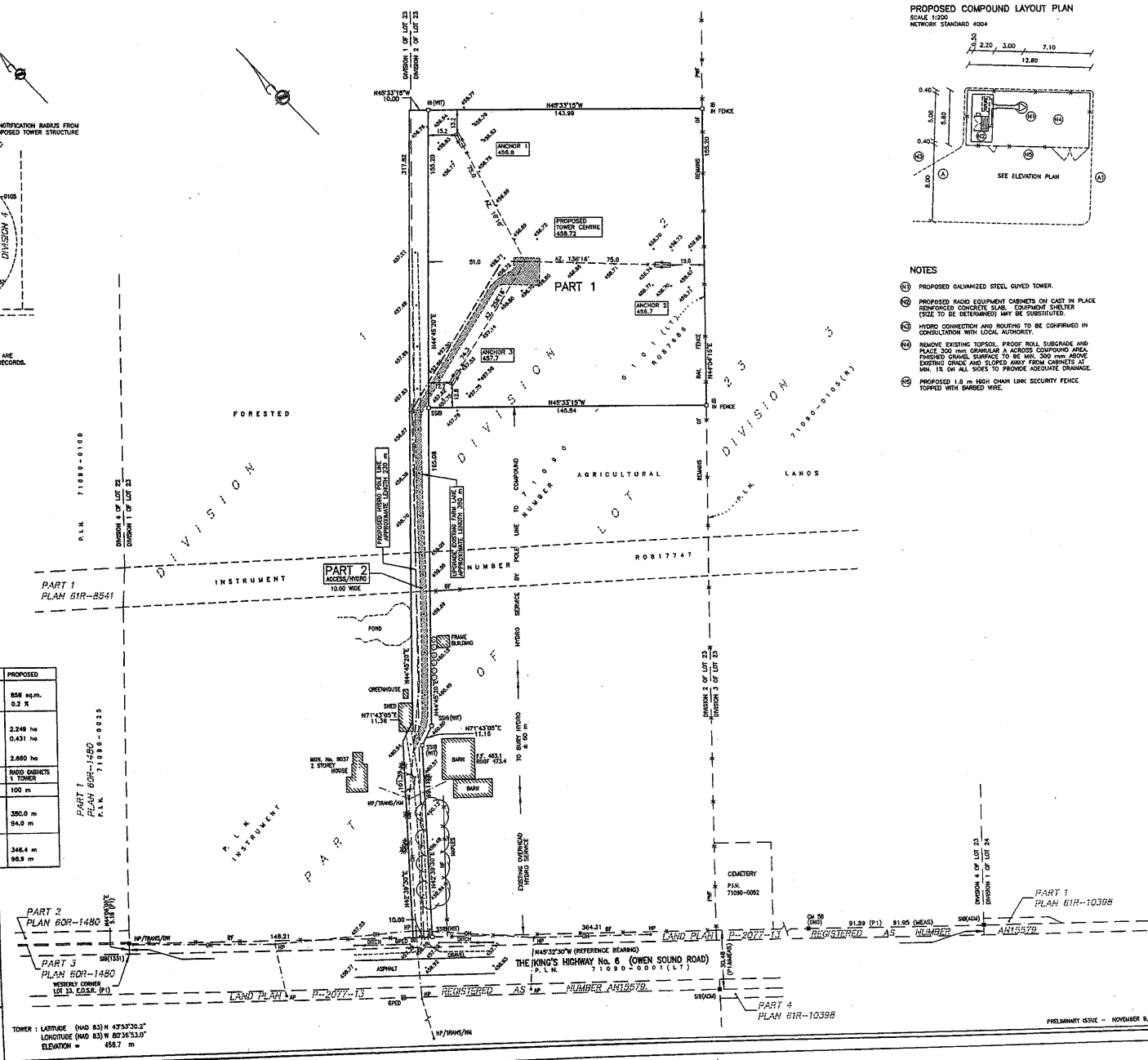
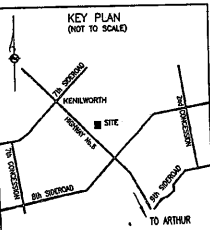
Sean Galbraith, MCIP, RPP
Municipal Affairs Manager
Proliferate Consulting Group
21A Price Street
Toronto, ON M4W1Z1

SUBJECT PROPERTY PLAN
SCALE 1:10,000



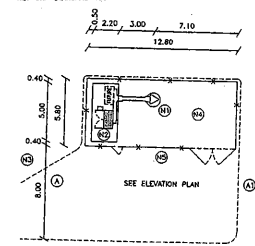
BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND REGISTRY OFFICE RECORDS.

SITE DATA		EXISTING	PROPOSED
PROPERTY AREA		40.3 ha. ±	858 sq.m.
BUILDING AREA		258 sq.m.	0.2 ha.
LOT COVERAGE		0.2 %	0.2 %
AREA LEASED BY ROGERS WIRELESS COMP/ANCHORS ACCESS/HYDRO			2,248 ha
TOTAL			2,680 ha
PROPOSED UNITS			RADIO CABINETS 1 TOWER
HEIGHT OF TOWER			100 m
SETBACKS (PROPOSED TOWER)			
FRONT (THE KING'S HIGHWAY No. 6)		350.0 m	94.0 m
SIDE			
SETBACKS (PROPOSED RADIO CABINETS)			
FRONT (THE KING'S HIGHWAY No. 6)		346.4 m	98.9 m
SIDE			



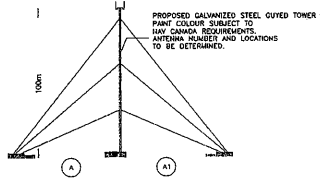
TOWER: LATITUDE (NAD 83) N 47°57'30.2"
LONGITUDE (NAD 83) W 82°35'33.0"
ELEVATION = 458.7 m

PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200
NETWORK STANDARD 4004



- NOTES**
- 1. PROPOSED GALVANIZED STEEL GUYED TOWER.
 - 2. PROPOSED RADIO EQUIPMENT CABINETS ON CAST IN PLACE REINFORCED CONCRETE SLAB. EQUIPMENT SHELTER (SIZE TO BE DETERMINED) MAY BE SUBSTITUTED.
 - 3. HYDRO CONNECTION AND ROUTING TO BE CONFIRMED IN CONSULTATION WITH LOCAL AUTHORITY.
 - 4. REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A-CROSS COMPOUND AREA. FINISH GRADIENT TO BE MIN. 300 mm FROM EXISTING GRADE AND SLOPED AWAY FROM CABINETS AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 - 5. PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE.

ELEVATION PLAN
NOT TO SCALE



SCHEDULE

PART	LOT	P.L.N.	AREA
1	DIVISION 1 OF LOT 23	PART OF 71090-0101	2,248 ha
2	PART 1 OF LOT 23	PART OF 71090-0101 (L1)	0,431 ha

TOPOGRAPHIC PLAN OF SURVEY AND SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION
PART OF DIVISIONS 1 AND 2 OF LOT 23 EAST OF OWEN SOUND ROAD
(GEOGRAPHIC TOWNSHIP OF ARTHUR)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SEXTON McKay LIMITED
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYOR

Scale 1:1000

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE
BEARINGS SHOWN HEREON ARE ASTROMONOMIC AND ARE REFERRED TO THE N45°32'30"W OF THE NORTHEASTERLY LIMB OF THE KING'S HIGHWAY No. 6 IN ACCORDANCE WITH LAND PLAN P-2077-13 REGISTERED AS NUMBER A115579.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE CANADIAN GEODETIC DATUM (1978) SOUTHERN ONTARIO ADJUSTMENT) AND ARE DERIVED FROM NTC PRECISE BENCHMARK NUMBER 78841.
ELEVATION = 450.465 m

- LEGEND**
- DENOTES MONUMENT PLANTED
 - DENOTES MONUMENT FOUND
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - 1331 DENOTES H.R. PIVOT, O.L.S.
 - CM DENOTES CONCRETE MONUMENT
 - ADM DENOTES ADRIANALD GRAY & MCKAY LTD., O.L.S.
 - OND DENOTES DEPARTMENT OF HIGHWAYS ONTARIO
 - P1 DENOTES LAND PLAN P-2077-13 REGISTERED AS NUMBER A115579.
 - P2 DENOTES PLAN 61R-1039B
 - PWF DENOTES POST & WIRE FENCE
 - RF DENOTES ROAD FENCE
 - HP DENOTES HYDRO POLE
 - OH DENOTES OVERHEAD HYDRO
 - SHED DENOTES BOLL PEDESTAL
 - TRANS DENOTES POLE MOUNTED TRANSFORMER
 - AP DENOTES ANCHOR POLE
 - AT DENOTES AZIMUTH
 - CT DENOTES CONIFEROUS TREE
 - DC DENOTES DECIDUOUS TREE
 - HU DENOTES HYDRO METER
 - DW DENOTES DROP WIRE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REG. AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2ND DAY OF NOVEMBER, 2009.

November 9, 2009
DATE

S.A. McKay
ONTARIO LAND SURVEYOR

CAUTION
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ROGERS' SITE: HWY 6 @ KENILWORTH (C314)

DRAWN BY: R.A. CROWELL JOB NO.: 21652
CHECKED BY: S.A. MCKAY

SEXTON McKay LIMITED - ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYOR
70 EAST BEAVER CREEK ROAD UNITS 14 & 45 RICHMOND HILL, ONTARIO L4B 3E2
(905)889-9103 FAX (905)889-9841

PRELIMINARY ISSUE - NOVEMBER 9, 2009

TOWNSHIP OF WELLINGTON NORTH

FIRE COMMITTEE MEETING MINUTES

March 15th, 2011 – 7:00 pm - Council Chambers

Members Present: Mark Goetz – Chair (Councillor)
John Jeffery - Treasurer
Jim Morrison, Arthur Fire Chief
Andy Morrison, Arthur Acting Deputy Fire Chief
Ron MacEachern, Mount Forest Fire Chief
Bill Hieber, Mount Forest Deputy Fire Chief

Absent: Dan Yake, Councillor
Also Present: Michelle Stone, Administrative Support

Meeting was called to order at 7:00 pm.

1. **Declarations of Pecuniary Interest**

- None declared.

2. **Approval of Minutes from January 18th, 2011 Minutes**

Moved By: Ron MacEachern
Seconded by: Jim Morrison

That the Minutes from the January 18th, 2011 meeting be accepted.

Carried

3. **Business arising from Minutes**

- **Review of Burn By-law**

The Burn By-law, application form and information sheet were reviewed by the Committee. Some changes were made and Michelle will make the changes and email to the Committee for them to look at prior to the next Fire Committee meeting.

Illegal burns were discussed and how to collect fines within the Township. Also brought up, was how we can collect from the Townships we have a Fire Agreements with. It was suggested that for fines in the Township, non-payments could be added to the property tax bill.

- **Full Time Fire Chief - Preparation of Report for Council**

Discussion took place with respect to what is required in the Report and direction with respect to this is to be obtained from the Administration Committee.

- 2011 Budget

John Jeffrey handed out copies of each Departments budget for review. There have been some minor changes made. The budget has not been finalized.

- Update from Mount Forest Fire Department regarding the "Safety House"

Donation from the Kin Club to purchase this for fire prevention. Jason has requested a letter and but has not received one yet.

- Festivals, Special Events & Licenses – Policy

Festivals, Special Events & Licenses document, Mount Forest and Arthur Fire Departments – Jason Benn was instrumental in the preparation of this document and therefore he should present to Council so he can explain and answer questions from Council. All of Council and Jason Benn are to be invited to the next Fire Committee Meeting at which time the Policy will be reviewed and questions answered.

4. Announcements

- There is an "Essentials of Municipal Fire Protection" training course on Tuesday, April 12th in Palmerston at the Community Centre. Registration is \$30.00 per person including lunch. The Fire Committee is encouraged to attend as well as the Mayor and Council. Completed registration can be done by Lori Heinbuch, CAO/Clerk for the Township.
- The new fire truck for the Arthur Fire Department arrived Friday, March 11th at the Arthur Fire Station. Members of both Fire Departments as well as the Mayor and some members of Council were in attendance for the occasion. Fire Chief Jim Morrison also had the new fire truck at the Arthur Community Centre Open House on the Saturday morning.
- Officer Training – The Mount Forest Fire Department is hosting a CO/FDO 101 Course in Mount Forest the beginning of April. Both Fire Chiefs are encouraging more training so all their members are up to date with latest information. They do want both departments to be at the same levels and this will be reflected in future budgets as more monies will need to be allocated for Fire Department personnel training.

5. Next Meeting

Tuesday, April 19th, 2011 at 7 pm

6. Adjournment

Moved By: Andy Morrison

That the meeting be adjourned at 8:50 pm.

Carried

TOWNSHIP OF WELLINGTON NORTH
ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

Wednesday, March 16th, 2011 – 4:30 pm

Members Present: Mayor Raymond Tout, Chair
Councillor Sherry Burke (arrived at 5:20 pm)
Councillor Mark Goetz
Councillor Andy Lennox
Dale Small, Business Economic Manager
Leah Holliday, BR & E Program Coordinator
Alan Rawlins
James Taylor
Stephen Dineen

Absent: Councillor Dan Yake

Also Present: Michelle Stone, Administrative Support
Gabriel Durany, RES Canada
Lorrie Gillis & Beverly Tosh

Meeting was called to Order @ 4:30 pm

1. Presentation: Gabriel Durany, RES Canada (Renewable Energy Systems)

Gabriel Durany from RES Canada updated the Committee on their activities in the area. The Chair thanked him for keeping the Township up to date.

2. Presentation: Lorrie Gillis & Beverly Tosh

Lorrie Gillis spoke on behalf of concerned residents and distributed information regarding their concerns about the effects of wind farms. The Chair thanked them for their presentation.

3. Presentation: Jim Taylor, EDC Committee Member Seminar Update: Sustaining and Developing Agriculture in Rural Areas

Jim gave an overview of the Sustaining and Developing Agriculture Seminar that he and Stephen Dineen attended in Guelph. They learned of the many avenues open that are geared to the rural agriculture sector that apply to our Township. Dale, Jim and Stephen will get together to determine if any of their findings and ideas should be incorporated into the EDC Rural Revitalization Program.

4. Declarations of Pecuniary Interest

- None reported.

5. Approval of Minutes from the February 23rd, 2011 Meeting

Moved by: Al Rawlins Seconded by: Sherry Burke

That the Minutes from the Wednesday February 23rd, 2011 EDC Meeting be accepted.

Carried

6. Business Retention & Expansion Program Update: Leah Holliday

- Leah gave an update on the Business Retention & Expansion program. Currently finishing up the analysis and final report. Focus of this initiative was on industry/ manufacturing & construction. 33% response rate to the survey was very good.
- Results of the program will be presented to the public at Wellington North Showcase 2011. Letters will be sent out to all businesses who were sent a survey, even if they did not reply, inviting them to attend one of the two presentations.
- Final report and recommendations on next sector to survey will be provided at next Economic Development Committee Meeting

7. Economic Development Update: Dale Small

- EDC Committee Member Recruitment update: Three letters of interest have been received from members of the Public interested in sitting on the Economic Development Committee. It was agreed that Dale, Lori and one other committee member would complete an orientation discussion with the intent that all three would attend our next EDC meeting. Dale asked for someone to volunteer to sit in on the orientation discussion.
- Tourism, Marketing & Promotions Manager: At our last meeting Elsa Mann stressed the importance of the Township filling this position as it has been vacant now for almost a year. Dale briefly outlined a variety of different scenarios and asked the committee members for their thoughts and a good discussion was held. It was agreed that everyone should provide Dale with their views over the next week or so and that Dale would present a couple of options for EDC to review and approve at our next meeting.
- Wellington County Festivals & Events Guide 2011: Work has now been completed on the guide and sign-off by all Municipalities was completed on March 14th. 68% of the costs were covered by the County with the remaining 32% covered by the seven municipalities. The guides are being distributed in a variety of newspapers and we will also have them in time to hand-out at Wellington North Showcase 2011.
- Showcase Wellington North 2011: Second annual Showcase is ready to go and currently we are almost at capacity with 63 participants registered as of March 16th. Meat the Butcher and Misty Meadows were the only two food vendors to respond to our invitation to participate in the Tastes of Wellington North so they are supplying the food for the Business Networking Reception Monday evening. All committee members were encouraged to attend and a special thanks to Stephen Dineen for all his support and assistance as EDC Champion for Showcase.
- Community Improvement Program: Dale Small and Mark Goetz have attended several meetings in Arthur and the Township is moving forward. The Arthur Chamber signed their partnership agreement on March 9th and we hope to hear real soon on the status of our RED application. Jim and Dale have reviewed the three consultant proposals and will provide recommendations at the next meeting.

8. Announcements

- The Chair reported on the arrival of the new Fire Truck for the Arthur Fire Department and the Ribbon cutting Ceremony at the Arthur Community Centre to unveil the renovations that have been done at that facility.
- The Chair reported that the Mount Forest Fireworks Festival has for the fourth year in a row, won an award as one of the Top 100 Events in Ontario out of 3000.
- On June 3rd, the Portraits of Honour Tour will be in Mount Forest and the Chair encouraged everyone to put this event on their calendar.

- On April 30th and May 1st the Township will have a display table at the Mount Forest Agriculture Society, Home, craft, health & leisure Show.
- On March 31st OMAFRA is hosting a Community Economic Development 101 Fundamentals of Economic Development workshop. Anyone interested in attending was asked to let Dale know.

9. Next Meeting Date

- Wednesday, April 20th, 2011

10. Adjournment

Motion by: Al Rawlins
Seconded by: Mark Goetz

That the Meeting be adjourned at 6:35 pm

Carried

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Township of Wellington North adopt a policy whereby budgets are to be prepared on the basis of maintaining the existing services and the current level of service.

MAYOR _____

CARRIED

DEFEATED

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Township of Wellington North adopt a policy whereby any contemplated change in services provided or change in level of service for current services be presented for council's consideration in the form of a supplementary budget to include all associated capital costs for the 20yr capital planning period and the net effect on operating expenditures for the operating budget planning period of 5 years.

MAYOR _____

CARRIED

DEFEATED

**TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council**

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Township of Wellington North adopt a policy instructing staff to develop budgets for the upcoming budget year itemized to 12 monthly periods reflecting normal revenues and expenditures for each month to commence with budget planning for the 2012 fiscal year

MAYOR _____

CARRIED

DEFEATED

**TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council**

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Township of Wellington North adopt a policy whereby financial performance will be measured against approved budget and previous years' performance on a monthly basis and reviewed at the regular monthly Finance Committee meeting for reporting to council.

MAYOR _____

CARRIED

DEFEATED

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

THAT in order to facilitate the newly established budget and financial reporting process the Council of the Township of Wellington North adopt a policy instructing Finance Department to prepare and distribute to respective staff copies of itemized budget vs actual of revenues and expenditures for the current and subsequent budget years.

MAYOR _____

CARRIED

DEFEATED

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: _____

SECONDED BY: _____ RES. NO.: _____

MAYOR _____

CARRIED

DEFEATED



The Mount Forest District Chamber of Commerce
"Celebrate Wellington North"

March 10, 2011

RECEIVED

MAR 18 2011

TWP. OF WELLINGTON NORTH

Township of Wellington North
7490 Side road 7 West, Box 125
Kenilworth, Ontario
N0G 2E0

Reference – 11th Annual Mount Forest Fireworks Festival

Please accept this letter as our official request for the closing of Highway #6 between Queen Street (89Hwy) and Durham Street.

In order to facilitate the Kin Club Classic Car and our Motorcycle Show as well as local festivities, we request the street to be closed from 7:00AM to 4:30PM on Saturday, July 16th, 2011.

Birmingham, Wellington and King Streets will remain open, as necessary East & West to facilitate Fire and Ambulance Services. However, we will be utilizing the east & west directions accordingly, due to the expansion of the ever growing car show. We will provide, on each intersection, guarded barricades to assist with emergency traffic.

Please advise if there are any other details required from us, and we look forward to hearing from you regarding our request.

Thank You,

Jackie Ferrier
Chair

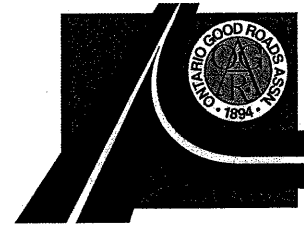
11th Annual Mount Forest Fireworks Festival Committee

Deb Hunter
Co- Chair



**Auto
Insurance
Travel**

Life-side Assistance



March 15, 2011

Head and Members of Council
Township of Wellington North
Box 125, 7490 Sideroad 7 West
Kenilworth, ON N0G 2E0

RECEIVED

MAR 18 2011

TWP. OF WELLINGTON NORTH

To the Head and Members of Council:

Subject: CAA South Central Ontario and OGRA proposal to have H.S.T. gas tax revenue dedicated to transportation infrastructure and maintenance

The need for greater investment and funding support from the Government of Ontario for Ontario's municipalities was clearly highlighted in the Report of the "Provincial-Municipal Fiscal and Service Delivery Review – Facing the Future Together". This report highlighted how Ontario's municipalities continue to struggle to keep up with transportation infrastructure demands needed to support their local economies and to ensure the highest possible standard of living and safety for their residents. With a transportation infrastructure investment gap (roads, bridges and transit) between the Government of Ontario and Ontario's municipalities of approximately \$3.8 billion, it is clear that greater funding support is needed for Ontario's municipalities to build the transportation infrastructure needed to support local economies and to sustain the quality of life that Ontarians have come to expect.

CAA South Central Ontario and the Ontario Good Roads Association are asking municipalities throughout Ontario to support our call for the Government of Ontario to consider dedicating a portion of the new revenue collected from the provincial portion of H.S.T. charged on gasoline and diesel sales to a new predictable funding mechanism directed to Ontario's municipalities for transportation infrastructure investment. Application of the H.S.T. on gas and diesel sales came into effect on July 1, 2010, effectively applying the former Provincial Sales Tax of 8 percent to gasoline and diesel sales. CAA SCO estimates that the Government of Ontario will collect approximately \$1.53 billion annually in new revenue through the application of the H.S.T. on gasoline and diesel sales.

Since the implementation of the H.S.T., over 6000 CAA members and non-members have shown their support of this initiative by signing CAA's petition and e-petition (at <https://www.caasco.com/community/worst-roads/>) calling for a

CAA South Central Ontario, 60 Commerce Valley Dr. E., Thornhill, Ontario L3T 7P9
T. 905-771-3457 F. 905-771-3292 jenn@caasco.ca www.caasco.com

Ontario Good Roads Association, 6355 Kennedy Road, Unit 2 Mississauga, ON L5T 2L5
T. 905-795-2555. Ext. 24 F. 905-795-2660 Scott@ogra.org www.ogra.org

portion of the new revenue collected from H.S.T. on the sale of gasoline and diesel to be dedicated to transportation infrastructure and maintenance. Attaining the support of municipal councils from across the province is the next step in this initiative.

Attached you will find draft resolution text to assist your Council.

Should you have any questions or require further clarification, please do not hesitate to contact us directly.

Kind Regards,



John Ennis
Government Relations Specialist
CAA South Central Ontario



Scott R. Butler
Manager, Policy and Research
Ontario Good Roads Association

Attachments (1)

TITLE: Harmonized Sales Tax (H.S.T.) revenue and a new funding mechanism for transportation infrastructure

AUTHOR: CAA South Central Ontario and the Ontario Good Roads Association

WHEREAS the introduction of the Harmonized Sales Tax (H.S.T.) on July 1, 2010, and its application to gasoline and diesel sales will result in new revenue for the Government of Ontario; and

WHEREAS based on 2010 average price levels of gasoline and diesel, and 2009 average consumption levels in Ontario, the Government of Ontario's projected new revenue will be approximately \$1.53 billion annually; and

WHEREAS the Provincial-Municipal Fiscal and Service Delivery Review identified a transportation infrastructure investment gap between the Government of Ontario and Ontario's municipalities of approximately \$3.8 billion; and

WHEREAS a lack of sufficient funding for essential transportation infrastructure construction, maintenance and rehabilitation has created a situation where many of Ontario's municipalities do not have the financial capacity to construct new transportation infrastructure and conduct the maintenance and rehabilitation needed to sustain existing transportation infrastructure; and

THEREFORE BE IT RESOLVED THAT the Council of the Township of Wellington North requests that the Government of Ontario consider directing a portion of the revenue derived from HST charged on gasoline and diesel sales to a new predictable funding mechanism that will allow Ontario's municipalities to make the critical investments needed to be effective stewards of transportation infrastructure; and

FURTHER THAT a copy of this resolution be forwarded to Premier Dalton McGuinty, Hon. Dwight Duncan, Minister of Finance, Hon. Kathleen Wynne, Minister of Transportation, Hon. Bob Chiarelli, Minister of Infrastructure, the Ontario Good Roads Association and to CAA South Central Ontario; and

FURTHER THAT this resolution be circulated to all municipalities in Ontario requesting their support.

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

BY-LAW NUMBER 21-11

**BEING A BY-LAW TO APPOINT A DIRECTOR OF PUBLIC WORKS
AND A ROAD SUPERINTENDENT FOR THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 227

WHEREAS Section 227 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, authorizes Municipalities to appoint such officers and employees as may be necessary for the purposes of the Corporation and for prescribing their duties and the security to be given for the performance of them.

AND WHEREAS the Council of the Corporation of the Township of Wellington North considers it desirable and expedient to appoint a Director Public Works and to define and determine the duties and responsibilities thereof;

AND WHEREAS the Council of the Corporation of the Township of Wellington North considers it desirable and expedient to appoint a Road Superintendent and to define and determine the duties and responsibilities thereof;

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

1. That Barry Trood be, and is hereby appointed to, the position of Director of Public Works for the Corporation of the Township of Wellington North effective April 1, 2011.
2. That the said Barry Trood, shall, with respect to the Township of Wellington North and the administration of its affairs exercise all authority, powers and rights and shall perform all the duties and obligations which are set out in Schedule "A" to this By-law and that Schedule "A" as attached hereto shall form part of this By-law.
3. That Dale Clark be, and is hereby appointed to, the position of Road Superintendent for the Corporation of the Township of Wellington North effective March 1, 2011.
4. That the said Dale Clark, shall, with respect to the Township of Wellington North and the administration of its affairs exercise all authority, powers and rights and shall perform all the duties and obligations which are set out in Schedule "B" to this By-law and that Schedule "B" as attached hereto shall form part of this By-law.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 4TH DAY OF APRIL, 2011.***

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

SCHEDULE "A"
TO BY-LAW NO. 21-11



TOWNSHIP OF WELLINGTON NORTH

Department Public Works Department
Position Title Director of Public Works
Reports To: Chief Administrative Officer
Location: Municipal Offices, Kenilworth
Approved Date January 24, 2011

Purpose of Position:

To co-ordinate and provide direction to the overall operation and administration of the Public Works Department in accordance with policy established by the Chief Administrative Officer, Council and provincial/federal regulations

Scope of Position

Overall responsibility for the operations and budget of the Public Works Department, including roads and transportation, water supply and distribution, sanitary sewage collection and treatment, storm water management and cemeteries of the Township of Wellington North.

Provides direct supervision, guidance and leadership to management and staff within the Public Works Department as required.

Authority and accountability for departmental finance and accounting within the corporate framework. Also responsible for effective risk management, liability control and due diligence measures.

Makes certain that all relevant department and corporate information is shared within the Department, within the corporation and with the public.

Major Responsibilities

- Prepares and monitors the operating and capital budgets, as well as the business plans for the Department.
- Makes recommendations and directs the preparation of budgets for construction and maintenance programs for areas which are the responsibility of Public Works.
- Monitors and controls staffing and contracted services.
- Monitors inventory quality, quality standards and special projects.
- Ensures that the water/sewer operations meet all regulatory requirements
- Provides leadership to the Roads Superintendent and Water/Sewer Foreman and provides the resources to ensure that all department activities are performed in compliance with appropriate standards, legislation, rules and regulations.

Major Responsibilities: (continued)

- Participates with other Department Heads in formulating staff recommendations to the Chief Administrative Officer for establishing policies and procedures.
- Co-ordinates the review of subdivision and site plan submissions, as pertains to public works.
- Establishes reviews and administers the Department's capital and operating budgets as approved by Council.
- Receives and responds to complaints from the public.
- Deals with human resource matters as required which relate to Public Works staff.
- Liases with supervisors and subordinates, other municipalities, contractors, engineers, government agencies, Wellington North Power and the public.
- Assumes ultimate responsibility for work done and services provided by the Department.
- Represents the Public Works Department at Council meetings and at other functions as may be directed by Council and/or the Chief Administrative Officer.
- Performs other related duties as required from time to time.

Education:

- Secondary School Diploma
- CRSS or CET designation or equivalent or willing to obtain
- Water/Wastewater Certification would be further asset
- Valid Driver's license, DZ preferred

Experience

- A minimum of 5 years of Municipal Public Works experience in a senior management position.
- A general knowledge of all municipal services including roads and transportation, water supply and distribution, sanitary sewage collection and treatment, storm water management and cemeteries.

Job Skills

- Demonstrated good communication skills in both verbal and written forms to ensure accurate communication within the Works department, between departments and to the general public
- Be familiar with the use of computers and their applications to Public Works functions.
- Good organizational skills.
- Recognize the need for accuracy, detail and consistency when providing information for decision making.

Job Skills (continued)

- Work as a team member with other Senior Municipal Staff and Council.
- Be able to work in an office and do field inspections as required.
- Be able to set objectives and establish an approach to reaching those objectives when completing a task.
- Have a working knowledge of engineering requirements for technical solutions and maintenance requirements of municipal services.
- Ability to communicate effectively with the public and elected officials, as well as deal with several different requests and issues simultaneously during an average work day.
- Carries the authority and the accountability to manage the Public Works Department, and provide advice and guidance to the CAO and Council on issues and allocation of resources.
- Must have strong internal relationships with the Chief Administrative Officer, other senior management staff and Council. Involves contact with external sources.

Working Relationships:

Reports to: Chief Administrative Officer

Supervises: Road Superintendent and Water/Sewer Foreman

Work Schedule:

Normal hours are 8 a.m. to 4 p.m. (7 hours/day, 35 hour/week). There will be requirements from time to time to attend meetings outside the normal working hours. These may include Council, Committee and/or public meetings

SCHEDULE "B"
TO BY-LAW NO. 21-11



TOWNSHIP OF WELLINGTON NORTH

Department Public Works Department
Position Title Roads Superintendent
Reports To: Director of Public Works
Location: Kenilworth
Approved Date January 24, 2011

Purpose of Position:

To co-ordinate the overall operation of the Roads section of the Public Works Department. To direct and supervise the roads maintenance and operations for the township in developing, implementing and administering the objectives, policies and programs, as set out by the Director of Public Works, which are established and approved by Council in accordance with all applicable by-laws and regulations. Responsible to assist the Director of Public Works by providing comments on new development and infrastructure/redesign submissions; preparation and monitoring of an annual budget.

Principle Duties:

- oversee the department Foremen and assist them with coordinating the daily activities of the roads department including the efficient and effective use of staffing, equipment and materials to carry out the township's yearly construction and maintenance programs
- perform day to day operations (i.e. equipment operation, road patrolling), as required
- ensure that all work for maintenance and/or construction meets the current municipal, provincial or federal standards and regulations (i.e. Minimum Maintenance Standards, Hours of Work)
- direct formal contracts, tenders and quotations for materials and equipment required to meet tendering procedures and approval of the Municipality, including advertisement for tenders, negotiations with suppliers and payment of invoices
- oversee and administer the Road's Department fleet of equipment and ensure that all safety inspection standards are met, as directed by the Ministry of Transportation
- assist Director with developing policies and procedures pertaining to the Roads Department
- assist Director with the preparation of the annual department budget by compiling budget estimates for the operations and their capital expenditures and revenues; monitor monthly expenditures of the approved budget

Principle Duties: (continued)

- prepare reports and recommendations pertaining to the Roads Department for Director of Public Works review and approval
- establish and maintain a liaison and positive relationship with Wellington North Power, contractors and government agencies as they pertain to the roads department
- receive and respond to enquiries and complaints from the residents and general public, developers, agencies relating to roads maintenance and/or construction
- ensure that all staff are trained in new procedures and that all licenses and training courses are current
- liaison and coordinate with the Water/Sewer Foreman to ensure the most effective use of staff and equipment between departments
- perform all duties as prescribed by the Community Emergency Response Plan as and when required
- perform other duties as assigned

Education:

- Secondary School Diploma
- CRS or CET designation or equivalent or willing to obtain

Experience:

- A minimum of 5 years experience in Municipal Public Works or related field as a supervisor.
- A general knowledge of all municipal services including roads, construction, transportation, storm water management and cemeteries.

Job Skills:

- Demonstrate good communication skills in both verbal and written to ensure accurate communication within the department and to the general public
- Be familiar with the use of computers and their applications to Public Works functions.
- Good organizational skills.
- Recognize the need for accuracy, detail and consistency when providing information for decision making.
- Be able to work as a team member with other Senior Municipal Staff and Council.
- Be able to work in the field and in an office environment as required.
- Be able to set objectives and establish an approach to reaching those objectives when completing a task.
- Must have strong interpersonal relationships with the Director of Public Works, Foremen, department staff, and other Township contacts, as well as members of the public on occasion

Job Skills: (continued)

- Have a working knowledge of engineering requirements for technical solutions and maintenance requirements of municipal services.
- Have a valid DZ Drivers' License, (an AZ License would be an asset)

Working Relationships:

Reports to: Director of Public Works

Supervises: Roads Foremen

Hours of Work

Regular hours are Monday to Friday, 7:30 a.m. to 4 p.m., eight hours per day exclusive of unpaid ½ hour lunch period, 40 hours per week. As well, attendance at meetings outside of regular business hours, including Council and Committees, may also be required.

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

BY-LAW NUMBER 22-11

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 14, 2011 between the hours of 8:30 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 are hereby temporarily closed on Saturday, May 14, 2011 between the hours of 8:30 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 APRIL, 2011.***

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

BY-LAW NUMBER 23-11

**BEING A BY-LAW TO TEMPORARILY CLOSE A PORTION OF
FREDERICK STREET WEST BETWEEN GEORGE STREET AND
EDWARD STREET, IN THE FORMER VILLAGE OF ARTHUR FOR
THE PURPOSE OF HOLDING AN ART IN THE STREET DAY.**

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 & District Chamber of Commerce is planning to hold an Art in the Street Day and have requested that certain Streets be closed to vehicular traffic on Saturday, July 2, 2011 between the hours of 8:00 a.m. and 5:00 p.m.

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

1. That Frederick Street West between George Street and Edward Street, in the former Village of Arthur are hereby temporarily closed on Saturday, July 2, 2011 between the hours of 8:00 a.m. and 5:00 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 APRIL, 2011.***

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

BY-LAW NUMBER 24-11

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Division 1-4 WOSR, Lot 33, 8586 Hwy. 6 –
S & B Schill)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Division 1-4 WOSR, Lot 33, as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-105)**
- **Agricultural (A) to "Agricultural Exception (A-106)**

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

**"33.105 A-105
Division 1-4 WOSR, Lot 33**

Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted."

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

**"33.106 A-106
Division 1-4 WOSR, Lot 33**

Notwithstanding Sections 6.1.4ii, or any other section of this by-law to the contrary, the floor area of the existing accessory building may have a floor area of 143 sq.m. (1539 sq.ft.)." Maximum lot coverage of 10% must be considered for any new buildings."

4. 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.
5. 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 APRIL, 2011.***

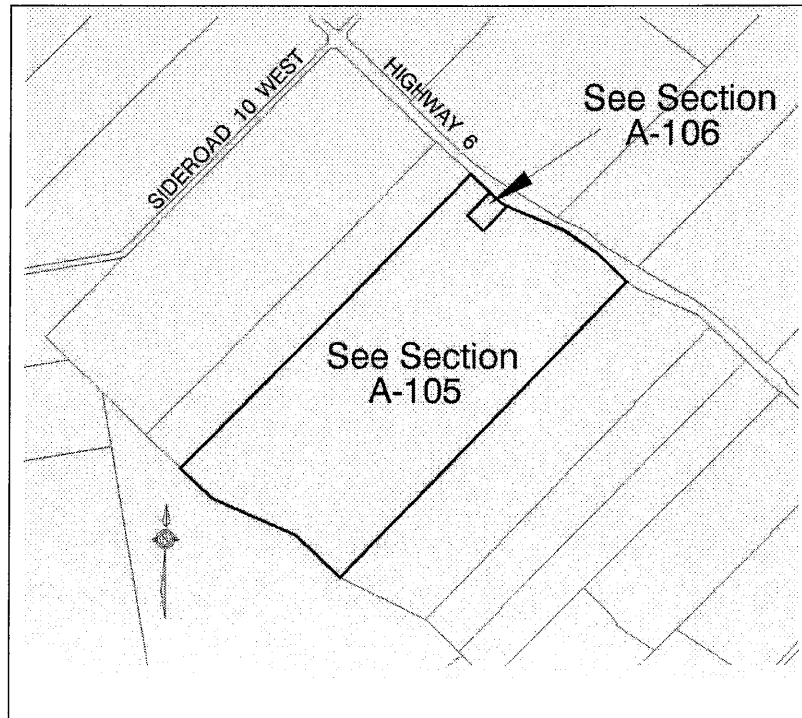
**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 24-11

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-105 and A-106)

**This is Schedule "A" to By-law No. 24-11
Passed this 4th day of April, 2011**

RAYMOND TOUT, MAYOR

LORRAINE HEINBUCH, C.A.O./CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 24-11

THE LOCATION being rezoned is in Division 1-4 WOSR, Lot 33 with a civic address of 8586 Hwy 6. The property is approximately 196 acres in size and is occupied by a residence and shed.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-105) and to allow an oversized shed on the residential portion of the lands (A-106). This rezoning is a condition of severance application B131/10, that was granted provisional approval by the Wellington County Land Division Committee in December, 2010. The consent will sever the existing farm dwelling, and accessory building (1.1 ha (2.7 acres)) from the remainder of the agricultural parcel (78.6 ha (194.2 acres)).

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

BY-LAW NUMBER 25-11

BEING A BY-LAW TO PERMIT FUNDRAISING ACTIVITIES BY A CHARITABLE ORGANIZATION ON A ROADWAY UNDER THE SAFE STREETS ACT, S.O. 1999 IN THE TOWNSHIP OF WELLINGTON NORTH. (Mount Forest Kin Club Spring Road Toll – Main Street, Mount Forest)

AUTHORITY: Safe Streets Act, 1999, S.O. 1999, Chapter 8, as amended, Section 3(3).
Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 11(3)

WHEREAS Section 3(3) of the Safe Streets Act, 1999, S.O. 1999, Chapter 8, as amended, permits charitable organizations to conduct fund-raising activities on roadways where the maximum speed limit is 50 kilometres per hour, provided the activities are permitted by a by-law of the municipality in which the activities are conducted;

WHEREAS Section 11(3) of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides for passing of a by-law with respect to highways, including parking and traffic thereon for such period as shall be specified in the by-law;

AND WHEREAS the Mount Forest Kin Club is planning to hold their annual Spring Road Toll event on May 20, 2011 between the hours of 4:00 p.m. and 8:00 p.m. and on May 21, 2011 between the hours of 8:00 a.m. and 1:00 p.m.;

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

1. That the Mount Forest Kin Club is hereby permitted to hold their annual Spring Road Toll event on May 20, 2011 between the hours of 4:00 p.m. and 8:00 p.m. and on May 21, 2011 between the hours of 8:00 a.m. and 1:00 p.m. on Main Street South, Mount Forest between Queen Street and Parkside Drive.
2. That the Mount Forest Kin Club is hereby permitted to hold their annual Spring Road Toll event on May 20, 2011 between the hours of 4:00 p.m. and 8:00 p.m. on Queen Street East, Mount Forest between Main Street and Fergus Street.
3. 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 APRIL, 2011.**

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

BY-LAW NUMBER 26-11

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON APRIL 4, 2011.

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 April 4, 2011 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 APRIL, 2011.**

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, April 5, 2011	Recreation & Culture Committee	8:00 a.m.
Monday, April 18, 2011	Public Meeting	7:00 p.m.
Monday, April 18, 2011	Regular Council	Following Public Meeting
Tuesday, April 19, 2011	Water/Sewer Committee	8:00 a.m.
Tuesday, April 19, 2011	Fire Committee	7:00 p.m.
Wednesday, April 20, 2011	Building/Property Committee	9:00 a.m.
Wednesday, April 20, 2011	Economic Development Committee	4:30 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