



Township of Wellington North

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

Regular Meeting of Council

Monday, April 8, 2013

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

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TOWNSHIP OF WELLINGTON NORTH

COURT OF REVISION

MITCHELL DRAINAGE WORKS

Monday, March 25, 2013

7:30 p.m.

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

Also Present: Lorraine Heinbuch C.A.O./Clerk, Secretary
Cathy Conrad Executive Assistant

Absent: Neal Morris K. Smart Associates Ltd.

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

Chairperson Raymond Tout reconvened the Court of Revision and called the meeting to order.

Declaration of Pecuniary Interest – none declared.

The purpose of the Court of Revision meeting is to consider the schedule of assessments for the Mitchell Drain.

Presentation by K. Smart Associates Limited

On February 11, 2013 Mr. Morris, K. Smart Associates Ltd., had informed the Court of Revision that the purpose of the meeting was to review the revised assessments. He briefly reviewed the assessment schedules and the work involved. Mr. Morris explained that after hearing appeals the Court of Revision can choose to change assessments. If the property owners are not satisfied with assessments they can appeal to the drainage tribunal.

Chairperson Tout reviewed a memorandum from Neal Morris regarding a meeting on March 5, 2013 with member of the Court of Revision and Mr. Mitchell, the petitioner. Mr. Mitchell and the land owners have come to their own agreement.

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TOWNSHIP OF WELLINGTON NORTH

COURT OF REVISION

MITCHELL DRAINAGE WORKS

Monday, March 25, 2013

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Correspondence Received:

- Oscar & Marguerite Schill, March 21, 2013
- Chairperson Tout read the submission from Oscar and Marguerite Schill.

Councillor Lennox stated that the municipal drain will give the Schill property a registered outlet.

Moved by: Yake
Seconded by: Goetz

THAT the Court of Revision concur with the K. Smart Associates report and assessments schedules for the Mitchell Drain.

Resolution Number: 1

Carried

Adjournment 7:48 p.m.

Moved by: Yake
Seconded by: Goetz

That the March 25, 2013 Court of Revision Meeting for the Mitchell Drainage Works be adjourned.

Resolution Number: 2

Carried

CHAIRMAN

SECRETARY

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, March 25, 2013

Following Court of Revision 7:50 p.m.

Members Present:

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

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

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

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the Agenda and the Supplementary Agenda for the March 25, 2013 Regular Meeting of Council be accepted and passed.

Resolution Number: 1

Carried

D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, March 25, 2013

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E. MINUTES

1. Public Meeting, March 4, 2013
2. Regular Meeting of Council, March 4, 2013

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT the minutes of the Public Meeting and the Regular Meeting of Council held on March 4, 2013 be adopted as circulated.

Resolution Number: 2

Carried

F. BUSINESS ARISING FROM MINUTES

None.

G. DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS

1. Jens Dam, R.R. #1 Moorefield, Ont., N0G 2K0
Re: Development Charges Reserve Fund

Mr. Dam appeared before Council and stated that "He is requesting that the Township bring the Development Charges Reserve Fund into compliance with the Ontario Municipal Board's Order as the Board issued its ruling that By-law 33-12 cannot be retroactive." He further stated "The Development Charges Act requires this to be done within 30 days of issuance of the Order of March 5, 2013."

Mayor Tout thanked Mr. Dam for bringing a lot to his attention. Council was acting on professional advice and believed what they were doing was right. We will be discussing with lawyers in regards to the deferral agreements. Mayor Tout apologized for the length of time it has taken. There was some good news for both sides as the Ontario Municipal Board retained the new by-law.

THE CORPORATION OF THE
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REGULAR MEETING OF COUNCIL

Monday, March 25, 2013

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H. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

1. Wellington North Fire Service
 - Arthur Station
 - February 2013 Fire Report
 - February 2013 Fire Prevention Officer Report
 - Mount Forest Station
 - February 2013 Fire Report
 - February 2013 Fire Prevention Officer Report

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire Service February 2013 Reports and the February 2013 Fire Prevention Officer's Reports for the Arthur and Mount Forest Fire Stations.

Resolution Number: 3

Carried

2. Water/Sewer Committee
 - Minutes, March 19, 2013

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Water/Sewer Committee meeting held on March 19, 2013.

Resolution Number: 4

Carried

THE CORPORATION OF THE
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REGULAR MEETING OF COUNCIL

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

2. Water/Sewer Committee
- Minutes, March 19, 2013
 - Triton Engineering Services Limited
 - Re: Golden Valley Farms Inc. – Semi Annual Report (continued)

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North approve the recommendation of the Water/Sewer Committee that the Golden Valley Farms Inc. sampling frequency remain at bi-annually and that the frequency of their reporting be reduced to annually with the exception of Average Daily Flows (ADF).

Resolution Number: 5

Carried

- 2012 Summary Reports
- Arthur Drinking Water System, DWS #220000040

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive and approve the Arthur Drinking Water System DWS #220000040 2012 Summary Report.

Resolution Number: 6

Carried

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

2. Water/Sewer Committee
- Minutes, March 19, 2013
 - Mount Forest Drinking Water System, DWS #220000068

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North receive and approve the Mount Forest Drinking Water System DWS #220000068 2012 Summary Report.

Resolution Number: 7

Carried

3. Works Committee
- Minutes, March 19, 2013

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 19, 2013.

Resolution Number: 8

Carried

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

3. Works Committee
- Minutes, March 19, 2013
 - Report from Dale Clark, Road Superintendent
Re: Dust Control Tender

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North award the 2013 Dust Suppressant tender to the following suppliers, as recommended by the Works Committee:

- 250 flake tonnes of 35% calcium chloride to Da-Lee Dust Control for the tendered price of \$0.192/litre plus applicable taxes; and
- 160 flake tonnes of 20% brine to Cliff Holland Trucking for the tendered price of \$0.084/litre plus applicable taxes.

Total cost for the product is \$122,205 with the balance being funded from the maintenance gravel budget.

Resolution Number: 9

Carried

- Report from Dale Clark, Road Superintendent
Re: Gravel Crushing Quotes

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North award the gravel crushing tender to B & B Custom Crushing at the quoted price of \$1.73/tonne plus HST as recommended by the Works Committee.

Resolution Number: 10

Carried

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

4. Memorandum from Lori Heinbuch, Chief Administrative Officer/Clerk
- Director of Public Works Position
 - Applications received
 - Appointment of Interview Committee

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North establish the Director of Public Works Interview Committee composed of:

- Councillor Burke as Chair of Water and Sewer Committee
- Councillor Lennox as Chair of Works Committee
- Councillor Yake previous experience and expertise with respect to Works and Water/Sewer
- Chief Administrative Officer Lori Heinbuch
- Mayor Raymond Tout

Resolution Number: 11

Carried

5. Report from Lori Heinbuch, Chief Administrative Officer/Clerk
Risk Management Official – Source Protection Plan Implementation
(CAO 2013-03)

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive CAO Report 13-03; and

THAT Council authorize the CAO to enter into discussions with the Township of Centre Wellington, the five other lower tier municipalities and the County of Wellington to negotiate a shared arrangement related to the position of a Risk Management Official.

Resolution Number: 12

Carried

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

6. Report from Lori Heinbuch, Chief Administrative Officer/Clerk and Mike Givens, Treasurer
- Development Charges Study required for new 5 year By-law (current Development Charges By-law is in effect until June 16, 2013)

Deferred pending further information.

7. Recreation & Culture Advisory Committee
- Minutes, March 5, 2013

Moved by: Councillor Burke
Seconded by: Councillor Goetz

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

Resolution Number: 13

Carried

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North approve the amendment to the current Alcohol Risk Management Policy under Category 3: Control. Sub section 3.1.16 to read "Entertainment and/or disc jockeys will stop at 1:10 a.m. as recommended by the Recreation & Culture Advisory Committee.

Resolution Number: 14

Carried

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

8. Finance Committee
- Minutes, March 5, 2013
 - Statement of Council Remuneration and Expenses - 2012

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 Finance Committee meeting held on March 5, 2013.

Resolution Number: 15

Carried

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North approve the Reserve/Reserve fund entries as outlined in Treasurer's Report TR2013-07, as recommended by the Finance Committee.

Resolution Number: 16

Carried

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North approve the Policy-Accounting For and Reporting Tangible Capital Asset and direct the Treasurer to circulate the Policy to all Department Heads, as recommended by the Finance Committee.

Resolution Number: 17

Carried

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

8. Finance Committee
- Minutes, March 5, 2013
 - Statement of Council Remuneration and Expenses - 2012

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive the Treasurer's Report TR2013-09 itemizing the remuneration and expenses of Council for 2012 dated March 5, 2013;

AND FURTHER THAT the Report TR2013-09 be accepted as presented as recommended by the Finance Committee.

Resolution Number: 18

Carried

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North receive the Treasurer's Report TR2013-10 itemizing the income and expenses of the Board of Management for the Mount Forest Business Improvement Area for 2013;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North accept the Mount Forest Business Improvement Area 2013 budget as submitted, as recommended by the Finance Committee.

Resolution Number: 19

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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I. CORRESPONDENCE FOR COUNCIL'S INFORMATION

1. Wellington County Road Supervisors & Clerks and Treasurer's Associations
Re: Request for Fees to be Waived for the use of the Mount Forest Sports Complex for spring meeting, hosted by Wellington North on Thursday, May 2, 2013

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT WHEREAS the Township of Wellington North is the host municipality for the Wellington County Road Supervisors Association and the Wellington County Clerks & Treasurers Association spring meeting being held on May 2, 2013 at the Mount Forest & District Sports Complex;

AND WHEREAS the associations have requested a waiver of the rental fees;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North approve the rental fees of \$348.04 (HST included) be waived and charged to the Waiver of Fees Budget.

Resolution Number: 20

Carried

2. Mount Forest Curling Club
Re: Request for Approval of Temporary Extension Application Liquor Sales License

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North has no objection to the Mount Forest Curling Club application to the AGCO for a temporary extension to their current liquor license for the purpose of a dinner and dance on May 11, 2013 to celebrate the 50th Anniversary of the Club House.

Resolution Number: 21

Carried

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THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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I. CORRESPONDENCE FOR COUNCIL'S INFORMATION

3. Minister Responsible for Seniors
Re: 2013 Senior Achievement Award Program
- Received as information

J. BY-LAWS

1. 19-13 Being a By-law to Authorize the Execution of an Addendum to an Agreement Between Her Majesty the Queen in Right of Ontario as represented by the Deputy Premier and Minister of Infrastructure, the Minister of Agriculture, Food and Rural Affairs and the Corporation of the Township of Wellington North. (Building Canada Fund – Communities Component: Durham Street Pumping Station and Normanby Street Reconstruction)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT By-law Number 19-13 being a by-law to authorize the execution of an Addendum to an Agreement between Her Majesty the Queen in Right of Ontario as represented by the Deputy Premier and Minister of Infrastructure, 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. (Building Canada Fund – Communities Component: Durham Street Pumping Station and Normanby Street Reconstruction)

Resolution Number: 22

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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J. BY-LAWS

2. 20-13 Being a By-law to set Remuneration for Members of Council

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT By-law Number 20-13 being a by-law to set remuneration for members of Council be read a First, Second and Third time and finally passed.

Resolution Number: 23

Carried

3. 21-13 Being a By-law to Adopt the Estimates of All Sums Required During 2013 for Purposes of the Municipality

Moved by: Councillor Lennox
Seconded by: Councillor Yake

THAT By-law Number 21-13 being a by-law to adopt the estimates of all sums required during 2013 for purposes of the municipality be read a First, Second and Third time and finally passed.

Resolution Number: 24

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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J. BY-LAWS

4. 22-13 Being a By-law to Authorize the Execution of an Agreement between Her Majesty the Queen In Right of Ontario as represented by the Minister of Agriculture, Food and Rural Affairs and the Corporation of the Township of Wellington North (Municipal Infrastructure Investment Initiative (MIII) Asset Management Plan)

Moved by: Councillor Yake
Seconded by: Councillor Lennox

THAT By-law Number 22-13 being a by-law to authorize the execution of an Agreement between Her Majesty the Queen in Right of Ontario as represented by 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. (Municipal Infrastructure Investment Initiative (MIII) Asset Management Plan)

Resolution Number: 25

Carried

5. 23-13 Being a By-law to Appoint a Full Time Fire chief for Wellington North Fire Service

Moved by: Councillor Goetz
Seconded by: Councillor Burke

THAT By-law Number 23-13 being a by-law to appoint a Full Time Fire Chief for Wellington North Fire Service be read a First, Second and Third time and finally passed.

Resolution Number: 26

Carried

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

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K. OTHER/NEW BUSINESS

1. North Wellington Health Care
Re: Building Projects Newsletter
- Received as information

2. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications

B12/13, Joeman Farms Ltd, c/o Seul Enterprises

Council supported the application with the following conditions:

- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the Owner receive approval from the applicable road authority for an entrance to the retained parcel in accordance with the Township's entrance policy.
- That the Owner satisfy the requirements in reference to parkland dedication.
- That the location of the on-site sewage system must be shown on the survey sketch to confirm O.B.C. compliance.
- That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and the County of Wellington Planning department.
- That the house is brought into a habitable condition to the satisfaction of the Township CBO and the County.

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L. OTHER/NEW BUSINESS (continued)

2. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

B23/13, Johannes & Lidwina Teselink

Council supported the application with the following conditions:

- That the Owner receive approval from the applicable road authority.
- That the Owner satisfy the requirements in reference to parkland dedication.
- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the 684m² bank barn must be removed.
- That the 49m² shed to be removed.
- That zoning relief is required for 223m² drive shed.
- That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department.
- That zoning relief is obtained for the accessory structures to the satisfaction of the local municipality and County of Wellington Planning department.
- That the small shed bisected by the rear lot line be demolished to the satisfaction of the Municipality.

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L. OTHER/NEW BUSINESS (continued)

3. County of Wellington, Planning and Land Division Committee
Re: Comments for Consent Applications (continued)

B17/13, R & R Mitchell Farms Ltd.

Council supported the application with the following conditions:

- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the Owner receive approval from the applicable road authority.
- That the Owner satisfy the requirements in reference to parkland dedication.
- That both drivesheds on the severed portion require zoning relief for area.
- That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department.
- That zoning compliance is achieved by removal of the barn/accessory building(s) or by rezoning the severed parcel of the local municipality.

M. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated March 20, 2013

Thank you for Winter Festival Scholarships

- Vanessa Wildeman
- Ben Wildeman

Grand River Conservation Authority

- Minutes, General Membership Meeting, January 25, 2013

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TOWNSHIP OF WELLINGTON NORTH

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N. NOTICE OF MOTION

None.

O. ANNOUNCEMENTS

Councillor Lennox commented that he attended an AMO sponsored session titled "What are your Personal Responsibilities as a Councillor?" Clean Drinking Water Act was an example. We have taken on more personal liability as councillors. Councillor Lennox stated that he will be seeking independent legal advice and suggested that Council should think about setting aside funds for that purpose and asking about what insurance covers.

Councillor Goetz recognized those who assisted the Township in the hiring process for a Full Time Fire Chief. The late Fire Chief John Black, North Huron Fire Department; Fire Chief Bill Doig, Howick Fire Department; Fire Chief Chris Harrow, Minto Fire Department; Fire Chief Rick Richardson, Mapleton Fire Department; Fire Chief John Thompson, Southgate Fire Department; Fire Chief Brad Patton, Centre Wellington, sat on the interview committee; Jon Rehill, Deputy Fire Chief, Cambridge Fire Department, sat on the interview committee; and Thom Evered from the Ontario Fire Marshal's Office.

Mayor Tout commented that Showcase was well attended by 78 vendors. An Open House will be held on April 3 at the OPP Training Facility in Kenilworth. The municipal hockey tournament will be held on April 6.

P. CONFIRMING BY-LAW

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT By-law Number 24 -13 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on March 25, 2013 be read a First, Second and Third time and finally passed.

Resolution Number: 27

Carried

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THE CORPORATION OF THE
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Q. ADJOURNMENT

Moved by: Councillor Burke

Seconded by: Councillor Goetz

THAT the Regular Council meeting of March 25, 2013 be adjourned at 8:54 p.m.

Resolution Number: 28

Carried

C.A.O./CLERK

MAYOR

THE TOWNSHIP OF WELLINGTON NORTH

REPORT TO COUNCIL

TO: Mayor Tout and Members of Council

DATE: March 3, 2013

FROM: Lorraine Heinbuch, Chief Administrative Officer
Mike Givens, Treasurer

SUBJECT: Development Charges Study required for new 5 year By-law
(current Development Charges By-law is in effect until June 16, 2013)

BACKGROUND:

Council requested our Consultant Gary Scandlan, Associate Director, Watson & Associates Economists Ltd. prepare a proposal with respect to the completion of a Development Charges (DC) Background Study update and proposed by-law.

A copy of the proposal received is attached to this report. The material to be provided will be clear, comprehensive, and consistent with the provisions of the *Development Charges Act (DCA)*, acceptable to Council and resulting in a by-law which adequately funds development-related servicing needs.

FINANCIAL IMPACT:

The cost of completing the Development Charges Study in 2008 was \$20,000.00; as per the proposal based on inflation this amount today would be approximately \$23,000.00.

The proposal to continue using the consulting services of Watson & Associates Economists Ltd. includes the previous DC Update completed last year at a cost of \$6,000.00, and completing the DC Study Update and By-law at a cost this year of \$15,000.00. Should Council decide to continue with the consulting services of Watson & Associates this will result in a cost savings of approx. \$8,000.00.

This would also allow the study to proceed in a timely manner. Watson and Associates are familiar with the operations of Wellington North, bringing in a new firm would undoubtedly require more time for completion of the project.

It should also be noted that Watson & Associates also provide consulting services with respect to determination of the Water and Sewer Rates which will also require five year update late 2014.

RECOMMENDATION:

THAT the Council of the Township of Wellington North receive CAO Report 13-04;
and

THAT consideration be made by the Council of the Township of Wellington North to continue the consulting services of Gary Scandlan and the firm of Watson & Associates Economists Ltd. and the preparation of the Development Charges Study Update as set out in their proposal dated March 5th, 2013.

Respectfully submitted



Lorraine Heinbuch,
A.M.C.T., C.M.C., C.E.M.C.,
Chief Administrative Officer/Clerk

March 5, 2013

Ms. Lori Heinbuch
Chief Administrative Officer/Clerk
Township of Wellington North
7490 Sideroad 7 West
PO Box 125
Kenilworth, ON N0G 2E0

Dear Ms. Heinbuch

Re: Letter Proposal for Township of Wellington North Development Charges Study Update

Further to our discussions, regarding a consulting proposal for the preparation of a Development Charges (DC) Background Study update, we are providing the following for your consideration.

1. Objective

To prepare a Background Study Update and proposed by-law(s) which represents an appropriate update to the Background Study and by-law 52-08 passed in 2008. This material needs to be clear, comprehensive, consistent with the provisions of the *Development Charges Act (DCA)*, acceptable to Council and resulting in a by-law which adequately funds development-related servicing needs, is defensible and ideally will not elicit (significant) OMB appeals from the development industry.

2. Approach

The primary steps involved, include:

- 2.1 Finalization and documentation with Planning of the underlying municipal wide and urban area growth forecasts (population, households, employees and non-residential floor area) for the planning period. It is noted that with the Places To Grow policies, significant development within the existing "Built-up Area" is required. Special attention will be given in discussing these issues with Planning in order to clearly define the development anticipated to occur along with the potential servicing needs which may arise.
- 2.2 Finalization and documentation with Finance and the operating departments, of a growth-related capital forecast for the planning period for each individual service, which corresponds in timing and scope, with the location and needs generated by the growth forecast.

- 2.3 Broadly assist staff with the transition of the 2008 DC capital program to the new program, in terms of:
- projects completed or altered;
 - new project requirements;
 - committed capital expenditures;
 - appropriate cost inflation benchmarks;
 - DC reserve fund status.
- 2.4 For the revised capital program, establish appropriate assumptions by project category and, in some cases, by individual project, with respect to:
- level of service cap;
 - benefit to existing development;
 - committed and uncommitted excess capacity;
 - post-period benefit;
 - grants, subsidies and other contributions.
- 2.5 Translate these overall development charges into an appropriate schedule of individual charges by type of residential unit and type of non-residential floor space.
- 2.6 Address policy issues with respect to credits, exemptions, user definitions, DC discounts and phase-ins, reserve funds, indexing, timing of collection, possible area-specific charges, tax funding shares, etc.
- 2.7 Draft a Background Study and a proposed by-law and review with staff, the development industry and ultimately with Council in a workshop format.
- 2.8 Present the Background Study and By-law to Council at a formal public meeting under the DCA. Assist staff in responding to any questions or concerns resulting there from and in obtaining approval by Council of the by-law and the underlying Background Study.

3. Consulting Team

The assignment will be carried out by the undersigned, as project manager and lead individual for the assignment. Mr. Scandlan will be assisted by Jamie Cook and Erik Karvinen for undertaking the growth forecast portion of the study, and by Nancy Neale for all other aspects of the undertaking.

4. Consulting Budget

4.1 The proposed allocation of the budget by task is as follows:

**Development Charge Background Study
Detailed Estimate For Each Major Study Component**

Watson & Associates Economists Ltd.	Gary Scandian Associate Director	Jamie Cook Associate Director	Erik Karvinen Senior Consultant	Nancy Neale Senior Consultant	Support Staff	Total Resource
Hourly Rates	\$250	\$250	\$170	\$170	\$95	
1 Growth Projection Development		6	4		1	11
2 DC Calculation & Rules and Staff Interviews	10					10
3 Data Collection				8	6	
4 Rate Survey & Comparison Analysis (Surrounding Municipalities)					2	2
5 Prepare draft DC Background Study	3			6	2	11
6 Council Workshop	5				2	7
7 Finalize DC Background Study	3			10	5	18
8 Public Consultation Process & Public Meeting	5				2	7
Total Number of Hours	26	6	4	24	20	80
Sub-total (excluding disbursements and taxes)	\$6,500	\$1,500	\$680	\$4,080	\$1,900	\$14,660
Disbursements (travel, telephone, courier)						\$300
Total (excluding taxes)						\$14,960
					Rounded	\$15,000

- 4.2 Out-of-pocket disbursements for travel, long distance, copying and related expenses, are invoiced at cost. Budget does not include GST.
- 4.3 Our billings are submitted on a monthly basis for time worked on the project during the previous month. Billings are on a net 30 day basis.
- 4.4 Our estimated budget is an “upset,” with invoicing only to the extent of time spent on the project, and not to exceed the upset limit.
- 4.5 In addition to the above process, additional meetings (eg. Council meeting to adopt by-law) would be billed at approximately \$1,500 for preparation, research and travel.
- 4.6 We would note that the prior DC Study identified a proposed budget of \$20,000 (in 2008 \$). Based upon inflation, this would be approximately \$23,000. Our DC Update last year provided a cost of about \$6,000 leaving a potential residual budget of \$17,000. Our proposed budget for this assignment is somewhat less at \$15,000.

5. Timing

During our discussions, the timelines were not clearly articulated however we are aware that the Township’s bylaw will expire on June 16th, 2013. However we expect that the process may proceed at a reasonable pace upon completion of the planning growth assessment.

Please advise if this proposal is acceptable to you as the schedule indicates that work should get underway in the near future. Otherwise we would be pleased to discuss any aspect of it with you.

6. Terms and Conditions

6.1 Reliance on drafts – you acknowledge draft reports or advice, whether oral or written, issued by us may be subject to further work, revisions and other factors which may mean that such drafts are substantially different from any final report or advice issued.

6.2 Timely and accurate information – you agree to use reasonable skill, care and attention to ensure that all information we may reasonably require is provided on a timely basis and is accurate and complete. You agree to notify us if you subsequently learn that the information provided is incorrect or inaccurate or otherwise should not be relied upon.

6.3 Changes to Service – either party may request changes to the Services. We shall work with you to consider and, if appropriate, to vary any aspect of the Engagement, subject to payment of reasonable additional fees and a reasonable additional period to provide any additional Services. Any variation to the Contract, including any variation to fees, services or time for performance of the Services, shall be set forth in separate correspondence which shall form part of the Contract and to which these Terms and Conditions shall apply.

6.4 Payment of fees – We reserve the right to charge interest at the rate of 1%/month for payment of any invoices not received within 45 days of billing.

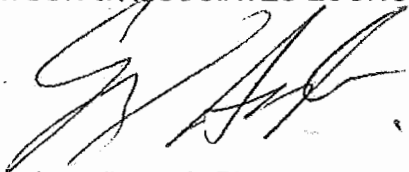
6.5 Limitation of Liability – Watson & Associates Economists Ltd.'s entire liability to the client under this engagement for damages from any cause whatsoever, shall not exceed the aggregate of the amounts paid by you pursuant to this Contract Letter.

6.6 Resolving disputes – if any dispute arises between us, we will attempt to resolve the dispute in good faith by senior level negotiations. Where both of us agree that it may be beneficial, we will seek to resolve the dispute through alternative dispute resolution.

6.7 Confirmation of Terms of Engagement – having read the above Letter of Contract from Watson & Associates Economists Ltd., dated February 13, 2013, we agree to acceptance of this proposal and to engage Watson & Associates Economists Ltd. upon the terms set out therein.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.



Gary Scandlan, BA, PLE
Associate Director



Arthur Area Fire Department

103 Smith Street, P.O. Box 99, Arthur, Ontario N0G 1A0
Ph: 519-848-3500 • Fax: 519-848-6656

ARTHUR FIRE DEPARTMENT REPORT FOR MARCH 2013

The Arthur Fire Department responded to seventeen calls for assistance during the month of March 2013.

Arthur	- 1 Alarm Activation - 4 Ambulance Assist
West Luther	- 3 MVC
Arthur Township	- 1 Ambulance Assist - 4 MVC - 1 Chimney Fire (with Drayton assisting)
West Garafraxa	- 2 MVC
Automatic Aid	- 1 Fire in Mount Forest

There were four practices held during the month of March. On March 6th, Practice # 17, sixteen members attended; on March 13th, Practice # 18, sixteen members attended; on March 20th, Practice # 19, sixteen members attended, and on March 27th, Practice # 20, eleven members attended.

On March 2nd & 3rd and again on March 23rd, two fire fighters attended the Pumps Ops Course held in Mount Forest.

Fire Chief Morrison and sixteen members from the Arthur Fire Station attended the "Meet and Greet" in Kenilworth on March 21st to meet Jeff Dahms, the new full time Fire Chief for Wellington North Fire Service.

On March 21st the Arthur Fire Station was host for the OFM Curriculum Exam. There were thirty-five fire fighters from Wellington County who participated.

On March 28th Fire Chief Jim Morrison met with Jeff Dahms at the Arthur Fire Station.

The total number of Burn Permits issued by the Township for the Arthur Fire area in the month of March was one.

Submitted by:
Fire Chief Jim Morrison
CMM III Fire Service Professional

**Fire Prevention Report
Wellington North Fire Service**

**Mar-13
Arthur Station**

Evac. Procedures	1
Telephone Calls	26
Business/Personal Service	9
Residential	2
Assembly Occ.	2
Misc.	13
Industrial	1
Meetings	3
Complaints	0
Mercantile	1
Letter/Reports	9
Institutional	1
Burn Permits/info	1
New Construction/Plan Review	2
Occupancy Permits	0
FE Ext. Training/Talks	0
Emerg. Planning	1
Inspection Follow Up	3
Pub. Ed. Lectures/Tours	0
Pre Incident Planning	0
Fire Safety Plan Review	3
Administration	11
Court/Documents/Serving	0
Training (OFC/Local)	0

Notes:



MOUNT FOREST FIRE DEPARTMENT

Township of Wellington North

WELLINGTON NORTH FIRE SERVICES

MOUNT FOREST FIRE STATION REPORT MARCH 2013

The Mount Forest Fire Station responded to fourteen calls for assistance during the month of March 2013:

- | | |
|----------------------|---|
| 7 in Mount Forest | - 1 M.V.C. (Waterloo and Arthur Streets)
- 3 Ambulance Assists (1 V.S.A. and 2 difficulty breathing)
- 3 False Alarms |
| 1 in Arthur Township | - 1 MVC (89 Highway and Lover's Lane) |
| 3 in Southgate | - 1 C.O. call.
- 1 Ambulance Assist (difficulty breathing)
- 1 M.V.C. (89 Highway and Sideroad 15 – unable to locate vehicle) |
| 3 in West Grey | - 1 M.V.C. (311442 Highway 6)
- 1 Ambulance Assist (breathing problem - cancelled enroute)
- 1 Reported Structure Fire (controlled burn) |

There were two meeting/practice sessions held during the month of March 2013. On March 4, 2013 sixteen members were present and on March 18, 2013 eighteen members were present.

On March 5, 2013 two members attended the Wellington County Mutual Aid Meeting in Drayton and, on March 12, 2013 one member attended the Grey County Mutual Aid Meeting in Owen Sound.

The Mount Forest Station received a new Bullard Thermal Imaging Camera on March 11, 2013. The camera was purchased by the Mount Forest Firefighters Association.

Two Members attended a presentation on Green Building Construction for the Fire Service in Mississauga on March 14, 2013.

On March 18, 2013 members from the Mount Forest Station attended the announcement and meet and greet for Jeff Dahms, the new Fire Chief of Wellington North Fire Service.

The Fire Chief attended the Grey County Fire Chiefs Meeting in Markdale on March 20, 2013.

On March 2, 3 and 23, 2013 the Mount Forest Station hosted a Pump Operation Course with three members from Mount Forest attended.

Fire Chief Ron MacEachern met with the new Fire Chief, Jeff Dahms, on March 28, 2013 and was very pleased with the committee's choice of Fire Chief and looks forward to working with him.

Respectfully Submitted,
Ron MacEachern
Mount Forest Fire Chief

**Fire Prevention Report
Wellington North Fire Services**

**Mar-13
Mount Forest Station**

Evac. Procedures	0
Telephone Calls	29
Business/Personal Service	9
Residential	2
Assembly Occ.	1
Misc.	15
Industrial	2
Meetings	3
Complaints	0
Mercantile	1
Letter/Reports	13
Institutional	2
Burn Permits	1
New Construction/Plan Review	1
Occupancy Permits	1
FE Ext. Training/Talks	0
Emerg. Planning	1
Inspection Follow Up	2
Pub. Ed. Lectures/Tours/House	0
Pre Incident Planning	0
Fire Safety Plan Review	3
Administration	12
Court/Documents/Serving	0
Training (OFC/Local)	0
Investigations	1

Notes:

Cathy Conrad

From: Carol Hartt
Sent: April 2, 2013 8:40 AM
To: Lori Heinbuch; Cathy Conrad
Subject: FW: Request for permission for tagging

From: Cynthia Comeau [<mailto:cynthiacomeau88@gmail.com>]
Sent: March-30-13 11:17 AM
To: Carol Hartt
Subject: Request for permission for tagging

Hello Mayor and Councillors,

On behalf of 895 Mount Forest Air Cadets, I would like to request permission to do our bu-yearly tag day in the town of Mount Forest. The date for this tag day is 20 April 2013.

Tag days are extremely important fund raising events for our squadron. The Air Cadet Program provides leadership, life skills, citizenship, team-building, and self-discipline training in a structured program, to youth 12 to 18 years of age. The Air Cadet Program benefits young men and women both now, and in their future.

Thank-you for your support,

Tammy Lucas
895 Squadron Sponsoring Committee Vice-Chair

Lori Heinbuch

From: Scott Graham [scott.graham@ctcacf.org]
Sent: Friday, March 08, 2013 5:32 PM
To: kathryn.ironmonger@erin.ca; bwhite@town.minto.on.ca; mreid@get.on.ca; psinnamon@town.mapleton.on.ca; klandry@puslinch.ca; Lori Heinbuch; mmorris@centrewellington.ca
Cc: Sonia Giberson
Subject: Event authorization > Tour for Kids, Aug 15,16
Attachments: Completed Application[1].pdf; Wellington Cover Letter[1].pdf; TFK 2013 Day 2 Arthur loop[4].pdf; TFK 2013 Day 1 Burlington-Waterloo.pdf

Hello,

Tour for Kids (www.tourforkids.com) is a bicycle fundraising event on behalf of Ontario's camps dedicated to children with cancer. A permit application has been submitted to the County of Wellington, and several other municipalities, to operate the tour on open roads. This is not a race.

As part of the permit process, the County has asked that each Township along the proposed route indicate their authorization in writing.

Attached is the set of documents supplied to the County. If you require additional information or applications, please let me know. If your Township grants permission, please cc soniag@wellington.ca

Thank you for your consideration.

Regards,
Scott

Scott Graham, Co-Founder
416 254-5973
Coast To Coast Against Cancer Foundation
Charitable No: 8282 52346 RR0001
www.CTCACF.org





County of Wellington
Engineering Services Department
74 Woolwich Street
Guelph, Ontario N1H 3T9
Phone: (519) 837-2601
Fax: (519) 837-8138

SPECIAL EVENT PERMIT

APPLICANT

ORGANIZATION

Name: Scott Graham
Address: 17 Grandview Ave
City/Town: Toronto
Province/Postal Code: ON, M4K1J1
Phone: 416 254-5973 Fax: _____

Name: Coast to Coast Against Cancer (CTCACF)
Address: Ste 702, 20 Queen St. West
City/Town: Toronto
Province/Postal Code: ON, M5H 3R3
Phone: 855 352 6470 Fax: 888-826-6744

NAME OF EVENT: TOUR FOR KIDS

TYPE OF EVENT: (ie. bike trek, parade, etc.) BIKE TOUR

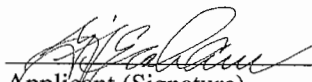
DATE AND TIME OF EVENT: Please see attached schedule

LOCATION/ROUTE OF EVENT ON COUNTY ROAD(S): (please include map outlining route of bike trek, parade, etc.) Please see attached schedule

TEMPORARY ROAD CLOSURE REQUIRED: Yes: No:

TERMS AND CONDITIONS

A Certificate of Liability Insurance in the amount of \$2,000,000.00 naming the County of Wellington as co-insured, a letter from the local municipalities involved expressing support for the event, and a letter from the Wellington County OPP acknowledging knowledge of the event must be attached. CTCACF accepts full responsibility for any suits, actions or damages that may arise or be taken against the Corporation of the County of Wellington by reasons of or in connection with this event. CTCACF also accepts the responsibility for traffic control, crowd control, barricades, safety precautions, and clean up


Applicant (Signature)

February 7, 2013
Date of Application

I have authority to sign this form which commits the above mentioned organization to the above terms and conditions. I also acknowledge that if the terms and conditions of this permit are not fulfilled, the County will assume that the event will not take place.

PERMISSION is hereby granted subject to description of event/route/date specified on this form and subject to the applicant's acceptance of the terms and conditions signed for above.

Date of Issue
cc. County Forman
Fire Department
Ambulance Dispatch – 1-519-653-1214

Chief Administrative Officer or his designate



Coast to Coast Against Cancer Foundation
P.O. Box 17, 20 Queen Street W., Toronto ON M5H 3R3
www.coasttocoastagaincancer.org
Charitable No. 8282 52346 RR0001

February 26, 2013

County of Wellington
Engineering Services Department
74 Woolwich Street
Guelph, Ontario N1H 3T9

RE: Event Permit for Tour For Kids > In support of camps dedicated to kids with cancer.

Accompanying this letter is a completed **Permit Application** for Tour for Kids along with relevant information, not accommodated by the form, which maybe useful in your assessment

Tour for Kids is 4-day cycling tour that travels a posted route along open roads. This is the 10th annual event but the first time passing through the County of Wellington. It is not a race. About 500 cyclist with various support services, such as, route patrols on bikes and in vehicles, 6 pairs of medics, radio-equipped observers and mobile bike mechanics. Rest stops are located on private property as arranged with landowners.

Detailed route maps are provided for your review. The Tour that departs Oakville at 8am, Thursday, August 15 as we cross through Wellington on way to the University of Waterloo. On Friday the Tour departs Waterloo and once more travels through Wellington.

Cyclists are dispersed in groups of 15 riders to avoid traffic congestion. By the afternoon, they are spread out over 2-3 hours.

Each group of riders is accompanied by an Event Marshal (on bike) to promote road safety and traffic laws. Our support vehicles are instructed not to obstruct traffic in any way. They travel independently and do not trail behind groups of riders. To monitor the riders, they leap frog ahead several kilometres forward then pull well off the road.

A Certificate of Insurance will be provided for whatever coverage is stipulated.

Please visit tourforkids.com to better understand the event and it's purpose. It would be a pleasure to answer any questions and address concerns. I'm available at your convenience.

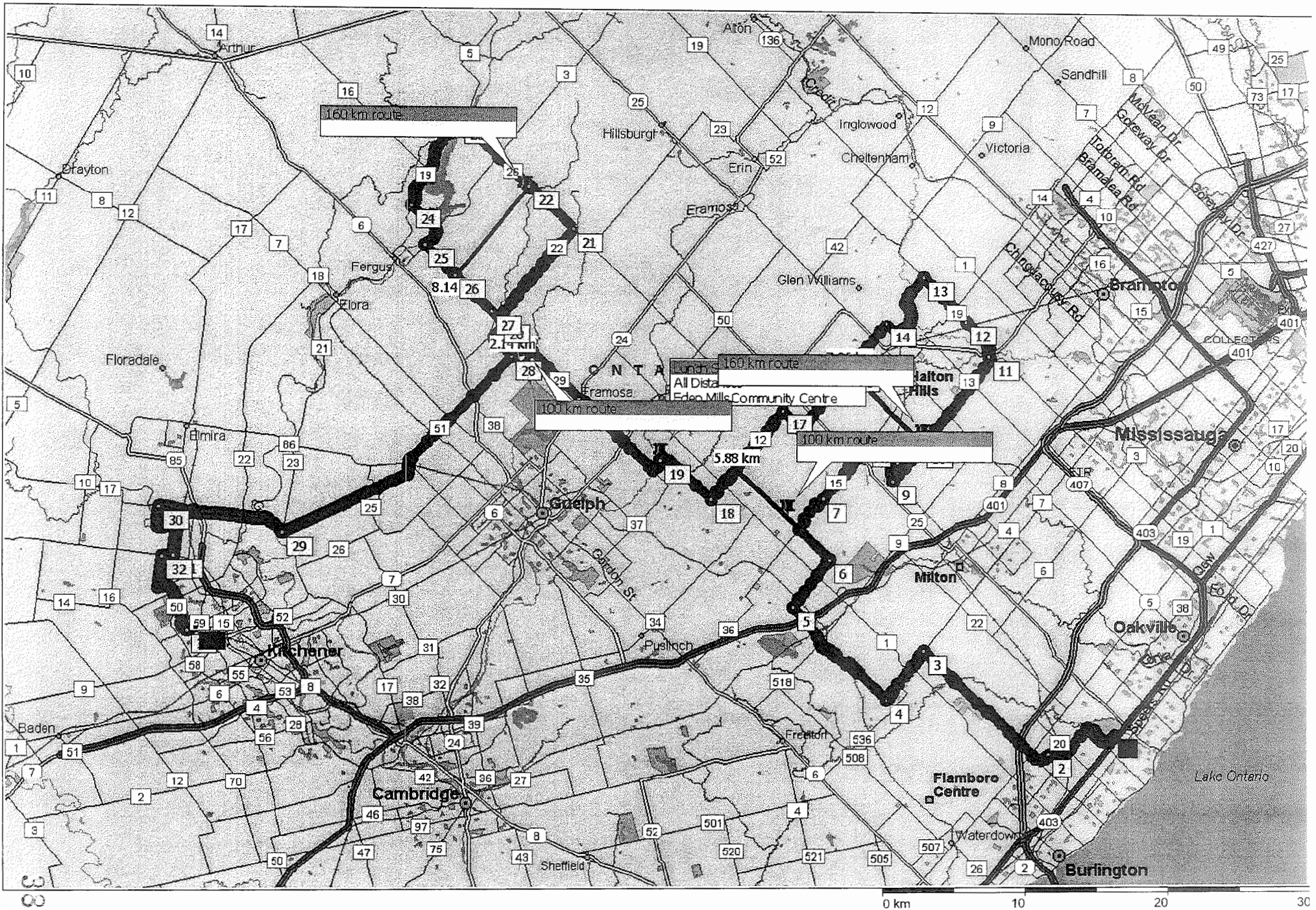
Regards,
Scott Graham

M: 416-254-5973
E: scott.graham@ctcacf.



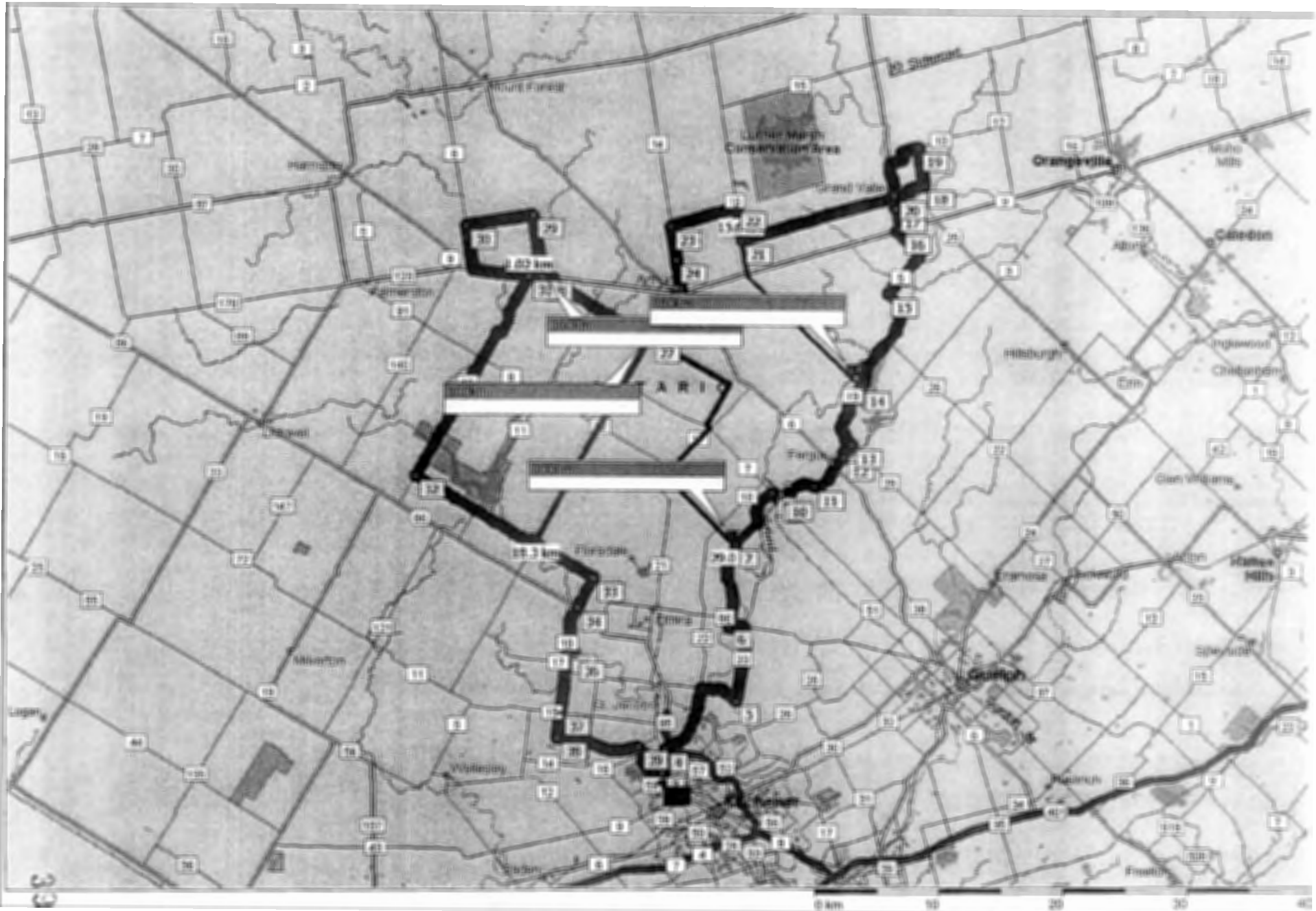
TFK 2013 Day 1 Burlington-Waterloo

203.3 kilometers; 3 hours, 23 minutes



TFK 2013 Day 2 Arthur loop

200.3 kilometers; 3 hours, 14 minutes





HEART & STROKE FOUNDATION OF ONTARIO

Finding answers. For life.

THIS IS WHAT HAPPENS WHEN YOU PUT YOUR HEART INTO IT.™

Tuesday, April 2, 2013

Attention: Mrs L. Heinbuch
Township of Wellington North
P.O. Box 125 – 7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

WELLINGTON/DUFFERIN AREA OFFICE

204 – 21 Surrey St W
Guelph, ON
N1H 3R3

Tel. (519) 837-4858
Fax (519) 837-9209

AREA MANAGER

Christine Dalnard
cdalnard@hsf.on.ca

AREA ADMINISTRATOR

Beth Kerr
bkerr@hsf.on.ca

**AREA COORDINATOR
Jump Rope & Hoops for Heart/ Fit for Heart**

Kelly Schafer
kschafer@hsf.on.ca

**AREA COORDINATOR
Heart Month/Big Bike**

Charity Bohnert
cbohnert@hsf.on.ca

WELLINGTON CHAPTER

President
Dr. Rickey Yada

DUFFERIN CHAPTER

President
Rob Rice

CHIEF EXECUTIVE OFFICER

David W. Sculthorpe

www.heartandstroke.ca
1-888-HSF-INFO (473-4636)

Business Number 10747 2839 RR0001

Business Number 10747

Re.: Heart and Stroke Big Bike Events – Arthur (Tuesday, June 4, 2013) and Mount Forest (Tuesday, May 28, 2013)

Dear Mrs. Heinbuch,

We are once again planning our Heart and Stroke Annual Big Bike Event in Mount Forest on May 28th and in Arthur on June 4th 2013. We would like to ask the council for permission to run these events in the Township of Wellington North again this year.

Here are the details of the events:

Mount Forest Big Bike

Host Site: Mount Forest Fire Dept.
318 Main St. N., Mount Forest
Event Date: Tuesday, May 28, 2013 from 10:00 am to 1:00 pm
Route: See attached map and route description

Arthur Big Bike

Host Site: Crescent Care Arthur
215 Eliza St., Arthur
Event Date: Tuesday, June 4th, 2013 from 8:00 am to 1:00 pm
Route: See attached map and route description

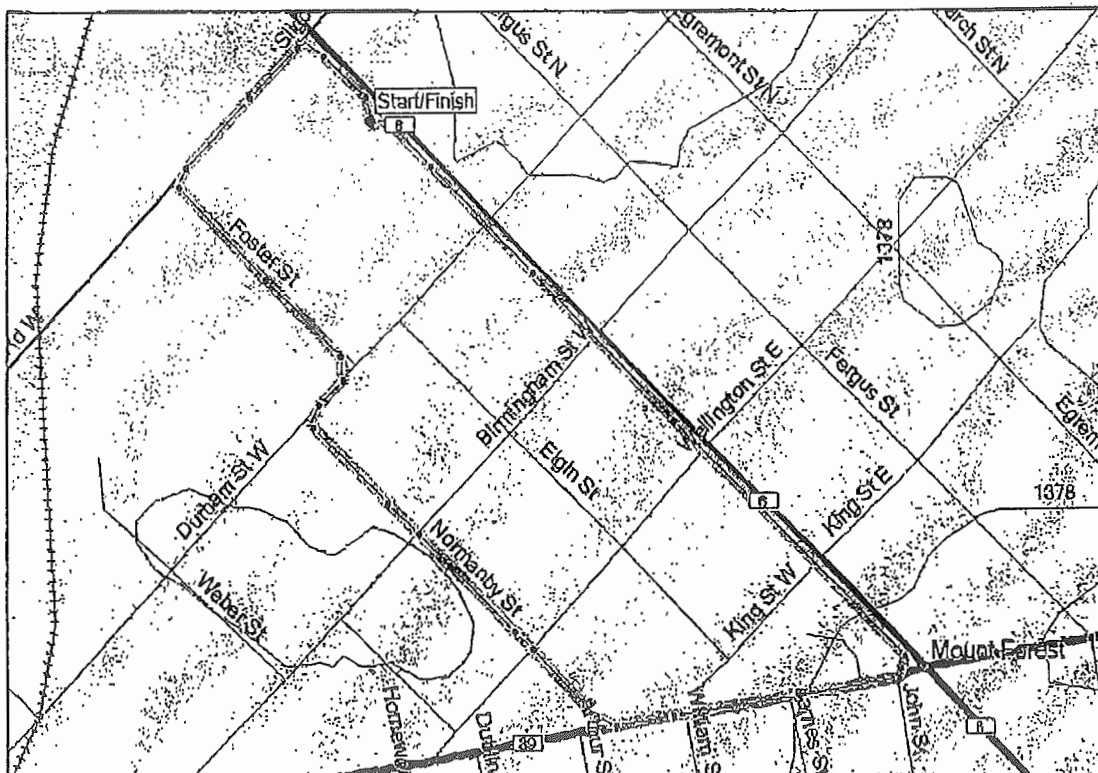
We are very grateful for the support of local townships that make this important fund raising event possible.

If you have any questions or concerns, or if you require further information, please don't hesitate to contact me.

Sincerely,

Charity Bohnert, Area Coordinator
Heart and Stroke Foundation
21 Surrey St. West, Suite 204
Guelph, ON N1H 3R3
Telephone: 519-837-4858 Fax: 519-837-9209
Email:cbohnert@hsf.on.ca

**Heart and Stroke Big Bike
 Mount Forest – Tuesday, May 28, 2013
 10:00 am – 1:00 pm**



Total distance 2.5km

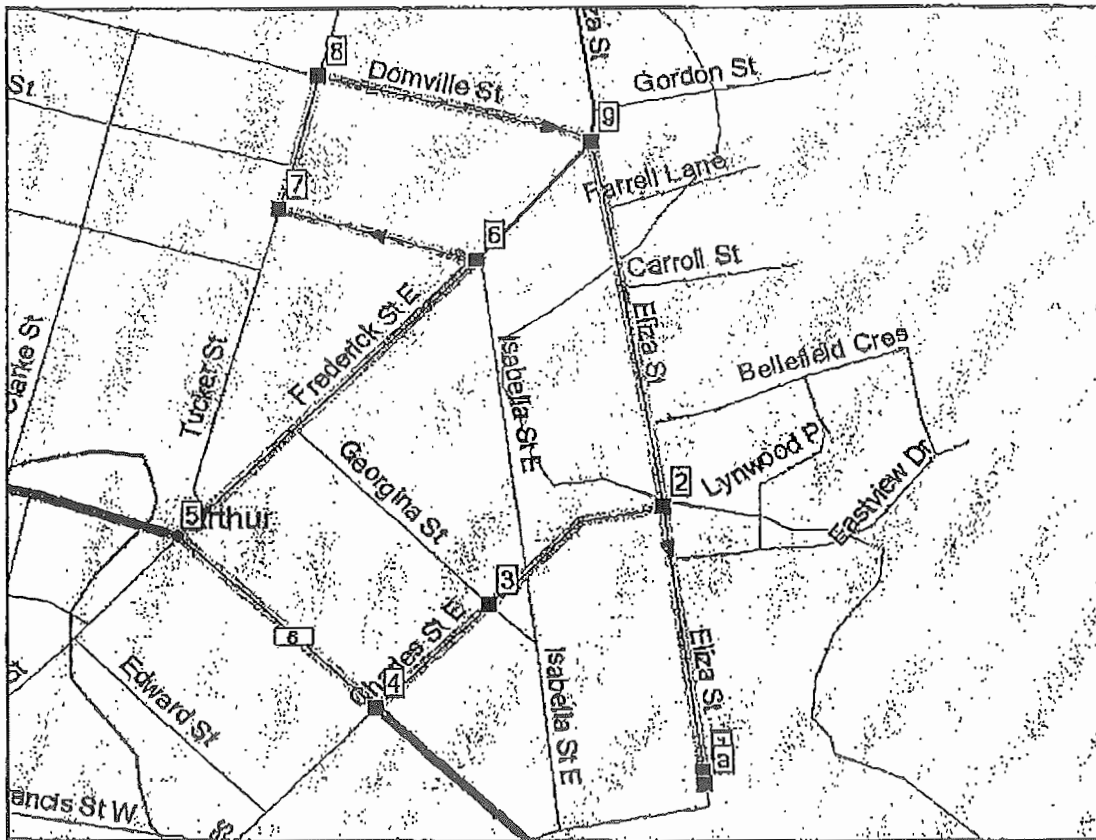
Note: If Big Bike does not have a full complement of riders, ride may be shortened by turning right onto King from Main and then right on Queen. This would avoid last portion of hill going South on Main.

- Start at Fire Station
- Right on Main
- Right on Queen
- Right on Normanby
- Right on Durham
- Left on Foster
- Right on Sligo
- Right on Main
- Right Into Fire Station

Heart and Stroke Big Bike

Arthur – Tuesday, June 4, 2013

9:00 am – 7:30 pm



- Start at Caressant Care at Eliza Street
- Turn right onto Eliza
- Turn Left on Charles
- Turn right on #6
- Turn right onto Fredrick Street
- Turn left onto Isabella St
- Turn right onto Tucker Street
- Turn right onto Domville St
- Turn right onto Eliza St
- Turn left into Caressant Care

Total = 2.6 km

The Arthur team may choose to ride this route twice

Lorraine Heinbuch
Clerk / CAO
Township of Wellington North

April 1, 2013,

Dear Ms. Heinbuch,

On behalf of the Mount Forest Kin Club I am writing to you to obtain permission from the Township to hold our annual Spring Road Toll.

As you may recall, this event is held on the May long weekend. This year we are proposing to run the event on the following days and times:

Friday May 17 – 4pm to 8 pm

Saturday May 18 - 8am to 1 pm

We are proposing to use the same routes and traffic control procedures as we successfully used last year (on the Thanksgiving long weekend).

I have arranged for our insurance company to fax you a copy of our insurance policy and to include the Township of Wellington North as “additional insured.”

If you have any questions please contact me at 519-884-0710 x3131 or email me (pbarnard@wlu.ca).

Thank-you

Paul Barnard
Risk Management
Mount Forest Kin Club

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

BY-LAW NUMBER 25-13

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 17, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on May 18, 2013 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 17, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on May 18, 2013 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 17, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on May 18, 2013 between the hours of 8:00 a.m. and 1:00 p.m. on Queen Street East, Mount Forest between Main Street and Fergus Street.

3. That the Mount Forest Kin Club is hereby permitted to hold their annual Spring Road Toll event on May 17, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on May 18, 2013 between the hours of 8:00 a.m. and 1:00 p.m. on Queen Street West, Mount Forest between Main Street and John Street.
4. 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 8TH DAY OF APRIL, 2013.**

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

BY-LAW NUMBER 26-13

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH (Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496 – McDougall/Newell, Gas Bar/ Convenience/Drive Thru, 321 Smith Street, Arthur)

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" to By-law 66-01 is amended by changing the zoning on lands described as Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496, and is municipally known as 321 Smith Street, Geographic Village of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from: **Residential Holding (R3H) to Highway Commercial (C2)**.
2. 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.
3. 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 8TH DAY OF APRIL, 2013.**

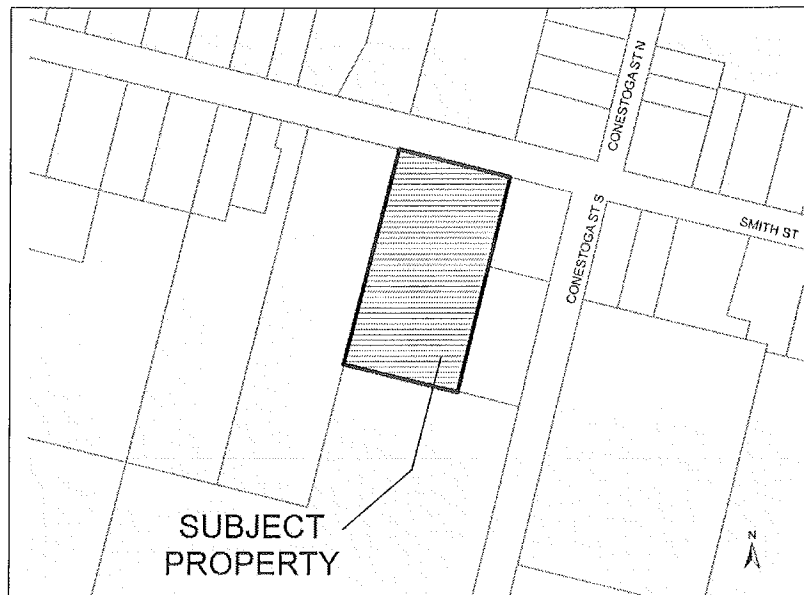
**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 26-13

Schedule "A"



Rezoned from Residential Holding (R3H) to Highway Commercial (C2)

This is Schedule "A" to By-law No. 26-13
Passed this 8th day of April, 2013

RAYMOND TOUT
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 26-13

SUBJECT PROPERTY

The subject property is described as Survey Crown, Part Park Lot 5, Part 1 – RP 60R1496, and is municipally known as 321 Smith Street, Arthur Village. The property is approximately 1.85 acres in area, 204.3 feet of frontage on Smith Street (Hwy 6).

PURPOSE AND EFFECT

The purpose and effect of the amendment is to rezone the property from Residential (R3H) to Highway Commercial (C2) to permit redevelopment of the site for a gas bar with associated convenience store and drive-thru restaurant. For some time, the property has been used for an automobile repair establishment.

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

BY-LAW NUMBER 27-13

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

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

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 Part of Lot 4, Concession 3, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural Exception (A-104) to Agricultural Commercial (AC)**.
2. THAT Section 33.104, Exception Zone 3 – Rural Areas, is deleted in its entirety.
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF APRIL, 2013.**

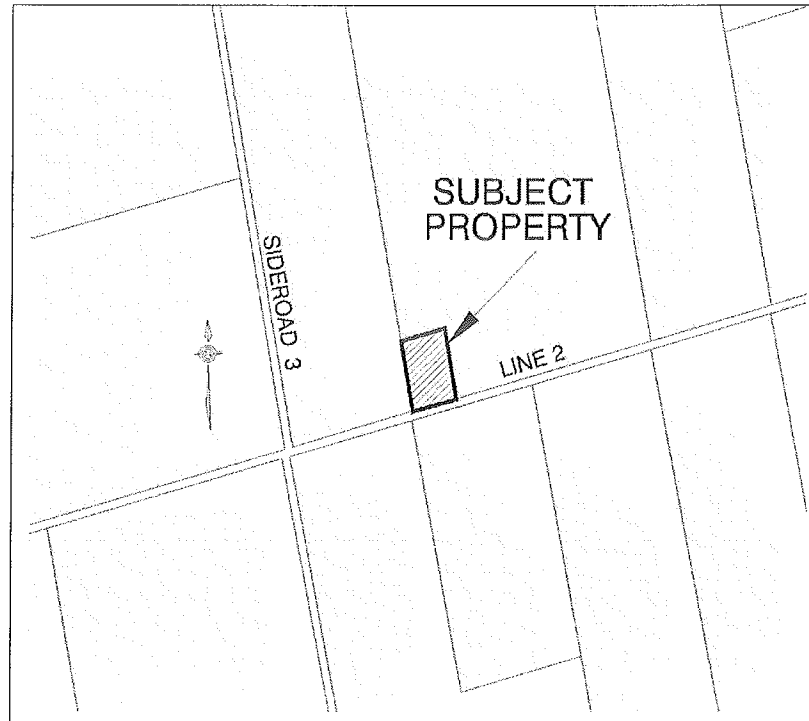
**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 27-13

Schedule "A"



Rezone from Agricultural Exceptions (A-104) to Agricultural Commercial (AC)

This is Schedule "A" to By-law No. 26-13
Passed this 8th day of April, 2013

RAYMOND TOUT
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 27-13

THE LOCATION being rezoned is in Part 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.

THE PURPOSE AND EFFECT of the amendment is to amend the zoning of the property from Agricultural Exception (A-104) to Agricultural Commercial (AC). This would provide for the expansion of the tile drainage business, which is currently permitted but limited to an existing 3,200 sq. ft. accessory building. The rezoning would allow the owner to construct a 9,600 sq. ft. building for the business.

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

BY-LAW NUMBER 28- 13

**BEING A BY-LAW TO RECTIFY AN ERROR IN TOWN OF MOUNT FOREST
BY-LAW NO. 17-96 FOR INDUSTRIAL DRIVE**

WHEREAS the former Corporation of the Town of Mount Forest ("Mount Forest") became The Corporation of the Township of Wellington North effective the 1st day of January, 1999 pursuant to an Order of the Minister of Municipal Affairs and Housing made under Subsection 25.2(4) of the Municipal Act, R.S.O. 1990, c.M.45 ("the former Act") on the 26th day of November, 1997.

AND WHEREAS Mount Forest constructed and created a public highway known as Industrial Drive within the boundaries of the Town of Mount Forest and passed By-law No. 17-96 on the 24th day of June, 1996 ("the 1996 By-law") to establish and name the highway under the authority of the former Act which By-law was registered on the 30th day of April, 1997 as Instrument No. RO772666.

AND WHEREAS the lands described in the 1996 By-law as comprising Industrial Drive included through error a portion of land within Part 2 on deposited Plan 61R-6639 which was not, and has not been to the date of this By-law, constructed and opened as a public street and remains vacant, unimproved land owned by The Township of Wellington North as part of its industrial lands inventory.

AND WHEREAS the said portion of land included through error in the 1996 By-law has now been duly surveyed and is shown as Part 1 on deposited Plan 61R-20056.

AND WHEREAS Wellington North has determined that it is neither desirable nor feasible to construct a public highway on the said Part 1 on deposited Plan 61R-20056 and it is deemed appropriate to formally rectify the said error.

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

1. The 1996 By-law passed by Mount Forest is: (a) hereby repealed insofar as it purported to affect Part 1 on deposited Plan 61R-20056 being Part of Division 3 of Lot 32, Concession 1 (Normanby), and (b) remains in effect with respect to the lands described in it as Industrial Drive other than the said Part 1 on deposited Plan 61R-20056.
2. The portion of highway described in the 1996 By-law being Part 1 on deposited Plan 61R-20056 is hereby permanently closed.

3. The Clerk is directed to cause a copy of this By-law to be registered in the Land Registry Office for Wellington No. 61 on the title to the said Part 1 on deposited Plan 61R-20056 being part of the lands in Property Identifier Number 71072-0111 (LT).

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF APRIL, 2013.**

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

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

BY-LAW NUMBER 29-13

**BEING A BY-LAW TO ESTABLISH A HIGHWAY IN THE FORMER TOWN OF
MOUNT FOREST**

WHEREAS Section 26 of the Municipal Act, 2001 as amended ("the Act") provides that highways include all highways that existed on December 31, 2002 and all highways established by by-law of the municipality on and after January 1, 2003.

AND WHEREAS Subsection 31(2) of the Act provides that after January 1, 2003 land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land.

AND WHEREAS the corporation is a lower-tier municipality and Subsection 11(3) of the Act authorizes it to pass by-laws respecting matters within the highways sphere of jurisdiction.

AND WHEREAS it is deemed necessary to establish a highway on lands owned by the municipality within the former Town of Mount Forest being an extension of the constructed and operational highway known as Industrial Drive.

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

That the following lands are hereby established as a highway pursuant to Section 26 of the Act named Industrial Drive:

Part of Division 3 of Lot 32, Concession 1 (Normanby) being Part 2 on deposited Plan 61R-20056 in the Township of Wellington North in the County of Wellington, and being Part of Land Registry Office #61 Property Identifier Number 71072-0113 (LT).

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF APRIL, 2013.**

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

*Arthur
District*

Chamber of Commerce



www.arthurchamber.ca

achamber@wightman.ca

146 George St., P.O. Box 519
Arthur, Ontario N0G 1A0
(519)-848-5603

April 03, 2013

Mrs Lori Heinbuch CAO
Township of Wellington North
7490 Sideroad 7 West
Box 125
Kenilworth, Ontario
N0G2E0

Dear Mrs Heinbuch :

Re: Art in the Street

As you are aware, the Arthur & District Chamber of Commerce promotes The Art in the Street event for the July 1st weekend in Arthur. This event Tries to promote local artists of different venues within our community. For the past two years we have had this event on Frederick St in the downtown Area .

At this time we would like to request the closure of Frederick St. from Hwy 6 To Edward St., in Arthur for June 29th. We would like it closed from 8:30am To 5:00pm.

If you have any questions regarding Art in the Street , please contact Me at 519-848-2665

Regards

A handwritten signature in cursive script that reads "Mary".

Mary Schmidt
ChairPerson – Art in the Street

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 30-13

**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, June 29, 2013 between the hours of 8:30 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, June 29, 2013 between the hours of 8:30 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 8TH DAY OF APRIL, 2013.***

RAYMOND TOUT,
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

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: B24/13

APPLICANT

LOCATION OF SUBJECT LANDS

Hewson Family Investments Ltd.
350 Dublin St.
Mount Forest
ON NOG 2L3

Wellington North (Mount Forest)
Part Lot 33, Conc. 1
Park Lot 11, Survey Foster's

Proposal is to sever a lot 1.64 hectares with 79.2m frontage, vacant land, existing and proposed industrial use.

Retained parcel is 3.39 hectares with 166.5m fr on Perth St. and 200.7m fr on Sligo Rd. vacant land, existing and proposed industrial use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 004 12000 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 24 of Zoning By-law 66-01.

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

(Please Specify) Section 24 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 (X) NO ()

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

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

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

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 24/13

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

YES () NO ()

N/A

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 receive approval from the applicable road authority.

THAT the Owner satisfy the requirements in reference to parkland dedication.

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.

THAT the Owner pays for cost of servicing to the severed and retained lands to the satisfaction of the Township.

THAT a Development Agreement at the owners expense is required to address servicing.

THAT servicing can be provided to the satisfaction of the local municipality and provided that safe driveway access can be provided to the satisfaction of the applicable road authority.

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 9, 2013

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

March 8, 2013

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 5, 2013

FILE NO. B24/13

APPLICANT

Hewson Family Investments Ltd.
350 Dublin St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lot 33, Conc 1
Park Lot 11, Survey Foster's

Proposal is to sever a lot 1.64 hectares with 79.2m frontage, vacant land, existing and proposed industrial use.

Retained parcel is 3.39 hectares with 166.5m fr on Perth St. and 200.7m fr on Sligo Rd, vacant land, existing and proposed industrial use.

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

April 17, 2013

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 – Saugeen Valley Neighbouring Municipality – West Grey

Bell Canada County Clerk Roads

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



Application	B24/13
Location	Part Lot 33, Concession 1 Park Lot 11, Survey Foster's TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	Hewson Family Investments Ltd.

PLANNING OPINION: This application would sever a vacant 1.64 ha (4 ac) industrial lot in the Mount forest urban centre, leaving a 3.39 ha (8.4 ac) parcel to be retained for proposed industrial use.

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 provided that safe driveway access can be provided to the satisfaction of the applicable road authority.

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS which encourages development in areas with existing servicing and infrastructure.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated INDUSTRIAL in the Mount Forest Urban Centre in the County of Wellington Official Plan. New lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Industrial (M1). Both the proposed lots would meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 20, 2013. Notice Cards were not posted on the day of the site visit. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
March 28, 2013

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: B25/13

APPLICANT

LOCATION OF SUBJECT LANDS

Leslie & Sheila Eccles
8405 Hwy 89
RR # 2
Conn, ON NOG 1RO

Wellington North (West Luther)
Part Lot 10
Concession 14

Surplus Farm Dwelling Application

Proposed severance is 1.06 hectares with 58m frontage, existing and proposed rural residential use with existing house, shed & barn.

Retained parcel is 39.7 hectares with 457m frontage on Hwy 89 and 565m frontage on Cty Rd 16, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 016 14800 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)

Horizontal lines for specifying sections.

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

(Please Specify) Section 8 and 6.1.4 of 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 with horizontal lines.

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?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B 25/13

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 receive approval from the applicable road authority.

THAT the Owner satisfy the requirements in reference to parkland dedication.

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.

Frame barn is in a dilapidated condition and must be removed.

The frame shed is oversized and dilapidated and must be removed.

The severed must be brought into compliance with property Standards By-law 34-99.

On-site sewage system must be shown on survey sketch and location must comply to O.B.C.

THAT the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department; and

THAT zoning relief is obtained for the accessory buildings on the severed lands to the satisfaction of the local municipality and County of Wellington Planning and Development Department.

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 9, 2013

March 8, 2013

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 12, 2013

FILE NO. B25/13

APPLICANT

Leslie & Sheila Eccles
8405 Hwy 89
RR#2
Conn ON N0G 1R0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)
Part Lot 10
Concession 14

Surplus Farm Dwelling Application

Proposed severance is 1.06 hectares with 58m frontage, existing and proposed rural residential use with existing house, shed & barn.

Retained parcel is 39.7 hectares with 457m frontage on Hwy 89 and 565m frontage on Cty Rd 16, existing and proposed agricultural use.

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

April 17, 2013

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

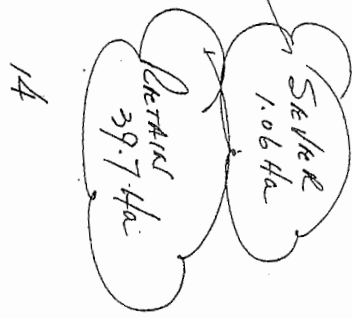
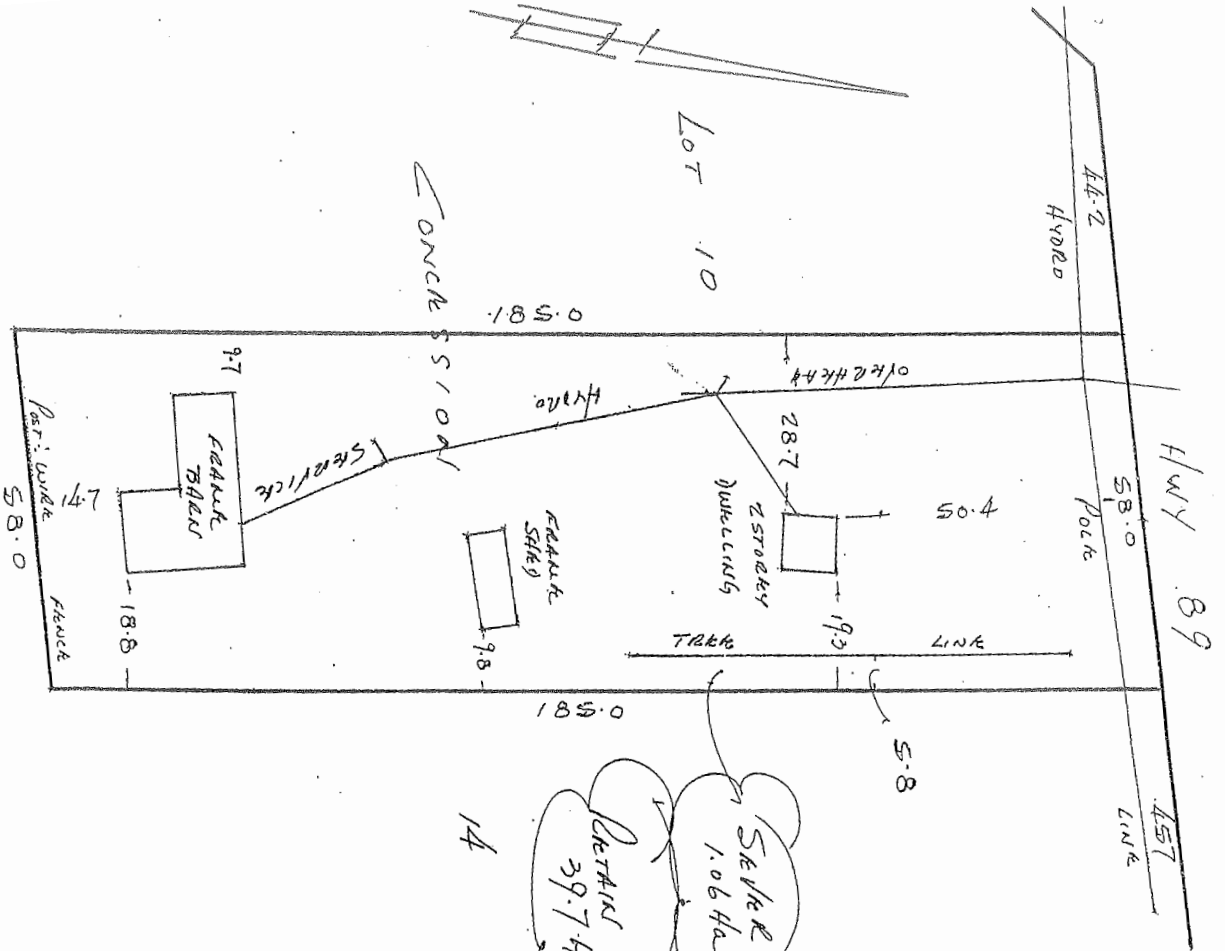
MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority – Saugeen Valley MTO – London MTO – Owen Sound

Neighbouring Municipality – Southgate Bell Canada County Clerk Roads

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



FEB/13
8373

Black

SHEET 2.1 / 2 SHEETS
1:1000



Application	B25/13
Location	Part Lot 10, Concession 14
Applicant/Owner	TOWNSHIP OF WELLINGTON NORTH (West Luther) Leslie & Sheila Eccles

PLANNING OPINION: This application would sever a 1.06 ha (2.6 ac) parcel with a dwelling, shed and barn in a Prime Agricultural area. A vacant 39.7 ha (98 ac) parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

The applicants are proposing to retain accessory buildings totalling 375 sq. m (4,040 sq. ft.) on the residential parcel. This includes a 104 sq. m (1,120 sq. ft.) drive shed and 271 sq. m (2,920 sq. ft.) barn. The maximum allowable ground floor area for accessory buildings on a reduced agricultural parcel is 92.9 sq. m. (1,000 sq. ft.). Zoning relief would be required.

We note that there is some cultivated land included with the severed parcel as a result of keeping the barn with the residential lot. If this barn was removed from the property, the width of the lot could be reduced to keep the cultivated land with the farm.

If approved, we would request that the following matter be addressed as a condition of approval:

- That the retained lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department; and
- That zoning relief is obtained for the accessory buildings on the severed lands to the satisfaction of the local municipality and County of Wellington Planning and Development Department.

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.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. The Greenlands System designation protects a forested area and stream at the rear of the property. 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:

- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- 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
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- 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). Item f) can be addressed as a condition of approval. Regarding item c) we note that there is some cultivated land included with the severed parcel as a result of keeping the barn with the residential lot. If this barn was removed from the property, the width of the lot could be reduced to keep the cultivated land with the farm.

In terms of the overall farm operation, we have been provided with a Farm Information Form including a list of other farm holdings of the purchaser (McLean Farms) which demonstrate that this application would constitute a farm consolidation.



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The matters under Section 10.1.3 were also considered.

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

According to the application form, the accessory structures which would be contained on the severed lot would account for a total of 375 sq. m (4,040 sq. ft.). This exceeds the allowable lot coverage of 92.9 sq. m (1,000 sq.ft.).

SITE VISIT INFORMATION: The subject property was visited and photographed on March 20th 2013. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
March 28, 2013

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 31-13

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON
APRIL 8, 2013.

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

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

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

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

1. That the action of the Council at its Regular Meeting held on April 8, 2013 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 8TH DAY OF APRIL, 2013.**

RAYMOND TOUT
MAYOR

LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, April 9, 2013	Recreation Committee Rescheduled	8:30 p.m.
Wednesday, April 10, 2013	Building/Property Committee	9:00 a.m.
Tuesday, April 16, 2013	Fire Committee	7:00 p.m.
Wednesday, April 17, 2013	Economic Development Committee	4:30 p.m.
Monday, April 22, 2013	Public Meeting	7:00 p.m.
Monday, April 22, 2013	Regular Meeting of Council	Following Public Meeting
Monday, April 29, 2013	Administration and Finance Committee	5:00 p.m.

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

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

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