



Township of Wellington North

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

Regular Meeting of Council

Monday, May 16, 2011 – 7:00 p.m.

Council Chambers, Municipal Office, Kenilworth

AGENDA

Page 1 of 4

AGENDA ITEM	PAGE NO.
<u>CALLING THE MEETING TO ORDER</u>	
- Mayor Tout	
<u>O' CANADA</u>	
<u>PASSING AND ACCEPTANCE OF AGENDA</u>	
<u>DECLARATION OF PECUNIARY INTEREST</u>	
<u>MINUTES</u>	
1. Public Meeting, May 2, 2011	01
2. Regular Meeting of Council, May 2, 2011	05
<u>STANDING COMMITTEE, MINUTES, RECOMMENDATIONS AND STAFF REPORTS</u>	
1. Water/Sewer Committee	
- 2011 Reserve Capacity Calculations Arthur Waste Water Treatment Plant	18
- 2011 Reserve Capacity Calculations Mount Forest Waste Water Treatment Plant	22

AGENDA ITEM	PAGE NO.
<u>STANDING COMMITTEE, MINUTES, RECOMMENDATIONS AND STAFF REPORTS</u>	
2. Mount Forest Fire Department - April 2011 Fire Report - April 2011 Fire Prevention Officer's Report	26 28
3. Fire Committee - Resolution Regarding Acceptance of Quote for Utility Terrain Vehicle for the Mount Forest Fire Department	29
4. Recreation Committee - Donation from Mount Forest Lions Club for Playground Equipment	30
<u>CORRESPONDENCE FOR COUNCIL'S INFORMATION AND DIRECTION</u>	
1. The Mount Forest District Chamber of Commerce Re: Letter of support for Saugeen Mobility and Regional Transit	31
2. Town of Amherstburg Re: Request for Support of Resolution Regarding Nuclear Reactor Program	32
3. Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee Re: Draft Updated Assessment Report	33
4. Minister Responsible for Seniors Re: 2011 Senior Achievement Award Program	35
5. Saugeen Valley Conservation Authority Re: Development of Implementation Plan	36
6. B.M. Ross and Associates Limited Re: Eastridge Landing Subdivision (Arthur) - Preliminary & Final Acceptance of various Stages of Phase 1 - Reduction in Securities for Phase 1 & Phase 2	37

AGENDA ITEM	PAGE NO.
<u>BY-LAWS</u>	
1. 36-11 Being a By-law to Authorize the Sale of Lands in the Former Township of Arthur (Part of Division 1 of Lot 13, EOSR (former Township of Arthur), Part 1, Plan 61R-6800 – David and Barbara Ann Fletcher – Highway 6)	42
2. 37-11 Being a By-law to Adopt the Estimates of all Sums Required During 2011 for Purposes of the Municipality	47
3. 38-11 Being a By-law to Set the Rates for 2011 Taxation and to Provide for the Collection Thereof	56
<u>OTHER BUSINESS</u>	
1. Wellington County Planning and Land Division Committee Re: Comments for Consent Application B64/11	61
<u>ITEMS FOR COUNCIL'S INFORMATION</u>	
Cheque Distribution Report – dated May 13, 2011	
Grand River Conservation Authority <ul style="list-style-type: none">- Minutes, General Membership/Committee of the Whole, April 14, 2011	
Saugeen Valley Conservation Authority <ul style="list-style-type: none">- Annual Report 2010- Financial Statements for the year ended December 31, 2010	
<u>ANNOUNCEMENTS</u>	

AGENDA ITEM	PAGE NO.
<p><u>CLOSED MEETING SESSION</u></p> <p>1. "Personal" Matter pertaining to: - an identifiable individuals including municipal or local board employees</p>	
<p><u>CONFIRMING BY-LAW NO. 39-11, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL</u></p>	66
<p><u>ADJOURNMENT</u></p> <p>Lorraine Heinbuch, Chief Administrative Officer/Clerk</p>	

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 2, 2011

The Public Meeting was held Monday, May 2, 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

Mayor Tout called the meeting to order.

Declaration of Pecuniary Interest:

None declared.

Owner/Applicant: Randall Martin

THE LOCATION being rezoned is legally described as Lot 7, Concession 10 and has a civic address of 8339 10th Line. The land is approximately 40.5 ha (100.2 ac) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B21/11, that was granted provisional approval by the Wellington County Land Division Committee in February 2011. The consent will sever the existing farm dwelling (0.5 ha (1.28 ac)) from the remainder of the agricultural parcel (40.5 ha (100.2 ac)). The property is currently zoned Agricultural.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 2, 2011

Page Two

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

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

1. Notice for this public meeting was sent to property owners within 120m and required agencies and posted on the property on April 12th, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed her correspondence dated April 20, 2011.

The purpose of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B21/11, that was granted provisional approval by the Wellington County Land Division Committee in February 2011. The consent will sever the existing farm dwelling (0.5 ha (1.28 ac)) from the remainder of the agricultural parcel (40.5 ha (100.2 ac)). The property is currently zoned Agricultural. The Planning Department had no objections to implementing this decision.

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

The subject lands are designated PRIME AGRICULTURE. This application is required as a result of a severance application. Section 10.3.4 of the Official Plan implements the Provincial Policy Statement and requires that the remnant parcel be rezoned to prohibit dwellings.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 2, 2011

Page Three

Section 10.3.4 of the Official Plan states:

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

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

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

The subject lands are zoned Agricultural (A). The attached draft by-law places a site specific exemption to prohibit a dwelling on the 100 acre agricultural parcel.

3. Review of Correspondence received by the Township:
 - Liz Yerex, Resource Planner, GRCA
 - No objection
 - Nick and Agnes Ammerlaan, RR 4, Kenilworth, ON
 - Not in favour of this application
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.

TOWNSHIP OF WELLINGTON NORTH

PUBLIC MEETING - MINUTES

Monday, May 2, 2011

Page Four

5. Mayor Tout opened the floor for any questions/comments.

The Applicant was present to answer any questions

6. Comments/questions from Council.

None

7. Adjournment 7:06 p.m.

C.A.O./CLERK

MAYOR

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Following Public Meeting – 8:50 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

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 for the May 2, 2011 Regular Meeting of Council be accepted and passed.

Resolution Number: 1

Carried

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

None declared.

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Two

E. MINUTES

1. Public Meeting, April 18, 2011
2. Regular Meeting of Council, April 18, 2011

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the minutes of the Public Meeting and the Regular Meeting of Council held on April 18, 2011 be adopted as circulated.

Resolution Number: 2

Carried

F. DELEGATIONS, DEPUTATIONS, PETITIONS AND PRESENTATIONS

1. K. Smart Associates Limited
Re: Awarding of Tender for West Luther Drain 63 Branches A & A1

Moved by: Councillor Goetz

Seconded by: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North award the tender for the West Luther Drain 63 Branch A to Marquardt Farm Drainage in the amount of \$22,299 plus HST, as recommended by K. Smart Associates Limited, Drainage Engineers;

AND FURTHER that the Mayor and CAO/Clerk execute the Form of Tender and Agreement.

Resolution Number: 3

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Three

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

1. Water/Sewer Committee
- Minutes, April 19, 2011

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

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Water/Sewer Committee meeting held on April 19, 2011.

Resolution Number: 4 Carried

- DWQMS – Management Review Meeting Minutes, April 19, 2011

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

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the DWQMS – Management Review meeting held on April 19, 2011.

Resolution Number: 5 Carried

2. Economic Development Committee
- Minutes, April 20, 2011

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

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Economic Development Committee meeting held on April 20, 2011.

Resolution Number: 6 Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Four

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

2. Economic Development Committee
- Minutes, April 20, 2011 (continued)

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

THAT the Council of the Corporation of the Township of Wellington North appoint the following as members of the Economic Development Committee as recommended by the Economic Development Committee:

- Tim Boggs
- Shawn McLeod
- Gerald Shepetunko

Resolution Number: 7

Carried

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

THAT the Council of the Corporation of the Township of Wellington North contract Stempski Kelly and Associates Inc. to assist in the completion of the Community Improvement Program as recommended by the Economic Development Committee.

Resolution Number: 8

Carried

3. Works Committee
- Minutes, April 19, 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 Works Committee meeting held on April 19, 2011.

Resolution Number: 9

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Five

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

3. Works Committee
- Minutes, April 19, 2011 (continued)

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

THAT the Council of the Corporation of the Township of Wellington North give approval to the Wellington-Dufferin-Guelph Health Unit to conduct proactive larviciding for the 2011 season as part of the West Nile Virus Surveillance and Control Program.

AND FURTHER THAT Gary Matthews, Foreman – Mount Forest Works Yard, be appointed as the contact person for the Township of Wellington North.

Resolution Number: 10

Carried

- Policy Re: Tile Drains Outletting Onto or Crossing Township Right-Of-Ways

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

THAT the Council of the Corporation of the Township of Wellington North adopt the Tile Drains Outletting Onto Or Crossing Township Right-Of-Ways Policy as drafted by Dale Clark, Road Superintendent and recommended for approval by the Works Committee.

Resolution Number: 11

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Six

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

4. Fire Committee
- Minutes, April 19, 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 Fire Committee meeting held on April 19, 2011.

Resolution Number: 12

Carried

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

1. Manuel Ferreira, Race Director, The Trillium Run
Re: Request for Permission to Host the 10th Annual Trillium Races in
Mount Forest, Saturday, May 14, 2011

Moved by: Councillor Burke
Seconded by: Councillor Goetz

THAT the Council of the Corporation of the Township of Wellington North grant permission to the Trillium Run Committee to conduct Trillium Races on Saturday, May 14, 2011 in Mount Forest as per proposed routes.

Resolution Number: 13

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Seven

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

2. Victoria Cross Public School Free the Children's ME TO WE Group
Re: Request for Approval of Drug Awareness Walk, Saturday, May 28

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North approve the Victoria Cross Public School Free the Children's ME TO WE Group's request for a Drug Awareness Walk to be held on Saturday, May 28, 2011.

Resolution Number: 14

Carried

3. Town of Ingersoll
Re: Request for support of resolution regarding Elimination of Municipal Health Care Professionals Recruitment Incentives

Council deferred this item until after the June Doctor Recruitment Committee meeting.

4. Arthur Merchants Fastball Association
Re: Request to Declare Darcy's Annual 3-Pitch Tournament, July 22 and 23, 2011 as a Community Event

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North declare the Annual Darcy Culp 3-Pitch Tournament, to be held July 22 and July 23, 2011, as a community festival subject to approval from other agencies.

Resolution Number: 15

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Eight

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

5. Ministry of Community Safety and Correctional Services
Re: Approval of Federal Funding under the Joint Emergency
Preparedness Program (JEPP) for an Emergency Generator

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Council of the Corporation of the Township of Wellington North authorize the Mayor and Chief Administrative Officer/Clerk to sign the JEPP Application Funding Approval for an Emergency Generator for the Arthur Emergency Operations Centre (Fire Hall).

Resolution Number: 16

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Nine

I. BY-LAWS

1. 32-11 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 and the Mount Forest & District Chamber of Commerce and the Arthur & District Chamber of Commerce (Rural Economic Development Program – Wellington North Community Improvement Plan)

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT By-law Number 32-11 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 and the Mount Forest & District Chamber of Commerce and the Arthur & District Chamber of Commerce (Rural Economic Development Program – Wellington North Community Improvement Plan) be read a First, Second and Third time and finally passed.

Resolution Number: 17

Carried

2. 33-11 Being a By-law to Amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Lot 7, Concession 10, former Township of West Luther, 8339 10th Line – Randall Martin)

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 33-11 being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Lot 7, Concession 10, former Township of West Luther, 8339 10th Line – Randall Martin) be read a First, Second and Third time and finally passed.

Resolution Number: 18

Carried

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Ten

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

3. 34-11 Being a By-law to Authorize an Agreement Re Severance Consent Conditions. (H. Bye Construction, London Road Development Agreement)

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 34-11 being a by-law to authorize an Agreement re Severance Consent Conditions (H. Bye Construction, London Road Development Agreement) be read a First, Second and Third time and finally passed.

Resolution Number: 19

Carried

4. 5245-11 Being a By-law to Prohibit Accident Scene Solicitation within the County of Wellington

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT By-law Number 5245-11 being a by-law to prohibit accident scene solicitation within the County of Wellington be read a First, Second and Third time and finally passed.

Resolution Number: 20

Carried

J. **OTHER BUSINESS**

1. Special Council Meeting at 12 noon on May 20, 2011 for Awarding Tender 08228 Main Street (Hwy #6) Connecting Link - Queen Street to south town limit

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Eleven

K. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report – dated April 28, 2011

Town of Ingersoll

- Resolution requesting 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.

Grand River Conservation Authority

- Resolution supporting the Township of Melancthon's request for an extension of the date for final comments with respect to The Highland Companies application under the Aggregate Resources Act

Maitland Valley Conservation Authority

- Board of Directors Meeting #3/11, March 16, 2011
- Maitland Source Protection Authority Meeting #1/11, January 26, 2011

L. ANNOUNCEMENTS

Councillor Yake invited Council to his annual luncheon for works and water staff on Friday, May 6 at 12 noon at the Mount Forest Works Yard.

Councillor Yake informed Council that the two new part time doctors in Mount Forest will leave in July. They will continue to see patients until July 8. The Doctor Recruitment Committee is continuing their efforts to recruit doctors to the area.

Councillor Lennox reminded everyone of the 2011 Budget Open House at 7:00 p.m. on Monday, May 9, 2011 in the Council Chambers.

Mayor Tout commented that he will be helping with an M & M Meats Fundraising BBQ on Saturday, May 7 beginning at 10:00 a.m. and invited everyone to attend.

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Twelve

M. CULTURAL MOMENT

Mayor Tout presented a painting titled "Driftwood Painting" by Dot Currie Cork, a local artist who resides in Mount Forest but spends four months each year in Cape Breton.

While in Cape Breton, Dot captures the feeling of the area and this painting is of a local beach. The medium she has used in this artistic rendering is an oil painting done on wood.

Dot has taught several generations of area children and adults since 1978.

N. CLOSED MEETING SESSION

1. "Legal and Personnel" Matters pertaining to:
 - litigation or potential litigation affecting the municipality
 - the receiving of advice that is subject to solicitor/client privilege
 - labour relations or employee negotiations

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT Council go into a meeting at 9:39 p.m. that is closed to the public under subsections 239 (2) (e) (f) (d) of the Municipal Act, 2001

- to consider litigation or potential litigation affecting the municipality
- to receive advice that is subject to solicitor/client privilege
- to consider labour relations or employee negotiations

Resolution Number: 21

Carried

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT Council rise from a closed meeting session at 10:55 p.m.

Resolution Number: 22

Carried

/13

16

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

REGULAR MEETING OF COUNCIL

Monday, May 2, 2011

Page Thirteen

O. CONFIRMING BY-LAW

Moved by: Councillor Lennox

Seconded by: Councillor Yake

THAT By-law Number 35-11 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 May 2, 2011 be read a First, Second and Third time and finally passed.

Resolution Number: 23

Carried

P. ADJOURNMENT

Moved by: Councillor Yake

Seconded by: Councillor Lennox

THAT the Regular Council meeting of May 2, 2011 be adjourned at 10:56 p.m.

Resolution Number: 24

Carried

C.A.O./CLERK

MAYOR



**TRITON
ENGINEERING
SERVICES
LIMITED**

Consulting Engineers

105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
e-mail: info@tritoneng.on.ca

RECEIVED

APR 18 2011

TWP. OF WELLINGTON NORTH

ORANGEVILLE • FERGUS • GRAVENHURST

April 7, 2011

Township of Wellington North,
P. O. Box 125,
7490 Sideroad 7 West,
KENILWORTH, Ontario
N02 2E0

Attention: Lori Heinbuch
CAO/Clerk

RE: 2011 RESERVE CAPACITY CALCULATIONS
ARTHUR WASTE WATER TREATMENT PLANT
OUR FILE: A5510(11)R05

Dear Lori:

We have undertaken a review of the Reserve Capacity for the Arthur Waste Water Treatment Plant (WWTP) for 2011 in accordance with the requirements outlined in the MOE Guidelines. The current Average Day Flow (ADF) is based on recorded flows at the plant for a three year period (2008, 2009, and 2010) as provided by the Ontario Clean Water Agency (OCWA).

The reserve capacity calculations indicate an increase in the three year ADF from 1,287 m³/day to 1,338 m³/day. Calculations on Table 1 attached, indicate the Uncommitted Reserve Capacity has decreased from (-33) to (-89) equivalent residential units.

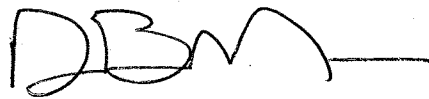
Registered/Unbuilt development figures have been adjusted to include Building Permits issued in 2010 as provided by the Chief Building Official. Six (6) units were connected to the collection system in 2010. The number of units for Golden Valley Farms has remained at 45 units.



Following Council's review and adoption of the attached report, we would recommend that a copy of the report be forwarded to the Ministry of Environment's District Office. We trust that you will find the enclosed to be in order. Should you have any questions, please do not hesitate to contact this office.

Yours very truly,

TRITON ENGINEERING SERVICES LIMITED

A handwritten signature in black ink, appearing to read 'DBM', followed by a horizontal line extending to the right.

D. B Murray , P. Eng.
Project Principal

DBM/vp

Encl:

cc: Mark Van Patter, County of Wellington, Planning Dept.
Barry Trood, Township of Wellington North, Director of Public Works
Darren Jones, Township of Wellington North, Building Department
Gil Deverell, Grant, Deverell, Lemaich & Barclay

TABLE 1

A5510(11)R05

ARTHUR - WWTP 2011 RESERVE CAPACITY	
DESCRIPTION	2011
1. Design capacity of W.P.C.P.	1,465 m ³ /day
2. Average Daily Flow*	1,338 m ³ /day
3. Reserve capacity. (1) - (2)	127
4. Population served **	2563
5. Serviced households ***	929
6. Average Daily Per Capita Flow (m ³ /d) (2) ÷ (4)	0.522
7. Additional Population (3) ÷ (6)	243
8. Persons Per Unit (4) ÷ (5)	2.76
9. Additional Units that can be Served (7) ÷ (8)	88
10. Committed Development (Table 2)	177
11. Uncommitted Reserve Capacity (9) - (10)	-89
* Average of 2008 (1436 m ³ /d), 2009 (1269 m ³ /d), and 2010 (1308 m ³ /d)	
** Estimated Population using 2001 Census + (units built from 2002-2010) x 2.76	
*** Estimated residential sewage connections (6 units added in 2010)	

TABLE 2

A5510(11)R05

ARTHUR		
SUMMARY OF COMMITTED DEVELOPMENT - 2011		
REGISTERED/UNBUILT	UNITS	TOTAL
1. D. Martin Development (Conestoga St.)	3	
2. Eastridge Landing - Carroll Street	36	
SUB-TOTAL		39
MULTI-UNIT DEVELOPMENT	UNITS	
Gary Langen - Arthur Public School	42	
1260119 Ontario Inc. - Preston Street*	45	
SUB-TOTAL		87
INDUSTRIAL	UNITS	
Golden Valley Farms	45	
SUB-TOTAL		45
INFILL LOTS	UNITS	
	6	
SUB-TOTAL		6
TOTAL COMMITTED UNITS		177

* Previously Farz Holdings Inc. With 20 units added in 2010



**TRITON
ENGINEERING
SERVICES
LIMITED**

Consulting Engineers

105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
e-mail: info@tritoneng.on.ca

RECEIVED

APR 18 2011

TWP. OF WELLINGTON NORTH

ORANGEVILLE • FERGUS • GRAVENHURST

April 7, 2011

Township of Wellington North
P. O. Box 125
7490 Sideroad 7 West
KENILWORTH, Ontario
N0G 2E0

Attention: Lori Heinbuck
CAO/CLERK

RE: 2011 RESERVE CAPACITY CALCULATIONS
MOUNT FOREST WASTE WATER TREATMENT
PLANT OUR FILE: A5510 (11) R03

Dear Lori:

We have undertaken a review of the Reserve Capacity for the Mount Forest Waste Water Treatment Plant (WWTP) for 2011 in accordance with the requirements outlined in the MOE Guidelines. The current Average Day Flow (ADF) is based on recorded flows at the plant for a three year period (2008, 2009, and 2010) as provided by Ontario Clean Water Agency (OCWA).

The reserve capacity calculations indicate a decrease in the three year ADF from 2,367 m³/day to 2,230 m³/day. Calculations on Table 1 attached indicate the Uncommitted Reserve Capacity has increased from 315 to 447 equivalent residential units.

Registered/Unbuilt development figures have been adjusted to include Building Permits issued in 2010 as provided by the Chief Building Official. Five (5) additional units were connected to the collection system in 2010.



Following Council's review and adoption of the attached report, we would recommend that a copy of the report be forwarded to the Ministry of Environment's District Office. We trust you will find the enclosed to be in order. Should you have any questions, please do not hesitate to contact this office.

Yours very truly,

TRITON ENGINEERING SERVICES LIMITED



D.B. Murray, P. Eng.,
Project Principal

DBM/vp

Encl.

cc: Mark Van Patter, County of Wellington, Planning Department
Barry Trood, Township of Wellington North, Works Department
Darren Jones, Township of Wellington North, Building Department
Gil Deverell, Grant, Deverell, Lemaich and Barclay

TABLE 1

A5510(11)R03

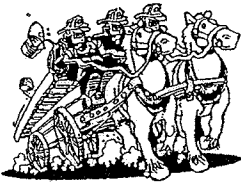
MOUNT FOREST - WWTP 2011 RESERVE CAPACITY	
DESCRIPTION	2011
1. Design capacity of W.P.C.P.	2,818 m ³ /day
2. Average day flow *	2,230 m ³ /day
3. Reserve capacity. (1) - (2)	588
4. Population served **	4613
5. Serviced households ***	1974
6. Average Daily Per Capita Flow (m ³ /d) (2) ÷ (4)	0.483
7. Additional Population (3) ÷ (6)	1217
8. Persons Per Unit (4) ÷ (5)	2.34
9. Additional Units that can be Served (7) ÷ (8)	520
10. Committed Development (Table 2)	73
11. Uncommitted Reserve Capacity (9) - (10)	447
* Average of 2008 (2,714 m ³ /d), 2009 (2,119 m ³ /d), and 2010 (1,858 m ³ /d)	
** Estimated Population using 2001 Census + (units built from 2002-2010) x 2.34	
*** Estimated Residential sewage connections (5 units added in 2010)	

TABLE 2

A5510(11) R03

MOUNT FOREST		
SUMMARY OF COMMITTED DEVELOPMENT - 2011		
REGISTERED/UNBUILT	UNITS	TOTAL
Church St. (Plan 419)	3	
Reeves (Plan 61M57)	0	
Bye - Wendy Lane (Plan 832)	1	
SUB-TOTAL		4
DRAFT PLAN APPROVED OR COMMITTED BY RESOLUTION	UNITS	
Reeves - Albert Street Estates*	37	
SUB-TOTAL		37
MULTI-UNIT DEVELOPMENT	UNITS	
Saugeen Retirement Home	2	
Bye Condo Development	24	
SUB-TOTAL		26
INFILL LOTS	UNITS	
	6	
SUB-TOTAL		6
TOTAL COMMITTED UNITS		73

*previously Ruffolo with 18 units added in 2010



MOUNT FOREST FIRE DEPARTMENT

Township of Wellington North

MOUNT FOREST FIRE DEPARTMENT REPORT APRIL 2011

The Mount Forest Fire Department responded to twelve calls for assistance during the month of April 2011.

- | | |
|----------------------|--|
| 9 in Mount Forest | - 1 Hydro Pole smoking |
| | - 1 Dumpster Fire |
| | - 2 False Alarms |
| | - 3 Ambulance Assist (1 lift assist; 1 V.S.A; 1 shortness of breath) |
| | - 1 M.V.C. (car & horse and buggy) |
| | - Fire at Skate Board Park (1 ramp) |
| 2 in Southgate | - 1 Ambulance Assist (VSA) |
| | - 1 M.V.C. (Grey Road 109 & Southgate Road 6 – car hit hydro pole) |
| 1 in Arthur Township | - 1 M.V.C. (2 vehicles at Hwy 6 and Sideroad 7) |

There were two meeting/practice sessions held during the month of April. On April 11th, 2011 sixteen members were present and on April 25th, 2011 seventeen members were present.

Seven members took a CO 101 course in Mount Forest on April 2nd, 2011.

The Department hosted 34 students from Woodland Spring Parochial School on April 4th, 2011.

On April 5th, 2011 four members attended the Wellington County Mutual Aid meeting in Moorefield.

Seven members attended Maplefest in Holstein on April 9th and 10th, 2011.

Three members attended the Grey County Mutual Aid in Ayton on April 12th, 2011. The Chief and Deputy Chief attended the Essentials of Municipal Fire Protection Decision Makers Course in Palmerston on April 12th.

On April 13th, 2011 the Chief attended the O AFC Zone 3 Meeting in Orangeville.

On April 15th, 2011 a member attended a one day course at the Ontario Fire Prevention College in Gravenhurst.

The Chief and Deputy Chief attended the Fire Committee meeting in Kenilworth on April 19th, 2011.

The Grey County Chief Meeting was attended by the Chief on April 20th, 2011 in Meaford.

On April 21st, 2011 the Chief and Deputy Chief attended the Wellington County Chiefs Meeting in Palmerston.

On April 27th, the Chief attended the Emergency Management Committee meeting in Kenilworth.

Respectfully Submitted,
Ron MacEachern
Mount Forest Fire Chief

**Mount Forest Fire Department
Fire Prevention Monthly Report
April 2011**

Evac. Procedures.....	0
Telephones calls.....	23
Bus. & Personal Service.....	9
Residential.....	3
Assembly Occ.....	2
Misc.....	14
Industrial.....	1
Meetings.....	3
Complaint(s).....	0
Mercantile.....	4
Letters/reports.....	6
Institutional.....	2
Burn Permit.....	0
New Construction/Plan review.....	0
Occ. Permits.....	0
Extinguisher Training/talks.....	2
Inspections follow up.....	4
Pub. Ed.- lectures/tours.....	1
Fire Safety Plans.....	2
Administrative.....	3

TOWNSHIP OF WELLINGTON NORTH
Regular Meeting of Council

MOVED BY: _____ DATE: May 16, 2011

SECONDED BY: _____ RES. NO.: _____

THAT the Council of the Corporation of the Township of Wellington North accept the quote for a Utility Terrain Vehicle (UTV) from DeBoers Equipment at a cost of \$17,985.67, including HST, Licence and Registration, and the quote from D & R Electronic for the Lights and Siren Package at a cost of \$1,535.16, including HST, as recommended by the Fire Committee.

MAYOR _____

CARRIED

DEFEATED



Mount Forest Lions Club

P.O. BOX 1054
MOUNT FOREST, ONTARIO
N0G 2L0

March 18th, 2011

RECEIVED

MAR 21 2011

TWP. OF WELLINGTON NORTH

Linda Spahr,
Recreation Coordinator,
Township of Wellington North,
7490 Sideroad 7 West,
Kenilworth, Ontario. N0G-2E0.

CC: Councilor Sherry Burke, Chair Recreation & Culture Committee

Dear Linda:

On behalf of the Mount Forest Lions Club I would like to thank you for the various discussions we have had over the past few months in regards to building a children's playground in the east end of Mount Forest. The Mount Forest Lions Club have a long history of supporting Youth initiatives in Mount Forest and we are very proud of the Lions Playground in the west end of Mount Forest.

As you are aware the Mount Forest Lions Club have pledged a donation of \$50,000 to the Township of Wellington North to cover the cost of this new playground. Our donation will be made over the next five years at a rate of \$10,000 per year.

We would like to see this playground built in 2011 and we hope that you and your recreation and culture committee have discussed this and included it in your plans for the coming year. As we are anxious to move forward we would like to invite Councilor Sherry Burke, Chair of the Recreation & Culture Committee and yourself to a future Lions meeting so you can update us on the proposed location as well as the plans for building the new playground. April 21st or May 5th are both dates of upcoming meetings where we would welcome your participation and if you could get back to me with which date you both can attend I would appreciate it and I will confirm details at that time.

We know that this playground will be well used by the Community and we thank you for allowing us the opportunity to serve the Community in this way.

Yours truly,

Dale Small
President
Mount Forest Lions Club

(11)



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

May 9, 2011

Andy Lennox, Chair of Finance
and Council of the Township of Wellington North

Dear Mr. Lennox & Council:

We, the Mount Forest District Chamber of Commerce understand that the Township of Wellington North council, are considering lending financial support of a Mobility and Regional Transit pilot project here in Wellington North.

We feel that a mobility transportation service would be an asset to the community of Mount Forest. This would provide a safe transporting service, complimenting the many current programs that already exist, through our Family Health Team, Medical services, Residential & Nursing Homes, Trellis, and the various senior and social programs.

This essential service in our community, would give independence and accessibility to many, whose lives rely on the ability of family and friends to assist with their transportation needs. In many cases, the existing programs are simply inaccessible to our residents with restricted mobility.

We have diversity in the citizens of Mount Forest. The majority of our seniors have lived in our towns all of their lives, and have been major contributors, as well as make up the vast majority of volunteers. We also have families, some with special needs adults and children, who will all benefit from this service.

Mobility transportation helps the citizens of our community with support in transiting to medical appointments, to work, to volunteer or to play. This positive social interaction and engagement, will show a positive effect on their overall general health and mental health.

The Mount Forest District Chamber of Commerce also recognizes that the transit service, would enhance the accessibility of our residents to the products and services of our membership and local businesses. Also, adding value to prospective new residents and their families.

Sincerely

A handwritten signature in black ink, appearing to read "Marty Young". The signature is written in a cursive style.

Marty Young, President
on behalf of the executive of the

Mount Forest District Chamber of Commerce



The Corporation of The
Town of Amherstburg

April 27, 2011

To Whom it May Concern:

Re: Nuclear Reactor Program

Council, at its meeting held April 18, 2011, passed the following motion:

That Council oppose the shipment of radioactive materials from the Canadian Nuclear Safety Commission (CNSC) to ship 16 radioactive steam generators through the Great Lakes to the St. Lawrence Seaway to Sweden;

That the resolution be forwarded to County Council for support;

And further that the resolution be forwarded to other municipalities in Ontario for support.

Your support of this position is appreciated. Should you have any further questions, please do not hesitate to contact me at (519) 736-0012 x 240.

Sincerely yours,

Charlene Watson
Acting EA to the CAO & Clerk

cc: Ontario Municipalities



May 5, 2011

Mayor and Council

Dear Sirs or Mesdames:

Re: Drinking Water Source Protection
Draft Updated Assessment Report

On behalf of the Source Protection Committee of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region, we are pleased to present to you, on compact disk, the Draft Updated Assessment Report documents for the Saugeen Valley Source Protection Area, the Grey Sauble Source Protection Area and the Northern Bruce Peninsula Source Protection Area.

We have also enclosed a copy of the published Notice concerning the public review period. Copies of these documents can also be found on our website at www.waterprotection.ca.

We invite you to review these documents and provide comments to Drinking Water Source Protection by **Monday June 6, 2011**. All documents can be directed to the following address:

Drinking Water Source Protection
c/o Grey Sauble Conservation Authority
237897 Inglis Falls Road, RR4
Owen Sound, ON N4K 5N6
Fax: (519) 470-3005
Email: mail@waterprotection.ca

Drinking Water Source Protection staff is available to answer any questions you may have. Please do not hesitate to contact program staff at (519)470-3000.

Sincerely,

Mike Traynor,
Chair
Source Protection Committee

www.waterprotection.ca

www.svca.on.ca

www.greysauble.on.ca

www.northbrucepeninsula.ca

Tel 519-470-3000 1-877-470-3001

Fax 519-470-3005

mail@waterprotection.ca

Office: Grey Sauble Conservation Authority
RR# 4, 237897 Inglis Falls Road
Owen Sound, ON N4K 5N6

Draft Updated Assessment Report Consultation Information

As part of the Drinking Water Source Protection Program, the Source Protection Committee for the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region has compiled information for Draft Updated Assessment Report documents under section 18 of the *Clean Water Act, 2006*.

A separate Draft Updated Assessment Report has been created for each Source Protection Area in our Region:

- Saugeen Valley Source Protection Area
- Grey Sauble Source Protection Area
- Northern Bruce Peninsula Source Protection Area

The Assessment Report is a collection of information about drinking water supplies in a watershed. The information is collected through a variety of Provincially-prescribed components, such as Watershed Characterization, Water Budget, Water Quantity Risk Assessment and Threats Identification, Vulnerability Analysis and Drinking Water Quality Threats Analysis. The Assessment Reports will be used by the local Source Protection Committee to develop Source Protection Plans. When complete, these Plans will outline policies to reduce the risk of contamination and overuse to sources of drinking water.

NOTICE OF PUBLICATION

A copy of the Draft Updated Assessment Report has been published and can be viewed at:

- www.waterprotection.ca on the Internet
- Saugeen Conservation office (1078 Bruce Road 12, south end of Formosa)
- Grey Sauble Conservation office (237897 Inglis Falls Road, just south of Owen Sound)
- Municipality of Northern Bruce Peninsula municipal office
(56 Lindsay Road 5, east of Hwy 6)

Public comments about the Proposed Assessment Report are now being received.

How to Comment

Comments must be submitted in writing and received by
Monday, June 6, 2011, 4:30 pm to:

Drinking Water Source Protection
Saugeen, Grey Sauble, Northern Bruce Peninsula
c/o Grey Sauble Conservation Authority
237897 Inglis Falls Rd. RR#4
Owen Sound, ON N4K 5N6
(519) 470-3000 Email: mail@waterprotection.ca

Minister Responsible
for Seniors

6th Floor, Frost South
7 Queen's Park Crescent
Toronto (Ontario) M7A 1Y7
Tel: (416) 325-2338
Fax: (416) 327-4493

Ministre déléguée aux
Affaires des personnes âgées

6^e Étage, Frost Sud
7 Queen's Park Crescent
Toronto (Ontario) M7A 1Y7
Tél: (416) 325-2338
Télé: (416) 327-4493



Ontario

3445MC-2011-51

April 12, 2011

RECEIVED

MAY 10 2011

Dear Friends:

TWP. OF WELLINGTON NORTH

Each year, the Government of Ontario celebrates the accomplishments and contributions seniors make to communities across Ontario. This year, the Senior Achievement Award will once again highlight the significant voluntary and professional achievements made by individuals after they have reached the age of 65.

I encourage you to participate in the 2011 Senior Achievement Award Program by nominating a deserving senior. As Minister Responsible for Seniors, I will join the Honourable David C. Onley, Lieutenant Governor of Ontario, in officially recognizing the award recipients at a ceremony at Queen's Park this fall.

Online nomination forms and information outlining details of the program, the selection criteria and the procedures followed are available at:
www.ontario.ca/honoursandawards.

The deadline date for nomination is June 15, 2011.

If you require further information, please contact the Ontario Honours and Awards Secretariat at by telephone at 416-314-7526 or 1-877-832-8622 or (TTY) 416-327-2391.

Thank you in advance for taking the time to consider a deserving senior in your community for a Senior Achievement Award nomination.

Sincerely,

Sophia Aggelonitis
Minister



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

Tel 519-367-3040
Fax 519-367-3041
publicinfo@svca.on.ca
www.svca.on.ca

May 09, 2011

Watershed Municipalities

Attention: CAO to Council

The Saugeen Valley Conservation Authority, during 2009 and 2010, undertook the development of a new Strategic Plan. This plan can be found on our website at www.svca.on.ca (go to the download menu). The plan outlined a number of action items and the Board of Directors is now prioritizing those items to develop an implementation plan.

As partners in the management of the watershed, it is important that we continue to communicate to ensure that local resource issues are managed in an effective and efficient manner. In that light we are asking Council to give some thought to the following questions:

- 1) What are the watershed issues you think the Conservation Authority should focus on?
- 2) How do you feel the Authority should address these issues?
- 2) Are there specific tasks that the Conservation Authority should consider undertaking to improve its service to the municipalities and their residents?

Your responses are important to the discussions that the Board of Directors will have to ensure that our programs and activities remain on track in achieving our Vision and Mission.

It will be greatly appreciated if we could receive your comments by June 17th. Thank you very much for your contribution.

Please forward your comments to Jim Coffey our CAO at j.coffey@svca.on.ca or if you have any questions contact him at Extension # 232.

Yours truly,

Bill Scriven
Chair

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions

cc: SVCA Directors



BMROSS

engineering better communities

B. M. ROSS AND ASSOCIATES LIMITED
Box 1179, 206 Industrial Drive
Mount Forest, ON, Canada N0G 2L0
p. 519 323 2945 • f. 519 323 3551
www.bmross.net

File No. 05114

May 12, 2011

Township of Wellington North
7490 Sideroad 7 W, P.O. Box 125
Kenilworth, ON
N0G 2E0

Attention: Lori Heinbuch, CAO/Clerk

RE: Eastridge Landing Subdivision (Arthur)
-- Preliminary & Final Acceptance of various Stages of Phase 1 --
-- Reduction in Securities for Phase 1 & Phase 2 --

Preliminary & Final Acceptance of various Stages of Phase 1

In our October 16, 2007 letter we had recommended Preliminary Acceptance of Stages 1 & 2 of Phase 1, effective October 1, 2007. In our October 29, 2009 letter we had recommended Final Acceptance of Stage 1, effective October 1, 2009. Due to significant road settlements, Final Acceptance of Stage 2 was not recommended, at that time. Padding of the road settlement areas occurred in 2010, and Township staff have subsequently indicated that there was no further evidence of additional settlement problems. However, a confirmatory site meeting should be held before deciding whether or not to grant Final Acceptance of Stage 2.

Based on deficiencies identified in an April 20, 2011 email from Wellington North Power, there are a number of electrical deficiencies that need to be addressed before Final Acceptance for Stage 3 can be recommended. Based on occupancy permits being issued starting on March 13, 2008, Preliminary Acceptance of Stage 3 could be granted as of that date.

In summary, Council could pass a resolution to retroactively grant Preliminary Acceptance of Stages 1, 2 & 3 of Phase 1 and Final Acceptance of Stage 1.

Securities

The Developer has requested a reduction in securities and their Engineer has submitted the enclosed securities estimate summaries, which also identify works that remain outstanding. We have reviewed these enclosures and it is our opinion that the value of securities can be reduced accordingly, to the following amounts:

Phase 1	\$193,652.62
Phase 2	\$130,172.00
Total	\$323,824.62



We enclose a copy of the Developer's Statutory Declaration Re: Payment of Accounts, for your records.

Summary

Based on available information provided to us by the Developer's Engineer, it is our opinion that the Township could pass the following resolution:

THAT the Council of the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (Dave Martin and James Coffey), for the Eastridge Landing Subdivision in the community of Arthur, Preliminary Acceptance for Stages 1 & 2 of Phase 1, effective October 1, 2007, Preliminary Acceptance for Stage 3 of Phase 1, effective March 13, 2008, and Final Acceptance for Stage 1 of Phase 1, effective October 1, 2009.

AND FURTHER that the Corporation of the Township of Wellington North grant 2073022 Ontario Inc. (Dave Martin and James Coffey,) for the Eastridge Landing Subdivision in the community of Arthur, reductions in the securities to the following amounts:

<i>Phase 1:</i>	<i>\$193,652.62</i>
<i>Phase 2:</i>	<i><u>\$130,172.00</u></i>
<i>Total Securities to retain:</i>	<i>\$323,824.62</i>

If you have any questions, please contact us.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per



Frank C. Vanderloo, P. Eng.

FCV:fcv

cc: Ken Behm, Jim Coffey, Gil Deverell, John Jeffery, and Darren Jones (all by email)

ITEMIZED BREAKDOWN FOR BONDING REQUIREMENTS WITH THE TOWNSHIP OF WELLINGTON NORTH				
EASTRIDGE LANDING SUBDIVISION, PHASE 1, ARTHUR 23T-89010				
Developer – 2073022 Ontario Inc.				
Date: April 17, 2011				
Description	Value Off Maintenance	Value Accepted for Maintenance	Value of Work Not Accepted to Date	Original Estimate
1. Site Works	\$ 12,500.00			\$ 12,500.00
2. SWM Facility	\$ 72,875.00			\$ 72,875.00
3. Sanitary Sewers	\$ 85,237.50			\$ 85,237.50
4. Storm Sewers	\$ 274,871.00			\$274,871.00
5. Watermains	\$ 93,450.00			\$ 93,450.00
6. Stage I Roadworks	\$ 135,270.00			\$135,270.00
7. Stage II Roadworks	\$131,628.00		\$ 33,600.00	\$165,228.00
8. Stage III Roadworks			\$104,474.00	\$104,474.00
8. Contingencies	\$ 64,985.00		\$ 6,000.00	\$ 70,985.00
9. Electrical Distribution and Streetlighting	\$117,000.00			\$117,000.00
10. Street signs/stop signs	\$ 400.00			\$400.00
11. SWM Landscaping	\$35,000.00	NIL	NIL	\$35,000.00
Subtotals	\$1,023,216.50	\$0.00	\$144,074.00	\$1,167,290.50
12. Engineering Fees	\$ 69,000.00	\$0.00	\$ 12,000.00	\$ 81,000.00
13. Boulevard Trees	NIL	NIL	\$ 15,300.00	\$ 15,300.00
Subtotals	\$1,092,216.50	\$ 0.00	\$171,374.00	\$1,263,590.50
13% H.S.T.	\$ 141,988.15	\$ 0.00	\$ 22,278.62	\$ 164,266.77
Totals	\$1,234,204.65	\$ 0.00	\$193,652.62	\$1,427,857.27
% Bonding Required	0%	10%	100%	
Value of Bonding	\$ 0.00	\$ 0.00	\$193,652.62	
Total Bonding Required	\$ 193,652.62			
Remarks				
<ol style="list-style-type: none"> 1. Stage II Roadworks Not Accepted to Date is for sidewalks. 2. Stage III Roadworks Not Accepted to Date is for surface asphalt, boulevards and driveway ramps. 				

ITEMIZED BREAKDOWN FOR BONDING REQUIREMENTS WITH THE TOWNSHIP OF WELLINGTON NORTH				
EASTRIDGE LANDING SUBDIVISION, PHASE II, ARTHUR 23T-89010				
Developer – 2073022 Ontario Inc.				
Date: April 17, 2011				
Description	Value Off Maintenance	Value Accepted for Maintenance	Value of Work Not Accepted to Date	Original Estimate
1. Site Works		\$ 10,000.00		\$ 10,000.00
2. SWM Facility		\$ NIL	NIL	\$ NIL
3. Sanitary Sewers		\$ 38,943.00		\$ 38,943.00
4. Storm Sewers		\$ 66,507.00		\$ 66,507.00
5. Watermains		\$ 36,506.00		\$ 36,506.00
6. Stage I Roadworks		\$ 35,475.00		\$ 35,475.00
7. Stage II Roadworks		\$ 34,367.00	\$12,925.00	\$ 47,292.00
8. Stage III Roadworks		NIL	\$ 45,000.00	\$ 45,000.00
9. Contingencies		\$ 7,322.00	\$ 2,000.00	\$ 9,322.00
10. Electrical Distribution and Streetlighting		\$ 50,400.00	\$12,600.00	\$ 63,000.00
11. Street signs/stop signs		\$ 200.00		\$ 200.00
Subtotals		\$279,720.00	\$72,525.00	\$ 352,245.00
12. Engineering Fees		\$ 25,000.00	\$ 5,000.00	\$ 30,000.00
13. Boulevard Trees		NIL	\$ 7,200.00	\$ 7,200.00
Subtotals		\$304,720.00	\$84,725.00	\$ 389,445.00
13% H.S.T.		\$ 39,614.00	\$ 11,014.00	\$ 50,628.00
Totals		\$344,334.00	\$95,739.00	\$ 440,073.00
% Bonding Required		10%	100.0	
Value of Bonding		34,433.00	\$95,739.00	
Total Bonding Required	\$130,172.00			
Remarks				
<ol style="list-style-type: none"> 1. Stage II Roadworks Not Accepted to Date is for sidewalks. 2. Stage III Roadworks Not Accepted to Date is for surface asphalt, boulevards and driveway ramps. 3. Electrical Distribution Not Accepted to Date is for streetlighting/ESA. 				

STATUTORY DECLARATION RE PAYMENT OF ACCOUNTS

COPY

DOMINION OF CANADA (IN THE MATTER of a contract, known as Subdivision Agreement
 (entered into between TOWNSHIP OF WELLINGTON NORTH
 _____ the Municipality
 (_____ AND
 _____ 2073022 ONTARIO INC. _____ the Owner
 (dated April 24th _____, 2007
 (for the servicing of Eastridge Landing Subdivision
 (Carroll Street & Schmidt Drive
 (in Township of Wellington North _____, Ontario.

TO WIT:

I, James Coffey of Arthur in the
 Province of Ontario, do solemnly declare:

1. That I am President X of the
 (President, Secretary, Treasurer, a Partner, etc.)
 Owner named in the Agreement above-mentioned and as such have personal knowledge of
 the facts hereunder declared.
2. That the said Owner has complied with the terms of the Construction Lien Act, 1983, and
 amendments thereto
3. That with the exception of accounts listed below, all liabilities (including payment due to all
 staff, contractors, suppliers, Workers' Compensation Board, insurance companies) incurred
 by the said Owner arising out of work performed, have been discharged.

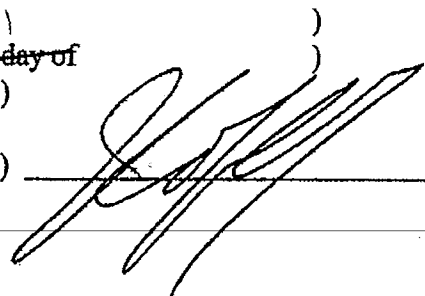
Name & Address of Creditor	Service Rendered	Amount Outstanding	Total
NONE			
(If there are no accounts, enter "NONE" above)			

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and
 knowing that it is of the same force and effect as if made under oath and by virtue of "The
 Canada Evidence Act".

DECLARED before me at the Township)
of Wellington North)
 in the County of Wellington)
 this 5 day of May day of)
 A.D. 2011)

Catherine More
 A Commissioner, etc. or Notary Public

CATHERINE E. MORE, a Commissioner,
 etc., County of Wellington, Deputy Clerk
 of the Corporation of the Township of
 Wellington North.



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

BY-LAW NUMBER 36-11

**BEING A BY-LAW TO AUTHORIZE THE SALE OF LANDS IN THE
FORMER TOWNSHIP OF ARTHUR. (Part of Division 1 of Lot 13,
EOSR (former Township of Arthur), Part 1, Plan 61R-6800 –
David and Barbara Ann Fletcher – Highway 6)**

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

AND WHEREAS The Corporation of the Township of Wellington North is the owner of the following lands:

Part of Division 1 of Lot 13, East of the Owen Sound Road (former Township of Arthur) shown as Part 1 on deposited Plan 61R-6800, containing 4.103 acres more or less, and having Property Identifier Number 71077-0072 herein called the “property”;

AND WHEREAS the property has been declared to be surplus to the needs of the Corporation.

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

1. The Offer to Purchase/Agreement of Purchase and Sale between The Corporation of the Township of Wellington North as Vendor and David Fletcher and Barbara Ann Fletcher as Purchaser with respect to the sale of the property in the draft form attached hereto as Schedule 1 is hereby approved.
2. The Mayor and the Clerk are hereby authorized and directed to sign an Offer to Purchase/Agreement of Purchase and Sale in substantially the same form as the said draft, and further, to take such steps and authorize such documents as in the municipal solicitor’s opinion are necessary or advisable to carry out the terms of the said Agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 16TH DAY OF MAY, 2011.**

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

**TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER 36-11
SCHEDULE 1**

OFFER TO PURCHASE

AGREEMENT OF PURCHASE AND SALE

DAVID FLETCHER and BARBARA ANN FLETCHER (APurchaser") having inspected the property, hereby agree to and with **THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH** (AVendor@), through no agent for Vendor, to purchase all and singular the premises situate in the former Township of Arthur, in the Township of Wellington North, in the County of Wellington described as follows:

Part of Division 1 of Lot 13, East of the Owen Sound Road (former Township of Arthur) shown as Part 1 on deposited Plan 61R-6800, containing 4.103 acres more or less, and having Property Identifier Number 71077-0072,

(herein called the AProperty@)

at the price or sum (APurchase Price@) of ~~SIX THOUSAND~~-----
Dollars (\$6,000.00) payable, subject to the usual adjustments, by way of bank draft or certified cheque on the closing of the transaction .

SPECIAL TERMS:

1. **HST.** It is agreed and understood that this transaction is subject to the Harmonized Sales Tax (HST) under the Excise Tax Act of Canada as amended and HST is not included in the said Purchase Price. If the Purchaser is a GST/HST registrant then the Purchaser shall self-assess with respect to HST and shall provide the Vendor or its solicitor with its GST/HST registration number not later than ten (10) days prior to the closing date.
2. **Additional Costs.** In addition to the Purchase Price of \$6,000.00 the Purchaser shall pay on closing to the Vendor the sum of \$600.00 plus HST towards its legal fees with respect to this Agreement and the Deed.
3. **Environmental Disclosure and Acknowledgement.** The Vendor discloses and the Purchaser acknowledges that the Property is abutted on its rear boundary by former railway lands which may or may not contain contaminations associated with former railway lands. Further the Vendor discloses and the Purchaser acknowledges that the Vendor acquired title to the lands under the tax sale provisions (tax arrears) of the Municipal Tax Sales Act (now the Municipal Act, 2001 as amended) and the Vendor has not caused either a Phase I or a Phase II Environmental Site Assessment to be done on any part of the Property.
4. **Property "As Is".** It is agreed and understood that the Purchaser is purchasing the Property "as is" and that a building permit cannot be obtained for the Property, the Property is zoned Natural Environment, and highway access may be restricted.

IRREVOCABLE DATE

This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 20th day of May, 2011 after which time, if not accepted, this Offer shall be null and void.

TITLE CLAUSE

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

SEARCH CLAUSE

The Purchaser to be allowed until 5:00 p.m. on the 25th day of May, 2011 to investigate the title at his own expense, and if within that time he shall furnish the Vendor in writing with any valid objection to the title, or to any outstanding municipal work orders or deficiency notices affecting the Property, or non-compliance with zoning by-laws, or that the present use of the Property may not be lawfully continued, which the Vendor shall be unable or unwilling to remove or correct, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the Vendor shall not be liable for any costs or damages. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property.

COMPLETION DATE

This Agreement shall be completed on or before the 31st day of May, 2011 on which date vacant possession of the Property is to be given to the Purchaser unless otherwise provided for herein.

OTHER

This Agreement shall be effective to create an interest in the real property only if the applicable land division provisions of the Planning Act are complied with, and the Vendor agrees, at his or her expense, to comply with such provisions and to proceed diligently with the application for such compliance.

The Vendor, on or before completion, will produce evidence that it is not now, and upon completion will not be, a Non-resident person[©] within the meaning and for the purposes of Section 116 of the Income Tax Act of Canada or if it is a Non-resident person[©] will fully comply with the provisions of Section 116 of the said Act prior to completion.

This Offer, when accepted by the Vendor, shall constitute a binding contract of purchase and sale, and time in all respects shall be of the essence of this Agreement.

It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property or supported hereby other than as expressed herein in writing.

DATED at the Township of Wellington North this _____ day of _____, 2011.

IN WITNESS WHEREOF the Purchaser has hereunto set his hand and seal.

SIGNED, SEALED AND DELIVERED
in the presence of:

_____)	_____	Date _____
Witness)	David Fletcher - Purchaser	
_____)	_____	Date _____
Witness)	Barbara Ann Fletcher - Purchaser	(seal)

The undersigned, hereby accepts the above Offer and its terms, and covenants, promises and agrees to and with the above-named Purchaser to duly carry out the same on the terms and conditions above mentioned.

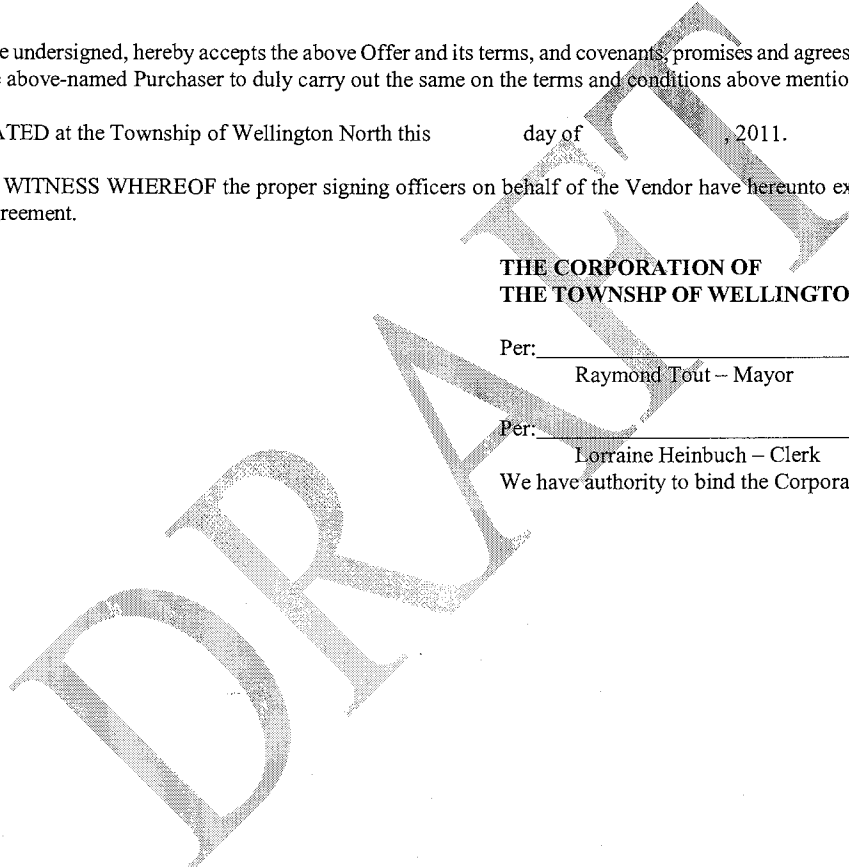
DATED at the Township of Wellington North this _____ day of _____, 2011.

IN WITNESS WHEREOF the proper signing officers on behalf of the Vendor have hereunto executed this Agreement.

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

Per: _____
Raymond Tout – Mayor

Per: _____
Lorraine Heinbuch – Clerk
We have authority to bind the Corporation.



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

BY-LAW NUMBER 37-11

**BEING A BY-LAW TO ADOPT THE ESTIMATES OF ALL SUMS
REQUIRED DURING 2011 FOR PURPOSES OF THE
MUNICIPALITY.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 290.

WHEREAS Section 290 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, requires that the Council of a local municipality shall in each year prepare and adopt estimates of all sums required during the year for the purposes of the municipality;

AND WHEREAS the Council of the local municipality may require that the current year's estimates of every board, commission, or other body for which the Council is required to levy a tax rate or provide money, be submitted to the Council each year;

AND WHEREAS the Council of the Corporation of the Township of Wellington North has in accordance with the Municipal Act considered the estimates of all sums required during the year, including the estimates of all its boards, commissions, and other bodies;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the estimates of the Corporation of the Township of Wellington North as set out in Schedule "A" attached hereto and forming part of this by-law be adopted; and
2. **THAT** this by-law shall remain in force until repealed, and any former by-laws relating to such shall be repealed.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 16th DAY OF MAY, 2011.***

**RAYMOND TOUT
MAYOR**

**LORRAINE HEINBUCH,
CHIEF ADMINISTRATIVE OFFICER/CLERK**

	B	C	D	F	G	H	I	J	summary	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
7	UNCONDITIONAL GRANTS AND OTHER NON-SPECIFIC REVENUE									
8										
9	Total revenue	(1,451,500)	(1,524,796)	(1,344,600)	-	(1,344,600)	106,900	-7.4%	180,196	-12%
10										
11	Total expenditure	60,000	54,248	60,000	-	60,000	-	0.0%	5,753	11%
12										
13	Net operating	(1,391,500)	(1,470,549)	(1,284,600)	-	(1,284,600)	106,900	-7.7%	185,949	-13%
14										
15	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	-
16										
17	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	-
18										
19										
20		(1,391,500)	(1,470,549)	(1,284,600)	-	(1,284,600)	106,900	-7.7%	185,949	-13%
21										
22	ADMINISTRATION									
23										
24	Total revenue	(28,690)	(55,882)	(28,850)	-	(28,850)	(160)	0.6%	27,032	-48%
25										
26	Total expenditure	967,226	937,920	905,525	28,025	933,550	(33,676)	-3.5%	(4,370)	0%
27										
28	Net operating	938,536	882,039	876,675	28,025	904,700	(33,836)	-3.6%	22,662	3%
29										
30	Transfer to Reserve or Reserve Fu	(30,000)	100,000	11,000	27,000	38,000	68,000	-226.7%	-	-62%
31										
32	Transfer to capital fund	60,000	60,000	-	25,300	25,300	(34,700)	-57.8%	-	-58%
33										
34										
35		968,536	1,042,039	887,675	80,325	968,000	(536)	-0.1%	22,662	-7%
36										
37	COUNCIL									
38										
39	Total revenue	-	-	-	-	-	-	0.0%	-	-
40										
41	Total expenditure	141,450	127,828	148,700	-	148,700	7,250	5.1%	20,872	16%
42										
43	Net operating	141,450	127,828	148,700	-	148,700	7,250	5.1%	20,872	16%
44										
45	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	-
46										
47	Transfer to capital fund	10,000	10,000	-	-	-	(10,000)	-100.0%	(10,000)	-100%
48										
49										
50		151,450	137,828	148,700	-	148,700	(2,750)	-1.8%	10,872	8%
51										

	B	C	D	F	G	H	I	J	summary 2	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
52	GENERAL PROPERTY									
53										
54	Total revenue	(75,769)	(83,315)	(89,767)	-	(89,767)	(13,998)	18.5%	(6,452)	8%
55										
56	Total expenditure	119,067	109,590	112,552	11,260	123,812	4,745	4.0%	14,222	13%
57										
58	Net operating	43,298	26,275	22,785	11,260	34,045	(9,253)	-21.4%	7,770	30%
59										
60	Transfer to Reserve or Reserve Fu	25,000	25,000	-	-	-	(25,000)	-100.0%	(25,000)	-100%
61										
62	Transfer to capital fund	46,000	46,000	-	36,500	36,500	(9,500)	-20.7%	(9,500)	-21%
63										
64										
65		114,298	97,275	22,785	47,760	70,545	(43,753)	-38.3%	(26,730)	-27%
66										
67	WELLINGTON NORTH FIRE									
68										
69	Total revenue	-	-	-	-	-	-	0.0%	-	-
70										
71	Total expenditure	-	-	-	-	-	-	0.0%	-	-
72										
73	Net operating	-	-	-	-	-	-	0.0%	-	-
74										
75	Transfer to Reserve or Reserve Fu	175,000	175,000	175,000	-	175,000	-	0.0%	-	0%
76										
77	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	-
78										
79		175,000	175,000	175,000	-	175,000	-	0.0%	-	0%
80										
81										
82	ARTHUR FIRE									
83										
84	Total revenue	(49,400)	(51,061)	(48,900)	(6,127)	(55,027)	(5,627)	11.4%	(3,966)	8%
85										
86	Total expenditure	315,890	297,110	356,394	(5,000)	351,394	35,504	11.2%	54,284	18%
87										
88	Net operating	266,490	246,049	307,494	(11,127)	296,367	29,877	11.2%	50,318	20%
89										
90	Transfer to Reserve or Reserve Fu	-	10,000	-	-	-	-	0.0%	(10,000)	-100%
91										
92	Transfer to capital fund	27,200	27,200	-	-	-	(27,200)	-100.0%	(27,200)	-100%
93										
94										
95		293,690	283,249	307,494	(11,127)	296,367	2,677	0.9%	13,118	5%
96										

	B	C	D	F	G	H	I	J	summary 3	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget Final	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
97	MOUNT FOREST FIRE									
98										
99	Total revenue	(89,400)	(85,131)	(89,400)	(1,871)	(91,271)	(1,871)	2.1%	(6,140)	7%
100										
101	Total expenditure	254,948	249,254	297,200	5,571	302,771	47,823	18.8%	53,517	21%
102										
103	Net operating	165,548	164,123	207,800	3,700	211,500	45,952	27.8%	47,377	29%
104										
105	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
106										
107	Transfer to capital fund	32,200	32,200	-	26,000	26,000	(6,200)	-19.3%	(6,200)	-19%
108										
109										
110		197,748	196,323	207,800	29,700	237,500	39,752	20.1%	41,177	21%
111										
112	CROSSING GUARDS AND POLICE									
113										
114	Total revenue	(3,200)	(312)	(3,200)	2,875	(325)	2,875	-89.8%	(13)	4%
115										
116	Total expenditure	41,100	41,762	45,200	(3,375)	41,825	725	1.8%	63	0%
117										
118	Net operating	37,900	41,450	42,000	(500)	41,500	3,600	9.5%	50	0%
119										
120	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
121										
122	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
123										
124										
125		37,900	41,450	42,000	(500)	41,500	3,600	9.5%	50	0%
126										
127	CONSERVATION AUTHORITIES									
128										
129	Total revenue	-	-	-	-	-	-	0.0%	-	
130										
131	Total expenditure	123,364	122,451	125,810	-	125,810	2,446	2.0%	3,359	3%
132										
133	Net operating	123,364	122,451	125,810	-	125,810	2,446	2.0%	3,359	3%
134										
135	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
136										
137	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
138										
139										
140		123,364	122,451	125,810	-	125,810	2,446	2.0%	3,359	3%
141										

	B	C	D	F	G	H	I	J	summary 4	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
142	ANIMAL CONTROL									
143										
144	Total revenue	(34,000)	(40,796)	(41,200)	-	(41,200)	(7,200)	21.2%	(404)	1%
145										
146	Total expenditure	34,200	40,216	40,305	-	40,305	6,105	17.9%	89	0%
147										
148	Net operating	200	(580)	(895)	-	(895)	(1,095)	-547.5%	(315)	54%
149										
150	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
151										
152	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
153										
154										
155		200	(580)	(895)	-	(895)	(1,095)	-547.5%	(315)	54%
156										
157	BUILDING DEPARTMENT									
158										
159	Total revenue	(182,000)	(218,659)	(234,200)	-	(234,200)	(52,200)	28.7%	(15,541)	7%
160										
161	Total expenditure	234,100	218,504	249,371	5,000	254,371	20,271	8.7%	35,867	16%
162										
163	Net operating	52,100	(155)	15,171	5,000	20,171	(31,929)	-61.3%	20,326	-13114%
164										
165	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
166										
167	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
168										
169										
170		52,100	(155)	15,171	5,000	20,171	(31,929)	-61.3%	20,326	-13114%
171										
172	PROPERTY STANDARDS AND BYLAW ENFORCEMENT									
173										
174	Total revenue	(1,000)	-	-	-	-	1,000	-100.0%	-	
175										
176	Total expenditure	17,550	18,617	22,210	300	22,510	4,960	28.3%	3,893	21%
177										
178	Net operating	16,550	18,617	22,210	300	22,510	5,960	36.0%	3,893	21%
179										
180	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
181										
182	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
183										
184										
185		16,550	18,617	22,210	300	22,510	5,960	36.0%	3,893	21%
186										

	B	C	D	F	G	H	I	J	summary	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
187	PUBLIC WORKS									
188										
189	Total revenue	(75,000)	(103,330)	(75,000)	-	(75,000)	-	0.0%	28,330	-27%
190										
191	Total expenditure	2,364,813	2,180,176	2,409,900	20,000	2,429,900	65,087	2.8%	249,724	11%
192										
193	Net operating	2,289,813	2,076,846	2,334,900	20,000	2,354,900	65,087	2.8%	278,054	13%
194										
195	Transfer to Reserve or Reserve Fu	90,000	90,000	90,000	(50,000)	40,000	(50,000)	-55.6%	(50,000)	-56%
196										
197	Transfer to capital fund	246,500	246,500	-	669,000	669,000	422,500	171.4%	422,500	171%
198										
199	Long term debt payments	-	9,345	35,550	-	35,550	35,550	0.0%	26,205	280%
200										
201										
202		2,626,313	2,422,691	2,460,450	639,000	3,099,450	473,137	18.0%	676,759	28%
203										
204	RURAL WATER WORKS									
205										
206	Total revenue	-	-	-	-	-	-	0.0%	-	
207										
208	Total expenditure	10,400	4,713	8,325	-	8,325	(2,075)	-20.0%	3,612	77%
209										
210	Net operating	10,400	4,713	8,325	-	8,325	(2,075)	-20.0%	3,612	77%
211										
212	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
213										
214	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
215										
216										
217		10,400	4,713	8,325	-	8,325	(2,075)	-20.0%	3,612	77%
218										

	B	C	D	F	G	H	I	J	summary	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget Final	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6										
219	RECREATION									
220										
221	Total revenue	(710,058)	(725,517)	(828,565)	87,825	(740,740)	(30,682)	4.3%	(15,223)	2%
222										
223	Total expenditure	1,402,553	1,360,643	1,475,167	10,700	1,485,867	83,314	5.9%	125,224	9%
224										
225	Net operating	692,495	635,126	646,602	98,525	745,127	52,632	7.6%	110,001	17%
226										
227	Transfer to Reserve or Reserve Fu	110,000	110,000	110,000	(70,000)	40,000	(70,000)	-63.6%	(70,000)	-64%
228										
229	Transfer to capital fund	70,500	70,500	-	58,000	58,000	(12,500)	-17.7%	(12,500)	-18%
230										
231	Long term debt payments	659,096	660,777	764,788	(100,925)	663,863	4,767	0.7%	3,086	0%
232										
233										
234		1,532,091	1,476,403	1,521,390	(14,400)	1,506,990	(25,101)	-1.6%	30,587	2%
235										
236	PLANNING AND ZONING									
237										
238	Total revenue	(24,600)	(24,550)	(28,100)	-	(28,100)	(3,500)	14.2%	(3,550)	14%
239										
240	Total expenditure	70,200	18,345	58,500	5,000	63,500	(6,700)	-9.5%	45,155	246%
241										
242	Net operating	45,600	(6,205)	30,400	5,000	35,400	(10,200)	-22.4%	41,605	-671%
243										
244	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	-
245										
246	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	-
247										
248										
249		45,600	(6,205)	30,400	5,000	35,400	(10,200)	-22.4%	41,605	-671%
250										
251	ECONOMIC DEVELOPMENT									
252										
253	Total revenue	(24,252)	(25,766)	(27,000)	-	(27,000)	(2,748)	11.3%	(1,234)	5%
254										
255	Total expenditure	164,652	116,591	147,400	(25,000)	122,400	(42,252)	-25.7%	5,809	5%
256										
257	Net operating	140,400	90,825	120,400	(25,000)	95,400	(45,000)	-32.1%	4,575	5%
258										
259	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	-
260										
261	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	-
262										
263										
264		140,400	90,825	120,400	(25,000)	95,400	(45,000)	-32.1%	4,575	5%
265										

	B	C	D	F	G	H	I	J	summary 7	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget Final	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6										
266	COMMERCIAL DEVELOPMENT									
267										
268	Total revenue	-	-	-	-	-	-	0.0%	-	
269										
270	Total expenditure	6,000	2,369	-	6,000	6,000	-	0.0%	3,631	153%
271										
272	Net operating	6,000	2,369	-	6,000	6,000	-	0.0%	3,631	153%
273										
274	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
275										
276	Transfer to capital fund	65,000	65,000	-	-	-	(65,000)	-100.0%	(65,000)	-100%
277										
278										
279		71,000	67,369	-	6,000	6,000	(65,000)	-91.5%	(61,369)	-91%
280										
281	MUNICIPAL DRAINS									
282										
283	Total revenue	(10,000)	(46,635)	(10,000)	-	(10,000)	-	0.0%	36,635	-79%
284										
285	Total expenditure	25,000	76,601	25,000	11,000	36,000	11,000	44.0%	(40,601)	-53%
286										
287	Net operating	15,000	29,965	15,000	11,000	26,000	11,000	73.3%	(3,965)	-13%
288										
289	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
290										
291	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
292										
293										
294		15,000	29,965	15,000	11,000	26,000	11,000	73.3%	(3,965)	-13%
295										
296	TILE DRAINS									
297										
298	Total revenue	-	-	-	-	-	-	0.0%	-	
299										
300	Total expenditure	-	224,673	-	-	-	-	0.0%	(224,673)	-100%
301										
302	Net operating	-	224,673	-	-	-	-	0.0%	(224,673)	-100%
303										
304	Transfer to Reserve or Reserve Fu	-	-	-	-	-	-	0.0%	-	
305										
306	Transfer to capital fund	-	-	-	-	-	-	0.0%	-	
307										
308										
309		-	224,673	-	-	-	-	0.0%	(224,673)	-100%
310										
311		5,182,752	4,924,822	4,825,710	775,058	5,600,768	418,016	8.1%	675,946	14%
312										

	B	C	D	F	G	H	I	J	summary	L
1	TOWNSHIP OF WELLINGTON NORTH									
2	2011 Budget									
3	December 31, 2011									
4	Schedule "A" to By-law # 37-11									
5	Description	2010 Budget	2010 year to date - Dec 31 2010	2011 Budget introduction	Finance Comm-Adjust.	2011 Budget	Variance 2011 Budget to 2010 Budget	%	Variance 2011 Budget to 2010 Actual	%
6						Final				
313	TOTALS									
314										
315	Total unconditional grants and non-specific revenue	(1,451,500)	(1,524,796)	(1,344,600)	-	(1,344,600)	106,900	-7.4%	180,196	-12%
316										
317	Total revenue	(1,307,369)	(1,460,954)	(1,504,182)	82,702	(1,421,480)	(114,111)	8.7%	39,474	-3%
318										
319	Total expenditure	6,352,513	6,201,609	6,487,559	69,481	6,557,040	204,527	3.2%	355,431	6%
320										
321	Net operating	3,593,644	3,215,859	3,638,777	152,183	3,790,960	197,316	5.5%	394,905	18%
322										
323	Transfer to Reserve or Reserve Fu	370,000	510,000	386,000	(93,000)	293,000	(77,000)	-20.8%	(217,000)	-43%
324										
325	Transfer to capital fund	557,400	557,400	-	814,800	814,800	257,400	46.2%	257,400	46%
326										
327	Long term debt payments	659,096	670,122	800,338	(100,925)	699,413	40,317	-0.3%	29,291	4%
328										
329										
330		5,180,140	4,953,381	4,825,115	773,058	5,598,173	418,033	8.1%	464,596	13%
331										
332										
333	PLUS) / DEFICIT CARRIED FORWARD									
334										
335	General surplus					-	-		-	
336						-				
337						-				
338										
339										
340										
341		-	-	-	-	-	-		-	
342										
343										
344	GENERAL TAXATION	5,180,140	4,953,381	4,825,115	773,058	5,598,173	418,033	8.1%	644,792	13%

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

BY-LAW NUMBER 38-11

**A BY-LAW TO SET THE RATES FOR 2011 TAXATION AND TO
PROVIDE FOR THE COLLECTION THEREOF.**

AUTHORITY: Municipal Act, 2001, S.O. 2001, Chapter 25, as amended,
Sections 307, 308 and 312.

WHEREAS pursuant to Section 312 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that the Council of a local municipality shall, each year, pass a by-law levying a separate tax rate as specified in the by-law, on the assessment in each property class;

AND WHEREAS the Council of the Corporation of the Township of Wellington North has passed By-law Number 37-11 to adopt the estimates of all sums required during 2011 for the purposes of the municipality;

AND WHEREAS Sections 307 and 308 of the said Act require tax rates to be established in the same portion to tax ratios;

AND WHEREAS the Council of the County of Wellington has passed By-law No. 5235-11 being a by-law to set tax ratios for the County of Wellington and for all local municipalities within the boundaries of the County for the year 2011 as follows:

Residential/Farm	1.000000
Multi Residential	2.000000
Commercial	1.371153
Industrial	2.444000
Pipeline	2.113705
Farmlands	0.250000
Managed Forests	0.250000

AND WHEREAS the tax rates for education purposes have been prescribed by the Province of Ontario in O. Regulation #400/98 and 114/11.

AND WHEREAS the Council of the County of Wellington has passed By-law Number 5224-11 being a by-law to adopt the estimates for the sums required during the year 2011 for general purposes for the County and By-law Number 5236-11 to establish tax rates for the same against the local municipalities;

AND WHEREAS the Council of the County of Wellington, in said By-law Number 5235-11 established tax rate reductions as follows:

1. the vacant land, vacant units and excess land subclasses in the commercial property class is 30%
2. the vacant land, vacant units and excess land subclasses in the industrial property class is 35%

AND WHEREAS the Assessment Roll compiled in 2010 and upon which taxes for 2011 are to be levied, was certified by the Assessment Commissioner on December 14, 2010, the whole of the assessment for real property, according to the said last assessment roll, is as follows:

Residential/farm property class	731,558,290
Multi-residential property class	22,148,487
Commercial property class – full	71,543,226
Commercial property class – excess land	1,556,308
Commercial property class – vacant land	1,483,155
Industrial property class – full	19,535,454
Industrial property class – excess land	454,758
Industrial property class – vacant land	273,925
Large Industrial property class – full	10,077,819
Large Industrial property class – excess land	43,000
Industrial Hydro property class	49,300
Pipeline property class	3,249,680
Farmlands property class	274,375,637
Managed Forest property class	2,087,863
New Construction Commercial – full	2,627,654

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:

1. In this by-law;

“Property Classes” are as prescribed under the Assessment Act, and include the residential/farm property class, the multi-residential property class, the commercial property class and appropriate sub-classes, the industrial property class and appropriate sub-classes, the pipeline class, the farmlands property class, and the managed forests property class.

“Township” means the Corporation of the Township of Wellington North.

2. That the sums to be raised by means of taxation for the year 2011 be as follows:

- a) for general municipal purposes a sum of \$5,598,173.
- b) for County purposes a sum of \$7,067,918.16.
- c) for education purposes a sum of \$3,344,763.

3. That there shall be levied and collected upon the whole assessment for real property, according to the last certified assessment roll, the rates of taxation for the year 2011 as set out below;

Property Class	Own Purpose	County	Education	Total
Res/Farm	.00543418	.00686087	.00231000	.014860505
Multi-Res	.01086836	.01372174	.00231000	.02690010
Commercial - full	.00745109	.00940730	.01122856	.02808695
Commercial - excess	.00521576	.00658511	.00785999	.01966086
Commercial - vacant	.00521576	.00658511	.00785999	.01966086
Industrial - full	.01328113	.01676796	.01757956	.04762865
Industrial - excess	.00863274	.01089917	.01142671	.03095862
Industrial - vacant	.00863274	.01089917	.01142671	.03095862
Industrial Hydro	.01328113	.01676796		.04909007
Large Industrial	.01328113	.01676796	.01757956	.04762865
Large Industrial-Excess	.00863274	.01089917	.01142671	.03095862
Pipeline	.01148625	.01450185	.01782164	.04380974
Farmlands	.00135854	.00171522	.00057750	.00365126
Managed Forests	.00135854	.00171522	.00057750	.00365126
New Const Comm	.00745109	.00940730	.01122856	.02808695

6. Other local improvement and special charges including business improvement area, tile drainage loans, sewer rates, rural street lighting charges, plus any other eligible/applicable charges shall be added to the tax roll and collected in the same manner as taxation.
7. That save and except that portions of taxes and other special rates levied by the Interim Levy under Section 317 of the Municipal Act, 2001 the taxes levied on the Residential, Farmland, Managed Forest, Pipeline, Commercial, Industrial and Multi-Residential classes, including all other rates, to be raised in 2011 shall become due and payable on the date of passing of this By-law, but may be paid in two installments as follows:

Due date of 1 st installment	August 26, 2011
Due date of 2 nd installment	October 28, 2011
8. Taxes shall be payable at par at the Corporation of the Township of Wellington North Municipal Office, or by mail to the Municipal mailing address, or through the telephone banking systems of most chartered banks and financial institutions, or over the counter at most chartered banks and financial institutions.
9. Notwithstanding the provisions of the by-law, any additional taxes payable as a result of additions to the roll pursuant to the Assessment Act, R.S.O. 1990, Chapter A.31 shall be that portion of the amount of taxes which would have been levied for the current year if the assessment had been made in the usual way, and that portion shall be in ratio that the number of days remaining the current year bears to the number 365 and shall be entered in the Collector's Roll and collected in the same manner as if the assessment had been made in the usual way.
10. That the Collector is hereby authorized to mail, deliver or cause to be mailed or delivered, the notice of taxes due to the address of the residence or place of business of the person to whom such notice is required to be given indicated on the last revised Assessment Roll.
11. A penalty of one and one quarter percent (1¼%) will be imposed for non payment of taxes on the first day of each calendar month thereafter the installment due dates in which default continues until December 31, 2011.

12. On all taxes in default on January 1, 2012 interest shall be added at the rate of one and one quarter percent (1¼%) per month for each month or fraction thereof in which default continues.
13. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
14. In the event that any provision or section of this by-law is found by a court of competent jurisdiction to be ultra vires the powers of the Council of the Corporation, only such provision or section, as the case may be shall be inoperative and all other provisions and sections of this by-law shall remain in full force and effect.
15. This by-law shall come into force on and take effect upon its final passing.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 16TH DAY OF MAY, 2011.***

**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: B64/11

APPLICANT

Hedge Apple Farms Ltd
7388 Sideroad 3E
RR #6
Mount Forest, ON N0G 2L0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Twp)
Part Lot 7
Concession 5

Proposal is to sever an irregular shaped lot 0.90 hectares with 110m frontage, existing and proposed agricultural use for a proposed use as a parochial school and playground.

Retained irregular shaped parcel is 37.7 hectares with 1076m frontage on Sideroad 3E and 98m frontage on Concession Rd 4N, existing and proposed agricultural use with 2 existing poultry barns, 4 sheds and a dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 008 13000 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 8.2.1 – 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 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) County 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: B64/11

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?

-abide by Township entrance policy

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

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: May 17, 2011

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

April 8, 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: April 1, 2011

FILE NO. B64/11

APPLICANT

Hedge Apple Farms Ltd.
7388 Sideroad 3 E
RR#6
Mount Forest ON N0G 2L0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)
Part Lot 7
Concession 5

Proposal is to sever an irregular shaped lot 0.90 hectares with 110m frontage, existing and proposed agricultural use for proposed use as a parochial school and playground.

Retained irregular shaped parcel is 37.7 hectares with 1076m frontage on Sideroad 3E and 98m frontage on Concession Rd 4 N, existing and proposed agricultural use with 2 existing poultry barns, 4 sheds and a dwelling.

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

May 18, 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

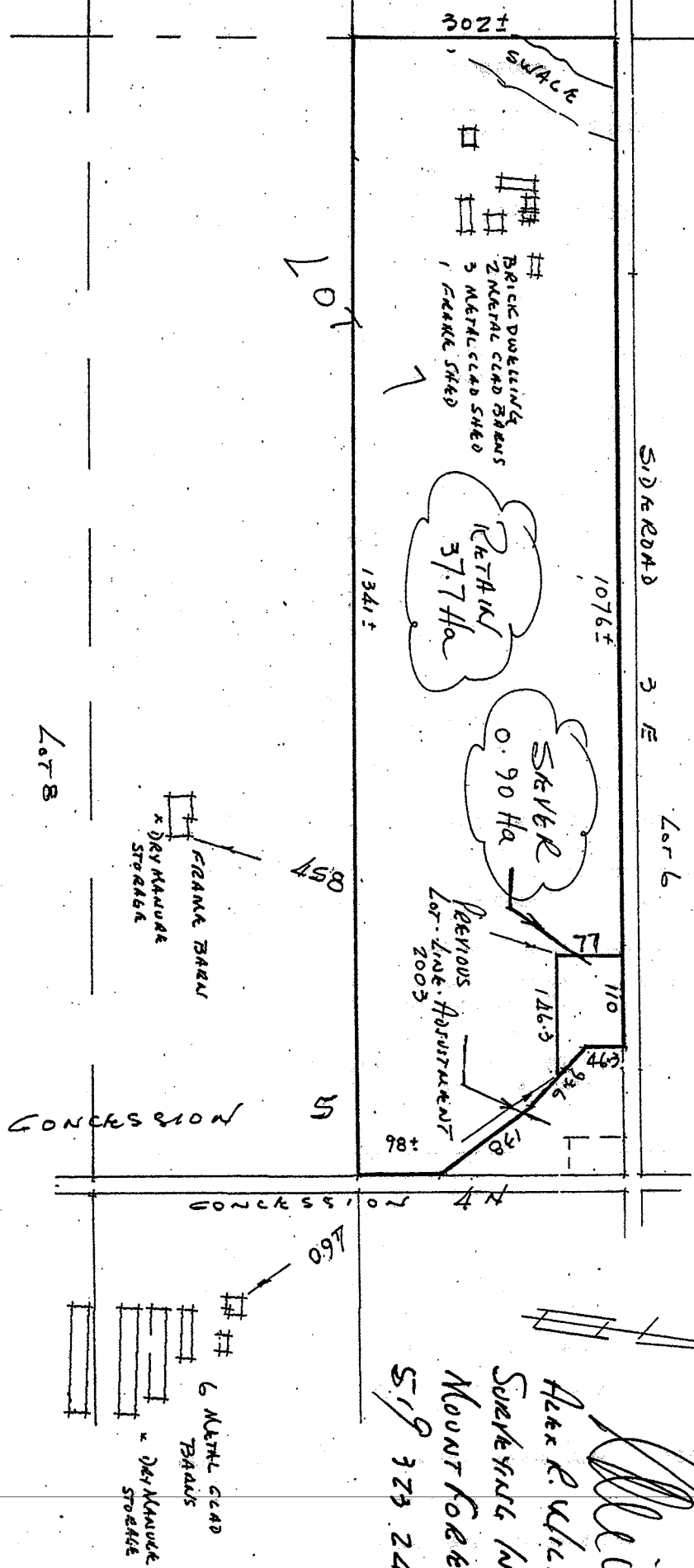
Conservation Authority – GRCA Conservation Authority – Saugeen Valley

Bell Canada County Clerk Roads

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

SEWERAGE SKETCH IN THE
 TOWNSHIP OF APTHUR
 TOWNSHIP OF WILKINSON NORTH
 1:6000

Map #11
 B064



Alex R. Wilson
 Sewerage Inc
 Mount Forest
 S19 323 2451

Map #11



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 #:	B64/11
LOCATION:	Part Lot 7, Concession 5 TOWNSHIP OF WELLINGTON NORTH
APPLICANT/OWNER:	Hedge Apple Farms Ltd

PLANNING OPINION: The proposal would create a 0.9 ha (2.2 ac) vacant parcel which is proposed for a parochial school. The retained parcel is 37.7 ha (93 ac) in size and is occupied by a dwelling and farm buildings.

This application 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:

1. That the severed parcel be rezoned to allow a parochial school;
2. That any concerns of the Conservation Authority are addressed; and,
3. That servicing and safe driveway access are addressed to the satisfaction of the Municipality.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is within a prime agricultural area. Within prime agricultural areas, lot creation may be considered for new agricultural parcels, agriculture-related uses, a residence surplus to a farming operation and infrastructure.

The PPS, while not specifically allowing for uses such as a parochial school and related lot creation in the Prime Agricultural Area, does provide important policy direction that land use patterns that would cause public safety concerns should be avoided and that necessary public service facilities should be available to meet current and projected community needs. On the basis of the public safety considerations of unique communities relying extensively on horse drawn vehicles as their sole means of transportation, this proposal would be consistent with the PPS to allow for this type of use and severance.

With respect to Minimum Distance Separation 1 (MDS1), we have been provided with a Farm Data Sheet for the livestock facilities located to the east (Pillar) and west (Bauman) of the subject lands. Based upon our attached calculations this application meets MDS1 requirements and we have no MDS1 concerns.

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

Section 10.3.6 provides for consideration of a severance for "small-scale schools, churches and associated cemeteries where required to serve the needs of unique communities including those relying extensively on horse drawn vehicles as their sole means of transportation. Reasonable efforts will be made to locate these uses to minimize impacts on agriculture."

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 applicable lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property has not been visited or photographed to date.

Linda Redmond, Planner

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

BY-LAW NUMBER 39-11

**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 MAY
16, 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 May 16, 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 16TH DAY OF MAY, 2011.**

**RAYMOND TOUT,
MAYOR**

**LORRAINE HEINBUCH
CHIEF ADMINISTRATIVE OFFICER/CLERK**

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, May 17, 2011	Water/Sewer Committee	8:30 a.m.
Tuesday, May 17, 2011	Works Committee	Following Water/Sewer
Wednesday, May 18, 2011	Economic Development Committee	4:30 p.m.
Thursday, May 19, 2011	Fire Committee	7:00 p.m.
Monday, May 30, 2011	Public Meeting – Development Charge By-law Amendment	7:00 p.m.
Monday, June 6, 2011	Committee of Adjustment	7:00 p.m.
Monday, June 6, 2011	Regular Council Meeting	Following Committee of Adjustment
Wednesday, June 15, 2011	Economic Development Committee	4:30 p.m.
Monday, June 20, 2011	Public Meeting	7:00 p.m.
Monday, June 20, 2011	Regular Council Meeting	Following Public Meeting
Tuesday, June 21, 2011	Fire Committee	7:00 p.m.

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

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

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