



# Township of Wellington North

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

## Regular Meeting of Council

Monday, June 17, 2013

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

## A G E N D A

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AGENDA ITEM	PAGE NO.
<p><u>CALLING THE MEETING TO ORDER</u></p> <p>- Mayor Tout</p>	
<p><u>O' CANADA</u></p>	
<p><u>PASSING AND ACCEPTANCE OF AGENDA</u></p>	
<p><u>DECLARATION OF PECUNIARY INTEREST</u></p>	
<p><u>MINUTES</u></p> <p>1. Regular Meeting of Council, June 3, 2013</p>	1
<p><u>BUSINESS ARISING FROM MINUTES</u></p>	

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<b><u>DELEGATIONS, DEPUTATIONS, PETITIONS, PRESENTATIONS</u></b>	
1. Mount Forest Kin Club Representatives Re: Presentation of Final Contribution Towards the Inflatable Fire Escape House	
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4. Water/Sewer Department	
- Awarding of Tender for Replacement of Watermain	
Tucker Street Arthur	
(information to follow)	
<b><u>CORRESPONDENCE FOR COUNCIL'S INFORMATION</u></b>	
1. Norm Gamble, Meeting Investigator	27
Re: Meeting Investigator Report April 2013	
(Mr. Gamble will be present to answer questions)	
2. Municipality of South Bruce	32
Re: Request for Support of Resolution that the Municipality of South	
Bruce is "Not a Willing Host" community for Industrial Wind	
Turbine Projects	

AGENDA ITEM	PAGE NO.
<p><b><u>CORRESPONDENCE FOR COUNCIL'S INFORMATION</u></b>                      (continued)</p>	
<p>3. Randy Pettapiece, MPP, Perth-Wellington                      Re: Correspondence to Minister of Environment regarding permits for municipal infrastructure projects</p>	<p>34</p>
<p>4. Glen Murray, Minister of Infrastructure, Minister of Transportation                      Re: Correspondence to Randy Pettapiece, MPP, Perth-Wellington regarding Connecting Link funding</p>	<p>35</p>
<p>5. Town of Petrolia                      Re: Request for support of resolution that the Town of Petrolia is "Not a Willing Host Community" for Industrial Wind Turbine projects</p>	<p>37</p>
<p><b><u>BY-LAWS</u></b></p>	
<p>1. 47-13 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 27, Concession 5 – 8619 Concession 6 South – Aguirre)</p>	<p>39</p>
<p>2. 48-13 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part of Lot 37, Concession 1 – 8021 Highway 109 – 940749 Ontario Ltd.)</p>	<p>43</p>
<p>3. 49-13 Being a by-law to amend Zoning By-law Number 66-01 being the Zoning By-law for the Township of Wellington North (Part Lot 1, Concession 11 – 8026 Line 10 – Schneider)</p>	<p>47</p>
<p>4. 50-13 Being a by-law to permit fundraising activities by a charitable organization on a roadway under the Safe Streets Act, S.O. 1999 in the Township of Wellington North. (Royal Canadian Legion Branch #226, Arthur – George Street, Arthur)</p>	<p>51</p>
<p>5. 51-13 Being a by-law for the imposition of Development Charges</p>	<p>54</p>
<p>6. 52-13 being a by-law to authorize a Deferral Agreement pursuant to Section 27 of the Development Charges Act. (Part of Park Lot 4, North Side of Catherine St., Arthur Crown Survey – known as 79123 Wellington Road 109, Arthur, ON (Destefano)</p>	<p>72</p>

AGENDA ITEM	PAGE NO.	
<b><u>OTHER/NEW BUSINESS</u></b>		
1. Report of Livestock Valuer Re: Livestock Claim - Lindsay Dyce, Dated June 1, 2013	76	
2. County of Wellington, Planning and Land Division Committee Re: Comments for Consent Applications - File No. B53/13, Larry and Elizabeth Coe - File No. B54/13, 940749 Ontario Limited, Coffey	80 86	
<b><u>ITEMS FOR COUNCIL'S INFORMATION</u></b> (copies available for review in Clerk's Office and at Council Meeting)		
Cheque Distribution Report dated June 13, 2013  North Wellington Health Care (NWHC) and Groves Memorial Community Hospital (GMCH) - CEO/Administration Report, May 23, 2013	92	
<b><u>NOTICE OF MOTION</u></b>		
<b><u>ANNOUNCEMENTS</u></b>		
<b><u>CLOSED MEETING SESSION</u></b>		
1. "Legal" matter		
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<b><u>ADJOURNMENT</u></b>  <p style="text-align: right;">Catherine More, Deputy Clerk</p>		

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 3, 2013

7:00 p.m.

Members Present:

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

Absent:

**Mayor:** Raymond Tout

Also Present:

**Deputy Clerk:** Cathy More  
**Executive Assistant:** Cathy Conrad

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

A. CALLING THE MEETING TO ORDER

Acting Mayor Burke called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

*THAT the Agenda for the June 3, 2013 Regular Meeting of Council be accepted and passed with the addition of:*

CLOSED MEETING SESSION

2. "Personnel" matter

Resolution Number: 1

Carried

D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 3, 2013

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E. MINUTES

1. Regular Meeting of Council, May 13, 2013

Moved by: Councillor Yake

Seconded by: Councillor Lennox

*THAT the minutes of the Regular Meeting of Council held on May 13, 2013 be adopted as circulated.*

Resolution Number: 2

Carried

F. BUSINESS ARISING FROM MINUTES

1. Resolution deferred at May 6, 2013 Regular Council Meeting regarding Wellington North Power Inc. Board of Directors  
Re: Term of the positions on the Wellington North Power Inc. Board of Directors

Councillor Yake requested a recorded vote.

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

*THAT the Council of the Corporation of the Township of Wellington North extend the term of the positions on the Wellington North Power Inc. Board of Directors from two years to four years.*

Resolution Number: 3

Carried

<u>Recorded Vote</u>	<u>Yea</u>	<u>Nay</u>
Councillor Goetz	X	
Councillor Lennox	X	
Councillor Yake		X
Acting Mayor Burke	X	

3 Yeas    1 Nay                      Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 3, 2013

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F. BUSINESS ARISING FROM MINUTES (continued)

2. Notice of Motion put forth by Councillor Lennox at the May 13, 2013 Regular Council Meeting regarding CAO recruitment  
Re: - Proposal from Nigel Bellchamber of N.G. Bellchamber & Associates  
- Proposal from Ben Cornell of Ward & Uptigrove Consulting & Human Resources

Moved by: Councillor Yake

Seconded by: Councillor Lennox

*THAT the Council of the Corporation of the Township of Wellington North hire Nigel Bellchamber of N.G. Bellchamber & Associates to perform CAO recruitment.*

Resolution Number: 4

Carried

G. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND RECOMMENDATIONS

1. Barry Lavers, Director of Recreation, Parks & Facilities  
- Request from Parks and Recreation Ontario to declare June as Recreation & Parks Month

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*WHEREAS, in The Township of Wellington North, we are fortunate to have a variety of recreation and parks systems providing countless recreational opportunities for residents and visitors from around the world; and*

*WHEREAS, recreation enhances quality of life, balanced living and lifelong learning; helps people live happier and longer; develops skills and positive self image in children and youth; develops creativity; and builds healthy bodies and positive lifestyles; and*

THE CORPORATION OF THE  
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REGULAR MEETING OF COUNCIL

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

1. Barry Lavers, Director of Recreation, Parks & Facilities
  - Request from Parks and Recreation Ontario to declare June as Recreation & Parks Month (continued)

*WHEREAS, recreational participation builds family unity and social capital; strengthens volunteer and community development; enhances social interaction; creates community pride and vitality; and promotes sensitivity and understanding to cultural diversity; and*

*WHEREAS, parks, open space and trails provide active and passive outdoor recreation opportunities, help maintain clean air and water; and promotes stewardship of the natural environment; and*

*WHEREAS, recreation, therapeutic recreation and leisure education are essential to the rehabilitation of individuals who have become ill or disabled, or disadvantaged, or who have demonstrated anti-social behaviour; and*

*WHEREAS, the benefits provided by recreation programs, services and parks, and open space, reduce healthcare and social service costs; serve to boost the economy, economic renewal and sustainability; enhance property values; attract new business; increase tourism; and curb employee absenteeism; and*

*WHEREAS, all levels of government, the voluntary sector and private enterprise throughout the Province participate in the planning, development and operation of recreation and parks program, services and facilities:*

*NOW THEREFORE, be it resolved that Ontario does hereby proclaim that June, which witnesses the greening of Ontario and serves as a significant gateway to family activities, has been designated as Recreation and Parks Month, which will annually recognize and celebrate the benefits derived year round from quality public and private recreation and parks resources at the local, regional and provincials levels.*



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

1. Barry Lavers, Director of Recreation, Parks & Facilities
  - Request from Parks and Recreation Ontario to declare June as Recreation & Parks Month (continued)

*THEREFORE, the Council of The Corporation of The Township of Wellington North, in recognition of the benefits and values of Recreation and Parks, do hereby designate the month of June as Recreation and Parks Month.*

Resolution Number: 5

Carried

2. Fire Committee
  - Minutes, May 21, 2013

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

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

Resolution Number: 6

Carried

Moved by: Councillor Goetz  
Seconded by: Councillor Lennox

*THAT the Council of The Corporation of The Township of Wellington North approve the purchase of a new generator for the Mount Forest Fire Station to be supplied by Brent Rawn Electric at a cost of \$26,820.00 plus HST as recommended by the Fire Committee;*

*AND FURTHER THAT purchase be funded by Emergency Equipment – Working Capital Reserve.*

Resolution Number: 7

Carried

THE CORPORATION OF THE  
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REGULAR MEETING OF COUNCIL

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

3. Joint Economic Development Committee  
- Minutes, May 22, 2013

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Joint Economic Development Committee meeting held on May 22, 2013.*

**Resolution Number: 8**

**Carried**

4. Finance Committee  
- Minutes, May 27, 2013

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Finance Committee meeting held on May 27, 2013.*

**Resolution Number: 9**

**Carried**

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of The Corporation of The Township of Wellington North defer all future \$100,000.00 principal payments on the existing promissory note which has a current balance of \$985,016.00, and that Wellington North Power Inc. will continue to pay interest throughout the deferral period at the Ontario Energy Board's deemed current interest rate of 4.41% as recommended by the Finance Committee.*

**Resolution Number: 10**

**Carried**

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

4. Finance Committee  
- Minutes, May 27, 2013 (continued)

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of The Corporation of The Township of Wellington North support Wellington North Power Inc. proceeding to a financial institution to borrow up to two million dollars in 2013 as recommended by the Finance Committee.*

**Resolution Number: 11**

**Carried**

5. Water/Sewer Committee  
- Minutes, May 28, 2013

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Water/Sewer Committee meeting held on May 28, 2013.*

**Resolution Number: 12**

**Carried**

6. Works Committee  
- Minutes, May 28, 2013

Moved by: Councillor Goetz  
Seconded by: Councillor Lennox

*THAT the Council of The Corporation of The Township of Wellington North receive the minutes of the Works Committee meeting held on May 28, 2013.*

**Resolution Number: 13**

**Carried**

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

6. Works Committee  
- Minutes, May 28, 2013 (continued)

Moved by: Councillor Lennox

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of The Township of Wellington North accept the quote from Reeves Construction Ltd. for the repair work on Bridge #40 at the quoted price of \$32,541.50 plus HST with the repairs being funded from the insurance proceeds and the reserve funds, as recommended by the Works Committee.*

*AND FURTHER THAT if additional works are deemed necessary additional reserve funds would be utilized.*

Resolution Number: 14

Carried

H. CORRESPONDENCE FOR COUNCIL'S INFORMATION

1. Municipality of North Middlesex  
Re: Request for Support of Resolution that the Municipality of North Middlesex is "Not a Willing Host" for Industrial Wind Turbine Projects

Moved by: Councillor Goetz

Seconded by: Councillor Lennox

*THAT the Council of The Corporation of The Township of Wellington North support the resolution of the Municipality of North Middlesex declaring they are "Not a Willing Host" for Industrial Wind Turbine Projects.*

Resolution Number: 15

Carried

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TOWNSHIP OF WELLINGTON NORTH

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H. CORRESPONDENCE FOR COUNCIL'S INFORMATION (continued)

2. Gary Williamson, Co-Chair, Safe Communities/Wellington County  
Re: Request for Fees to be Waived for the use of the Mount Forest Sports Complex on Thursday, June 20 for the County Designation Ceremony.

Moved by: Councillor Yake

Seconded by: Councillor Goetz

*THAT the Council of The Corporation of The Township of Wellington North waive the rental fees charged to Safe Communities/Wellington County for contract #6980 (County Designation Ceremony) in the amount of \$576.30. The waived rental fees to be charged to Waiver of Fees Account.*

**Resolution Number: 16**

**Carried**

3. Wellington County Museum and Archives  
Re: Official Opening of The House of Industry Cemetery, Thursday, June 27  
- Received as information
4. Nicole Cardow, County of Wellington  
Re: Active Transportation – 5 Year Plan  
- Received as information

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TOWNSHIP OF WELLINGTON NORTH

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I. BY-LAWS

1. 44-13 Being a By-law to Temporarily Close a Portion of Main Street (Hwy. 6) in the Former Town of Mount Forest for the Purpose of Holding the Mount Forest Annual Fireworks Festival

Moved by: Councillor Goetz

Seconded by: Councillor Yake

*THAT By-law Number 44-13 being a by-law to temporarily close a portion of Main Street (Hwy. 6) in the former Town of Mount Forest for the purpose of holding the Mount Forest Annual Fireworks Festival be read a First, Second and Third time and finally passed.*

**Resolution Number: 17**

**Carried**

J. ITEMS FOR COUNCIL'S INFORMATION

Cheque Distribution Report dated May 30, 2013

Maitland Valley Conservation Authority

- Minutes, Board of Directors Meeting #4/13, April 17, 2013
- Minutes, Source Protection Authority Meeting #2/13, April 17, 2013

Grand River Conservation Authority

- Minutes, General Membership Meeting, April 26, 2013
- Minutes, Strategic Planning Meeting, May 9, 2013

Arch, Truss & Beam

- The Grand River Watershed Heritage Bridge Inventory

Thank You for Donation

- Arthur & District Horticultural Youth Society

Ontario Family Fishing Events

- Licence-free Fishing July 6 – 14, 2013

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K. CULTURAL MOMENT

**Jones Baseline Survey Mural**

*Corner of Charles and George St. Arthur, ON*

This is a replica of the newly erected Jones Baseline Survey Mural, which depicts the survey crew reaching the banks of the Conestogo River, near present day Arthur, October 17, 1792. The baseline is important, as it forms the basis of the Six Nations grant and serves as the boundary for many nearby townships. The mural also displays the problems encountered by Jones and his party of 13, seven of whom were native people, from black bears to mosquitoes to rattlesnakes, when they surveyed from Burlington Bay all the way to near Arthur (at the Conestogo River).

This history was brought to life by the latest efforts of The Arthur and District Historical Society, although it took many people to put together. Representatives from both of the local and the Wellington County historical societies, as well as, the Wellington County Museum and Archives, and the Woodland Cultural Centre worked on collecting information for it. Cliff Smith, a Mount Forest resident, was the chosen artist to bring the story to life. Smith came across a sculpture of Jones in Stoney Creek that he used as a visual start to the mural. He also found that once the survey crew arrived in Arthur, they realized they were not at the source of the intended destination of the Grand River. A disagreement then arose between one of the natives and the surveyor, which is why the mural depicts a native pointing in one direction and the surveyor pointing in the other. The animals portrayed in the mural also had a great impact on the crew. It's documented that roughly 400-700 rattlesnakes were killed between Lake Ontario and Arthur during the work. The chains which are depicted along the top and bottom of the mural are referred to as a Gunter's chain, which was used at that time for surveying.

L. NOTICE OF MOTION

None.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

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M. ANNOUNCEMENTS

Councillor Yake expressed concern about an article he saw in last week's local newspapers regarding the Butter Tart Trail and legal proceedings regarding the trademark. Councillor Yake questioned if staff had the ability to start legal proceedings without informing Council about what is going on.

Dale Small, Business Economic Manager, responded that the legal proceeding referred to is a letter that was written regarding the trademark. He will work with April Marshall, Tourism, Marketing, Promotion Manager, and Mike Givens, Treasurer, regarding processes.

Acting Mayor Burke reviewed upcoming local events:

- June 6, 2013, St. Mary Catholic School family fun night
- June 6, 2013, Arthur Agricultural Society dinner
- June 20, 2013, Grace Anglican Church strawberry social dinner
- June 29, 2013, Optimist Canada Day Weekend, Ball Tournament, Art in the Street, Get In Touch With Hutch Run

N. CLOSED MEETING SESSION

1. "Property" matter
2. "Personnel" matter

**Moved by: Councillor Goetz**

**Seconded by: Councillor Yake**

**THAT Council go into a meeting at 7:45 p.m. that is closed to the public under subsections 239 (2) (c) (b) of the Municipal Act, 2001**

- to consider a proposed acquisition of land by the municipality
- to consider personal matters about an identifiable individual

**Resolution Number: 18**

**Carried**



THE CORPORATION OF THE  
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REGULAR MEETING OF COUNCIL

Monday, June 3, 2013

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N. CLOSED MEETING SESSION (continued)

Moved by: Councillor Goetz

Seconded by: Councillor Yake

*THAT Council rise from a closed meeting session at 8:15 p.m.*

Resolution Number: 19

Carried

Moved by: Councillor Goetz

Seconded by: Councillor Lennox

*THAT By-law Number 45-13 being a by-law to appoint Michael Givens as Acting Chief Administrative Officer for The Corporation of the Township of Wellington North be read a First, Second and Third time and finally passed.*

Resolution Number: 20

Carried

O. CONFIRMING BY-LAW

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT By-law Number 46-13 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on June 3, 2013 be read a First, Second and Third time and finally passed.*

Resolution Number: 21

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 3, 2013

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P. ADJOURNMENT

Moved by: Councillor Yake

Seconded by: Councillor Goetz

*THAT the Regular Council meeting of June 3, 2013 be adjourned at 8:17 p.m.*

Resolution Number: 22

Carried

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DEPUTY CLERK

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MAYOR



# TOWNSHIP OF WELLINGTON NORTH

## FIRE SERVICE



7490 Sideroad 7 west, PO box 125, Kenilworth, Ontario N0G 2E0

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### ARTHUR FIRE STATION REPORT MAY 2013

The Arthur Fire Department responded to seven calls for assistance during the month of May 2013.

- |                |   |
|----------------|---|
| West Garafraxa | - 1 MVC<br>- 1 Ambulance Assist   |
| Arthur         | - 1 Ambulance Assist<br>- 1 Natural Gas Leak<br>- 1 Vehicle Leaking Gas   |
| Mutual Aid     | - 1 Shed Fire – Tanker required by Drayton in Mapleton Township<br>- 1 Shed Fire – Tanker required by Centre Wellington in West Garafraxa |

There were five practices held during the month of May. On May 1, Practice # 25, sixteen members attended; on May 8, Practice # 26, thirteen members attended; on May 15, Practice # 27, thirteen members attended; on May 22, Practice # 28, seventeen members attended; and on May 29, Practice # 29, eighteen members attended.

Station Chief Morrison (May 3 – 8) and Deputy Station Chief Lawlor (May 3 – 5), attended the O AFC in Toronto. Wellington North Fire Chief Dahms attended the Trade Show at the International Centre with Station Chief Morrison and Deputy Station Chief Lawlor.

On May 11 Station Chief and Training Officers Hodgkinson and Woods attended the Training Officers meeting held in Elora. The main topic of interest was the transition from OFM to NFPA Standards.

The Arthur Station Public Education Committee attended the Lions Club Duck Race on May 11 and set up an information booth with fire safety brochures and other fire education materials.

Station Chief Morrison attended the Fire Committee meeting held in Kenilworth on May 21.

The total number of Burn Permits issued by the Township for the Arthur Fire area in the month of May was twenty-five. Five Burn Permits were issued by Mapleton Township in the coverage area for Arthur Fire. A total of thirty Burn Permits issued.

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

**Fire Prevention Report  
Wellington North Fire Service**

**May-13  
Arthur Station**

<b>Evac. Procedures</b>	0
<b>Telephone Calls</b>	14
<b>Business/Personal Service</b>	2
<b>Residential</b>	1
<b>Assembly Occ.</b>	2
<b>Misc.</b>	9
<b>Industrial</b>	1
<b>Meetings</b>	2
<b>Complaints</b>	0
<b>Mercantile</b>	1
<b>Letter/Reports</b>	5
<b>Institutional</b>	1
<b>Burn Permits/info</b>	3
<b>New Construction/Plan Review</b>	1
<b>Occupancy Permits</b>	0
<b>FE Ext. Training/Talks</b>	2
<b>Emerg. Planning</b>	0
<b>Inspection Follow Up</b>	2
<b>Pub. Ed. Lectures/Tours</b>	1
<b>Pre Incident Planning</b>	0
<b>Fire Safety Plan Review</b>	3
<b>Administration</b>	4
<b>Court/Documents/Serving</b>	0
<b>Training (OFC/Local)</b>	0

**Notes:**



# TOWNSHIP OF WELLINGTON NORTH

## FIRE SERVICE



7490 Sideroad 7 west, PO box 125, Kenilworth, Ontario NOG 2E0

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### MOUNT FOREST FIRE STATION REPORT MAY 2013

The Mount Forest Fire Station responded to 12 calls for assistance during the month of May 2013

- |                      |   |
|----------------------|---|
| 6 in Mount Forest    | - 1 M.V.C. (car into building)  |
|                      | - 2 Ambulance Assists (1 person fell at dam, 1 possible V.S.A.)                 |
|                      | - 3 False Alarms (1 old smoke alarm, 1 phone line problem, 1 alarm malfunction) |
| 4 in Southgate       | - 3 Ambulance Assist (2 V.S.A.; 1 man pinned under tree)                        |
|                      | - 1 False Alarm (plumbers working)  |
| 1 in Arthur Township | - 1 Ambulance Assist – (industrial accident)                                    |
| 1 in West Grey       | - 1 M.V.C. (89 Highway West)  |

There were two meeting/practice sessions held during the month of May, 2013. On May 13, 2013 sixteen members were present and on May 27, 2013 fifteen members were present.

On May 3 – 9 the Mount Forest Station Chief and Deputy Station Chief attended the OAFC Conference and Trade Show.

The Mount Forest Station hosted a Hall Tour for forty-one students and six adults from Egremont Central School on May 9, 2013.

The Chief, Station Chief and Deputy Chief attended the Fire Committee Meeting in Kenilworth on May 21, 2013.

On May 28, 2013 the Mount Forest Station hosted the Big Bike Ride for the Heart and Stroke Foundation.

The Station Chief attended the Grey County Chiefs Meeting in Markdale on May 29, 2013.

Respectfully Submitted,  
Ron MacEachern  
Mount Forest Station Chief

**Fire Prevention Report  
Wellington North Fire Services**

**May-13  
Mount Forest Station**

<b>Evac. Proceedures</b>	0
<b>Telephone Calls</b>	23
<b>Business/Personal Service</b>	11
<b>Residential</b>	2
<b>Assembly Occ.</b>	3
<b>Misc.</b>	9
<b>Industrial</b>	1
<b>Meetings</b>	4
<b>Complaints</b>	0
<b>Mercantile</b>	1
<b>Letter/Reports</b>	7
<b>Institutional</b>	0
<b>Burn Permits</b>	1
<b>New Construction/Plan Review</b>	3
<b>Occupancy Permits</b>	0
<b>FE Ext. Training/Talks</b>	1
<b>Emerg. Planning</b>	0
<b>Inspection Follow Up</b>	3
<b>Pub. Ed. Lectures/Tours/House</b>	2
<b>Pre Incident Planning</b>	0
<b>Fire Safety Plan Review</b>	3
<b>Administration</b>	6
<b>Court/Documents/Serving</b>	0
<b>Training (OFC/Local)</b>	1
<b>Investigations</b>	0

**Notes:**

**RECREATION & CULTURE ADVISORY COMMITTEE MEETING**  
**TUESDAY JUNE 4, 2013 at 8:30 A.M.**  
**MOUNT FOREST & DISTRICT SPORTS COMPLEX MEETING ROOM**

**Members present:** Chairperson Councillor Sherry Burke, Southgate Councillor Pat Franks, Mark MacKenzie, Mount Forest Facilities Manager, Tom Bowden, Arthur Facilities Manager and Barry Lavers, Director of Recreation, Parks and Facilities.

Regrets: Mayor Ray Tout  
Councillor Dan Yake

**Delegation present:** Bob Armstrong and Lonta Williams (Guest), Mount Forest Trails and Nicole West, Mount Forest Figure Skating Club.

**Also present:** Linda Spahr, Recording Secretary.

**DELEGATION:**

Bob Armstrong and Lonta Williams spoke to the Recreation Committee about re-establishing the Mount Forest Trails Committee. Bob reported he has 9 to 10 people willing to volunteer and help with labour for maintenance, etc. on the Mount Forest Trail. Lonta Williams, a Landscape Architect, also attended for discussions. Bob reported that previous work has helped in eliminating burdocks and buckthorn. He provided a pamphlet of invasive species to members. There have been signs posted where there is poison ivy. He said there are some dead trees and limbs to remove along the trail and discussed some equipment which would help. Barry stated that we need to establish a plan for the trail which would include work being done by volunteers. Councillor Burke stressed the importance of liability for volunteers. Bob will provide a list of names to Barry for consideration. Bob also reported there has been some damage in the Murphy Park area from beaver activity.

Nicole West from Mount Forest Figure Skating provided the Committee with a hand-out of materials outlining the Clubs achievements and a request for additional ice time in Mount Forest next season. A previous request was made last season. There is currently no additional prime-time ice available to the Figure Skating Club in Mount Forest. Nicole stressed the need of additional ice time. Tom Bowden said he had prime time ice available again at the Arthur Arena. Sundays from 10 a.m. until 12 noon and Saturday 5 until 8 p.m. were reported. There is also a possibility of ice available on Monday evenings from 8:30 until 11pm. Nicole stated that the coaches won't travel to Arthur and reported on several other issues and concerns. Mark indicated that Minor Hockey had also been looking for additional time. Committee members discussed the issue and directed Barry to send Nicole a letter offering the available ice-time in Arthur. Tom would like a confirmation before July 1, 2013 for any ice to be booked.

**MINUTES:**

**Moved by:** Councillor Franks  
**Seconded by:** Tom Bowden

THAT the minutes of the May 7, 2013 Recreation meeting  
be accepted.

**Carried**

**Resolution Number: 1**

**BUSINESS ARISING FROM MINUTES:**

Mark reported that JJ McLellan has ordered the new heater for the pool on May 8, 2013. No definite date on the arrival of the heater was given. If necessary the current heater will be used until the new one arrives and is installed.

Councillor Franks asked if there was any update to the announcement last meeting with regards to changes in the Wellington North Committee structure. Councillor Burke reported that a firm decision has not been made yet. An update will be provided to Southgate Council upon a decision.

**NEW BUSINESS:**

**Ice Allocation Special Events**

Barry suggested that special ice time requests (annual events, tournaments, etc.) should be sent by user groups by May 1 each year. This is meant to allow for fair and open bookings of the facilities by other groups or individuals. It will also provide all user groups with confirmed booking dates. Barry will have a letter sent to all the ice user groups advising them of this request.

**Rural Summer Jobs 2013**

Barry reported he has received acknowledgment for the 2013 summer wage hiring supplement and the approved hours were reduced by 560.

**Arthur Parkland**

Tom presented members with a copy of a map outlining vacant parkland called the New Hope Buffer Zone. This area is not big enough for a ball diamond. Tom suggested selling this land and using the money for capital projects. Barry will investigate the current property use and designation.

**Arthur Player Benches + Dressing Rooms 1-3 Hallway**

Tom made two quotes available for these projects which include renovating and installing new players benches and flooring and the removal and installation of new flooring in the hallway area in the dressing room corridor out to the ice surface. The renovations to the players benches will now allow the perimeter of the ice surface to be used as an indoor walking track during non scheduled ice surface activities.

**Moved by:** Councillor Franks  
**Seconded by:** Mark MacKenzie

“THAT the Recreation & Culture Advisory Committee recommend to Wellington North Council that the quote from Sound Barriers for work at the Arthur Arena be accepted for the renovation and installation of new players benches and flooring at a cost of \$12,425.00 (2013 Capital Budget) and the removal and installation of new flooring in the dressing room corridor area be accepted at a cost of \$6,585.00 (2013 Operating Budget).”

**Carried**

**Resolution No. 2**



## **In Motion**

Barry reported the In Motion Committee has begun to meet again. A meeting was held on May 30, 2013 and several activities are being planned for the week of October 7-13, 2013.

## **CORRESPONDENCE:**

A letter was received from North Wellington Health Care requesting the use of the Mount Forest & District Sports Complex on a temporary basis to evacuate all patients and staff should the hospital require a total evacuation. Barry will ask for Council's and the County's direction on this matter as this follows several similar requests received by the Committee within recent months.

A letter was received from Wellington County Safe Communities asking for consideration in waiving the rental fees on June 20th for the Main and Leisure Halls at the Sports Complex for the launch of the Safe Communities designation. Councillor Burke reported that this matter was dealt with at the previous night's Council meeting and was approved. The rental fee amount will be transferred to Recreation from the waived fees account. She will ask the Treasurer to show this on our budget.

## **REPORTS:**

Mark MacKenzie provided a written May report for members and gave highlights. The present floor scrubber has been a major concern with a documented list of problems. The drive motor now needs to be replaced. Quotes were obtained to purchase a new unit and following discussion the following recommendation was made:

**Moved by:** Mark MacKenzie  
**Seconded by:** Tom Bowden

“THAT the Recreation & Culture Committee recommend to Wellington North Council the purchase of a 26” Betco Stealth Walk Behind Floor Scrubber be approved from Eric Cox Sanitation in the amount of \$6,895.00 less trade-in and that this amount be obtained from Reserve funds.”

**Carried**

## **Resolution No. 3**

Barry stated he wants a representative from Cox Sanitation to come and provide training for Mark and all staff that would be using the floor scrubber if purchased. Staff is to sign a form once they have completed the training.

Mark requested permission to post signs with regards to various dog problems in the parks and fairgrounds. Barry will look into signage. Cimco will be coming in June for repairs to the Arena floor. The Lions Bingo TV monitors are now installed in the auditorium. The Mount Forest Pool is now operating with inspection set for Mon. June 17, 2013. Mark reported that the approved soccer nets were completed and any additional net costs will be the Soccer Association's responsibility. Barry stressed the importance of anchoring the soccer nets in place to avoid injuries. Mark reported that this had been done.

Tom provided a written May report. He highlighted that about 65 people participated in the Roller Derby May 25, 2013. There is a Mini tractor pull set for July 6, 2013. The diamond light pole is installed for Diamond A but the light fixture is still on back order. Tom also reported the Arena roof drain has been repaired and one night of Lacrosse was cancelled. Tom stated the Arthur Pool was also operating and will be inspected June 17, 2013.

Barry provided members with a written report. Barry would like to see a plan established for the Trails in Mount Forest. Barry will contact Angela Eccles to get a new contract signed for use of the Kinsmen booth. A site meeting was held with Mark MacKenzie and Matt Ashton with regards to the Emergency generator for the

Complex. He would like further direction from Council on moving forward with this project. Councillor Burke will take his concerns to the Administration Committee. Barry also reported he has met and a final set of drawings for the Upper Room Project are almost completed and will be moving towards construction.

**MEMBER'S PRIVILEGES:**

Mark expressed concerns regarding liability for volunteer members working on the trails.

Barry reported there will be an upcoming Chainsaw training course for Mark, Tom and their full-time employees in June. Final confirmation date from the Instructor is pending.

Tom indicated that the High School soccer team that was practicing at Cork Street this morning is on the way to the Provincial Finals (OFSA).

Councillor Burke said a resolution was passed at Council the night before proclaiming June as Recreation Month.

**NEXT MEETING:**

The next meeting will be determined at a later date.

**ADJOURNMENT:**

The meeting was adjourned at 11:20 a.m.



# Township of Wellington North

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

## REPORT

**To: Council of the Corporation of Township of Wellington North**

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

**Re: Mount Forest Trail Volunteers**

### Background:

At the Recreation & Culture Committee meeting held on June 4, 2013 a delegation led by resident Bob Armstrong was in attendance to discuss the Mount Forest Trail. Mr. Armstrong spoke on behalf of a group of individuals who are interested in volunteering to assist the Township in maintaining the existing Saugeen Trail in Mount Forest.

### Discussion:

The formation of a group of recognized volunteers would assist the Township of Wellington North Parks & Recreation Department with regards to the maintenance and upkeep of the existing Saugeen Trail in Mount Forest. Their purpose would be initially to meet with the Director of Recreation Parks & Facilities and the Mount Forest Facility Manager to provide input and implementation for an overall maintenance plan for the Trail. Once established the plan would be implemented and reviewed on an annual basis.

### Recommendation:

"THAT the Council of the Corporation of the Township of Wellington North approve the formation of the Volunteer group to be named the Mount Forest Trail Volunteers and the following persons are appointed to the group:

Bob Armstrong	519 323 2505
Sean & Jade Carey	519 509 5509
Jake Kerr	519 323 8493
Joann Lucas	519 323 2719
Randy Dryburgh	519 323 1074
Steve Cook	519 509 4024
Pattie & John Weber	519 323 9769
Val Mitchell	519 352 1140

**Minutes**  
Township of Wellington North  
Building/Property Committee – June 12, 2013 at 9:00 a.m.  
Wellington North Council Chambers

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**Present:** Councillor Dan Yake (Chair)  
Councillor Mark Goetz  
Deputy Clerk Cathy More  
Darren Jones, Chief Building Official  
Patty Wright, Building Inspector

**Also Present** Linda Redmond, Township Planner  
Katherine Bailey, SJSB Consulting,

The meeting was held in the Council Chamber at the Municipal Office in Kenilworth, starting at 9:03 a.m.

**Delegation**

**Katherine Bailey, SJSB Consulting, Bell Mobility Tower Replacement**

Katherine Bailey presented a request from SJSB Consulting on behalf of Bell Mobility Inc. for consent to erect a new telecommunications tower. The site is located at 272 Main Street North, currently occupied by Ideal Supply. The current 20 m high tower on the subject site will be removed and a new 25 m high tower placed in the near vicinity.

Moved by: Darren Jones, Chief Building Official  
Seconded by: Patty Wright, Building Inspector

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

*That the Township of Wellington North concur that the proposal by Bell Mobility Inc. to replace the existing tower on lands municipally known as 272 Main Street North, Mount Forest will not be community sensitive and that the new tower does not result in an overall height increase above the existing structure of 25% of the original structures height as set out in Industry Canada's Radio Communications and Broadcasting Antenna Systems protocol CPC-2-0-03.*

*Carried*

**Minutes- May 22, 2013**

Moved by: Darren Jones, Chief Building Official  
Seconded by: Councillor Mark Goetz

*That the Minutes of May 22, 2013 be accepted.*

*Carried*

## Business Arising from the Minutes

### Zoning Amendment – Storage Containers

Linda Redmond, Senior Planner presented a proposed zoning amendment by-law for review. The committee has no concerns, and will wait for council to see if there are any further comments from those not in attendance before moving forward.

### Comments from Ryan and Allan Sharpe

The committee directed staff to prepare a response letter.

### Mount Forest Lawn Bowling and Victory Church

Darren Jones, Chief Building Official to follow up with Pastor Harry Engel to discuss any issues or concerns the Victory Church has regarding the current situation.

## Other Business

### Development Charge Deferral Agreement – Destefano, 7219 Wellington Road 109

Moved by: Deputy Clerk Cathy More  
Seconded by: Patty Wright, Building Inspector

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

*That the Township of Wellington North enter into a deferral agreement, to defer the water and sewer portion of the development charges as the services are not available to the subject property at this time.*

*Carried*

### Request for Quotations

Darren Jones, Chief Building Official reported to the committee the status of the request for quotations for the following municipal projects.

1. Mount Forest Archives – Loading Dock Door
2. Mount Forest Archives – Re-point Masonry
3. Former Arthur Municipal Office – Barrier Free Ramp

Requests were sent out May 28, 2013, the site meetings were held the morning of June 6, 2013 and the closing date for the above RFQ's is June 28, 2013.

### Flag Poles South Entrance of Wellington North

Darren Jones, Chief Building Official and Business Economic Development Manager Dale Small will be meeting with a flag and flag pole supplier to discuss exact location and cost to erect a flag pole, after which the Ministry of Transportation will be contacted for addition input.

Flag Report

Patty Wright, Building Inspector reported that all municipal flags were inspected and replacements issued as required.

**Building Permit Monthly Report May 2013**

Moved by: Deputy Clerk Cathy More  
Seconded by Councillor Mark Goetz

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

*Carried*

**Date of Next Meeting**

July 10, 2013 at 9:00 a.m.

**Adjournment**

Moved by: Deputy Clerk Cathy More  
Seconded by: Patty Wright, Building Inspector

Meeting Adjourned at 10:31 a.m.

May 7, 2013

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

Dear Mayor Tout and members of Council;

Enclosed with this letter is a report from your appointed Meeting Investigator pursuant to the Municipal Act, it is your obligation to have this report made public at your earliest convenience.

Thank you for your co-operation in this matter and if you have any questions please do not hesitate to contact me.

Respectfully submitted

Norm Gamble  
Meeting Investigator

Meeting Investigator Report Pursuant to the  
Municipal Act of Ontario  
Township of Wellington North  
April 2013

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BACKGROUND

- In March 2013, the Investigator was contacted by phone and asked if an Investigation into Meetings of the Council of Wellington North might be considered. After a number of discussions with the Requestor and with Township officials, it was decided by the Requestor that a formal request would be made.
- Subsequently the required form requesting an Investigation was e-mailed and received on March 11, 2013.
- As the Requestor was knowledgeable of the Investigation process it was determined that a hard copy via Canada Post would not be required.
- The Investigation commenced with a phone call to the Township CAO/Clerk, March 14, 2013.

INVESTIGATION PROCESS

- The "Complaint Form" requesting the Investigation was reviewed as well as some related material which accompanied the request.
- The Form was complete with the exception of the question of anonymity of the Requestor. A phone call determined the Requestor was not requiring anonymity and his identity could be known publicly.
- The Form was edited to confirm the Requestor, Kris Svela, permitted his identity to be known.
- The Municipality was contacted and informed the Investigation had commenced but would be delayed approximately 2 to 3 weeks due to the Investigator being out of the country. This delay was acceptable to both the Requestor and the Municipality.
- A phone call with the Requestor determined that a face to face meeting would not be required at this time.
- Telephone discussions were scheduled between the Investigator and the CAO/Clerk as well as the Investigator and the Mayor.
- These discussions happened March 21, 2013.
- As a result of those phone discussions it was determined that face to face meeting would happen.
- These meetings between the Investigator and the CAO/Clerk and the Investigator and the Mayor were held in the Township Offices on Wednesday, April 10, 2013.
- The Investigation process was reviewed with the municipal officials.
- The CAO/Clerk advised all members of Council of the Investigation and on behalf of the Investigator, was invited to contact him if they wished.



- Materials related to Closed Meetings as well as “official” meetings were reviewed by the Investigator.
- Numerous agendas and minutes of the Municipality were reviewed.
- A draft report was shared with the Municipality and discussed with the Requestor.
- The final report was submitted to the municipality along with instructions to have it posted publicly.

## ISSUES

- The first issue to be dealt with was that the Requestor had identified 4 dates in early 2012 which alleged the Municipal Council held meetings.
- These dates were January 20, 2012, March 1, 2012, March 14 and June 19, 2012.
- The January meeting was held at the Arthur Waste Water Plant.
- The March and June meetings were held at the residence of Mayor Raymond Tout.
- The CAO/Clerk had no record of these gatherings and was of the opinion that there were no municipal meetings on those dates.
- The Mayor acknowledged the 4 dates and locations as well as the attendance of all members of Council.
- The Mayor was however; of the opinion these 4 gatherings were not Meetings as per the Municipal Act.
- The Mayor also contended his opinion was a result of advice received by a professional Municipal Government consultant.
- The Investigator proceeded to review Municipal records to determine if the 4 gatherings were unique or if they reflected a larger issue of the Municipal Council holding meetings contrary to the Act.
- The CAO/Clerk acknowledged the involvement of the Consultant but was unaware if advice was given to Council members regarding Meeting requirements.
- The Mayor and all members of Council have attended educational sessions which focussed on Closed Meetings and Municipal meetings within the Municipal act.

## FINDINGS

- This Investigation finds that the Council of Wellington North did meet on January 20, 2012, March 1, 2012, March 14, 2012 and June 19, 2012.
- These meetings were not held pursuant to the Ontario Municipal Act as a result of:
  - All members of Council were in attendance
  - There was no public notice of the meetings
  - There was no Clerk or recording secretary in attendance or appointed
  - There was no agenda, notice of meeting, minutes or other record
  - The process to move from open meeting to closed session was not followed

While no recorded votes were taken, there was direction given to an agent as well as a consensus of the members present for directions Council would take in the future

No report of the meeting was given at a subsequent meeting.

- While the CAO/Clerk was not in attendance she was aware that Council had met with a consultant on the first occasion and as requested by the consultant she drafted appropriate motions for Council's consideration at closed sessions.
- There does not appear to be a pattern of this Council acting improperly in its meeting process outside these 4 dates.
- All matters discussed and determined at the 4 meetings were subsequently processed properly in regular and closed sessions of the Council.
- This does not however, excuse the Council and the Staff from the errors in the way the Council met on those 4 occasions.
- Accepting the advice of a "consultant" that Council could meet as it did on those 4 occasions is a weak excuse at best.
- The Investigator is surprised that any one of the Council or the staff did not raise the flag at some point to question what was happening.
- All members of Council had received training and should have recalled that training at some point.
- While the CAO/Clerk was not invited to attend or participate in the meetings she was aware of at least the first meeting but made no effort to question them or caution them in their meeting process.
- The Mayor and CAO also contend that it is difficult for a meeting to be called without staff in attendance as this raises alarm bells as to the Council/Staff relationship.
- While this may be delicate, it can easily be overcome by Council having a process of meeting "legitimately" without staff in attendance at least annually.
- This develops a routine which eases the anxiety of staff and the uncomfortable feeling of Council. Naturally due process needs to be followed including the appointment of a recording secretary during that portion of the session.

## RECOMMENDATIONS

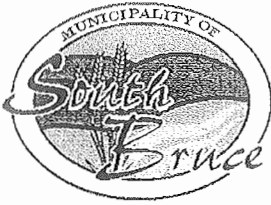
I. That Wellington North undertake a review of its Procedural Bylaw to address among other things:

- A description of how closed session minutes are taken, approved, filed and/or reviewed for release.
- How verbal and/or written reports are publically made following the conclusion of a closed session and resumption to an open session.
- A review of process for senior staff performance appraisals including Councils involvement.

2. That Wellington North releases this report publically pursuant to the Municipal Act as soon as possible.

All of which is respectfully submitted.

Norm Gamble  
April, 2013



# Municipality of South Bruce

MUNICIPAL OFFICE

P.O. Box 540, 21 GORDON ST. E.  
TEESWATER, ONTARIO NOG 2S0  
Phone (519) 392-6623 Fax (519) 392-6266

May 29, 2013

The Honourable Kathleen Wynne  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto, ON M7A 1A1

## Re: Motion of Not a "Willing Host" for Wind Turbine Development

Dear Premier,

Please be advised that the Municipality of South Bruce Council met at their regular session of Council on May 28, 2013 at which time Council passed the attached resolution that we are "Not a Willing Host" community for Industrial Wind Turbine Projects.

As representatives for our constituents it is important that we speak on their behalf and advise you that we have concerns with the potential health effects of wind turbine developments, and we do not support the building of industrial wind turbines in the Municipality of South Bruce.

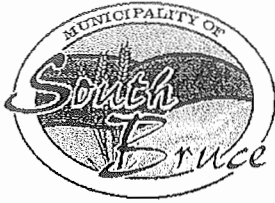
We are forwarding our motion to all Ontario Municipalities, the Minister of Environment, Minister of Energy, Minister of Rural Affairs, and the local MPP, for their support and endorsement.

Should you have any questions in regards to the resolution I may be contacted at the Municipal Office.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Chambers".

Sharon Chambers, CAO/Clerk  
Municipality of South Bruce



**MUNICIPALITY OF SOUTH BRUCE**

DATE: May 28, 2013  
MOTION #M13 - 203

MOVED BY: Margie

SECONDED BY: Kelly

WHEREAS the Premier of Ontario has recently conveyed the Governments desire to limit Industrial Wind Turbine (IWT) projects to communities that are willing hosts;

AND WHEREAS the Municipality of South Bruce has concerns with the installation and operation of industrial wind turbines in their neighbourhoods and areas where people work.

AND WHEREAS the Municipality, accordingly, supports the position taken by a number of other rural Ontario municipalities that the Province should impose a moratorium on the approval of wind energy projects until clear evidence is provided ruling out health impacts;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of South Bruce urges the Premier and the Government to take action to limit projects only to those communities that are "Willing Hosts";

AND FURTHER THAT, the Province of Ontario and more specifically the Ministry of Environment be advised that the Municipality of South Bruce is "NOT A WILLING HOST" for Industrial Wind Turbines (IWTs);

AND FURTHER THAT this resolution be circulated to Premier Kathleen Wynne, as well as to the Minister of Environment, Minister of Energy, Minister of Rural Affairs, the local MPP, and to all Ontario Municipalities for their support and endorsement.

**DIVISION OF VOTES:**

**Yeas:**                      **Nays:**

- |       |              |
|-------|--------------|
| _____ | GOETZ        |
| _____ | BATES        |
| _____ | BUCKLE       |
| _____ | FOTHERINGHAM |
| _____ | SCHNURR      |
| _____ | WOOD         |
| _____ | ZETTEL       |

MAYOR: Andreas Goetz  
carried                      defeated



Ontario

**Randy Pettapiece, MPP**  
Perth-Wellington

Queen's Park  
Toronto, Ontario

June 4, 2013

The Hon. Jim Bradley, MPP  
Minister of the Environment  
Ferguson Block, 11th Floor  
77 Wellesley Street West  
Toronto ON M7A 2T5

Dear Minister:

I am writing to join municipalities in expressing concern regarding the time your government is taking to issue permits for municipal infrastructure projects.

Municipalities often have tight timelines and limited windows of opportunity to complete construction. They deserve to have their projects evaluated promptly and fairly, without being sent from branch to branch within your ministry in search of the assistance they need in order to move forward. It is my understanding that it is taking, on average, up to six months for the technical review process to be completed. This is unacceptable.

Specifically, I would ask you to review the enclosed email exchange, which I received from Mike Givens, Treasurer for the Township of Wellington North. The Township has completed the tender process for reconstruction of Waterloo Street in Mount Forest, but is still waiting on your ministry to complete its review of their application. Mr. Givens writes that the Township is anxious to proceed with this project in order to finish within the construction season.

Municipalities must be able to complete necessary projects without delays to obtain approvals from your government – delays that could increase costs and further disrupt the community.

We would very much appreciate your assistance in prioritizing the application submitted by the Township of Wellington North. Will you do so? Please respond directly to the Township and issue a copy of your response to my constituency office.

Thank you for your attention to this very important matter.

Sincerely,

Randy Pettapiece, MPP  
Perth-Wellington

Enclosure  
RP:sy

c: Mike Givens, Treasurer, Township of Wellington North  
Cathy More, Deputy Clerk, Township of Wellington North

Ministry of Infrastructure

Ministère de l'Infrastructure

Ministry of  
Transportation

Ministère des  
Transports

Office of the Minister

Bureau du ministre

Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto, Ontario  
M7A 1Z8  
416-327-9200  
www.ontario.ca/infrastructure  
www.mto.gov.on.ca

Édifice Ferguson, 3<sup>e</sup> étage  
77, rue Wellesley ouest  
Toronto (Ontario)  
M7A 1Z8  
416-327-9200  
www.ontario.ca/infrastructure  
www.mto.gov.on.ca



**JUN 0 5 2013**

**RECEIVED**

M2013-2120

Mr. Randy Pettapiece, MPP  
Perth-Wellington  
55 Lorne Avenue East  
Stratford ON N5A 6S4

JUN 1 0 2013

TWP. OF WELLINGTON NORTH

Dear Mr. Pettapiece,

Thank you for meeting with me along with representatives from the Town of Minto at the recent Rural Ontario Municipalities Association/Ontario Good Roads Association conference and for your letters regarding Connecting Links funding. I appreciate the opportunity to respond.

The province remains committed to working with its municipal partners to help ensure the sustainability of municipal infrastructure. Specific funding for Connecting Links has been replaced by a more comprehensive approach to municipal infrastructure funding. The Municipal Infrastructure Strategy encourages our municipal partners to prioritize their core infrastructure needs under one umbrella to direct resources toward their most critical needs first.

To support the strategy the province is providing almost \$100 million through the Municipal Infrastructure Investment Initiative (MIII). Through MIII, the province recently provided \$9 million to help municipalities prepare asset management plans and is providing nearly \$90 million to address critical road, bridge, water and wastewater projects. Comprehensive asset management planning is the foundation of the initiative, allowing municipalities to identify and prioritize critical needs to make the best use of their resources.

In addition, as part of the 2013 budget, the government has proposed \$100 million for small and rural municipalities to address, roads, bridges, and other critical infrastructure. The Ministry of Rural Affairs and the Ministries of Transportation and Infrastructure will consult in the summer of 2013 on the design of the program and make funds available by October 1, 2013.

.../2

At the same time, the government will also consult on the components of a permanent program for roads, bridge and other critical infrastructure investments in small and rural municipalities for the 2014 budget.

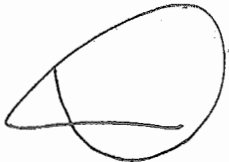
Should you have any questions regarding the Municipal Infrastructure Strategy, please contact Scott Pegg, Manager, Municipal Infrastructure Policy, Ministry of Infrastructure, at [scott.pegg@ontario.ca](mailto:scott.pegg@ontario.ca) or 416-325-5400.

In addition to MIII, I encourage all municipalities to consider the Infrastructure Ontario Loan Program, which provides access to infrastructure financing to help municipalities meet their infrastructure needs. For questions on the Infrastructure Ontario Loan Program, please contact Steve Rohacek, Vice-President, Business Development & Lending, Infrastructure Ontario, at [steve.rohacek@infrastructureontario.ca](mailto:steve.rohacek@infrastructureontario.ca) or 416-325-4678.

I recognize that small communities face challenges in addressing their connecting link needs, along with other critical infrastructure responsibilities. The province is working towards a new approach to municipal infrastructure funding. I look forward to hearing the views and ideas of municipal leaders through our consultations this summer.

Thank you for bringing this matter to my attention.

Sincerely,



Glen Murray  
Minister

- c. Patricia Berfelz, Clerk, Municipality of North Perth
- Theresa Campbell, Municipal Clerk, Township of Perth East
- ✓ Lorraine Heinbuch, CAO/Clerk, Township of Wellington North
- Tim Ivanyshyn, CAO, Township of Perth South
- Will Jaques, Chief Administrative Officer, Municipality of West Perth
- Kevin McIlwain, CAO, Town of St. Marys
- Kerri Ann O'Rourke, County Clerk, Perth County
- Barb Schellenberger, Deputy Clerk, Township of Mapleton
- Joan Thomson, City Clerk, City of Stratford
- Bill White, CAO-Clerk, Town of Minto
- The Honourable Kathleen Wynne, Premier of Ontario





THE CORPORATION OF THE TOWN OF PETROLIA

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FAX: 519-882-3373

[www.town.petrolia.on.ca](http://www.town.petrolia.on.ca)

"Celebrating our Heritage. Investing in our Future"

RECEIVED

JUN 5 2013

TWP. OF WELLINGTON NORTH

May 28, 2013

**Premier Kathleen Wynne**  
Legislative Building  
Queen's Park  
Toronto, Ontario M7A 1A1

Re: Motion of "Not a Willing Host Community" for IWT projects

Dear Ms. Wynne,

Please be advised that the Council of the Town of Petrolia has unanimously during the regular session of Council on May 27, 2013 passed the below motion that we are "Not a Willing Host Community" for IWT projects.

We are also forwarding our motion on to Ontario Municipalities, local MPP Mr. Bob Bailey, and local MP Ms. Pat Davidson.

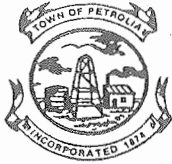
Sincerley,

Mandi Pearson  
Deputy Clerk/Operations Clerk

MOVED: Liz Welsh

SECONDED: Mary-Jane Samela

**"WHEREAS the Premier of Ontario has recently conveyed the Governments desire to limit Industrial Wind Turbine projects to communities that are willing hosts; AND WHEREAS Council for the Town of Petrolia applauds the position taken by the Premier and the Government; AND WHEREAS council is very concerned that the Green Energy Act has substantially changed the rules for municipalities with respect to wind farm developments by removing municipal control over development applications**



THE CORPORATION OF THE TOWN OF PETROLIA  
411 Greenfield Street  
P.O. Box 1270  
PETROLIA, Ontario  
Canada N0N 1R0

Telephone: 519-882-2350  
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[www.town.petrolia.on.ca](http://www.town.petrolia.on.ca)

**"Celebrating our Heritage. Investing in our Future"**

**through the traditional zoning requirements under the Planning Act approvals for wind project developments are now controlled by the Ministry of Environment through the Renewable Energy approval process, a legislative development that the council strongly opposes;**

**AND WHEREAS section 41 of the Electricity Act requires that a municipality provide to wind project developers without charge access to and use of its roads for both construction and maintenance of its turbines and electrical infrastructure, including transmission lines;**

**AND WHEREAS future jobs of Ontario are going to hinge on efficient energy costs, by subsidizing the cost of energy by these wind projects, we are limiting the future growth of Ontario;**

**THEREFORE the Province of Ontario and specifically the Ministry of Environment be now advised that the Town of Petrolia is not a willing host for Industrial Wind Turbines**

**AND THAT this resolution be circulated to Premier Kathleen Wynne, as well as to the Minister of Environment, Minister of Energy, Minister of Rural Affairs and to Ontario Municipalities for their support"**

**Carried**

**C - 06 - 05/27/2013**

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

**BY-LAW NUMBER 47-13**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Part Lot 27, Concession 5 - 8619  
Concession 6 South – Aguirre)**

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

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

1. THAT Schedule “A” Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 27, Concession 5 as shown on Schedule “A” attached to and forming part of this By-law from:
  - **Agricultural (A) to “Agricultural Exception (A-142)**
  - **Agricultural (A) to “Agricultural Exception (A-143)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.142</b>  Part Lot 27, Concession 5	<b>A-142</b> Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.
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3. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.143</b>  Part Lot 27, Concession 5	<b>A-143</b> Notwithstanding Section 6.1.4 ii or any other section of this by-law, the three sheds existing on the day of passing of this by-law may have a maximum combined floor area of 188.6 m <sup>2</sup> . (2030 ft <sup>2</sup> ).
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4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

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**RAYMOND TOUT  
MAYOR**

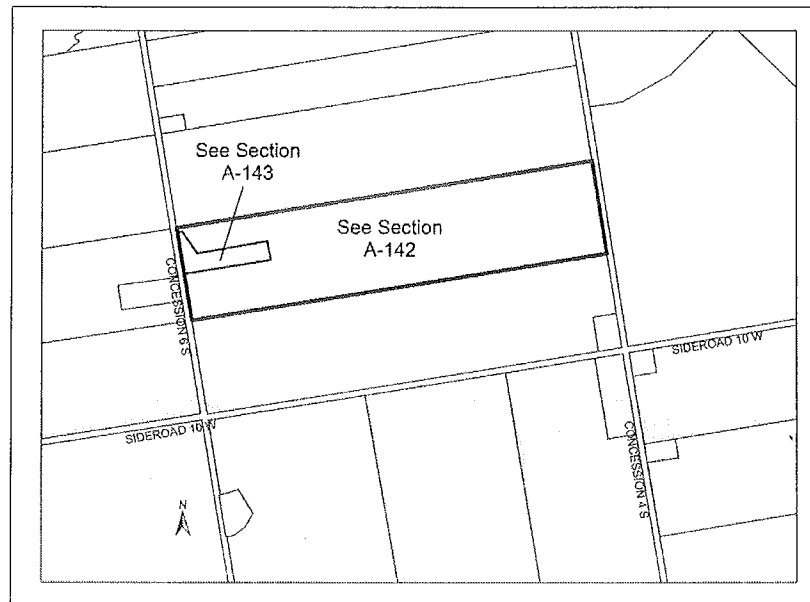
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**CATHERINE MORE  
DEPUTY CLERK**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 47-13

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-142 and A-143)

This is Schedule "A" to By-law No. 47-13  
Passed this 17th day of June, 2013

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RAYMOND TOUT  
MAYOR

---

CATHERINE MORE  
DEPUTY CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 47-13

**THE LOCATION** being rezoned is in Part lot 27, Concession 5 with a civic address of 8619 Concession 6 South. The property is approximately 40.46 hectares (100 acres) in size and is occupied by a residence and three sheds.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-142) and to allow three accessory structures that exceed the maximum floor area on the residential portion of the lands (A-143). This rezoning is a condition of severance application B72/12, that was granted provisional approval by the Wellington County Land Division Committee in March 14, 2013. The consent will sever the existing farm dwelling, and accessory building (1.62 ha. (4 ac) from the remainder of the agricultural parcel (38.4 ha. (95 ac).

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 48-13

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Part of Lot 37, Concession 1 – 8021  
Highway 109 – 940749 Ontario Ltd.)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 37, Concession 1 as illustrated on Schedule "A" attached to and forming part of this By-law from **Agriculture (A)** to **Highway Commercial Exception (C2-32)**.
2. THAT Section 31, Exception Zone – Arthur Village, is amended by the inclusion of the following new exception:

31.32	C2-32
Part Lot 37, Concession 1 RP 60R1443	In addition to the permitted uses under section 17.1, the lands zoned <b>C2-32</b> may also be used for a <b>Mini Storage Facility</b> , and shall comply with the requirements under the (C2) Commercial Zone.

3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 66-01, as amended.
4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Wellington North, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

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**RAYMOND TOUT  
MAYOR**

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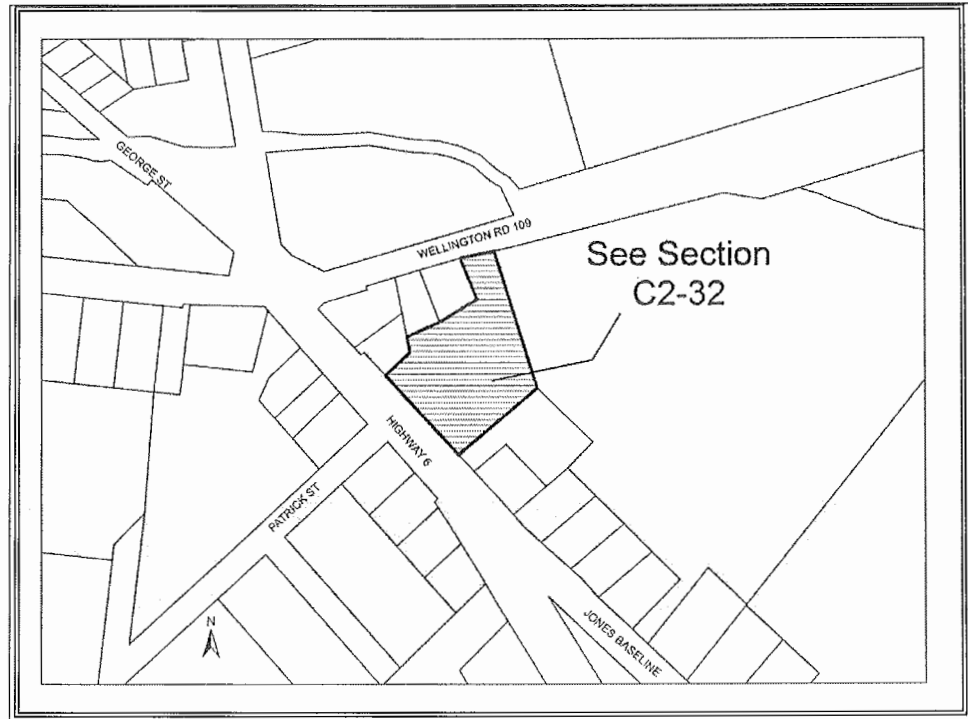
**CATHERINE MORE  
DEPUTY CLERK**



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 48-13

Schedule "A"



Rezone from Agriculture (A) to Highway Commercial Exception (C2-32)

This is Schedule "A" to By-law No. 48-13  
Passed this 17th day of June, 2013

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RAYMOND TOUT  
MAYOR

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CATHERINE MORE  
DEPUTY CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 48-13

#### **SUBJECT LAND**

The subject land is legally described as Part of Lots 37, Concession 1; with a civic address of 8021 Highway 109. The property is approximately 1.0 hectares (2.5 acres) in size.

#### **PURPOSE**

The purpose of the amendment is to rezone a portion of the subject property from Agricultural (A) to a site specific Commercial - C2-32 to permit the development of a Mini storage facility.

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

**BY-LAW NUMBER 49-13**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Part Lot 1, Concession 11 - 8026 Line 10 –  
Schneider)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 1, Concession 11 as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to "Agricultural Exception (A-144)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.144</b>  Part Lot 1, Concession 11	<b>A-144</b> <b>Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted.</b>
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

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**RAYMOND TOUT  
MAYOR**

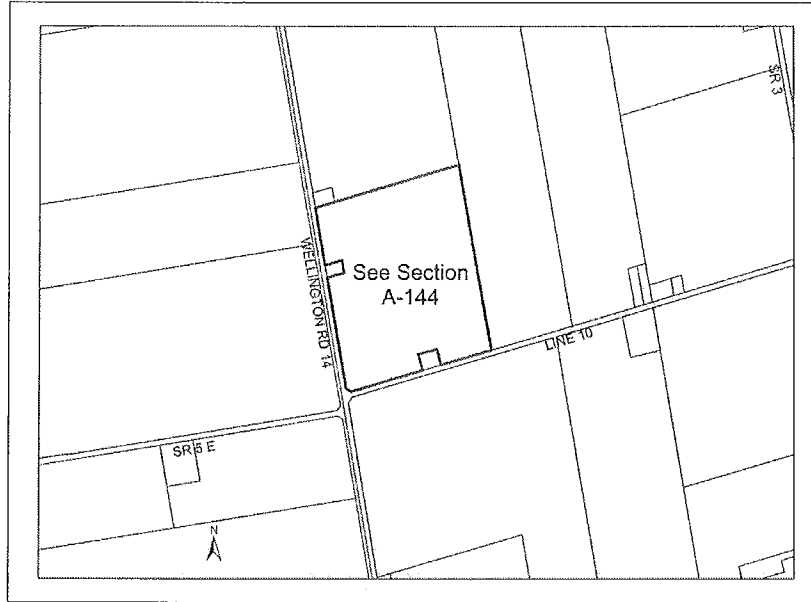
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**CATHERINE MORE  
DEPUTY CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 49-13

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-144)

This is Schedule "A" to By-law No. 49-13  
Passed this 17th day of June, 2013

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RAYMOND TOUT  
MAYOR

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CATHERINE MORE  
DEPUTY CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 49-13

**THE LOCATION** being rezoned is in Part lot 1, Concession 11 with a civic address of 8026 Line 10. The property is approximately 35.5 hectares (87.7 acres) in size and is occupied by a residence and metal clad shed and barn.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural lands (A-144). This rezoning is a condition of severance application B118/12, that was granted provisional approval by the Wellington County Land Division Committee in December 6th 2012. The consent will sever the existing farm dwelling (0.5ha. (1.2 ac) from the remainder of the agricultural parcel (35.5 ha. (87.7ac) and accessory structures.

June 10, 2013

Dear Mrs. Moore,

On behalf of the Arthur Legion, Royal Canadian Legion Branch #226, I am writing to you in regards to our application to hold our Annual Summer Road Toll.

We would like to hold this event just prior to the Civic Holiday long weekend in August 2013.

We are proposing to hold the event on the following days and times;

Friday August 2<sup>nd</sup>, 4pm-8pm and also Saturday August 3<sup>rd</sup>, 8am-1pm

The road toll will be set up on George Street at the intersection of George and Charles Street. We will work with the flow of traffic as regulated by the traffic signal light system.

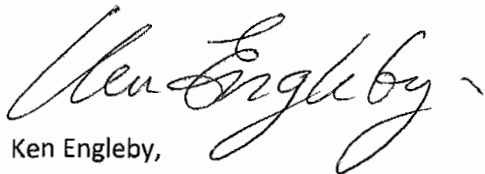
We have arranged for our insurance company to fax you a copy of our insurance policy and to include The Township of Wellington North as "additional insured"

Two alternative by-pass routes that will be available are;

1. Francis Street
2. Isabella Street

If you have any questions please feel free to contact me at 519-848-2605

Thank you,



Ken Engleby,

President

Arthur Royal Canadian Legion Branch #226

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

**BY-LAW NUMBER 50-13**

**BEING A BY-LAW TO PERMIT FUNDRAISING ACTIVITIES BY A CHARITABLE ORGANIZATION ON A ROADWAY UNDER THE SAFE STREETS ACT, S.O. 1999 IN THE TOWNSHIP OF WELLINGTON NORTH. (Royal Canadian Legion Branch #226, Arthur – George Street, Arthur)**

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

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

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

**AND WHEREAS** the Royal Canadian Legion Branch #226, Arthur, is planning to hold a Civic Holiday Road Toll event on August 2, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on August 3, 2013 between the hours of 8:00 a.m. and 1:00 p.m.;

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

1. That the Royal Canadian Legion Branch #226, Arthur, is hereby permitted to hold a Civic Holiday Road Toll event on August 2, 2013 between the hours of 4:00 p.m. and 8:00 p.m. and on August 3, 2013 between the hours of 8:00 a.m. and 1:00 p.m. on George Street, Arthur at the intersection of George Street and Charles Street, Arthur.
2. The effective date of this by-law shall be the date of final passing thereof.



**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

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**RAYMOND TOUT  
MAYOR**

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**CATHERINE MORE  
DEPUTY CLERK**

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

**BY-LAW NUMBER 51-13**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES**

**WHEREAS** the Township of Wellington North will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of physical and social services by the Township of Wellington North;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of Wellington North or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**AND WHEREAS** the *Development Charges Act, 1997* (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** a development charge background study has been completed in accordance with the Act;

**AND WHEREAS** the Council of The Corporation of the Township of Wellington North has given notice of and held a public meeting on the 14 of June, 2013 in accordance with the Act and the regulations thereto;

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

**1. INTERPRETATION**

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the *Development Charges Act*, as amended, or any successor thereof;

"Accessory" when used to describe a building or structure, means a use, building or structure which is incidental, subordinate, and exclusively devoted to the main use, building, or structure located on the same lot;

"Agricultural Use" means a bona fide farming operation;

"Apartment Unit" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

"Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

"Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 19990, Chap. E.2, as amended, or any successor thereof;

"Bona Fide Farm Use" means the proposed development will qualify as a farm business and shall include new farming operations and farm operations associated with the Mennonite community;

"Building Code Act" means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
  - (i) furniture and equipment other than computer equipment, and
  - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 19990, Chap. P.44, as amended, or any successor thereof; and
  - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the municipality;

“Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“Development Charge” means a charge imposed with respect to this By-law;

“Dwelling Unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“Existing Industrial Building” means a building or buildings existing on a site on the day this by-law is passed, or the first building or buildings constructed on a vacant site pursuant to site plan approval, under Section 41 of the Planning Act, subsequent to the passage of this by-law for which full development charges were paid, that is used for or in conjunction with:

- a) the production, compounding, processing, packaging, crating, bottling, packing or assembly of raw or semi-processed goods or materials in not less than seventy five percent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings;
- b) research or development activities in connection with manufacturing in not less than seventy five percent of the total gross floor area of the building or building on the site;
- c) retail sales by a manufacturer, if retail sales are at the site where manufacturing is carried out; such retail sales are restricted to good manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty five percent of the total gross floor area of the building or buildings on the site; or
- d) office or administration purposes if they are:
  - i. carried out as an accessory use to the manufacturing or warehousing, and

- ii. in or attached to the building or structure used for such manufacturing or warehousing.

"Existing" means the number, use and size that existed as of the date this by-law was passed;

"Gross Floor Area" means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
  - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
  - (ii) loading facilities above or below grade; and
  - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include warehousing or bulk storage of goods;

"Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Township of Wellington North or any part or parts thereof;

"Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

"Mini-storage Facility" means a building containing separate, individual self storage units divided from floor to ceiling by a wall with an independent entrance from the exterior or public corridor of the building; designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment;

"Multiple Dwellings" means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

"Municipality" means the Corporation of the Township of Wellington North;

"Non-residential Use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

"Official Plan" means the Official Plan adopted for the Township, as amended and approved;

"Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

"Place of Worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“Regulation” means any regulation made pursuant to the Act;

“Residential Dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“Residential Use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

“Service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling Unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“Township” means the area within the geographic limits of the Township of Wellington North;

“Transport Establishment” means the use of land, buildings, structures or parts thereof, where commercially licensed transport trucks, tractor trailers and buses are rented, leased, loaded or unloaded, serviced or repaired, kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment;

"Warehouse" means a building or part thereof used for packaging, storage and distribution of goods, wares, merchandise, foodstuff, substances or articles and may include off-season storage but does not include a mini-storage establishment, transport establishment or the sale of commodities to the general public through a warehouse club;

"Wind Turbine" means a part of a wind energy system used for commercial purposes that converts energy into electricity, and consists of one or more wind turbines on a lot with a total name plate capacity of 100 kW or more, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

"Zoning By-Law" means the Zoning By-Law of the Township of Wellington North, or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Water;
- (b) Wastewater;
- (c) Water & Wastewater Vehicles;
- (d) Roads and Related;
- (e) Fire Protection Services;
- (f) Parks;
- (g) Recreation; and
- (h) Administration;

2.2 The components of the services designated in section 2.1 are described in Schedule A.

## **3. APPLICATION OF BY-LAW RULES**

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Wellington North whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof;
  - (b) a board of education;
  - (c) the Corporation of the County of Wellington or a local board thereof; and
  - (d) North Wellington Healthcare Corporation.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
  - (a) an enlargement to an existing dwelling unit;
  - (b) one or two additional dwelling units in an existing single detached dwelling; or
  - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
  - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- 3.8 Exemption for Industrial Expansion:
- 3.8.1 Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building.
  - 1. made pursuant to the Act. there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this subsection. Development charges shall be imposed in accordance with Schedule "B" with respect to the amount of floor area of an

enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building;  
or

2. if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

3.9 For the purpose of section 3.8 herein, "existing industrial building" is used as defined in the Regulation

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- a) Bona fide farm uses used for farming purposes and includes ancillary uses such as non-residential accessory buildings or structures, storage buildings or structures and driving sheds, but does not include buildings or structures used for residential purposes;
- b) A place of worship;
- c) A hospital under the *Public Hospitals Act*; and
- d) Accessory buildings and structures.

Amount of Charges

3.11 Residential

The development charges set out in Schedules B-1, B-2 and B-3 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

3.12 Non-Residential

The development charges described in Schedules B-1, B-2 and B-3 to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

3.13 Reduction of Development Charges for Redevelopment

Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.

- 3.15 Despite section 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

**4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

**5. INDEXING**

- 5.1 Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on January 1, 2014 and annually thereafter, in accordance with the prescribed index in the Act.

**6. SCHEDULES**

- 6.1 The following schedules shall form part of this By-law:

Schedule A -	Components of Services Designated in section 2.1
Schedule B-1-	Residential and Non-Residential Development Charges Effective June 18, 2013 – December 31, 2013
Schedule B-2 -	Residential and Non-Residential Development Charges Effective January 1, 2014 – December 31, 2014
Schedule B-3 -	Residential and Non-Residential Development Charges Effective January 1, 2015
Schedule C-1 -	Map of Urban Service Area – Arthur
Schedule C-2 -	Map of Urban Service Area – Mount Forest

**7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

**8. SEVERABILITY**

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

**9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on June 18, 2013.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire five years from the date of passage unless it is repealed by Council at an earlier date.

**11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 52-08, as amended, and amending by-laws, By-law Number 28-09 and By-law Number 33-12, are hereby repealed as of the date and time of this By-law coming into effect.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

---

**RAYMOND TOUT  
MAYOR**

---

**CATHERINE MORE  
DEPUTY CLERK**

SCHEDULE "B-1"  
 BY-LAW NO. 51-13  
 SCHEDULE OF DEVELOPMENT CHARGES  
 JUNE 18, 2013 to DECEMBER 31, 2013

Service	RESIDENTIAL					NON-RESIDENTIAL							
	Single Detached Dwelling	Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Commercial/ Institutional (per ft <sup>2</sup> of Gross Floor Area)		Industrial				Wind Turbine	
						Urban Service Areas	Outside Urban Service Areas	Urban Service Areas		Outside Urban Service Areas			
								Industrial (per ft <sup>2</sup> of Gross Floor Area)	Warehouse (per ft <sup>2</sup> of Gross Floor Area)	Industrial (per ft <sup>2</sup> of Gross Floor Area)	Warehouse (per ft <sup>2</sup> of Gross Floor Area)		
<b>Municipal Wide Services:</b>													
Roads and Related	1,365	702	562	568	963	-	1.11	-	-	0.56	0.28	2,000	
Fire Protection Services	396	204	163	165	280	-	0.32	-	-	0.16	0.08	581	
Parks	177	91	73	74	125	-	-	-	-	-	-	-	
Recreation	851	438	350	354	601	-	-	-	-	-	-	-	
Administration	95	49	39	40	67	-	-	-	-	-	-	140	
<b>Total Municipal Wide Services</b>	<b>2,884</b>	<b>1,484</b>	<b>1,187</b>	<b>1,201</b>	<b>2,036</b>	<b>-</b>	<b>1.43</b>	<b>-</b>	<b>-</b>	<b>0.72</b>	<b>0.36</b>	<b>2,721</b>	
<b>Urban Services</b>													
Wastewater Services	8,822	8,822	5,684	3,849	7,312	4.14	-	2.07	1.04	-	-	-	
Water Services	2,278	2,278	1,468	994	1,888	1.07	-	0.54	0.27	-	-	-	
Water & Wastewater Vehicles	16	16	10	7	13	0.01	-	0.01	-	-	-	-	
<b>Total Urban Services</b>	<b>11,116</b>	<b>11,116</b>	<b>7,162</b>	<b>4,850</b>	<b>9,213</b>	<b>5.22</b>	<b>-</b>	<b>2.62</b>	<b>1.31</b>	<b>-</b>	<b>-</b>	<b>-</b>	
GRAND TOTAL RURAL AREA (Outside Urban Service Areas)	2,884	1,484	1,187	1,201	2,036	-	1.43	-	-	0.72	0.36	2,721	
GRAND TOTAL URBAN AREA	14,000	12,600	8,349	6,051	11,249	5.22	-	2.62	1.31	-	-	2,721	

SCHEDULE "B-2"  
 BY-LAW NO. 51-13  
 SCHEDULE OF DEVELOPMENT CHARGES  
 JANUARY 1, 2014 to DECEMBER 31, 2014

Service	RESIDENTIAL					NON-RESIDENTIAL						
	Single Detached Dwelling	Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Commercial/ Institutional (per ft <sup>2</sup> of Gross Floor Area)		Industrial				Wind Turbine
						Urban Service Areas	Outside Urban Service Areas	Urban Service Areas		Outside Urban Service Areas		
							Industrial (per ft <sup>2</sup> of Gross Floor Area)	Warehouse (per ft <sup>2</sup> of Gross Floor Area)	Industrial (per ft <sup>2</sup> of Gross Floor Area)	Warehouse (per ft <sup>2</sup> of Gross Floor Area)		
<b>Municipal Wide Services:</b>												
Roads and Related	1,682	988	925	720	1,311	-	1.11	-	-	0.56	0.28	2,000
Fire Protection Services	489	287	268	209	381	-	0.32	-	-	0.16	0.08	581
Parks	218	128	120	93	170	-	-	-	-	-	-	-
Recreation	1,050	617	577	449	817	-	-	-	-	-	-	-
Administration	118	69	65	50	92	-	-	-	-	-	-	140
<b>Total Municipal Wide Services</b>	<b>3,557</b>	<b>2,089</b>	<b>1,955</b>	<b>1,521</b>	<b>2,771</b>	<b>-</b>	<b>1.43</b>	<b>-</b>	<b>-</b>	<b>0.72</b>	<b>0.36</b>	<b>2,721</b>
<b>Urban Services</b>												
Wastewater Services	8,822	8,822	5,684	3,849	7,312	4.14	-	2.07	1.04	-	-	-
Water Services	2,278	2,278	1,468	994	1,888	1.07	-	0.54	0.27	-	-	-
Water & Wastewater Vehicles	16	16	10	7	13	0.01	-	0.01	-	-	-	-
<b>Total Urban Services</b>	<b>11,116</b>	<b>11,116</b>	<b>7,162</b>	<b>4,850</b>	<b>9,213</b>	<b>5.22</b>	<b>-</b>	<b>2.62</b>	<b>1.31</b>	<b>-</b>	<b>-</b>	<b>-</b>
GRAND TOTAL RURAL AREA (Outside Urban Service Areas)	3,557	2,089	1,955	1,521	2,771	-	1.43	-	-	0.72	0.36	2,721
GRAND TOTAL URBAN AREA	14,673	13,205	9,117	6,371	11,984	5.22	-	2.62	1.31	-	-	2,721

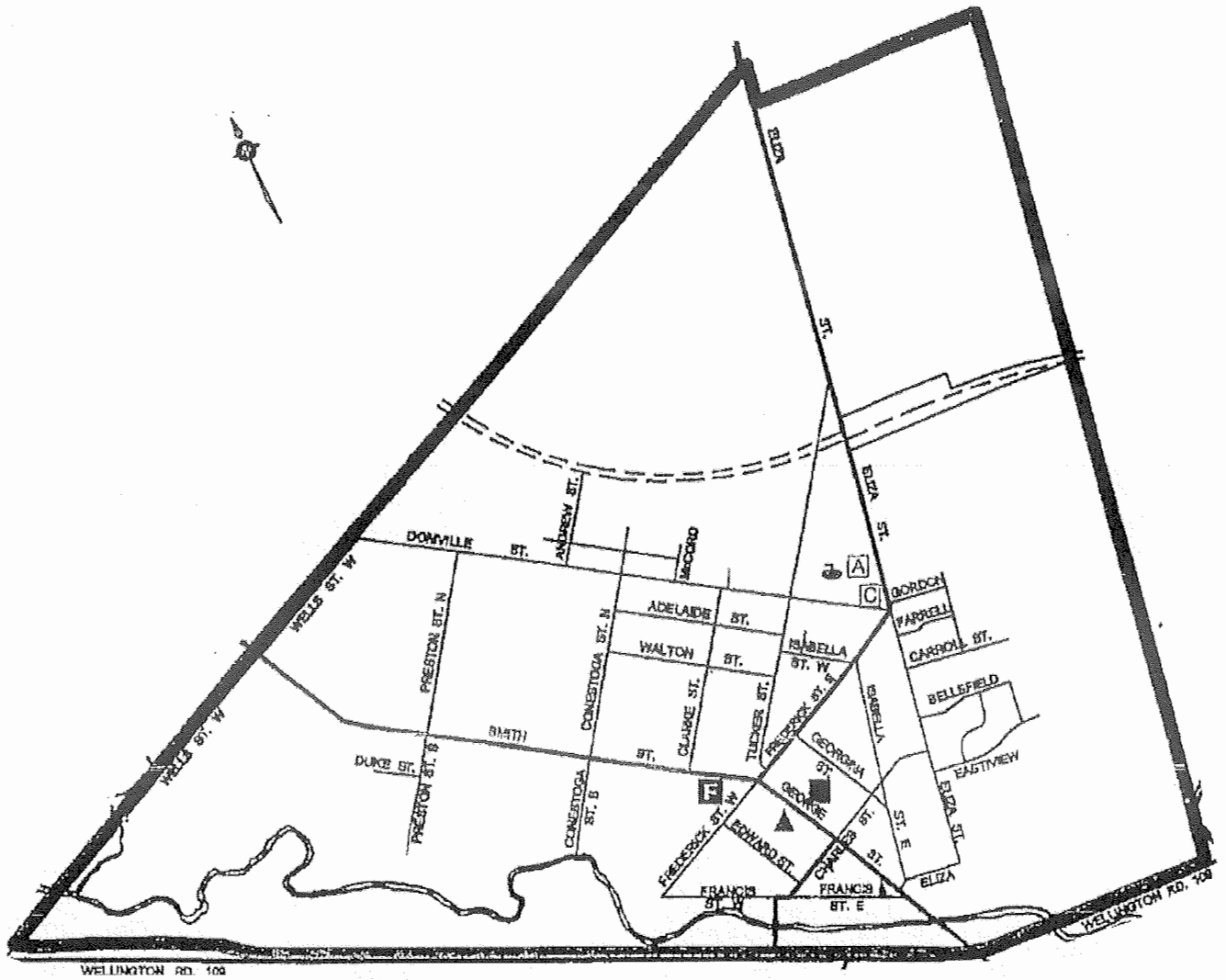


SCHEDULE "B-3"  
 BY-LAW NO. 51-13  
 SCHEDULE OF DEVELOPMENT CHARGES  
 JANUARY 1, 2015

Service	RESIDENTIAL					NON-RESIDENTIAL						
	Single Detached Dwelling	Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Commercial/ Institutional (per ft² of Gross Floor Area)		Industrial				Wind Turbine
						Urban Service Areas	Outside Urban Service Areas	Urban Service Areas		Outside Urban Service Areas		
							Industrial (per ft² of Gross Floor Area)	Warehouse (per ft² of Gross Floor Area)	Industrial (per ft² of Gross Floor Area)	Warehouse (per ft² of Gross Floor Area)		
<b>Municipal Wide Services:</b>												
Roads and Related	2,000	1,274	1,289	872	1,658	-	1.11	-	-	0.56	0.28	2,000
Fire Protection Services	581	370	374	253	482	-	0.32	-	-	0.16	0.08	581
Parks	259	165	167	113	215	-	-	-	-	-	-	-
Recreation	1,248	795	804	544	1,034	-	-	-	-	-	-	-
Administration	140	89	90	61	116	-	-	-	-	-	-	140
<b>Total Municipal Wide Services</b>	<b>4,228</b>	<b>2,693</b>	<b>2,724</b>	<b>1,843</b>	<b>3,505</b>	<b>-</b>	<b>1.43</b>	<b>-</b>	<b>-</b>	<b>0.72</b>	<b>0.36</b>	<b>2,721</b>
<b>Urban Services</b>												
Wastewater Services	8,822	8,822	5,684	3,849	7,312	4.14	-	2.07	1.04	-	-	-
Water Services	2,278	2,278	1,468	994	1,888	1.07	-	0.54	0.27	-	-	-
Water & Wastewater Vehicles	16	16	10	7	13	0.01	-	0.01	-	-	-	-
<b>Total Urban Services</b>	<b>11,116</b>	<b>11,116</b>	<b>7,162</b>	<b>4,850</b>	<b>9,213</b>	<b>5.22</b>	<b>-</b>	<b>2.62</b>	<b>1.31</b>	<b>-</b>	<b>-</b>	<b>-</b>
GRAND TOTAL RURAL AREA (Outside Urban Service Areas)	4,228	2,693	2,724	1,843	3,505	-	1.43	-	-	0.72	0.36	2,721
GRAND TOTAL URBAN AREA	15,344	13,809	9,886	6,693	12,718	5.22	-	2.62	1.31	-	-	2,721

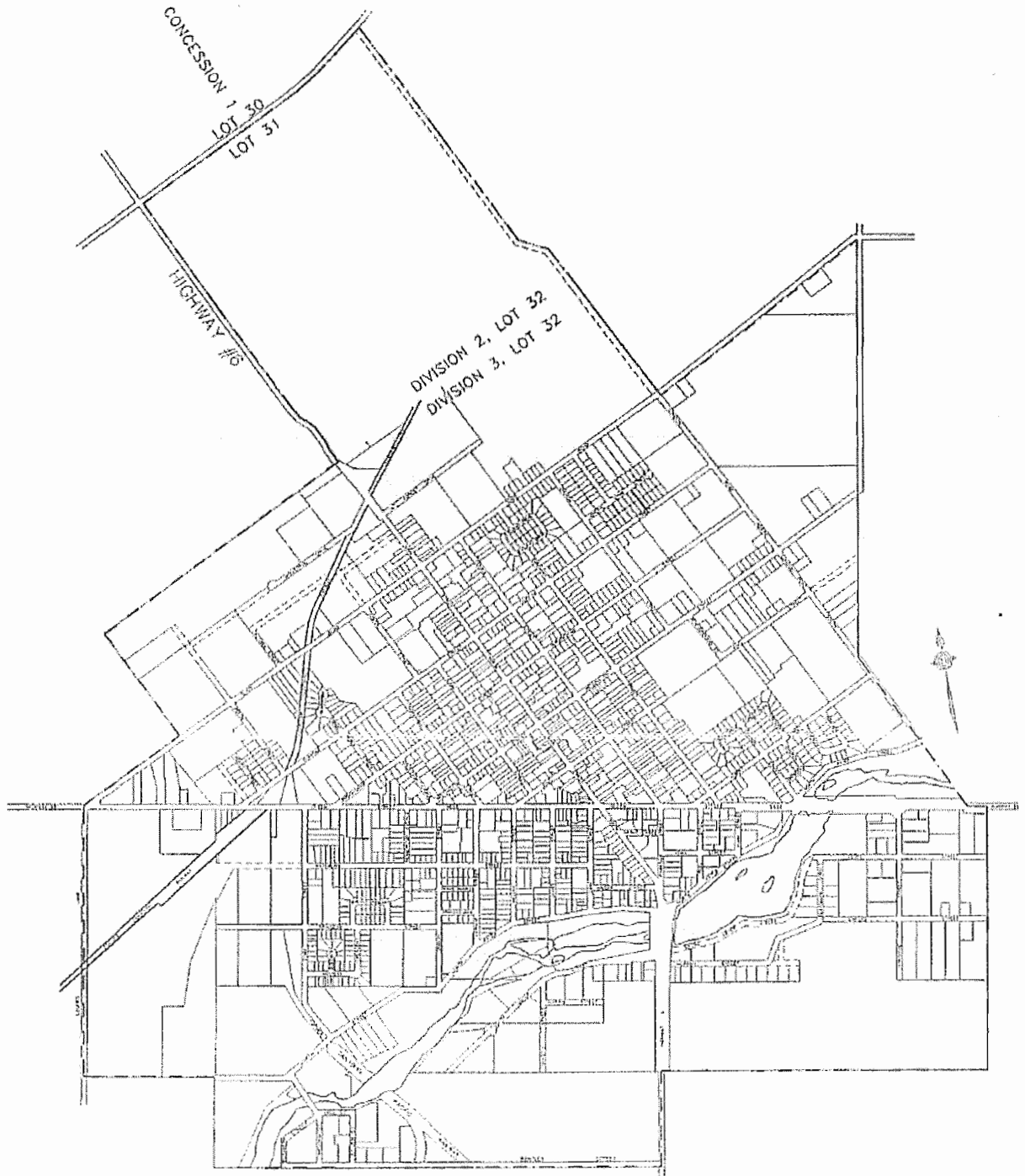
SCHEDULE "C-1" TO BY-LAW NUMBER 51-13

MAP OF URBAN SERVICE AREAS  
ARTHUR



SCHEDULE "C-2" TO BY-LAW NUMBER 51-13

MAP OF URBAN SERVICE AREAS  
MOUNT FOREST



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

**BY-LAW NUMBER 52-13**

**BEING A BY-LAW TO AUTHORIZE A DEFERRAL AGREEMENT PURSUANT TO SECTION 27 OF THE *DEVELOPMENT CHARGES ACT*. (Part of Park Lot 4, North Side of Catherine St., Arthur Crown Survey – known as 7912 Wellington Road 109, Arthur, ON (Destefano))**

***WHEREAS*** the Council of the Corporation of the Township of Wellington North passed By-law 52-08 under the provisions of the *Development Charges Act* (“the Act”)

***AND WHEREAS*** Section 27 of the Act provides that the Township may enter into an Agreement with a person who is required to pay a development charge that provides for all or any part of the development charge to be paid after it would otherwise be payable;

***AND WHEREAS*** it is deemed expedient to enter into such an Agreement with Frank Anthony Destefano and Darlene Destefano, the owners of the following lands:

Part of Park Lot 4, North Side of Catherine St., Arthur Crown Survey, as in instrument number DN 30105, subject to EN 5558, in the Township of Wellington North, in the County of Wellington (the “lands”)

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

1. The Corporation shall enter into an Agreement with Frank Anthony Destefano and Darlene Destefano in the form of the draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Deputy Clerk of the Corporation be and they are hereby authorized and directed to sign the Agreement on behalf of the Corporation when it has been signed by the owners of the lands and the Clerk is hereby directed to cause notice of the said Agreement to be registered on the title to the lands.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

---

**RAYMOND TOUT  
MAYOR**

---

**CATHERINE MORE  
DEPUTY CLERK**

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 52-13

SCHEDULE 1

AGREEMENT

(Section 27 *Development Charges Act*)

**THIS AGREEMENT** made this            day of            ,            .

**BETWEEN:**

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH**  
(hereinafter called "the Township")  
OF THE FIRST PART

- and -

**FRANK ANTHONY DESTEFANO AND DARLENE DESTEFANO**  
of the Township of Wellington North, in the County of Wellington  
(hereinafter called "the Owners")  
OF THE SECOND PART

**WHEREAS:**

- (A) The Owners are the owners of the following property having Property Identifier Number 71094-0102: part of Park Lot 4, North Side of Catherine St., Arthur Crown Survey, as in instrument number DN 30105, subject to EN 5558, in the Township of Wellington North, in the County of Wellington ("the lands")
- (B) The Owners propose to develop the lands by constructing a single residential home thereon and has made application to the Township for a building permit to enable construction to proceed.
- (C) Pursuant to the *Development Charges Act* and the Township's By-law 52-08 passed under it, the Owner must pay development charges to the Township prior to the issuance of a building permit for the construction and Section 27 of the Act provides that the Township may enter into an Agreement with the Owner providing for all or any part of the said development charge to be paid after it would otherwise be payable.
- (D) The Owners have requested the Township to defer the payment of that part of the development charges applicable to the development that pertain to sanitary sewer (wastewater) and water services.
- (E) The Township's By-law 52-08 provides that the Council of the Township may enter into deferral agreements with respect to all or any part of a development charge as authorized by Section 27 of the Act.

**NOW THEREFORE IN CONSIDERATION** of the terms of this Agreement and pursuant to Section 27 of the *Development Charges Act*, the parties hereto agree as follows:

- 1. The Owners acknowledge and agree that development charges are payable with respect to the development, which charges include a charge of \$6,605.00 for the sanitary sewer (wastewater) and \$2,495.00 for the water services components of the overall development charge and have requested the Township to defer the payment of those components and those sums until such time as the Township's sanitary sewer (wastewater) and water services systems are in place and available to service the land.

2. The Township shall defer the requirement for the payment by the Owners of the sanitary sewer (wastewater) and water services components of the overall development charge for the development until the date when the Township's sanitary sewer (wastewater) and water services systems are in place and available to the lands ("the payment date").
3. The deferred partial development charge in the amount of \$6,605.00 and the deferred partial development charge in the amount of \$2,495.00 shall become due and payable on the payment date.
4. If the deferred partial development charge or any part of it has not been paid within 30 full days after the payment date, the Township shall be entitled to recover the unpaid amount by adding such amount to the property tax roll for the lands and the Township shall collect such amount as taxes pursuant to Section 32(1) of the *Development Charges Act*.
5. The Owners consent to the registration of this Agreement by the Township on the title to the lands.
6. This Agreement shall enure to the benefit of and shall be binding upon the parties hereto and their respective heirs, estate trustees, successors and assigns.

SIGNED by the Township this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE CORPORATION OF THE TOWNSHIP  
OF WELLINGTON NORTH

Per: \_\_\_\_\_  
Raymond Tout – Mayor

Per: \_\_\_\_\_  
Catherine More, Deputy Clerk

We have authority to bind the Corporation.

SIGNED by the Owners this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Frank Anthony Destefano

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Darlene Destefano

# Ontario Wildlife Damage Compensation

Mileage 60K  
Program Application

Note - This form is to be used by all livestock and poultry owners and valuers.

## Section 1 - Identification

Name of Valuer

Last Name

Grewellins

First Name

Gordon

Farm Location (where the damage occurred)

Lot No.

4

Concession No.

2

County/Region/District

Hellinger

Municipality

Hellinger North

Vendor Number (to be completed by OMAFRA)

## Section 2 - Owner/Business Information

Owner of Livestock/Poultry - Contact Information

Owner Last Name

Dyce

Owner First Name

Lindsay

Social Insurance No. (SIN) or Business No. (BN)

452-401-938

Mailing Address

Unit No.

Street No.

Street Name

Rural Route

2

PO Box

City/Town

Arthur

Province

Ont

Postal Code

N0G1A0

Email Address

Telephone No.

519-848-5102

Fax No.

## Section 3 - Description of Livestock/Poultry Killed or Injured

Description - Include species and breed.

Purebred, registered Charolais heifer calf.

Kill or Injury Date (yyyy/mm/dd)

2013/05/31

Description of Injuries Sustained - Attach photographs (3-6) of the injured livestock/poultry to indicate attack site, wounds and other pertinent evidence.

Broken neck and attack marks on side + rear.  
Entrails exposed & partially eaten.

Canada

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Ontario

Disponible en français

Growing Forward

A federal-provincial-territorial initiative

Page 1 of 4



**Section 4 – Description of Predator**

Description – Species

*Coyotes*

Description of the supporting evidence.

*Owner saw 7 chased coyotes away from the dead calf.*

**Section 5 – Valuation**

Species	Number of Head(s)	Live Weight (lb or kg)	Market Price (lb or kg)	Additional Value Over Market*	Veterinary Costs for Injured Animals	Total Value of Animal	Less Amount to be Claimed by Insurance	Compensation Applied For **
<i>Registered Charolais</i>	<i>1</i>	<i>225</i>	<i>Value as per guide</i>	<i>75% of 500 x 2.000 =</i>		<i>750.00</i>		<i>750.-</i>
				<i>50¢ per lb. premium for registered animal</i>				
<b>Total Compensation Applied For (\$)</b>								<i>750.-</i>

\* For bred, purebred or high quality animals, animals must have physical identification that corresponds to written records. Copies of records supporting the additional award must be attached to this report.

\*\* Total Compensation applied for must not exceed the program limit (% coverage and per species maximum).

**Section 6 – Reasonable Care**

**Risk Assessment**

Current Regional Predation Risk is

High  Medium  Low

Regional Risk of Predation is

Increasing  Stable  Decreasing

Predation on this farm is

1<sup>st</sup> incident  1 claim/year  2 claims/year  3 or greater claims/year

Most Recent Predation Date(s) (yyyy/mm/dd)

Describe actions taken by owner to decrease likelihood of predation since last claim.

**Farm Management**

Health condition of the livestock herd/poultry flock

Healthy  Diseased  Sick

Location where the kill/injury occurred

Barnyard  Pasture-Near Buildings  Pasture-Distant

Herd/Flock Size

Other (specify)

Livestock Inspection Frequency – How often, by whom?

*Daily by owner*

Livestock/Poultry confined at night?

Yes  No

Dead Livestock Disposal Practices

Collected  Buried  Composted  
 Other (specify)

Fencing Description – Type/Condition

*Excellent fencing*

Type of Guard Animals Used (if any)

Other Predator Prevention Practices Used

*Farm dog*

Owner will implement the following practices to prevent/reduce future predation

**Valuer Finding – I have found that the owner:**

Had taken reasonable measures to prevent predation

Had not taken reasonable measures to prevent predation

**Section 7 – Program Compliance Verification**

- Farm Business Registration (FBR) No. 443648  
 OR  
 Farm Business Registration (FBR) No. Alternate
- An OMAFRA Gross Farm Income Exemption Certificate for New/Retired Farmers that do not currently qualify to obtain an FBR number,
  - A confirmation letter provided from the Indian Agricultural Program of Ontario (IAPO) for premises situated on First Nations Land, or
  - A Religious Exemption approved by the Agriculture Food and Rural Affairs Appeal Tribunal.

Explanation (supporting verification must be supplied)

- Premises ID No. ON4145219  
 OR  
 Premises ID No. Alternate
- A confirmation letter provided from the Indian Agricultural Program of Ontario (IAPO) for premises situated on First Nations Land

Explanation (supporting verification must be supplied)

**Section 8 – Valuer Declaration and Signature**

- I have found sufficient evidence, to the best of my knowledge and belief, that the livestock/poultry in question has been killed or injured by a predator within the requirements of the Ontario Wildlife Damage Compensation Program and the owner is eligible for the amount of compensation indicated above.  
 OR
- There was insufficient evidence to make a finding due to deterioration or lack of carcass remains
  - Died of natural causes, sickness or disease
  - Scavenged only – did not die from predation
  - Damage was caused by a dog owned or habitually kept on premises of owner of livestock and/or poultry
  - Other reason claim is declined (specify)

I hereby certify that the information I have provided in this Application Form is true and accurate to the best of my knowledge. I also understand that submitting false or misleading information in this Application Form could result in the denial of the claim. I further understand that any payment the municipality that I work for receives from OMAFRA under the Ontario Wildlife Damage Compensation Program as a result of the submission of false or misleading information I have submitted may have to be repaid by the municipality I work for to OMAFRA.

**Valuer Mailing Address**

Unit No.	Street No.	Street Name	Rural Route	PO Box
	271	Elgin St.		
City/Town	Mt. Forest		Province	Postal Code
			Ont	NOB 2L1
Email Address			Telephone No.	Fax No.
			519-323-4953	

**Valuer Signature**

Valuer Last Name (Print)	Valuer First Name (Print)
Flewelling	Gordon
Position	Signature
Livestock valuer	G. Flewelling
	Valuation Date (yyyy/mm/dd)
	2013/06/02

**Section 9 – Notice of Collection of Personal Information**

Any personal information collected on this form, such as the Social Insurance Number of an individual acting as a sole proprietor or as an unincorporated partner in a partnership, is necessary for income tax purposes because a payment is being made as well as for the overall administration of the Ontario Wildlife Damage Compensation Program. More specifically, the Social Insurance Number will also be used for auditing and the collection of any debts incurred under the Ontario Wildlife Damage Compensation Program. The Social Insurance Number is being collected pursuant to the *Income Tax Act* (Canada), as amended and the Order-in-Council that established the Ontario Wildlife Damage Compensation Program.

Questions as to the collection of this information may be directed to:

Ontario Ministry of Agriculture, Food and Rural Affairs  
1 Stone Road West  
Guelph, Ontario N1G 4Y2  
Tel: 519 826-4047 or 1 877 424-1300 (toll free)  
Email: [ag.info.omafra@ontario.ca](mailto:ag.info.omafra@ontario.ca)

**Section 10 – Livestock and Poultry Owner Declaration and Signature**

I hereby certify that the information I have provided in this Application Form is true and accurate to the best of my knowledge. I also understand that submitting false or misleading information in this Application Form could result in the denial of this claim and any potential future claims that could be made by myself, myself on behalf of another person or any other person affiliated with myself in any type of business relationship in which this claim is being made may have under the Ontario Wildlife Damage Compensation Program and/or a requirement that any compensation received under the Ontario Wildlife Damage Compensation Program as a result of the submission of false or misleading information be repaid.

**Owner Signature**

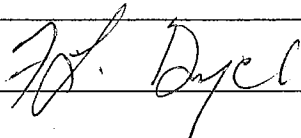
Owner Last Name (Print)

DYCE

Owner First Name (Print)

Lindsay

Signature



Date (yyyy/mm/dd)

2013/06/01

Completed applications and all supporting documents should be submitted to your local Municipal Clerk. If the damage occurred in an unincorporated township (a territory without Municipal organization as defined in Section 2 of the *Northern Services Board Act*), completed applications and all supporting documentation should be submitted to the Ontario Ministry of Agriculture, Food and Rural Affairs.

MUNICIPALITY COMMENTING FORM

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

FILE NO: B53/13

APPLICANT

LOCATION OF SUBJECT LANDS

Larry & Elizabeth Coe .  
8174 Wellington Rd 109  
R.R. #3  
Arthur, ON N0G 1A0

WELLINGTON NORTH (West Luther Twp)  
Part Lot 4  
Concession 1

Surplus Farm Dwelling Application

Proposal is to sever a parcel 39.4 hectares with 190.8m frontage, existing and proposed agricultural use.

Retained parcel is 1.06 hectares with 114.1m frontage, existing and proposed rural residential use with existing house and drive shed.

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 014 02800 0000**

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

If the answer is no, please provide new information: \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

(Please Specify) Section 6.1.4 b 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 ) NO ( )  
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify \_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

**Approximate Time of Servicing Availability:** \_\_\_\_\_

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 53/13

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

YES ( X ) NO ( )

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

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

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

*THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the local municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

*THAT Owner satisfy the requirements of the local municipality in reference to parkland dedication as provided for in the Planning Act, R S O ; and that the local municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

*THAT the severed lands are rezoned to prohibit residential use and zoning relief is required for the over sized accessory shed.*

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: June 18, 2013

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

May 31, 2013

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: May 7, 2013

FILE NO. B53/13

### APPLICANT

Larry & Elizabeth Coe  
8174 Wellington Rd 109  
RR#3  
Arthur ON N0G 1A0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (West Luther)  
Part Lot 4  
Concession 1

### Surplus Farm Dwelling Application

Proposal is to sever a parcel 39.4 hectares with 190.8m frontage, existing and proposed agricultural use.

Retained parcel is 1.06 hectares with 114.1m frontage, existing and proposed rural residential use with existing house & drive shed.

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

**July 3, 2013**

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

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

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

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

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

### MAILED TO:

Local Municipality – Wellington North    County Planning    County Treasury Department

County Engineering

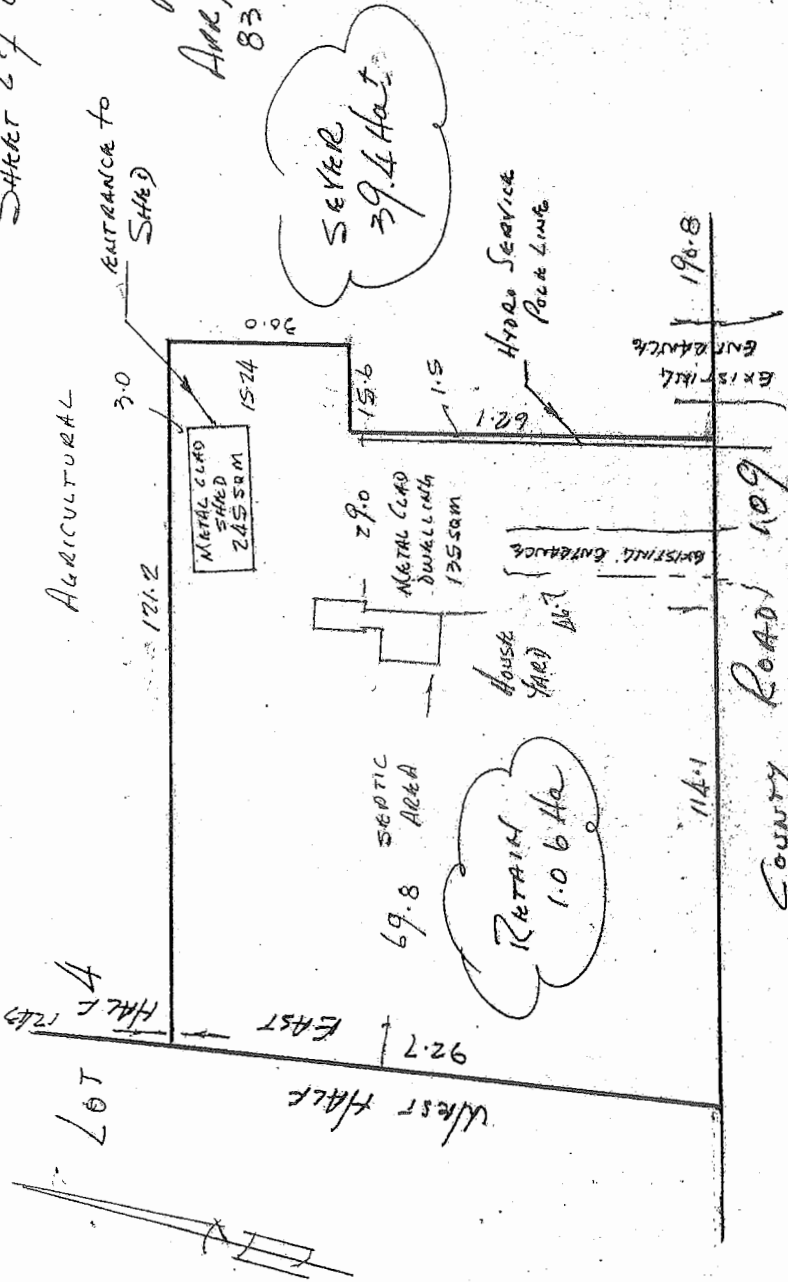
GRCA    Bell Canada    County Clerk    Roads

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

Sheet 2 of 2 Siteworks

*[Signature]*

Apr 13  
8384 REVISSED





Application B53/13  
 Location Part Lot 4, Concession 1  
 TOWNSHIP OF WELLINGTON NORTH (West Luther)  
 Applicant/Owner Larry & Elizabeth Coe

**PLANNING OPINION:** This application would sever a 39.4 ha (97.4 ac) agricultural parcel in a Prime Agricultural area. A 1.06 ha (2.6 ac) parcel with an existing dwelling and metal clad shed would be retained. This application is being submitted under the surplus farm dwelling policies.

The applicants are proposing to retain an accessory building totalling 245 sq. m (2,637 sq. ft.) on the residential parcel. The maximum allowable ground floor area for accessory buildings on a reduced agricultural parcel of this size is 102.2 sq. m (1,100 sq. ft.). Zoning relief would be required.

With respect to the size of the residential parcel, the current configuration encompasses some area surrounding the house that appears to be under cultivation. The committee may wish to consider a reduction in the size of the retained parcel to keep more of the cultivated lands with the severed agricultural parcel.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. If approved, we would request that the following matters be addressed as a condition of approval:

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

**PLACES TO GROW:** No Issues.

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

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject lands are designated PRIME AGRICULTURAL. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

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

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

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e). Item f) can be addressed as a condition of approval. Regarding item c) we note that there appears to be some cultivated land included with the severed residential parcel.

In terms of the overall farm operation, we have been provided with a Farm Information Form including a list of other farm holdings of the purchaser (749662 Ontario Ltd) which demonstrate that this application would constitute a farm consolidation.

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

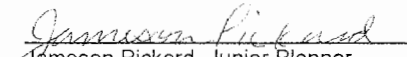




*Page 2 - B53/13*

According to the application form, the accessory structures which would be contained on the retained lot would account for a total of 245 sq. m (2,637 sq. ft.). This exceeds the allowable lot coverage of 102.2 sq. m (1,100 sq. ft.) for a lot this size. relief would be required. The applicant could peruse this relief in conjunction with the rezoning process necessary to prohibit residential development on the retained agricultural lands.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on June 12, 2013. Notice Cards were posted and the survey sketch appears to meet the application requirements.

  
Jameson Pickard, Junior Planner  
June 12, 2013

MUNICIPALITY COMMENTING FORM

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

FILE NO: B54/13

APPLICANT

940749 Ontario Limited
Attn: Jim Coffey
206 George st.
Arthur, ON N0G

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Village)
Part Lot 37
Concession 1

Proposal is to sever a lot 10,237 square metres with 27.04m frontage on Wellington rd 109 and 55.79m frontage on Hwy. 6, vacant land for proposed commercial use.

Retained parcel is 79,787 square metres with 19.2m frontage on Jones Baseline and 231m frontage on Wellington rd 109, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 018 02000 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)

Two horizontal lines for handwritten input.

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

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

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

(Please Specify) Section 87-A 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) 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 followed by a horizontal line for handwritten input.

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

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

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

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

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

Approximate Time of Servicing Availability: followed by a horizontal line for handwritten input.

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 54/13

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

YES ( X ) NO ( )

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

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

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

*THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the local municipality file with Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

*THAT the Owner satisfy the requirements of the local municipality in reference to parkland dedication as provided for in the Planning Act, R.S. O. and that the local municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*

THAT the lands are rezoned to the satisfaction of the local municipality

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

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

SIGNATURE: \_\_\_\_\_

TITLE: Deputy Clerk

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

DATE: June 18, 2013

May 31, 2013

**NOTICE OF AN APPLICATION FOR CONSENT**

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: May 8, 2013

FILE NO. B54/13

**APPLICANT**

940749 Ontario Limited  
Attn: James Coffey  
206 George St.  
Arthur ON N0G 1A0

**LOCATION OF SUBJECT LANDS:**

WELLINGTON NORTH (Arthur Village)  
Part Lot 37  
Concession 1

Proposal is to sever a lot 10,237 square metres with 27.04m frontage on Wellington Rd 109 and 55.79m frontage on Hwy 6, vacant land for proposed commercial use.

Retained parcel is 79,787 square metres with 19.2m frontage on Jones Baseline and 231m frontage on Wellington Rd 109, existing and proposed agricultural use.

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

**July 3, 2013**

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

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

**MAILED TO:**

Local Municipality – Wellington North    County Planning    County Treasury Department

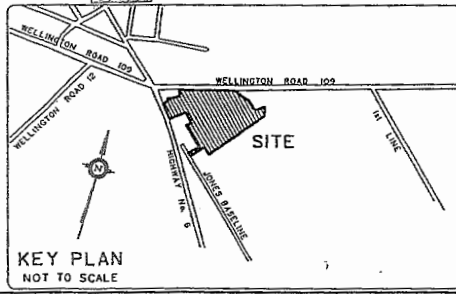
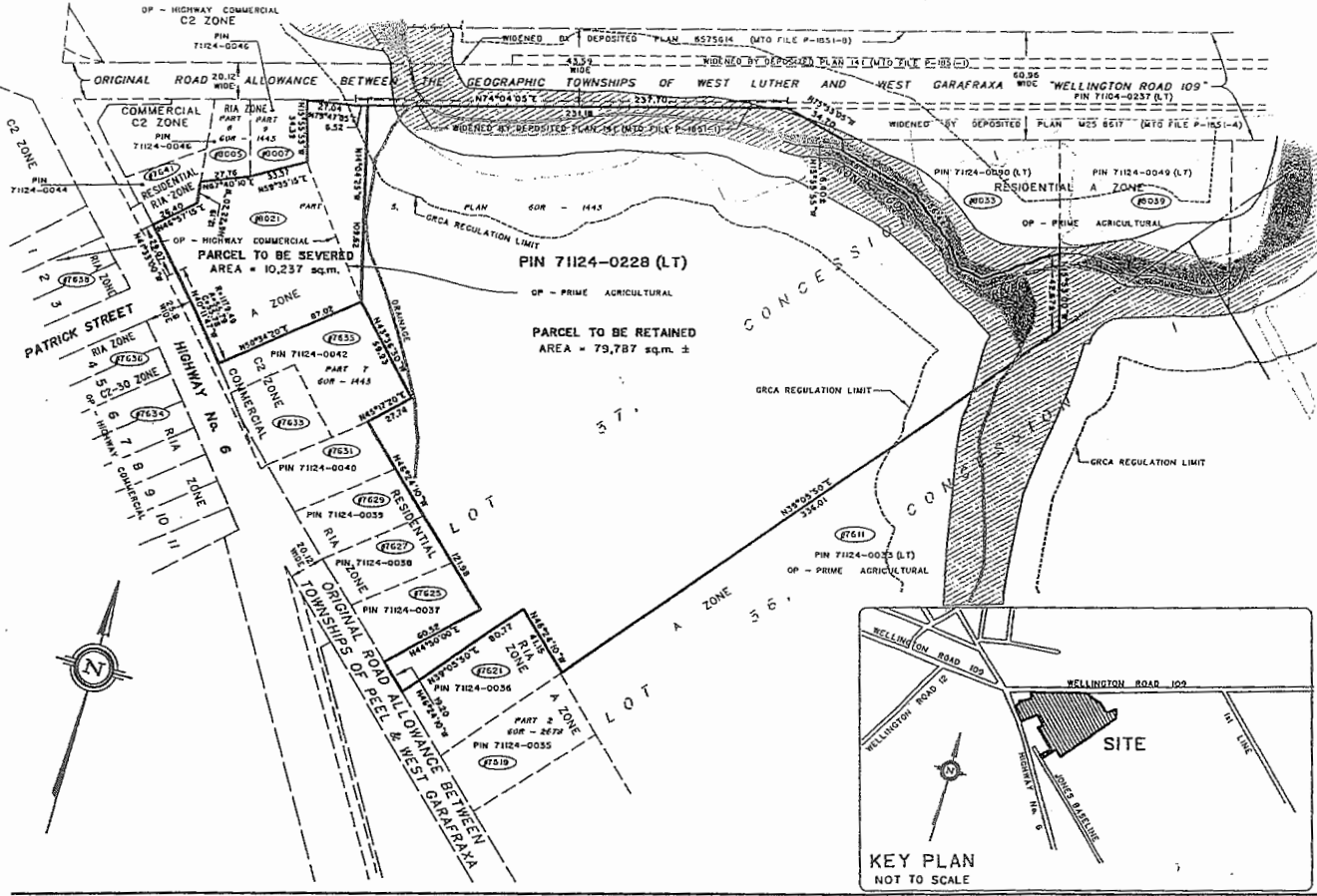
Conservation Authority - GRCA    County Engineering

MTO – London MTO – Owen Sound

Bell Canada    County Clerk    Roads

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

LOT 1, CONCESSION 1



**SKETCH**  
 PREPARED FOR SEVERANCE APPLICATION  
 TOWNSHIP OF WELLINGTON NORTH  
 (FORMERLY TOWNSHIP OF WEST GARAFRAXA)  
 COUNTY OF WELLINGTON

SCALE 1 : 2000

**CAUTION :** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTES:**  
 1. LOT DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 60R-1443 AND ARE SUBJECT TO VERIFICATION BY AN UP-TO-DATE FIELD SURVEY.

**WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:**  
 RETAINED PARCEL: PRIME AGRICULTURAL  
 SEVERED PARCEL: PRIME AGRICULTURAL & HIGHWAY COMMERCIAL ZONE

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

- LEGEND:**
- DENOTES MUNICIPAL ADDRESS NUMBER
  - DENOTES WOODS AREA (FROM GRCA MAPPING)
  - DENOTES DRAINAGE (FROM GRCA MAPPING)
  - DENOTES FLOODPLAIN (APPROXIMATE - FROM GRCA MAPPING)
  - NEIGHBOUR PROPERTY WITH WELL & SEPTIC

THIS SKETCH WAS PREPARED FOR 940749 ONTARIO LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

*(Signature)*  
 IAN D. ROBINSON  
 ONTARIO LAND SURVEYOR

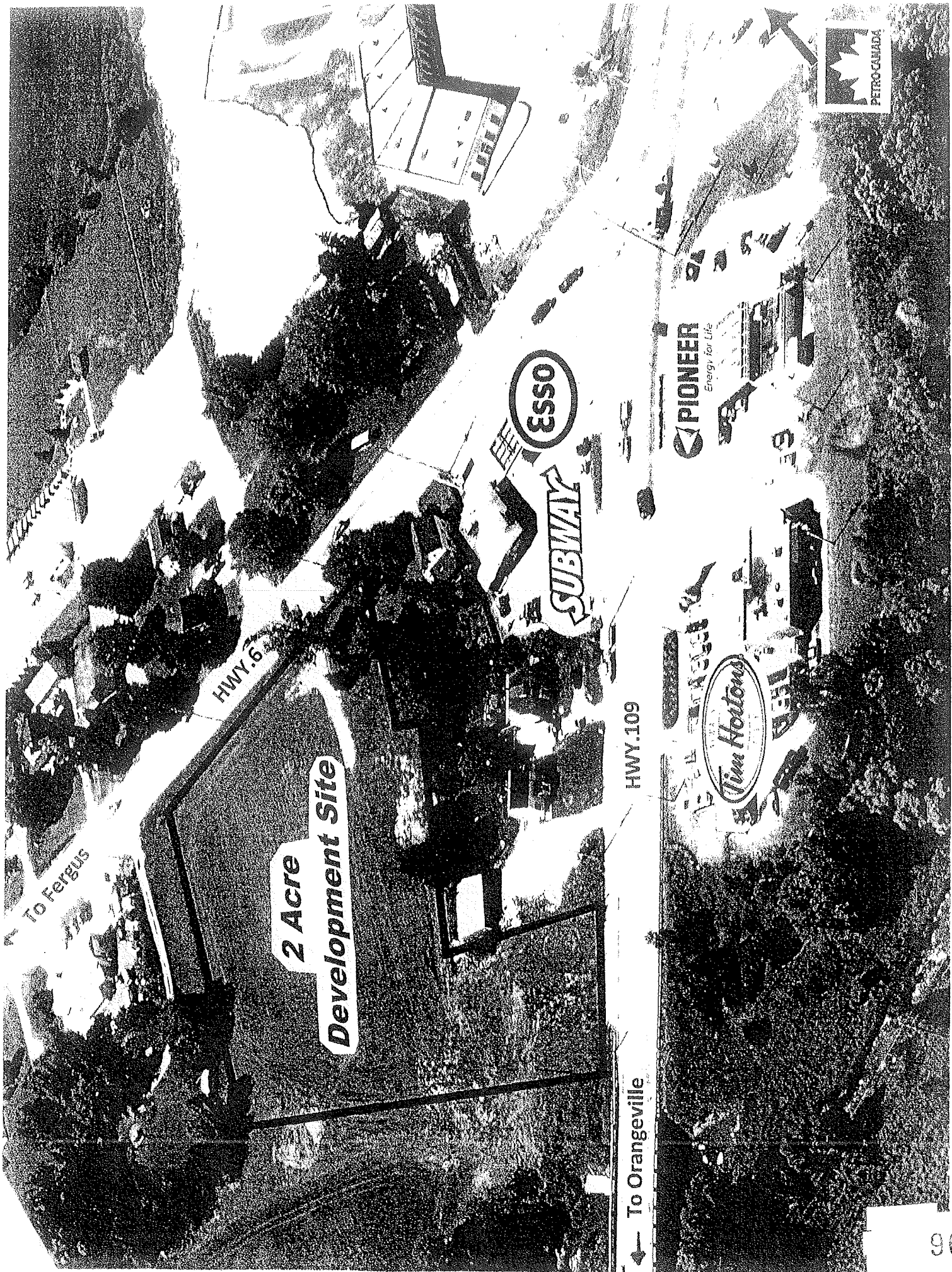
© COPYRIGHT 2013: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

**BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED**

**BSRD** Ontario Land Surveyors  
 Urban and Rural Planners [www.BSRD.COM](http://www.BSRD.COM)

351 Speedvale Avenue West TEL: (519) 822-4031  
 Guelph, Ontario N1H 1C6 FAX: (519) 822-1220

DATE: APRIL 29, 2013 KS PROJECT 11-8826-1



HWY. 6

2 Acre  
Development Site

ESSO

SUBWAY

PIONEER  
Energy for Life

HWY. 109

Tim Hortons

PETRO-CANADA

← To Orangeville

To Fergus



Application	B54/13
Location	Part Lot 37, Concession 1 TOWNSHIP OF WELLINGTON NORTH (Arthur Village)
Applicant/Owner	940749 Ontario Limited

**PLANNING OPINION:** This application would sever a vacant 1.02 ha (2.5 ac) lot in the Arthur urban centre, leaving a 7.97 ha (19.7 ac) agricultural parcel to be retained.

This application is consistent with Provincial Policy and would generally conform to the Official Plan, provided that servicing is available and that the following matters are addressed as conditions of approval:

- a) That the lands are rezoned to the satisfaction of the local municipality; and,
- b) That safe driveway access can be provided to the satisfaction of the applicable road authority.

**PLACES TO GROW:** No issues.

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

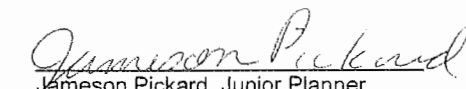
**WELLINGTON COUNTY OFFICIAL PLAN:** The severed parcel is designated HIGHWAY COMMERCIAL in the Arthur Urban Centre and the retained lands are designated PRIME AGRICULTURAL and CORE GREENLANDS. New lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered.

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

The applicant has filed for a zoning by-law amendment concurrent with this severance application. This rezoning would establish appropriate commercial zoning standards for the Mini-storage facility proposed for the parcel to be severed.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on June 12, 2013. Notice Cards were posted and the survey sketch appears to meet the application requirements.

  
Jameson Pickard, Junior Planner  
June 12, 2013

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 53-13

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON JUNE 17, 2013.

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

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

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

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

1. That the action of the Council at its Regular Meeting held on June 17, 2013 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 17TH DAY OF JUNE, 2013.**

---

RAYMOND TOUT  
MAYOR

---

CATHERINE MORE  
DEPUTY CLERK



## MEETINGS, NOTICES, ANNOUNCEMENTS

Wednesday, June 19, 2013	Economic Development Committee	4:30 p.m.
Monday, June 24, 2013	Finance Committee	5:00 p.m.
Monday, July 15, 2013	Public Meeting	7:00 p.m.
Monday, July 15, 2013	Regular Meeting of Council	Following Public Meeting
Wednesday, July 17, 2013	Economic Development Committee	4:30 p.m.
Monday, August 12, 2013	Regular Meeting of Council	7:00 p.m.

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

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

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