



# Township of Wellington North

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

## Regular Meeting of Council

Monday, July 9, 2012

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

## AGENDA

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AGENDA ITEM	PAGE NO.
<b><u>CALLING THE MEETING TO ORDER</u></b>	
- Mayor Tout	
<b><u>O' CANADA</u></b>	
<b><u>PASSING AND ACCEPTANCE OF AGENDA</u></b>	
<b><u>DECLARATION OF PECUNIARY INTEREST</u></b>	
<b><u>DELEGATIONS, DEPUTATIONS, PETITIONS</u></b>	
1. Randy Pettapiece, MPP Perth-Wellington Re: Presentation	
2. Abigail Burt, M.Sc., P.Geo., Quaternary Geologist Ontario Geological Survey, Ministry of Northern Development and Mines Re: Presentation of New Multi-Year 3-D Mapping Project	1

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<b><u>ADJOURNMENT</u></b>  <p style="text-align: center;">Lorraine Heinbuch, Chief Administrative Officer/Clerk</p>	

The Ontario Geological Survey is initiating a new multi-year 3-D mapping project extending from north of Mount Forest to Elmira. The study is being undertaken to better understand the distribution and characteristics of subsurface aquifers (buried sand and gravel) that host important groundwater resources. The results of this survey will assist in the management of groundwater resources and in the search for new water supplies. This information will enable informed land use decisions regarding the protection of sensitive lands as well as significant groundwater recharge areas. Data and observations captured as part of this study will provide valuable information for Source Water Protection Plans. This work involves looking at natural and man-made exposures (pits, road cut, river banks) as well as drilling to the top of bedrock within public road allowances.

I would like to set up a meeting with township staff to introduce myself and give a very brief project overview. I am also interested in presenting at the July 9<sup>th</sup> council meeting. This will give councillors and township staff an opportunity to ask questions and be informed in the event that they are contacted by members of the public.

I am trying to set up a number of meetings for the week of July 9<sup>th</sup>. I have a tentative appointment the afternoon of July 9<sup>th</sup>, but so far the morning and evening are open. Wednesday July 11 and Thursday July 12 are also open. I can do a basic overview of the project in about as little as 5 minutes (10 minutes or so would be preferable) and then have time for questions and discussion. I can adjust to whatever you think is best.

Thank you,

Abigail

**Abigail Burt, M.Sc., P.Geo.**

Quaternary Geologist  
Sedimentary Geoscience Section  
Ontario Geological Survey  
Ministry of Northern Development and Mines  
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THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

7:00 p.m.

Members Present:

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

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

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

A. CALLING THE MEETING TO ORDER

Mayor Tout called the meeting to order.

B. O' CANADA

C. PASSING AND ACCEPTANCE OF AGENDA

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Agenda and the Supplementary Agenda for the June 25, 2012 Regular Meeting of Council be accepted and passed.*

Resolution Number: 1

Carried

D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None declared.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

Page Two

E. NEW BUSINESS

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

B51/12 – Arthur Roelofsen

Council supported the application with the following conditions:

- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the severed portion to be rezoned to allow the commercial business.

B54/12 – David Kelly and Cynthia Checkley

Council supported the application with the following conditions:

- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the Owner receives approval from the applicable road authority.
- That Owner satisfy the requirements in reference to parkland dedication.
- That only one accessory building remain on the parcel to be retained.
- That zoning relief is required.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

Page Three

E. NEW BUSINESS (continued)

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

B47/12 – Terrence Martin

Council supported the application with the following conditions:

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

- That the Owner receives approval from the applicable road authority.
- That Owner satisfy the requirements of the Local municipality in reference to parkland dedication.
- Development agreement for sanitary sewer laterials/storm water management. Owner pays for the total cost of sewer hookup and restoration.
- Owner pays for all road upgrade fees.
- Owner pays for full service costs.
- Storm water management to be addressed including connection fees.
- Development agreement to address all requirements of the Township

B48/12 – Terrence Martin

Council supported the application with the following conditions:

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

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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E. NEW BUSINESS (continued)

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

B48/12 – Terrence Martin (continued)

- That the Owner receives approval from the applicable road authority.
- That Owner satisfy the requirements of the local municipality in reference to parkland dedication.
- Development agreement for sanitary sewer laterials/storm water management. Owner pays for the total cost of sewer hookup and restoration.
- Development agreement to address all requirements of the Township.
- If entrance on Cork Street owner pays for all road upgrade fees, owner pays for full service costs.
- If entrance on Princess Street, Township policies apply.

B49/12 – Terrence Martin

Council supported the application with the following conditions:

- That the Owner satisfy all the requirements of the local municipality, financially and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.
- That the Owner receives approval from the applicable road authority.
- That Owner satisfy the requirements of the local municipality in reference to parkland dedication.
- Development agreement for sanitary sewer laterials/storm water management. Owner pays for the total cost of sewer hookup and restoration.
- Development agreement to address all requirements of the Township.
- If entrance on Cork Street owner pays for all road upgrade fees, owner pays for full service costs.



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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E. NEW BUSINESS (continued)

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

B65/12 – Edward and Margaret-Anne Baratto

Council deferred the application until underground services are identified.

B59/12 – Edward and Margaret-Anne Baratto

Council deferred the application until underground services are identified.

F. MINUTES

1. Regular Meeting of Council, June 11, 2012

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT the minutes of the Regular Meeting of Council held on June 11, 2012 be adopted as circulated.*

Resolution Number: 2

Carried

G. BUSINESS ARISING FROM MINUTES

None.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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H. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND  
RECOMMENDATIONS

1. Recreation and Culture Advisory Committee
  - Minutes, June 5, 2012
  - Correspondence received from Heart & Stroke Foundation regarding granting of Automated External Defibrillators and associated CPR/AED training

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation and Culture Advisory Committee meeting held on June 5, 2012.*

Resolution Number: 3

Carried

2. Water/Sewer Committee
  - Minutes, June 19, 2012

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Water/Sewer Committee meeting held on June 19, 2012.*

Resolution Number: 4

Carried

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Council of the Corporation of the Township of Wellington North approve the top 4 Letters of Interest, based on proponent scoring, move to the Request for Proposal stage for the Arthur Waste Water Treatment Plan as recommended by the Water/Sewer Committee. Selected firms are Amec, Genivar, Triton, and XCG.*

Resolution Number: 5

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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

3. Works Committee  
- Minutes, June 19, 2012

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Works Committee meeting held on June 19, 2012.*

Resolution Number: 6 Carried

- Report from Dale Clark, Road Superintendent, regarding Hwy. #89 Connecting Link Scope Change

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North approve the completion of work from Ayrshire Street to the east town limit on Highway #89 at an estimated cost to the Township of \$65,000.00 using the road surplus of \$55,000.00 from the Fergus Street reconstruction project and additional funding from Gas Tax Reserves, and \$64,790 unused amount from the MTO from the Whites Bridge repairs, as recommended by the Works Committee.*

Resolution Number: 7 Carried

THE CORPORATION OF THE  
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REGULAR MEETING OF COUNCIL

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

3. Works Committee  
- Report from Dale Clark, Road Superintendent, regarding Asphalt  
Tender, Line #2.

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North award the tender for the supply and placement of asphalt on 5.5km of Line #2 to The Murray Group at the tendered \$394,747.50 plus applicable taxes. The balance to be funded from the Asphalt Maintenance Material and Supply account as recommended by Dale Clark, Road Superintendent.*

Resolution Number: 8

Carried

4. Finance Committee  
- Minutes, June 18, 2012

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Finance Committee meeting held on June 18, 2012.*

Resolution Number: 9

Carried

Moved by: Councillor Lennox

Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North approve the Draft 2010 Financial Statements as presented by BDO, as recommended by the Finance Committee.*

Resolution Number: 10

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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

4. Finance Committee (continued)  
- Minutes, June 18, 2012

Moved by: Councillor Lennox  
Seconded by: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North approve the sewer and water arrears totaling \$1,641.62 be written off as bad debts, as recommended by the Finance Committee.*

Resolution Number: 11

Carried

I. CORRESPONDENCE FOR COUNCIL'S INFORMATION AND  
DIRECTION

1. Royal Canadian Legion Branch # 134, Mount Forest  
Re: Requests for Temporary Extension to Liquor Sales License:  
- July 20, 2012 – July 22, 2012 Mount Forest Fireworks Festival

Moved by: Councillor Yake  
Seconded by: Councillor Lennox

*THAT the Council of the Corporation of the Township of Wellington North has no objection to The Royal Canadian Legion, Branch #134, Mount Forest application to the AGCO for a temporary extension to their current liquor license for the purpose of their participation in the Mount Forest Fireworks Festival community event on Friday, July 20, 2012 from 4:00 p.m. to 1:00 a.m.; Saturday, July 21, 2012 from 11:00 a.m. to 1:00 a.m.; and Sunday, July 22, 2012 from 12:00 p.m. to 12:00 a.m.*

Resolution Number: 12

Carried

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

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Page Ten

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

1. Royal Canadian Legion Branch # 134, Mount Forest (continued)  
Re: Requests for Temporary Extension to Liquor Sales License:  
- August 3, 2012 – August 5, 2012 Haydays Hootenanny

Moved by: Councillor Yake

Seconded by: Councillor Lennox

*THAT the Council of the Corporation of the Township of Wellington North has no objection to The Royal Canadian Legion, Branch #134, Mount Forest application to the AGCO for a temporary extension to their current liquor license for the purpose of holding their Haydays Hootenanny community event on Friday, August 3, 2012 from 4:00 p.m. to 1:00 a.m.; Saturday, August 4, 2012 from 11:00 a.m. to 1:00 a.m.; and Sunday, August 5, 2012 from 12:00 p.m. to 12:00 a.m.*

**Resolution Number: 13**

**Carried**

2. Linda Dickson, CEMC, County of Wellington  
Re: Heat Alert Procedures  
- received as information
3. Mark MacKenzie, SVCA Township Representative  
Re: Resignation from Saugeen Valley Conservation Authority Board of Directors  
- Bill White, CAO/Clerk, Town of Minto  
- SVCA Representative Appointment  
- Receipt of Resignation from SVCA Board

Council accepted the resignation of Mark MacKenzie. Lori Heinbuch, CAO/Clerk is to contact Bill White, CAO/Clerk, Town of Minto, to arrange a meeting to discuss representation on the Authority's Board of Directors.

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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J. BY-LAWS

1. 42-12 Being a By-law to Temporarily Close Parkside Drive (former Town of Mount Forest) for the Purpose of Holding the “Wellington North Fun Challenge Mini Triathlon”.

Moved by: Councillor Goetz

Seconded by: Councillor Burke

*THAT By-law Number 42-12 being a by-law to temporarily close Parkside Drive (former Town of Mount Forest) for the purpose of holding the “Wellington North Fun Challenge Mini Triathlon” be read a First, Second and Third time and finally passed.*

**Resolution Number: 14**

**Carried**

2. 43-12 Being a By-law to Designate Certain Lands to be Not Subject to Part Lot Control Pursuant to Section 50 (7) of The Planning Act, R.S.O., 1990, as amended (Lot 1 and Lot 6, RP 61M-168, Township of Wellington North, County of Wellington

Moved by: Councillor Goetz

Seconded by: Councillor Burke

**THAT By-law Number 43-12 being a by-law to designate certain lands to be not subject to Part Lot Control pursuant to Section 50 (7) of The Planning Act, R.S.O., 1990, as amended, be read a First, Second and Third time and finally passed. (Lot 1 and Lot 6, RP 61M-168, Township of Wellington North, County of Wellington – Coffey)**

**Resolution Number: 15**

**Carried**

K. ITEMS FOR COUNCIL’S INFORMATION

Cheque Distribution Report dated June 20, 2012

Nextera Energy

- Commencement of Construction Activities

/12

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

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L. NOTICE OF MOTION

None.

M. ANNOUNCEMENTS

Councillor Goetz reminded everyone that the “Art in the Street” and the “Optimist Canada Day Celebrations” will take place this weekend, June 30 and July 1.

Mayor Tout announced that the Grand Opening of the Harriston Library will be held on Thursday, June 28. The OPP Forensic Identification Services Mount Forest Unit Grand Opening will be held on July 5.

N. CLOSED MEETING SESSION

1. “Personnel” matters

Moved by: Councillor Goetz  
Seconded by: Councillor Burke

*THAT Council go into a meeting at 8:04 p.m. that is closed to the public under subsections 239 (2) (d) (e) of the Municipal Act, 2001*

- *to consider labour relations or employee negotiations*
- *to consider litigation or potential litigation affecting the municipality*

Resolution Number: 16 Carried

Moved by: Councillor Goetz  
Seconded by: Councillor Burke

*THAT Council rise from a closed meeting session at 8:40 p.m.*

Resolution Number: 17 Carried



THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

REGULAR MEETING OF COUNCIL

Monday, June 25, 2012

Page Thirteen

O. CONFIRMING BY-LAW

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT By-law Number 44-12 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 25, 2012 be read a First, Second and Third time and finally passed.*

Resolution Number: 18

Carried

P. ADJOURNMENT

Moved by: Councillor Burke

Seconded by: Councillor Goetz

*THAT the Regular Council meeting of June 25, 2012 be adjourned at 8:41 p.m.*

Resolution Number: 19

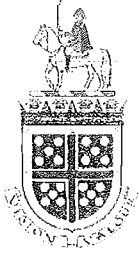
Carried

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C.A.O./CLERK

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MAYOR



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

June 23, 2012

Darren Jones, Building Official  
Township of Wellington North  
7490 Sideroad 7 W  
Kennilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: 2016065 Ontario Limited – Curve Rock Revised  
Birmingham Street – Mount Forest  
Draft Zoning By-law Amendment**

Last week I received a letter and package of information from Mr. Bruce Fulcher, agent for the Curve Rock development. He is requesting that the deferred zoning application be brought back to Council for consideration. I have updated the draft by-law and provide some comments below, additional to those from December 9, 2009.

### **PLANNING OPINION**

This is a deferred application from 2009, to replace an approved, unbuilt 24 unit apartment building with 6 townhouse units. The units are to be similar in design to the existing townhouse units on the property. As each proposed building contains only 2 residential units, I have provided some flexibility in the definition of "townhouse". I have also provided relief for a required separation of 30 feet between the sides of townhouse blocks. There do not appear to be any issues and I have no outstanding concerns.

### **BACKGROUND**

The applicant, Curve Rock Development, applied to rezone their Birmingham Street property, substituting a 6 unit townhouse (i.e. 3 semi-detached buildings) for an earlier approved 24 unit apartment building. A 10 unit townhouse and a 24 unit apartment building had already been developed on the property.

A public meeting was held on December 14, 2009. At that meeting, Mr. Don Cherry objected to approval of the amendment on behalf of the condominium corporation. The condo corp. was concerned that their condo fees might be negatively impacted by the

reduction of contributors. As a result, the applicant requested an indefinite deferral of their rezoning application, pending resolution of the issue.

Mr. Fulcher's, in his June 13, 2012 letter to me indicates that the issue has been resolved. He has included a letter dated June 12, 2012 from Condo Corp. # 37, indicating that they have reached agreement with the developers and withdraw objections to further development on the site.

#### **REVISION OF DRAFT ZONING AMENDMENT**

I have revised the draft by-law, replacing one of the two 24 unit apartments with a 6 unit townhouse development. I have also improved the wording for the three main permitted uses.

I have sorted out a definitional problem. The Comprehensive Zoning By-law's definition of townhouse requires 3 or more units. The buildings being proposed all have 2 units, but are to have a townhouse design, similar to those existing at the north end of the property. I have put in a new regulation, specific to this property, stating that a building with less than 3 units shall be considered a townhouse. This change will also cover one of the existing townhouse buildings with just 2 units.

In addition, I have given relief from the required separation distance of 30 feet between the sides of townhouse building blocks.

#### **NO PUBLIC MEETING REQUIRED**

Given the earlier public meeting, another one is not required. However, I would suggest giving notice, to the applicant as well as the Condo Corp., the date Council will give consideration to the by-law.

Given that this application predates current Council, I would be glad to attend Council to explain the application or answer questions. Please let me know if you wish me to be present at the Council meeting.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,



Mark Van Patter  
Senior Planner MCIP

C: Bruce Fulcher, Agent by email

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER \_\_\_\_\_.

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

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

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

1. THAT the area subject to this zoning by-law amendment is located on Schedule "A" Map 3 to By-law 66-01, being the Zoning By-law for the Township of Wellington North, and is described as part of Part of Park Lot 2, South of Durham St. and East of Main St., Township of Wellington North, formerly Town of Mount Forest. The subject property is further described as Part 2 on plan 60R-2689 and part of Part 6, on plan 60R-2850 save and except Parts 1, 2, 3 and 4 on plan 60R-2744 and Parts 1 and 2 on plan 60R-2850. The land described above is shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 32.31 – Exception Zone (R3-31) – Mount Forest is amended by deleting the first two bullets of the permitted uses and replacing it with the following three bullets:
  - *A townhouse development with 10 residential dwelling units developed as a condominium corporation.*
  - *An apartment development with 24 residential dwelling units developed as a condominium corporation;*
  - *A townhouse development with 6 residential dwelling units developed as a condominium corporation.*
3. THAT Section 32.31(iii) – Exception Zone (R3-31) – Mount Forest is amended by adding two additional sentences, to follow the existing single sentence as follows:
  - *“Notwithstanding Definition Section 5.197.12, even though a townhouse building has only 2 dwelling units, it shall still be considered to be townhouse dwelling. Notwithstanding Section 13.2.2.9 (c), a minimum distance of 9.1 (30.0 ft) shall not be required between the sides of residential townhouse blocks.”*

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.
  
6. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.**

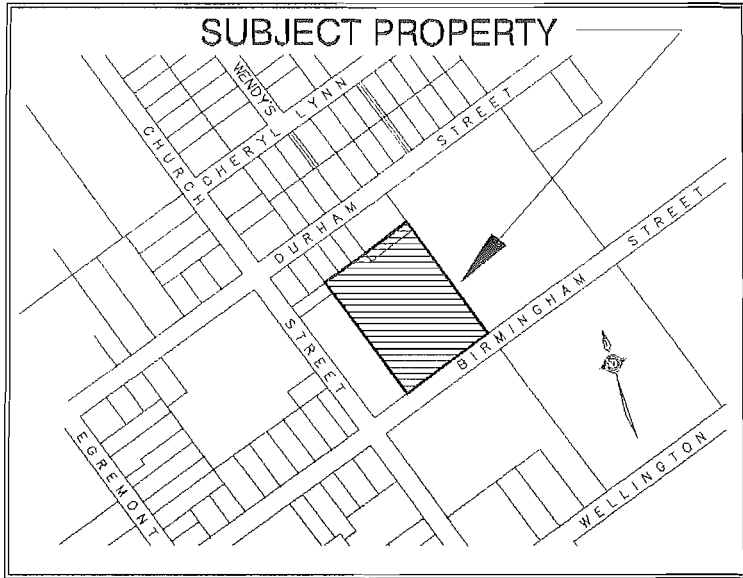
\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO \_\_\_\_\_.

Schedule "A"



Revisions to Text of Section 32.31  
No Change to Zone Map

This is Schedule "A" to By-law \_\_\_\_\_.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**

**BY-LAW NUMBER \_\_\_\_\_.**

**THE LOCATION OF THE SUBJECT LAND**

The subject land is described as Part of Park Lot 2, South of Durham Street and East of Main Street in Mount Forest, and also described as Part 2 on Reference Plan 60R-2689 and Part 6 on Reference Plan 60R-2850. The property is located on Birmingham Street.

**PURPOSE**

The purpose of the amendment is to revise the permitted uses and regulations of the Residential (R3-31) zone. One of the permitted 24 unit apartments is being deleted and replaced by a 6 unit townhouse style building. The by-law clarifies that a separation of 30 feet is not required between townhouse buildings. In addition, notwithstanding definition 5.197.12, the 6 units shall be considered to be townhouse units, even though there are less than three units per building.

December 9, 2009

Darren Jones, Building Official  
Township of Wellington North  
7490 Sideroad 7 W  
Kennilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: 2016065 Ontario Limited – Curve Rock Revised  
Birmingham Street – Mount Forest  
Draft Zoning By-law Amendment**

**PLANNING OPINION**

This is a straightforward application to replace one of the approved 24 unit apartment buildings with 6 other residential units, either in the form of cluster townhouses or semi-detached units. There do not appear to be any issues and we have no concerns.

**SUBJECT LAND**

The subject land is described as Part of Park Lot 2, South of Durham Street and East of Main Street in Mount Forest, and also described as Part 2 on Reference Plan 60R-2689 and Part 6 on Reference Plan 60R-2850. The property is located on Birmingham Street.

**PURPOSE**

The purpose of the amendment is to revise the permitted uses of the Residential (R3-31) zone. One of the permitted 24 unit apartments is being deleted and replaced by a 6 unit townhouse or 3 semi-detached buildings with a total of 6 units.

**PROVINCIAL POLICY STATEMENT (PPS)**

No issues.

**WELLINGTON COUNTY OFFICIAL PLAN**

The area is currently designated as Residential in the Plan. No issues.

**ZONING BY-LAW**

The area is currently zoned Residential (R3-31) in the Wellington North zoning by-law.



**PLANNING CONSIDERATIONS**

The application indicates that the new use is to be a 6 unit townhouse; however, the application sketch shows 3 semi-detached buildings. I have permitted both in the draft by-law. No issues.

**DRAFT AMENDMENT**

I have attached a draft zoning by-law amendment.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,

Mark Van Patter, RPP  
Senior Planner

C: Bruce Fulcher, Applicant's agent by fax

June 13, 2012

2016065 Ontario Limited  
Curve Rock Development  
P.O. Box 1137  
Mount Forest, On N0G 2L0

Township of Wellington North  
7490 Sideroad 7 West  
Kennilworth, On N0G 2E0

Attn: Mark Van Patter, Senior Planner

(416) 291-1000

JUL 13 2012

100 Wellington Street

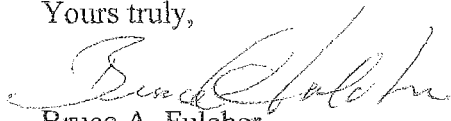
**Re: Zoning By-law Amendment Application for Residential (R3-31) Zone**

On January 11, 2010 the corporation requested an indefinite deferral of this rezoning application, pending a resolution with the Condominium Board on the treatment of the final two phases of this project into the condominium as initially proposed.

As per the attached correspondence, the Condo Corp has removed their objection to the planned change from a 24 unit high-rise to 6 town house units.

Curve Rock Development hereby requests that this application be brought back to council for their consideration.

Yours truly,



Bruce A. Fulcher  
419-321-9051

Att.

cc. Ms Lorraine Heinbuch

Wellington Condo Corp # 137

Mount Forest, Ontario

To Whom It May Concern

This is our confirmation that we have read the proposal put forth by the Developers (Ontario Ltd # 2016065) for development of Phase #2 of Condo Corporation #137 as outlined in letters dated April 30,2012 and amended letter of May 7,2012. We have come to an agreement with the Developers concerning Phase#1 and therefore withdraw our objections to further development on the site.

Yours Sincerely,

Directors of Condo Corp #137

*Masemary Thame (President)*  
*Deborah A. Sawcett (Director)*  
*Pattwayre deKroon (Director)*

Dated: *June 12/12*

2016065 ONTARIO LIMITED  
CURVE ROCK DEVELOPMENT  
P. O. BOX 1137  
MOUNT FOREST, ONTARIO  
N0G2L0

May 7, 2012

Wellington Standard Condominium Corporation No. 137  
401 Birmingham Street East  
Mount Forest, Ontario  
N0G 2L2

Attention: Board Members

I have amended my letter of April 10, 2012 as follows:

We have been in the process of determining how we would complete this project and also transfer the final two phases of this project into the condominium as initially proposed.

This is how we think we can make it happen to address the changing market conditions:

- The proposed site allowed for a 10 unit townhouse complex and 2 - 24 unit apartment style buildings. Amend the final phase so that it will be a 6 unit townhouse complex instead of a 24 unit apartment style building. The developer will be responsible for all costs associated with this amendment provide we have full co-operation from the Condo Plan # 137. I have enclosed a revised site plan and description of the townhouse units that we are proposing for this phase. This site plan will be presented to the County and Township for their approval.
- The last phase of 6 townhomes will be constructed by H Bye Construction Limited and be of similar design as the existing 10 unit townhouses. This phase will be covered by Tarion. Construction to start in 2012/2013 so that the units will be available for sale in 2013. This phase would be transferred into Condo Plan # 137 as soon as possible within six months after construction is completed.
- The existing 24 unit apartment style building was not covered by Tarion and H Bye Construction has agreed to contractually warranty this building as if it were covered by Tarion.
- Our lawyer has advised us that we should register the 24 unit apartment style building into the Condo Plan # 137. We should be able to accomplish this by 1<sup>st</sup> August 2012 with your agreement.

- We have had Gamsby and Mannerow Limited complete a performance audit on the 24 unit apartment style building and we will at our expense replace or repair the deficiencies listed in this report (copy attached) prior to 1<sup>st</sup> August 2012.
- Gamsby and Mannerow Limited have completed a Comprehensive Reserve Fund Study (copy attached) and updated letter dealing with the delay in phasing. This study indicates that the developer should deposit \$71,818.00 plus interest of \$1,638.00 plus 7/12 of \$21,855.00 less the cost of any deficiencies noted in the 2012 report of \$8,034.00 if registered on 1<sup>st</sup> August 2012 into the reserve fund since the building was not registered in 2008. We are prepared to deposit \$78,188.25 less \$3,059.00 (which was already been deposited into the reserve fund) at date of registration of this phase as follow: August 1, 2012 - \$35,129.25, September 1, 2012 - \$10,000.00, October 1, 2012 - \$10,000.00, November 1, 2012 - \$10,000.00 and December 1, 2012 - \$10,000.00.
- We will maintain the same rules as contained in the original disclosure statements when the Condo Plan # 137 was formed.
- We are agreeable to a new board of directors to contain only members that are current unit holders, 3 members would be elected from the 10 unit townhouse complex and 2 members elected from the 24 unit apartment style complex. Once the 6 townhouse have been registered into the Condo Plan #137 the board would be amended as follows: 2 member from the 10 unit townhouse complex, 2 member from the 24 unit apartment style complex and 1 member from the 6 unit townhouse complex. Once more than 12 units from the 24 unit apartment style complex have been sold by the developers the board will revert back to the original bylaw. Our lawyer has advised us that you require at least half of the unit owners approval for the Board to amend the bylaw to accomplish the above. He has informed me that the process is quite regulated and he can take the lead in doing the paperwork if you are agreeable.
- I have completed a projected budget for the condo fees percentage sharing per unit for the future. Please review this amended budget and advise of any changes that are required.

In order to save legal costs I am available to meet with the unit holders of the Condo Plan # 137 at an agreed upon time to discuss the above proposal. Once we have agreement I will require written confirmation from you before our lawyer will commence the legal work to accomplish the above.

If you have any questions or concerns please contact me directly.

Yours truly,  
2016065 Ontario Limited

Kevin L. Drier

PS If the unit holders are agreeable I would like their approval by June 8, 2012 if possible.

CURVE ROCK DEVELOPMENTS  
PROJECTED CONDO FEES  
FOR THE YEAR ENDED 31ST DECEMBER 2012

	10 UNIT MULTI- RESIDENTIAL DEVELOP INITIAL	24 UNIT CONDO PHASE 1	6 UNIT MULTI- RESIDENTIAL DEVELOP PHASE 2	TOTAL
PROJECTED EXPENSES				
AUDIT	\$625.00	\$1,500.00	\$375.00	\$2,500.00
ACCOUNTING	400.00	600.00	100.00	1,100.00
BANK CHARGES AND INTEREST	100.00	100.00	100.00	300.00
DIRECTOR FEES				
ELEVATOR SERVICE CONTRACT	0.00	4,600.00	0.00	4,600.00
GARABAGE REMOVAL	1,600.00	3,900.00	960.00	6,460.00
INSURANCE	4,200.00	8,900.00	2,500.00	15,600.00
LEGAL	250.00	250.00	100.00	600.00
OFFICE AND GENERAL	100.00	150.00	25.00	275.00
REPAIRS AND MAINTENANCE				0.00
CARPET CLEANING	0.00	1,200.00	0.00	1,200.00
HOUSEKEEPING CONTRACT	0.00	6,000.00	0.00	6,000.00
HOUSEKEEPING SUPPLIES		1,500.00	0.00	1,500.00
LAWN CARE	3,700.00	3,500.00	2,200.00	9,400.00
MAINTANCE PERSON	1,500.00	1,500.00	900.00	3,900.00
SNOW REMOVAL	2,000.00	4,800.00	1,000.00	7,800.00
WINDOW CLEANING	0.00	1,000.00	0.00	1,000.00
PARKING GARGAGE	0.00	1,000.00	0.00	1,000.00
OTHER	1,026.00	4,207.00	301.00	5,534.00
TELEPHONE ELEVATOR		1,400.00	720.00	2,120.00
UTILITIES	300.00	19,000.00	200.00	19,500.00
COMMON ROOM	1,000.00	-1,600.00	600.00	0.00
	\$16,801.00	\$63,507.00	\$10,081.00	\$90,389.00
PROJECTED RESERVE FUND	10,079.00	22,029.00	6,047.00	38,155.00
TOTAL PROJECTED COST	\$26,880.00	\$85,536.00	\$16,128.00	\$128,544.00
PERCENTAGE OF TOTAL	20.91%	66.54%	12.55%	100.00%
PROJECTED OPERATING COSTS / UNIT / MONTH CONDO CORP.	\$224.00	\$297.00	\$224.00	

PLEASE NOTE THAT UTILITIES INCLUDE NATURAL GAS HEATING AND HYDRO FOR PARKING GARAGE, ENTRANCEWAY, HALLWAYS AND COMMON ROOM. IT ALSO INCLUDES THE WATER AND SEWER CHARGES FOR THE 24 UNITS AND COMMON ROOM SINCE THESE SERVICES ARE METERED AND BILLED WITH THE HYDRO



GRADING AND EXCAVATING  
LOADING & HAULING

CONCRETE AND MASONRY  
GENERAL CONTRACTING

FAX: 1-519-323-4993  
BOX 189, 395 CHURCH STREET, N., MOUNT FOREST, ONTARIO N0G 2L0

CURVE ROCK PHASE 2

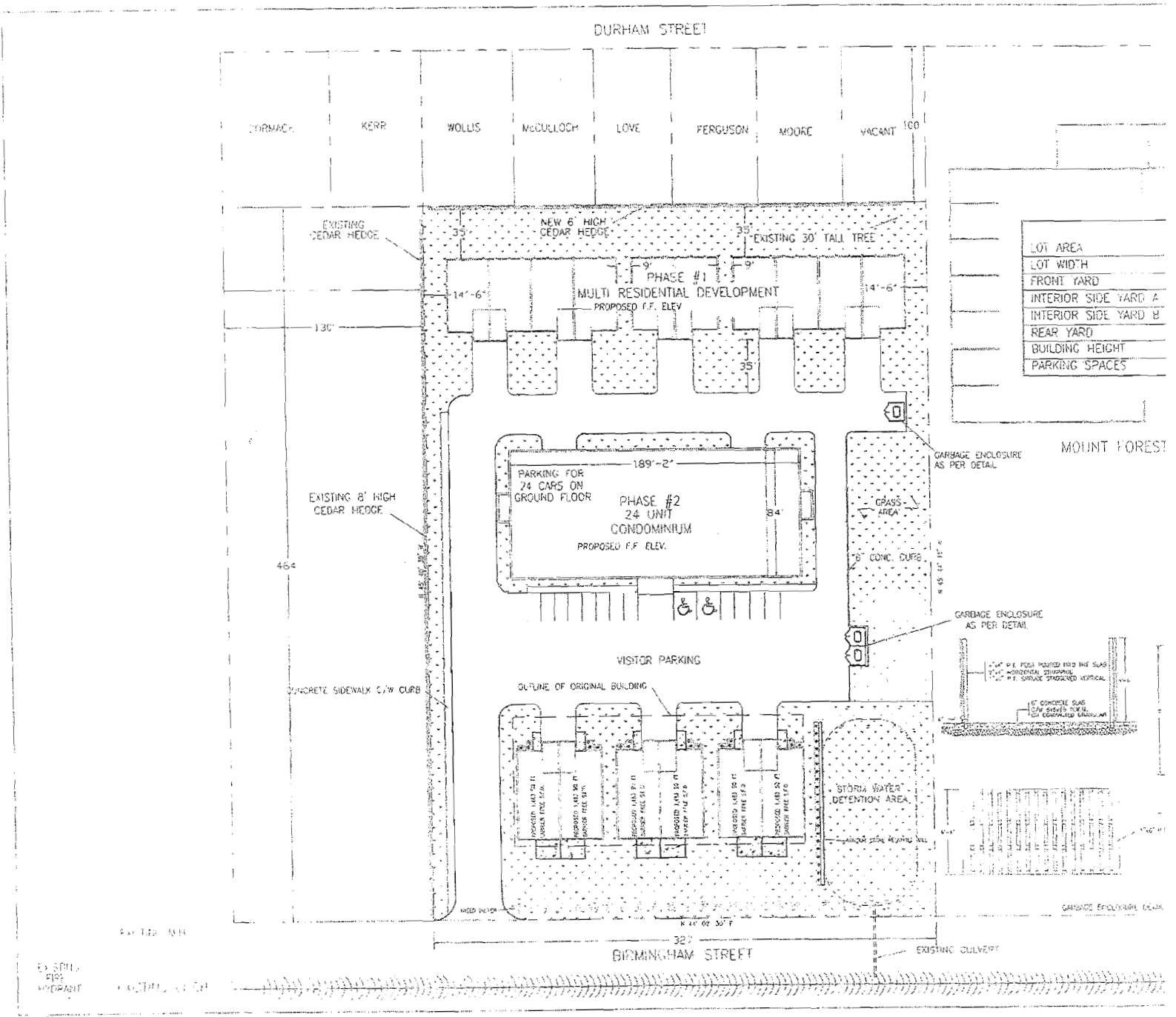
PROPOSED TOWNHOUSE SPECIFICATIONS

SITE FEATURES

- TREED BUFFER AT THE REAR OF THE HOUSES ALONG BIRMINGHAM STREET
- ARMOUR STONE RETAINING WALL WITH HEDGE ALONG THE RETENTION POND
- PLANTING BEDS AT THE FRONT OF THE HOUSES
- ALL DISTURBED AREAS WILL BE SODDED UPON COMPLETION
- ASPHALT DRIVEWAYS

TOWNHOUSE FEATURES

- ALL EXTERIOR FINISHES WILL BE THE SAME AS THE EXISTING BUILDINGS (BRICK, SOFFIT, SIDING, WINDOWS ECT.)
- ALL BARRIER FREE CONSTRUCTION (WHEEL CHAIR ACCESSIBLE)
- POURED CONCRETE SIDEWALKS
- PATIOS AT THE REAR OF THE HOUSES
- SIMILAR FRONT ELEVATIONS AS THE EXISTING DUPLEX (UNIT 5 & 6)





**TOWNSHIP OF WELLINGTON NORTH  
ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES  
JOINT MEETING WITH TOWNSHIP OF MAPLETON & TOWN OF MINTO**

**Wednesday, June 13, 2012 – Pike Lake**

- Members Present: Mayor Ray Tout,  
Councillor Andy Lennox  
Councillor Dan Yake  
Dale Small, Business Economic Manager  
April Marshall, Tourism, Marketing & Promotion Manager  
Tim Boggs  
Stephen Dineen  
Shawn McLeod  
Al Rawlins  
Gerald (Shep) Shepetunko  
Jim Taylor
- Also Present: Jana Reichert, Economic Development Officer, County of Wellington  
Michelle Stone, Administrative Support
- Absent: Councillor Mark Goetz  
Councillor Sherry Burke
- Facilitators: Lauren Millier of Millier Dickinson Blais  
Erik Lockhart, Associate Director, Queen's Executive Decision Centre
- Other Attendees: Town of Minto:  
Mayor George Bridge and Representatives from the Town of Minto
- Township of Mapleton:  
Mayor Bruce Whale and Representatives from the Township of Mapleton
- Members of the Press & Public from the three Municipalities

Meeting was called to Order at 6:30 pm

1. **6:30 PM** Welcome and Introductions. (Approximately 45 attendees in total)
  
2. **Focus Group:**
  - Lauren Millier provided an overview of the Project Approach, Summary of key findings to date and the importance of an Economic Development Strategy.
  - Erik Lockhart then facilitated the focus group explained the use of the laptops and led the group in identifying the areas to focus on. Attached is the format/presentation that was provided to the participants.
  
3. **Next Meeting:** The Township of Wellington North Economic Development Committee will next meet on Wednesday, July 18th, 2012 at the Municipal Office in Kenilworth
  
4. **Adjournment:** Closing remarks by Mayor George Bridge from the Town of Minto  
Meeting adjourned at 8:40 PM.

TOWNSHIP OF WELLINGTON NORTH

FIRE COMMITTEE MEETING MINUTES

June 26th, 2012 – 7:00 pm - Council Chambers

Members Present: Mark Goetz – Chair (Councillor)  
Dan Yake - Councillor  
Jim Morrison, Arthur Fire Chief  
Troy Lawlor, Arthur Deputy Fire Chief  
Ron MacEachern, Mount Forest Fire Chief  
Bill Hieber, Mount Forest Deputy Fire Chief

Also Present: Councillor Lennox (Finance Committee Chair)  
Michelle Stone, Administration Support

Meeting was called to order at 7:00 pm.

1. Declarations of Pecuniary Interest

- None declared.

2. Approval of Minutes from May 17<sup>th</sup>, 2012 Minutes

Moved By: Jim Morrison  
Seconded by: Ron MacEachern

*THAT the Minutes from the May 17th, 2012 be accepted.*

*Carried*

3. Business Arising

- New Fire Equipment

Councillor Lennox was present to ask questions and get clarification regarding the need for and choice of a new tanker or tanker/pumper truck by the two fire stations.

The two Chiefs and their Deputy's will get together and confirm their exact needs with specifications and report to Committee with a presentation to Council. Councillor Lennox advised that reserves for the purchase of new pumpers have been established. Once the specifications have been finalized and approved tenders will be required. Purchasing two at the same time may be more cost effective in the long run. Delivery time would be approximately 8 to 12 months from the time they order.

- Trailer for UTV - Mount Forest Fire Station

The trailer for the UTV has been delivered to the Mont Forest Fire Station and as soon as the decals for the Township, Pike Lake and the Lions Club have been affixed it will be ready to go.

- Fire Agreements with Respect to Southgate

The Committee members received copies for their information. There were no issues brought forward.

- Amendment to Burn By-law  
The Burn By-Law was sent to Council and passed on June 11, 2012. It has been sent to the Provincial Offences Office for approval of short term wording and set fines
- Fire Agreements with Other Municipalities  
Copies of the present agreements with Mapleton and West Grey to be provided to the Fire Chief's for review. Minto is part of the County Wide Mutual Aid.
- Insurance Coverage Information  
Currently the Firefighters have VFIS and some Township Insurance. Detailed information on the coverage provided through the Township is to be provided.

#### 4. New Business

Discussion took place regarding Blackberry's for Deputy Chiefs and the Fire Prevention Officer Jim Morrison feels that the deputies need to be able to communicate without using their personal phones for fire business, fire scenes, when they are acting Fire Chief's and in the case of a declared emergency for sending and receiving communiqués from the Fire Marshall's Office, the OPP and Emergency Management, as well as being a "secure" way to communicate. It would also give them the ability to communicate directly with the Mayor, Members of Council and the Township, especially if land lines go down. To be reviewed for recommendation 2013 Budget.

#### 5. Announcements

- The new shoulder flashes have been received and are being sewn on the uniforms.
- Arthur will be hosting the next Mutual Aid Meeting in Arthur at the Arthur Fire Hall on July 3<sup>rd</sup> at 8:00 pm.
- There are revisions being made to the Tiered Responses with Guelph EMS.
- Kevin Elliott and Cor VanTol have offered their abandoned structures for use by the Fire Department to use for training. This is very valuable tool.

#### 6. Next Meeting

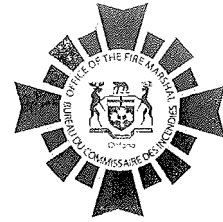
- The next meeting will be on Tuesday, August 21st, 2012

#### 7. Adjournment

Moved: Troy Lawlor  
Seconded: Jim Morrison

*THAT the meeting be adjourned at 8:50 pm*

Carried



FOR IMMEDIATE RELEASE

## **MOUNT FOREST KIN CLUB AWARDED PRESTEGIOUS FIRE SAFETY AWARD**

(TORONTO) **June 26, 2012** – The Mount Forest Kin Club received a prestigious Fire Safety Award from the Fire Marshal’s Public Fire Safety Council at a ceremony on June 26, 2012 in Toronto at the Fairmont Royal York Hotel. The annual Fire Safety Awards recognize outstanding contributions to fire protection and prevention in Ontario.

When the Wellington North Fire Service saw an advertisement for an inflatable fire escape planning house, they were immediately intrigued: the house could be filled with synthetic smoke to create a realistic environment in which children and families could practise their escape plans. The three-room house also could be inflated in minutes and be set up outside or inside gyms, community centres and arenas. Wellington North Fire Service immediately recognized the benefits of this educational tool and resolved to purchase one, the first of its kind in Ontario.

The Mount Forest Kin Club is a service club in the surrounding area whose mission it is to contribute to a safe and healthy community. With similar goals, the fire department initiated a meeting with the Mount Forest Kin Club in the hopes of procuring a contribution toward the \$11,000 cost of the inflatable house. Following a brief presentation, the Mount Forest Kin Club made the decision to fund the entire cost of the house.

“As a result of the generosity of the Mount Forest Kin Club, families in Wellington North and area can enjoy a unique educational experience at schools, fall fairs, festivals and other community events,” said Ted Wieclawek, Ontario Fire Marshal. “And to further the spirit of generosity through which this tool was acquired, Wellington North Fire Service has offered the use of the house to neighbouring fire departments.” “This house is a large piece of the pie for fire escape training” said Jason Benn, fire prevention/public education officer, of the Wellington North Fire Service. Without their help, this type training could not be done. “I am so glad that the Kin Club received the award, they deserve it.”

- 30 -

For further information, contact:

Jason Benn, Fire Prevention/Public Education Officer

Wellington North Fire Service= Tel: 519-323-1441 or [jbenn@wnfiredept.com](mailto:jbenn@wnfiredept.com)

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 45-12

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 Park Lot 2, South of Durham St.  
and East of Main St., Township of Wellington North, formerly  
Town of Mount Forest – Curve Rock Development)

**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 the area subject to this zoning by-law amendment is located on  
Schedule "A" Map 3 to By-law 66-01, being the Zoning By-law for the  
Township of Wellington North, and is described as part of Part of Park Lot  
2, South of Durham St. and East of Main St., Township of Wellington  
North, formerly Town of Mount Forest. The subject property is further  
described as Part 2 on plan 60R-2689 and part of Part 6, on plan 60R-  
2850 save and except Parts 1, 2, 3 and 4 on plan 60R-2744 and Parts 1  
and 2 on plan 60R-2850. The land described above is shown on  
Schedule "A" attached to and forming part of this By-law.
  
2. THAT Section 32.31 – Exception Zone (R3-31) – Mount Forest is  
amended by deleting the first two bullets of the permitted uses and  
replacing it with the following three bullets:
  - *A townhouse development with 10 residential dwelling units  
developed as a condominium corporation.*
  
  - *An apartment development with 24 residential dwelling units  
developed as a condominium corporation.*
  
  - *A townhouse development with 6 residential dwelling units  
developed as a condominium corporation.*

3. THAT Section 32.31(iii) – Exception Zone (R3-31) – Mount Forest is amended by adding two additional sentences, to follow the existing single sentence as follows:
  - ***“Notwithstanding Definition Section 5.197.12, even though a townhouse building has only 2 dwelling units, it shall still be considered to be townhouse dwelling. Notwithstanding Section 13.2.2.9 (c), a minimum distance of 9.1 (30.0 ft) shall not be required between the sides of residential townhouse blocks.”***
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 Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
9TH DAY OF JULY, 2012.**

---

**RAYMOND TOUT,  
MAYOR**

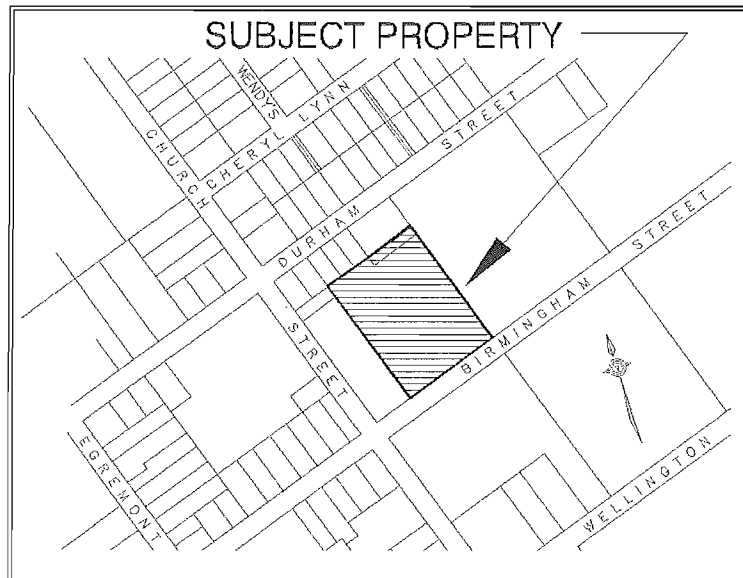
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**LORRAINE HEINBUCH,  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 45-12

Schedule "A"



Revisions to Text of Section 32.31  
No Change to Zone Map

This is Schedule "A" to By-law No. 45-12  
Passed this 9th day of July, 2012

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RAYMOND TOUT,  
MAYOR

---

LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 45-12

#### **THE LOCATION OF THE SUBJECT LAND**

The subject land is described as Part of Park Lot 2, South of Durham Street and East of Main Street in Mount Forest, and also described as Part 2 on Reference Plan 60R-2689 and Part 6 on Reference Plan 60R-2850. The property is located on Birmingham Street.

#### **PURPOSE**

The purpose of the amendment is to revise the permitted uses and regulations of the Residential (R3-31) zone. One of the permitted 24 unit apartments is being deleted and replaced by a 6 unit townhouse style building. The by-law clarifies that a separation of 30 feet is not required between townhouse buildings. In addition, notwithstanding definition 5.197.12, the 6 units shall be considered to be townhouse units, even though there are less than three units per building.



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

**BY-LAW NUMBER 46-12**

**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 9, Concession 8, 9042  
Wellington Road 16 – Roy May and Roger May)**

**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 9, Concession 8, as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to "Agricultural Exception (A-119)**
  - **Agricultural (A) to "Agricultural Exception (A-120)**
  
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<b>33.119</b>  <b>Part Lot 9, Con 8</b>	<b>A-119</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>
---	--------------	--

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

<b>33.120</b> <b>Part Lot 9, Conc. 8</b>	<b>A-120</b>	<b>Notwithstanding Sections 6.1 or any other section of this by-law to the contrary, the floor area of one accessory building may be 139.3 sq. m. (1500 sq. ft.). Maximum lot coverage of 10% must be considered for any new buildings."</b>
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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  
9TH DAY OF JULY, 2012.**

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**RAYMOND TOUT,  
MAYOR**

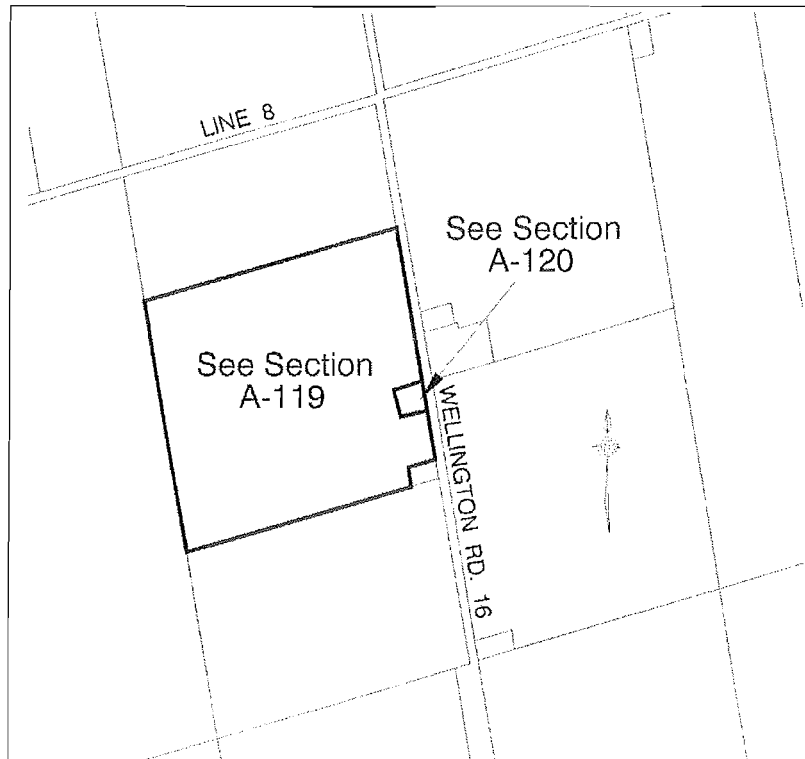
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**LORRAINE HEINBUCH,  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 46-12

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exception (A-119 & A-120)

This is Schedule "A" to By-law No. 46-12  
Passed this 9th day of July, 2012

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RAYMOND TOUT,  
MAYOR

---

LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK

## EXPLANATORY NOTE

### BY-LAW NUMBER 46-12

**THE LOCATION** being rezoned is legally described as Part of Lot 9, Concession 8, geographic Township of West Luther, and has a civic address of 9042 Wellington Road 16. The land to be rezoned is approximately 88 acres in size and is occupied by a dwelling, with a barn recently removed as a condition of consent.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural portion of the property. This rezoning is a condition of severance application B7/12, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing farm dwelling (1.07 acres) from the remainder of the agricultural parcel (87 acres). The property is currently zoned Agricultural. Additionally, a the zone amendment will also permit an 1500 sq. ft accessory structure with a height of 16 feet on the 1.07 acre parcel.

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

**BY-LAW NUMBER 47-12**

**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 JULY 9,  
2012.**

**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 July 9, 2012 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 9TH DAY OF JULY, 2012.**

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**RAYMOND TOUT  
MAYOR**

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**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

## MEETINGS, NOTICES, ANNOUNCEMENTS

Monday, July 16, 2012	Finance Committee (Re: Financial Planning Discussion)	7:00 p.m.
Monday, July 16, 2012	Administration Committee	Following Finance Committee
Thursday, July 19, 2012	Building and Property Committee	9:00 a.m.
Monday, July 23, 2012	Regular Council Meeting	7:00 p.m.
Wednesday, July 25 2012	Economic Development Committee (at Mount Forest Sports Complex)	4:30 p.m.

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

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

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