

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF COUNCIL
JULY 9, 2018 @ 2:00 P.M.
(CLOSED SESSION @1:30 P.M.)
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

ADOPTION OF THE AGENDA

DISCLOSURE OF PECUNIARY INTEREST

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically (K) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on by or on behalf of the municipality or local board;

1. PRESENTATION

a. Wellington North Power Inc.

2. REVIEW OF CLOSED SESSION MINUTES

a. June 25, 2018

O' CANADA

PRESENTATIONS

Luisa Artuso, Director of Children's Early Years Division

001

- Early Years Presentation

Murray McCabe, Chief Librarian

- Library Kiosks

ADOPTION OF MINUTES OF COUNCIL

- Regular Council Meeting of June 25, 2018

012

BUSINESS ARISING

Notice of Motion requested by Mayor Lennox

022

- Support for resolution regarding AMO Stands with Canada and Ontario on NAFTA

DEPUTATIONS

Sarah Bowers-Peter, Crime Stoppers Guelph Wellington

024

- Update on Crime Stoppers Guelph Wellington Program

ITEMS FOR CONSIDERATION

1. MINUTES

a. Maitland Valley Conservation Authority, Board of Directors Meeting #3/18, March 21, 2018

025

b. Maitland Valley Conservation Authority, Board of Directors Meeting #5/18, May 16, 2018

032

c. Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee Minutes – Meeting #76, January 26, 2018

038

d. Mount Forest Aquatic Ad-Hoc Advisory Committee, June 20, 2018

043

2.	BUILDING	
a.	Report CBO 2018-12 Building Permit Review Period Ending June 30, 2018	047
3.	FINANCE	
a.	Cheque Distribution Report, July 4, 2018	050
4.	ECONOMIC DEVELOPMENT	
a.	Report EDO 2018-26 Community Improvement Program	053
5.	OPERATIONS	
a.	Report PW 2018-013 – being a report on Bridge 2025 Replacement Project	057
b.	Report PW 2018-014 being a report on the 2018 Procurement of a road grader	061
6.	ADMINISTRATION	
a.	Report CLK 2018-030 being a report on Door To Door Sales and Phone Scam Strategy	063
7.	COUNCIL	
a.	Kathleen Vukovics, Environmental Coordinator, Environmental Services Group, HATCH – German Solar Corporation, Lovers Lane Solar Project – Draft Project Description Report	067
b.	Crime Stoppers Guelph Wellington, newsletter, The Informant, Summer 2018	098

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

**CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION AND
ADOPTION**

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

BY-LAWS

a.	By-law Number 065-18 being a by-law to delegate certain authority to the Chief Administrative Officer during an election period	100
b.	By-law Number 066-18 being a by-law to appoint a By-law Enforcement Officer for The Corporation of the Township of Wellington North	101
c.	By-law Number 067-18 being a by-law to authorize the sale of real property being Pt Lt 32 CON 1 DIV 3 Normanby – Pt 6 60R2397 lying west of Pt 1 61R10476 except – Pts 1, 2 60R2651, Pt 2 61R6639, Pts 1, 2 61R7827, Pts 1, 2, 3 61R9123, Pts 1 & 2, 61R20149; Township of Wellington North – 2495535 Ontario Ltd. (Wilson)	102
d.	By-law Number 068-18 being a by-law to appoint an enumerator for the licensing of dogs in the Township of Wellington North	117

CULTURAL MOMENT

	The John Deere Tractor and the Upper Canada Two Cylinder Club Summer Show	120
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	CONFIRMATORY BY-LAW NUMBER 069-18	121
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ADJOURNMENT

MEETINGS, NOTICES, ANNOUNCEMENTS

July 20 – 22, 2018	Mount Forest Fireworks Festival	
Monday, July 23, 2018	Public Meeting – Draft Plan of Subdivision	7:00 p.m.
Monday, July 23, 2018	Regular Council Meeting	7:00 p.m.
Thursday, July 26, 2018	Wellington North Cultural Roundtable	12:00 p.m.

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

**Sign Language Services – Canadian Hearing Society – 1-877-347-3427
- Kitchener location – 1-855-656-3748
TTY: 1-877-843-0368 Documents in alternate forms – CNIB – 1-800-563-2642**

Children's Early Years Division

Child Care
EarlyON Child and Family Centres

Presentation to the Township of Wellington North

July 2018



Social Services

County of Wellington and City of Guelph

- Children's Early Years
- Housing
- Ontario Works



As of January 1, 2018 Consolidated Municipal Service Managers/District Social Services Administrative Boards were appointed with authority for the planning, management and governance of the new EarlyON child and family centres.

This forms a new early years system that includes child care and child and family centres.

EarlyON centres will replace the following:

- **Better Beginning Better Futures**
- Child Care and Resource Centres
- **Ontario Early Years Centres**
- Parenting and Family Literacy Centres



Guiding Principles of EarlyON Child and Family Centres

Child and Family Centred

Welcoming

High Quality

Inclusive

Integrated

Community Led

Key Goals

- Parents and caregivers have access to high quality services
- Children have access to play and inquiry based learning opportunities
- Parents and caregivers have opportunities to strengthen their relationships with their children
- Indigenous families have access to culturally responsive programming
- Francophone families have access to French language programmes
- Parents and caregivers are provided with timely, relevant information about community and specialized services
- Local service providers collaborate and integrate services to meet community needs



Wellington's Children's Early Years Planning Principles

1. High Quality – high standards, professional staff
2. Equitably Accessible- ability to participate, inclusive, culturally responsive, adaptable
3. Equitably Available- ensure services are located in places for families to access
4. Affordable – low costs, subsidies, **no cost**



EarlyON Core Mandatory Services

- Engages Parent and Caregivers
- Supports Early Learning and Child Development
- Makes Connection for Families

Examples: Drop-in, Playgroup, Literacy, Pre and post-natal, Parenting, Warm transfers to other agencies, referrals for direct therapy

EarlyON Secondary Services

- Specialized Services for children and families
- Integrated services for children and youth

Examples: Cultural enrichment programmes, community nutrition kitchens, parent peer support, mentorship programmes

EarlyON Community Services

Food banks, clothing cupboards, newcomers groups, employment and social services



Current Early Years Services

Area	Population	Full Time Full Year Spaces	Percentage of Spaces for Population
Service Delivery Area	9,660	1,515	16%
Guelph	5,885 (61%)	1,233 (82%)	21%
Wellington County	3,775 (39%)	258 (18%)	7%

Wellington North

Full-time, full year Licensed Child Care Spaces for Children birth up to 4 years in Wellington North		
Number of children birth up to 4 years	Number of Spaces	Percentage of Child Care spaces for population of children
620	58	9.4%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016004.
Source: County of Wellington Licensed Child Care database, extracted June, 2018.

Wellington North

All full-time full year Licensed Child Care Spaces in Wellington North

Age Categories	Number of children	Number of Spaces	Percentage of Child Care spaces	For Profit	Non Profit
Infants (birth to 18 months)	218	6	2.8%	0%	100%
Toddlers (18 to 30 months)	253	20	7.9%	0%	100%
Preschool (30 months to up to 4 years)	149	32	21.4%	0%	100%

Source: Children's Early Years Division, County of Wellington, June 2018.

Child and Family Centres

Ministry of Education funded early years family support programmes in Wellington North are delivered by the Community Resource Centre of North and Centre Wellington (CRC).

In Wellington North, CRC offers regularly scheduled play groups Monday to Friday, for parents/caregivers and children birth to 6 years.

CRC early years programming also includes parenting supports, programming for parents/caregivers and infants as well as excursions and outdoor/seasonal programmes, and special occasion activities for parents/caregivers and children birth to 6 years.

Planning Phase

1. Community Engagement – Early Fall 2018
2. Centre Wellington Early Years Services Advisory Group – Winter 2018



Request for a contact person to advise on engagement strategies and for a member of Council to participate on the advisory group

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MINUTES OF COUNCIL
JUNE 25, 2018 @ 7:00 P.M.
CLOSED MEETING SESSION @ 6:30 P.M.**

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

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Director of Legislative Services/Clerk: CAO: Michael Givens
Karren Wallace
Deputy Clerk: Catherine Conrad
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Director of Finance: Adam McNabb
Director of Operations: Brent Lauber
Senior Planner: Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA**Resolution 2018-239**

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Agenda and the Supplementary Agenda for the June 25, 2018 Regular Meeting of Council be accepted and passed with the addition of:

- *correspondence from B.M. Ross and Associates Limited related to Report PW 2018 - 010 being a report on the reconstruction of King Street West and Elgin Street South, in Mount Forest; and Report PW 2018 - 011 being a report on the Queen Street Connecting Link project, in Mount Forest*
- *Municipal Alliance for Connected and autonomous Vehicles in Ontario (MACAVO) report referred to in correspondence from the Ontario Good Roads Association.*

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest reported.

CLOSED MEETING SESSION

Resolution 2018-240

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:33 p.m. that is closed to the public under subsections 239 (2) of the Municipal Act, 2001, specifically:

(d) labour relations or employee negotiations;

1. REPORTS

a) Report HR 2018-002 Employee Remuneration

2. REVIEW OF CLOSED SESSION MINUTES

a. May 22, 2018

b. June 4, 2018

CARRIED

Resolution 2018-241

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 6:42 p.m.

CARRIED

Resolution 2018-242

Moved: Councillor McCabe

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2018-002 being a report on Employee Remuneration;

AND FURTHER THAT Council authorize a pay increase of 2.1% for all non-union job classifications, including seasonal and part-time employees;

AND FURTHER THAT individual rate increases are contingent on completed satisfactory annual performance reviews for all full-time non-union;

AND FURTHER THAT increases be approved for an effective date of July 1, 2018.

CARRIED

Resolution 2018-243

Moved: Councillor Yake

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of May 22, 2018 and June 4, 2018.

CARRIED

O' CANADA

PRESENTATIONS

- a. Wellington North Youth Action Council
- Color Run and donation to New Growth Family Centre

Riley Wake, Kelly Raffin and Olivia Wenger, members of the Wellington North Youth Action Council presented a report on the 1st Annual Colour Run held on May 19th. The layout of the event day consisted of registration, BBQ catered by the Ag Society, group warm up, staggered starts, Fork and Harp performance and clean up. There were 125 adults and 37 kids registered for a total of 162 participants. Councillor Lisa Hern attended representing Wellington North. Sponsors included H.O.P.E. Committee, 88.7 The River, Coldwell Banker, Foodland and Xyngular. Partners included Saugeen Fitness, Township of Wellington North, Mount Forest Curling Club, the Agricultural Society, Mount Forest Fireworks Festival and Wellington EMS.

The Colour Run event was used to raise funds for the New Growth Family Centre to build a youth respite space. Many of the group know of a youth who has experienced homelessness in their life. They saw a need for a youth respite space in the community and decided to direct their funds towards this project. The group presented Aletha McArthur of the New Growth Family Centre with a cheque in the amount of \$2,500.00.

Gabby Ieropoli, Community Youth Resiliency Worker, discussed her role moving forward. The Township of Wellington North, Town of Minto, Township of Mapleton and the Mount Forest Family Health Team have partnered to continue funding the CYRW. The CYRW will spend one day per week in each location. CYRW Priorities include youth outmigration, communication plan, youth leadership opportunities, experiential volunteering, skill development workshops for youth, professional development opportunities for adult allies, facilitate networking opportunities, community outreach, health promotion, wellness programs and grant research and writing.

Plans for Wellington North Youth Action Council include sponsoring public swims in Mount Forest and Arthur in the summer, Haunted Trail on October 26, Wellness Wednesdays at WHSS, Truth About Youth Program, Connecting with Youth the Rural Way Workshop, workshop on substance misuse and harm reduction, supports for young caregivers, Saugeen Connects & Succession Matching, and food skills program.

- b. Murray Short, RLB Chartered Professional Accountants
- 2017 Financial Overview

Mr. Short reviewed the Consolidated Financial Statements for the year ended December 31, 2017 for The Corporation of the Township of Wellington North and the Summary of Key Operating Measures.7

Resolution 2018-244

Moved: Councillor Yake
Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Draft Consolidated Financial Statements, as amended, for the Year Ended December 31, 2017 as prepared and presented by RLB LLP – Chartered Accountants.

CARRIED

RECESS TO MOVE INTO PUBLIC MEETING**Resolution 2018-245**

Moved: Councillor McCabe
Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of June 25, 2018 at 7:52 p.m. for the purpose of holding Committee of Adjustment hearings under the Planning Act.

CARRIED

RESUME REGULAR MEETING OF COUNCIL**Resolution 2018-246**

Moved: Councillor Hern
Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North resume the June 25, 2018 Regular Meeting of Council at 8:34 p.m.

CARRIED

ADOPTION OF MINUTES OF COUNCIL**Resolution 2018-247**

Moved: Councillor McCabe
Seconded: Councillor Hern

THAT the minutes of the Court of Revision, Public Meeting and Council Meeting held on June 4, 2018 and the minutes of the Public Meeting and Special Council Meeting held on June 14, 2018 be adopted as circulated.

CARRIED

DEPUTATION

Greg Dineen, Wellington Federation of Agriculture

- General Update of Agriculture in Wellington North and Wellington County

Mr. Dineen provided an update on agriculture in Wellington North and Wellington County. The WFA works for the economic, environmental and social well-being of fellow farmers and represents over 1,300 farmer members in Wellington County. Farmers are stewards of 73.3% of Wellington County. Wellington's Top 10 Farm Commodities include dairy, beef, chickens, soybeans, hogs, eggs, corn, wheat, turkeys and hay. Producing Prosperity is the Ontario Federation of Agriculture's

message to provincial candidates for the 2018 election and beyond. Spreading economic investments around Ontario will create jobs, build affordable communities and secure a sustainable local food system. Ontario's agri-food sector is the leading economic engine for the province and the farm portion contributes significantly. Ontario's rural communities need investments in natural gas, transportation, broadband and schools.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 1a, 5a, 5b, 6a, 6b, 6c, 8a 8b, 8c, 8e.

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Resolution 2018-248

Moved: Councillor Hern

Seconded: Councillor McCabe

THAT all items listed under Items for Consideration on the June 25, 2018 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

2. *FIRE*

a. *Communiqué #055, May, 2018 be received.*

3. *BUILDING*

a. *Report CBO 2018-11 Building Permit Review for the period ending May 31, 2018 be received.*

4. *FINANCE*

a. *Cheque Distribution Report, June 19, 2018 be received.*

5. *ECONOMIC DEVELOPMENT*

a. *Report EDO 2018-24 Community Improvement Program*

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2018-24 dated June 25th, 2018 with regards to the Community Improvement Program;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve a one-time grant in the amount of \$555.37, under the Façade Improvement Grant Program, for improvements made to 157 George Street in Arthur location of Expressive Dance Studio

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve a one-time grant in the amount of \$1,500.00 under the Application Fees and Development Charges Grant Programs in support of the planned future development of 466 Queen Street West in Mount Forest.

7. *ADMINISTRATION*

a. *Report CLK 2018-027 being a report on the Appointment of an Integrity Commissioner*

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-027 being a report on the appointment of an Integrity Commissioner;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the by-law to appoint Fasken Martinuea Dumoulin as the Integrity Commissioner for the Township of Wellington North and to enter into an agreement for services.

b. Report CLK 2018-028 being a report on Consent Application B75-18 (Mapleton Pork aka Altina)

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-028 being a report on Consent Application B75-18 known as Part Lot 26, Concession 2 (formerly West Garafraxa) now the Township of Wellington North;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B75/18 as presented with the following conditions:

- THAT Payment be made of \$130.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;
- THAT payment be made in of \$1,000.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for parkland dedication fee;
- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel;
- THAT the Owner enter into a drainage reapportionment agreement.
- THAT the retained lands be rezoned to restrict the residential development to the satisfaction of the Local Municipality and the County of Wellington Planning and Development Department
- THAT the old barn foundation on the retained lands be removed and the site left in a graded and leveled condition to the satisfaction of the Township of Wellington North.

AND FURTHER THAT Council authorizes the Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

c. Report CLK 2018-029 being a report on the Association of Municipal Clerks and Treasurers 80th Annual Conference held June 11, 12, and 13, 2018 be received for information.

8. COUNCIL

d. Mount Forest Lions Club correspondence, dated June 6, 2018, regarding appreciation for volunteer 'partnership' of Wellington North Fire Department at fundraising event be received.

CARRIED

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION

Resolution 2018-249

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT Council of the of the Corporation of the Township of Wellington North receive the minutes of the Arthur BMX/Skateboard Park Ad-Hoc Advisory Committee meeting held on May 31, 2018.

CARRIED

Resolution 2018-250

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2018-25 dated June 25th, 2018 being a report on Community Initiated Projects program;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approves a onetime grant in an amount up to \$4,000 under the Community Initiated Projects Program to Arthur Minor Softball.

CARRIED

Resolution 2018-251

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018 - 010 being a report on the reconstruction of King Street West and Elgin Street South, in Mount Forest;

FURTHER THAT the Council of the Township of Wellington North award Contract 15160-18 for the reconstruction of King Street West and Elgin Street South, Mount Forest, to Lavis Contracting Co. Limited, Clinton, at a cost of \$1,565,128.95 plus applicable taxes;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to fund any realized project overspend by the reserve funds associated with roads, water, and sanitary services respectively in proportion to their actual budget overages.

CARRIED

Resolution 2018-252

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018 - 011 being a report on the Queen Street Connecting Link project, in Mount Forest;

FURTHER THAT the Council of the Township of Wellington North award Contract 18049-18 for the Queen Street Connecting Link project, Mount Forest, to Lavis Contracting Co. Limited, Clinton, at a cost of \$1,239,600.19 plus applicable taxes;

AND FURTHER THAT the Council of the Township of Wellington North direct staff to fund any realized project overspend by the reserve funds associated with roads, water, and sanitary services respectively in proportion to their actual budget overages.

CARRIED

Resolution 2018-253

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018-012 being a report on the Yellow Fish Road™ program;
AND FURTHER THAT the Council of the Township of Wellington North endorse the Yellow Fish Road™ Program to be initiated in the geographic Town of Mount Forest by the Saugeen Valley Conservation Authority in partnership with Trout Unlimited Canada, the local schools and volunteer groups.*

CARRIED**Resolution 2018-254**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North receive the Ontario Good Roads Association correspondence, dated April 24, 2018, regarding an invitation to join the “Preferred Autonomous Vehicles Test Corridor”
AND FURTHER THAT the Council of the Corporation of the Township of Wellington North direct staff to bring a report to a future meeting of Council on the Municipal Alliance for Connected and Autonomous Vehicles in Ontario (MACAVO) report.*

CARRIED**Resolution 2018-255**

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of The Corporation of the Township of Wellington North receive correspondence dated June 4, 2018 from The Royal Canadian Legion, Mount Forest Branch #134;

AND FURTHER 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, 2018 from 3:00 p.m. to 1:00 a.m.; Saturday, July 21, 2018 from 11:00 a.m. to 1:00 a.m.; and Sunday, July 22, 2018 from 12:00 p.m. to 12:00 a.m.;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North extend the noise by-law for the Mount Forest Fireworks Festival community event on Friday, July 20, 2018 from 3:00 p.m. to 1:00 a.m.; Saturday, July 21, 2018 from 11:00 a.m. to 1:00 a.m.; and Sunday, July 22, 2018 from 12:00 p.m. to 12:00 a.m.

CARRIED**Resolution 2018-256**

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive correspondence from Axy Leighl, The Friends of Bill, dated June 14, 2018 regarding a “Git Yer HillBilly Ribfest” event;

AND FURTHER THAT the "Git Yer HillBilly Ribfest" event being held on July 19th be given community festival status and declared municipally significant.

CARRIED

Resolution 2018-257

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North appoint Mayor Andrew Lennox and Councillor Steve McCabe complete the CAO Annual Performance Review as per the terms of the CAO's employment agreement.

CARRIED

NOTICE OF MOTION

Mayor Lennox requested that a resolution supporting AMO's Board of Directors resolution in support of the Governments of Canada and Ontario successfully resolving the North American Free Trade Agreement (NAFTA) renegotiation be brought to the July 9, 2018 regular Council Meeting.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke provided an update on the Mount Forest Fireworks Festival. Traffic on the Facebook page is up 308% compared to last year. Volunteers are needed for all days and all events with a minimum commitment of two hours. Call the Chamber of Commerce Office to volunteer. The Burnout Competition has been limited to fifteen competitors with pre-registration required. Mechanics will check vehicles for safety. Other new events include BMX stunt bike show and an axe throwing league. The firemen's breakfast will be held at the United Church. There will be food trucks, a water filling station and entertainment downtown. The Legion will have a hospitality tent.

Councillor McCabe stated that he recently attended SVCA meetings and a doctor recruitment meeting. There is a new doctor coming to Mount Forest. The doctors and residents held a ball tournament on June 16.

Mayor Lennox commented that he attended the following:

- Annual Beef BBQ at the Damascus Hall.
- Mount Forest United Church discussion reviewing their strategic direction and their role in the community
- Victoria Cross Public School opening of the inclusive playground

Mayor Lennox stated that he has signed up for the GetInTouchForHutch Mental Health Walk on Saturday, June 30.

Councillor Hern stated that she attended a very productive Arthur Optimist meeting. The Arthur Chamber of Commerce has hired Jamie McKinnon for the position of office administrator. The Mount Forest chamber of Commerce received quotes for renovations to the building they are purchasing. The quotes came in under budget.

Councillor Yake also attended the doctor recruitment meeting. The new doctor comes from Wawa and will take over Dr. Goodall's practice. She is working out of the Claire Steward Medical Clinic. He stated that Council support of doctor recruitment has been worthwhile. The Blacksmith Shop Committee has been working at cleaning up the grounds.

BY-LAWS

Resolution 2018-258

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 062-18 being a by-law to set remuneration for members of Council and to repeal By-law 081-16 be read a First, Second and Third time and enacted.

CARRIED

Resolution 2018-259

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 063-18 being a by-law to appoint an Integrity Commissioner for the Township of Wellington North and enter into an Agreement for Services be read a First, Second and Third time and enacted.

CARRIED

CONFIRMATORY BY-LAW

Resolution 2018-260

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 064-18 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, 2018 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

Resolution 2018-261

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Regular Council meeting of June 25, 2018 be adjourned at 9:21 p.m.

CARRIED

CLERK

MAYOR

June 25, 2018

AMO Stands with Canada and Ontario on NAFTA

At its June 21st meeting AMO's Board of Directors passed a resolution in support of the Governments of Canada and Ontario successfully resolving the North American Free Trade Agreement (NAFTA) renegotiation. The Board calls on member municipalities to consider the resolution (below) to express local support.

Fair trade with the United States of America and Mexico has been the cornerstone of Canada's and Ontario's economy for many years. Since the Canada-US Free Trade Agreement (FTA) came into force in 1989 and NAFTA in 1993, Ontario's economy has become more integrated with the US and Mexico to the mutual benefit of residents and businesses. These relationships reinforce our prosperity and openness.

Changes to NAFTA could have major repercussions on the prosperity of Canada's local, regional and national economies. In passing this resolution AMO, and municipal governments across Ontario, are sending a strong message that municipal leaders stand with and support our provincial and federal governments in ensuring fairness and prosperity for Canadians.

Municipal Councils are encouraged to consider and pass this resolution copying Prime Minister Trudeau, Premier Designate Doug Ford, AMO and the Federation of Canadian Municipalities.

AMO Contact:

Craig Reid, Senior Policy Advisor, creid@amo.on.ca, 416-971-9856 ext. 334.

NAFTA RESOLUTION

That the AMO board approve the proposed NAFTA resolution to be shared with members, the Federal Government, the Provincial Government, and Federation of Canadian Municipalities (FCM).

WHEREAS, the North American Free Trade Agreement (NAFTA) governs nearly every aspect of Canada and the United States economic relationship including manufacturing, agriculture, resources industries, and services;

WHEREAS, about 80% of all of Ontario's exports go to the United States and Ontario is the top trading partner of half of all American States;

WHEREAS, even minor changes to the established trade relationship between Canada and the United States could have significant consequences for workers, consumers, and governments on both sides of the border;

WHEREAS, Canada's and Ontario's economic future and the continued well-being of communities and their local economies depend on free and fair trading relationships based in current future trade agreements;

Therefore, be it:

resolved that Ontario municipal governments, represented by the Association of Municipalities of Ontario (AMO), stand together with the Federal and Ontario governments in their efforts to protect Canadian jobs and local economies;

RESOLVED that AMO will work with the Province of Ontario to support the interests of municipalities and communities affected by trade disputes and during ongoing trade agreement negotiations;

RESOLVED that AMO will work with the Federation of Canadian Municipalities to ensure that Canada understands the municipal impacts affected by trade disputes and during ongoing trade agreement negotiations; and be it further

RESOLVED that _____ supports AMO's resolution.

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Township of Wellington North

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

Deputation Request Form

Name of Deputation(s)

Sarah Bowers - Peter

Attending as an individual OR Representing a group/organization/business

Name of Group/Organization/Business Crime Stoppers Guelph Wellington

Contact Information

Mail: Box 391 Fergus ON N1M 3E2

Email: [REDACTED]

Telephone: 519-846-5371 office 519-400-7344 cell

Type of Meeting

Council OR Committee (includes ad hoc) _____

Date of Meeting July 9 2pm

Subject Matter (submit your complete deputation submission with this form)

Update on CSGW program

Recommendation/Request of Council (what action you would like the Township of Wellington North to take with respect to your matter-use a separate page if required)

Accept report/update and pose for photo afterward with the CSGW flag.

Estimated Financial Impact to municipality:

Capital 0 Annual Operating 0

SIGNATURE: S. Bowers-Pete

Notice of Collection/Use/Disclosure: All information submitted in support of meetings of Council/Committee/Planning deliberations/ is collected in accordance with the Municipal Act, 2001, s. 8 and 239 (1) and may be used in deliberations, and disclosed in full, including email, telephone numbers, names and addresses on agendas and to persons requesting access to records of Council/Committee/Planning Committee. All information submitted to the municipality is subject to disclosure under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Questions about this notice of collection should be directed to the Clerk's office (519) 848-3620.

Board of Directors Meeting #3/18

March 21, 2018

DIRECTORS PRESENT: Jim Campbell, Deb Shewfelt, Art Versteeg, Wilf Gamble, Alison Lobb, Matt Duncan, Roger Watt, Paul Gowing, Bob Burtenshaw, David Blaney

ABSENT: Dave Turton

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Admin/Financial Services Coordinator
Geoff King, Stewardship Services Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Steve Jackson, Flood/Erosion Safety Coordinator
Cheryl Dobbyn, Clerk

COMMUNITY ATTENDEES: Paul Seebach, Auditor of Vodden Bender & Seebach

1. Call to Order

Jim Campbell called the meeting to order at 7:05 pm and announce the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time



3. Minutes

The minutes from the last Board of Director's meeting as well as the Annual Meeting have been circulated to the Director's for their information and approval. The Director's agreed with the minutes and the following motion was made.

Motion FA #19/18

Moved by: David Blaney

Seconded by: Art Versteeg

THAT the minutes from the Board of Director's meeting #1/18 held on January 24, 2018 and the Annual Meeting #2/18 held on February 28, 2018 be approved.

(carried)

4. Presentations

a) Staff Service Awards

Jim Campbell congratulated and thanked the following staff for their years of dedication and employment by presenting them with service awards and outlining the history of their individual roles with the Maitland Valley Conservation Authority.

Erin Gouthro, Regulations Officer: 5 years

Cheryl Dobbyn, Clerk: 10 years

Jayne Thompson, Communications Coordinator: 30 years

Erin Gouthro wasn't able to attend this evening's meeting. Jayne Thompson expressed her gratitude, by thanking both the Board and staff for the many years of support and collaboration.

b) 2017 Audit Report: **Report #9/18**

Paul Seebach of Vodden Bender & Seebach presented the 2017 Financial Statement to the Director's and invited questions and feedback from the Board.

The Director's agreed with the report and the following motion was made.

Motion FA #20/18

Moved by: Alison Lobb

Seconded by: Roger Watt

THAT the Auditor's report be accepted as presented; **AND THAT** the Maitland Valley Conservation Authority 2017 Financial Statement be approved.

(carried)

5. Business Out of the Minutes

a) Direction on Investment Options: **Report #10/18**

The Board is re-visiting other investment opportunities after reviewing the options presented by Libro Credit Union of Wingham at the December 2017 meeting. Phil Beard outlined other possibilities and recommendations in Report #10/18 for the Board to consider and Chair Campbell opened the floor to questions.

The Director's discussed possibilities and interest rates for savings accounts with other banking institutions as well as the MVCA's current banking agreement, along with the need to have an internal investment policy. These motions followed.

Motion FA #21/18

Moved by: David Blaney

Seconded by: Roger Watt

THAT staff direct CIBC Gundy to move the current bond fund to a GIC investment for a 2-year period to CIBC.

(carried)

Motion FA #22/18

Moved by: Alison Lobb

Seconded by: Paul Gowing

THAT staff develop an investment policy that includes that the principle is guaranteed and is consistent with the Ontario Municipal Act investment guidelines for the Board to review.

(carried)

6. Business Requiring Direction/Decision

a) 2018 Budget: **Report #11/18**

Report #11/18 was presented by the GM/ST and Coordinator's to outline the revisions proposed since the December review of the draft budget and to finalize the 2018 budget. Voting for levy approval from each respective Director on behalf of the municipalities followed.

a) 2017 Levy Approval

Municipality	Director	% Assessment Value	In Favour	Not In Favour	Absent
ACW	Roger Watt	12.25	√		
Central Huron	Alison Lobb	10.04	√		
Goderich	Deb Shewfelt	12.00	√		
Howick	Art Versteeg	4.13	√		
Huron East	David Blaney	10.19	√		
Huron Kinloss	Wilf Gamble	6.59	√		

Mapleton	Dave Turton	0.85			x
Minto	Dave Turton	6.98			x
Morris-Turnberry	Paul Gowing	4.86	√		
North Huron	Jim Campbell	6.08	√		
North Perth	Matt Duncan	20.98	√		
Perth East	Bob Burtenshaw	1.74	√		
South Bruce	Wilf Gamble	0.07	√		
Wellington North	Dave Turton	2.77			x
West Perth	Bob Burtenshaw	.46	√		

The results of the recorded vote were 89.4% in favour of Motion #23/18 with 10.6% absent. Therefore the motion carried.

Motion FA #23/18

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT the matching and non-matching levy be approved at \$1,416,049 for 2018; **AND THAT** the levy be apportioned to each municipality in accordance with the 2018 levy schedule.

(carried)

b) 2018 Budget

Motion FA #24/17

Moved by: Bob Burtenshaw

Seconded by: Wilf Gamble

THAT the 2018 budget be approved as outlined in Report #11/18.

(carried)

b) Gorrie Conservation Area: February Flood Damages: **Report #12/18**

This report from Stewart Lockie informs the Board about the further damages to the Gorrie Conservation Area following January and February flood events. Stewart asked for direction from the Board on the alternative repair options presented by B.M Ross and Associates or whether the Board would like to see no additional work done at this time other than some general cleanup of the site. Stewart advised that he has contacted staff at MNRF and they have advised that MVCA is not required to undertake any additional work as a result of the flood under the Lakes and Rivers Improvement Act. Staff indicated that there is a strong possibility of additional floods causing damage to the conservation area. Following thorough review and discussion, the following motion was made.

Motion FA #25/18

Moved by: Alison Lobb

Seconded by: Art Versteeg

THAT the Gorrie Conservation Area be left as is until the Board has had a chance to review the results of the report on the technical requirements for the three options, replace, repair or decommission; **AND**

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THAT staff restrict public access to sections of the site that are not safe to ensure public safety; **AND**
FURTHER THAT staff circulate a newsletter with this update to the community.

(carried)

c) Carbon Footprint Strategy for 2018: **Report #13/18**

This report from Conservation Areas Coordinator Stewart Lockie outlines the progress made in 2017 and measures planned for 2018 to reduce and compensate for our carbon footprint.

Following discussion and comments, the following motion was made.

Motion FA #26/18

Moved by: Deb Shewfelt

Seconded by: Paul Gowing

THAT MVCA's progress report and 2018 strategic actions as outlined in Report #12/18 be approved by the Board.

(carried)

d) Appointments to Committees: **Report #14/18**

This report establishes appointments to projects, committees and organizations within the Maitland Valley Conservation Authority for 2018 that include;

- Conservation Ontario
- Maitland Conservation Foundation
- John Hindmarsh Environmental Trust Fund
- MVCA Personnel Committee.
- Huron County Water Protection Committee
- Carbon Footprint Initiative Leadership Team

Following discussion, this motion was made.

Motion FA #27/18

Moved by: Art Versteeg

Seconded by: Bob Burtenshaw

THAT Jim Campbell be appointed as the MVCA's delegate to Conservation Ontario;
AND THAT Dave Turton and Roger Watt be appointed as alternates.

AND FURTHER THAT Deb Shewfelt be appointed to the Board of Directors of the Maitland Conservation Foundation for 2018;

AND FURTHER THAT Alison Lobb be appointed to the John Hindmarsh Environmental Trust Fund Board for 2018;

AND FURTHER THAT Roger Watt be appointed to the Personnel Committee for 2018;

AND FURTHER THAT Deb Shewfelt be appointed as the MVCA's representative to the Huron County Water Protection Steering Committee for 2018;

AND FURTHER THAT Deb Shewfelt be appointed to the Carbon Footprint Initiative Leadership Team for 2018.

(carried)

e) Appointment of Banks/Solicitors: **Report #15/18**

Following review of this report to obtain approval from the Board to appoint organizations for financial and legal business in 2018, this motion was made.

Motion FA #28/18

Moved by: Alison Lobb

Seconded by: Matt Duncan

THAT the authority's banking transactions be handled by the Wingham and Goderich branches of the Canadian Imperial Bank of Commerce; **AND THAT** investments be made at the financial institutions offering the most favourable rate of interest to the maximum of the guaranteed limits set by the Canadian Depository Act; **AND FURTHER THAT** the authority approve a bank borrowing by-law of \$200,000 for 2018 on revolving credit at the Canadian Imperial Bank of Commerce, Wingham Branch; **AND FURTHER THAT** the following solicitors be appointed to handle legal transactions of the Conservation Authority for 2018: Darrell N. Hawreliak Professional Corporation, Kitchener and and Greg Stewart, Donnelly & Murphy, Goderich.

(carried)

7. Consent Agenda

The following items were circulated to the Board of Directors for their information.

- a) Revenue/Expenditure Report - December: **Report #16/18**
- b) Agreements Signed: **Report #17/18**
- c) Correspondence: For Directors' Information:
 - i) Letter from Conservation Ontario to Premier, Kathleen Wynne
Re: Flooding on February 21, 2018
 - ii) Letters from the Township of Morris-Turnberry and North Huron
Re: MVCA 2018 Budget

This motion followed.

Motion FA #29/18

Moved by: Deb Shewfelt

Seconded by: Wilf Gamble

THAT the Consent Agenda items and reports #16/18 through #17/18 along with their respective recommended motions and correspondence as outlined be accepted as presented.

(carried)

8. Maitland Source Protection Authority Meeting:**Motion FA #30/18****Moved by: Deb Shewfelt****Seconded by: Paul Gowing**

THAT the Maitland Valley Conservation Authority Board of Directors move into a Maitland Source Protection Authority meeting.

(carried)

9. In-Camera Session: Personnel Matters

At this time, all attendees left the meeting with the exception of the Board members, Phil Beard, Jayne Thompson, Steve Jackson and Danielle Livingston.

Motion FA #31/18**Moved by: Deb Shewfelt****Seconded by: Alison Lobb**

THAT the Board of Directors move in camera for a legal matter.

(carried)

Motion FA #32/18 to resume regular session was made in-camera

(carried)

10. Review of Meeting Objectives/Follow-up Actions/Next meeting: April 18, 2018

Chair Jim Campbell announced that the next Board meeting will be held at the MVCA office on April 18, 2018 at 7:00 pm and reviewed the business that was accomplished.

11. Adjournment

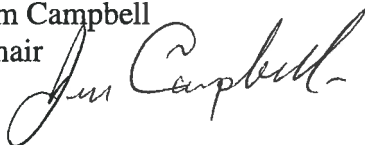
The meeting adjourned at 8:55 pm with this motion.

Motion FA #33/18**Moved by: David Blaney****Seconded by: Bob Burtenshaw**

THAT the meeting be adjourned.

(carried)

Jim Campbell
Chair




Danielle Livingston
Administrative Assistant

Approved

~~DRAFT~~ Board Meeting #5/18

May 16, 2018

DIRECTORS PRESENT: Jim Campbell, David Turton, Deb Shewfelt, Art Versteeg, Alison Lobb, Wilf Gamble, Roger Watt, Matt Duncan, Paul Gowing, Bob Burtenshaw, David Blaney

STAFF PRESENT: Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Administrative/Financial Services Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator

COMMUNITY ATTENDEES: Joe Dietrich

Prior to the meeting, the Member's visited the Galbraith Conservation Area.

1. Call to Order

Chair Jim Campbell called the meeting to order at 7:35 pm and referred attendees to the agenda for the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.



3. Minutes

The minutes from the Board Meeting #4/18 held on April 18, 2018 were circulated for review and approval. The Members agreed with the minutes and the following motion was made.

Motion FA #54/18

Moved by: Alison Lobb

Seconded by: Paul Gowing

THAT the minutes from the Board Meeting #4/18 held on April 18, 2018 be approved.

(carried)

4. Presentations/Delegations

a) Overland Flow Insurance:

At the April meeting, the member's chose Flood Insurance as one of the board education and training topics to cover in 2018. Joe Dietrich, CEO of Trillium Mutual Insurance made a presentation to the Board about overland flow insurance and how it has impacted Trillium Mutual Insurance.

Mr. Dietrich outlined Trillium Mutual Insurance's background and what overland water insurance covers. As well, he explained how insurance needs have transformed due to environmental changes and that claims from water damage are increasing due to our changing climate.

Chair Campbell thanked Mr. Dietrich for an informative presentation and for hosting tonight's meeting.

5. Business Out of the Minutes

a) Proposed Schedule for Education/Training: **Report #28/18**

This report is to review and schedule the training events that the Board decided on at the April meeting.

This motion followed.

Motion FA #55/18

Moved by: Deb Shewfelt

Seconded by: Dave Turton

THAT the schedule for education items #1 and #3 be accepted as proposed in Report #28/18; **AND THAT** the tour of recreational and water and erosion control infrastructure be scheduled for August 15, 2018.

(carried)

6. Business Requiring Direction/Decision

a) Government Relations Strategy: **Report #29/18**

This report from Phil Beard and Jayne Thompson is to obtain direction from the Board regarding the proposed key messages, topics and format of government relations messages to be delivered in 2018.

Phil Beard reviewed the proposed outlines to be presented to all audiences in 2018 and invited feedback from the members.

For municipal outreach, staff recommend that each Director whose municipality will be visited in 2018 review the proposed items with their respective council and determine if there are any additional topics that should be covered in their respective presentations. Phil Beard will consult with municipal administrators for feedback on information to be included.

For government outreach, the board has given direction for the Chair and Vice-Chairs to initiate discussion on key priorities with the MP's and MPP's who have ridings in the Maitland Conservation watersheds.

Suggestions were given to break out the value of development at risk from erosion along the Lake Huron shoreline to the three-year work plan summary for municipalities. The following motion was made.

Motion FA #56/18

Moved by: Alison Lobb

Seconded by: David Blaney

THAT the government relations strategy for Maitland Conservation be implemented as outlined in Report #29/18.

(carried)

b) Galbraith Conservation Areas Infrastructure Options: **Report #30/18**

This report from Stewart Lockie is to obtain direction about the future operations and infrastructure at the Galbraith Conservation Area. In the fall of 2017, the Galbraith Optimist Camp for Kids notified Maitland Conservation that they made a decision to terminate their lease due to increasing costs and failure to attract volunteers. The existing lease will terminate on June 1, 2018.

The Board discussed the options and reviewed them against MVCA's priorities. The following motion was made.

Motion FA #57/18

Moved by: Roger Watt

Seconded by: Bob Burtenshaw

THAT staff investigate with the Ministry of Natural Resources and Forestry, the process for disposing of the Galbraith Conservation Area and report back to the Board.

(carried)

c) Carbon Footprint Initiative: Revisions to the Framework & MVCA's Carbon Footprint Strategy: **Report #31/18**

This report from Phil Beard outlines changes to the CFI framework following the April Meeting of the Leadership Team. New research findings indicate that the planting of trees will not offset the burning of fossil fuels. Therefore the CFI Framework has been modified to focus on reducing fossil fuel use to reduce green-house gas emissions and to plant trees to help sequester carbon and reduce CO2 levels in the atmosphere.

Motion FA #58/18

Moved by: Roger Watt

Seconded by: Art Versteeg

THAT MVCA supports the revised Carbon Footprint Initiative Framework.

(carried)

- d) Letter from MNRF re: Request for Water and Erosion Funding: Technical Study: Gorrie Dam: **Report #32/18**

Stewart Lockie presented this report to update the Board on the WECI fund application that has been submitted to the MNRF for the Gorrie Dam Technical Study earlier in 2018. MVCA has received notification that this study project was not amongst the successful selections and therefore will not receive WECI funding. As a result, decision is required whether to fund the entire cost of the study from accumulated surplus or from the WECI reimbursement of 2017 repairs that were received in 2018.

The following motion was approved.

Motion FA #59/18

Moved by: Alison Lobb

Seconded by: Paul Gowing

THAT \$8,000 from the 2017 WECI funding reimbursement be used to fund the 2018 Gorrie Dam technical requirements study.

(carried)

- e) Letter from Ontario Rivers Alliance (ORA): Re: Gorrie Dam: **Report #33/18**

The Ontario Rivers Alliance has submitted a letter to MVCA encouraging the Board to consider decommissioning the Gorrie Dam. The Chair of the ORA has asked MVCA for a response. The following motion was passed.

Motion FA #60/18

Moved by: Matt Duncan

Seconded by: Wilf Gamble

THAT the letter from Ontario Rivers Alliance be noted and filed.

(carried)

7. Chair and Member's Reports

a) Chair's Report

There were no reports from Chair Campbell tonight.

b) Member's Reports

David Blaney reported that he attended a Source Protection meeting earlier today and that the Source Protection Plan has been submitted to the Ministry by the Source Protection Authority for the first review.

Deb Shewfelt and Alison Lobb attended the Lake Huron Centre of Coastal Conservation Conference and Gala held on May 10th and 11th at the Oakwood Resort in Grand Bend and reported that the event was enjoyable, well attended and there were great presenters.

Dave Turton announced that there will be a meeting hosted by the Town of Minto to discuss the June 23, 2017 flood event with the public. Steve Jackson, FESS Coordinator and other MVCA staff will be in attendance at this event. The meeting will be held at the Harriston Auditorium on May 29, 2018 at 7:00 pm. Local MP's and MPP's have been invited by the Council to this event.

At this time, Dave acknowledged the dedication to the Galbraith property by the Galbraith Optimist Club for many years and then this motion was made.

Motion FA #61/18

Moved by: Dave Turton

Seconded by: Art Versteeg

THAT staff send the Galbraith Optimist a letter of appreciation and thank them for the commitment and work that they have done over the years to make the Galbraith Camp for Kids such a successful program.

(carried)

8. Consent Agenda

- a) Revenue/Expenditure Report - April **Report #34/18** (attached)
- b) Agreements Signed: **Report #36/18** (attached)
- c) Correspondence: For Directors' Information:

The following items were circulated to the Board of Directors for their information.

The following motion was made.

Motion FA #62/18

Moved by: David Blaney

Seconded by: Alison Lobb

THAT reports #34/18 through #35/18 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

9. Review of Meeting Objectives/Follow-up Actions/Next meeting: June 20, 2018

Chair Campbell reminded the members about the June meeting and declared that the May meeting objectives have been met which include;

- Providing direction on the Government Relations Strategy for 2018
- Providing direction on the Galbraith Conservation Area Infrastructure Options
- Providing direction on the Carbon Footprint Initiative Framework

10. Adjournment

The meeting adjourned at 9:00 pm with this motion.

Motion FA #63/18

Moved by: Alison Lobb

Seconded by: Art Versteeg

THAT the meeting be adjourned.

carried)



Jim Campbell
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator

SOURCE PROTECTION COMMITTEE

MINUTES – MEETING #76

MEETING: SOURCE PROTECTION COMMITTEE

DATE: FRIDAY, JANUARY 26, 2018

TIME: 1:30 P.M.

LOCATION: GREY SAUBLE CONSERVATION, OWEN SOUND ON

CALL TO ORDER

Chair called the meeting to order at 1:30 p.m.

In Attendance: Chair, Bill Twaddle, Bruce Davidson, Carolyn Day, Robert Emerson, Ken Furlong, Kathie Hughes, Angela Newman, Les Nichols, Mitch Twolan

Others Present: Angela Newman, Ex-officio member, Grey-Bruce Health Unit
Carl Seider, Project Manager, Drinking Water Source Protection (DWSP)
Nancy Guest, Recording Secretary, DWSP

Also in Attendance: Sonya Skinner, CAO, Grey Sauble Conservation
Cathy Little, Chair, Grey Sauble Conservation
Wayne Brohman, General Manager/Secretary-Treasurer, Saugeen Conservation
Justine Lunt, Source Protection Supervisor, DWSP
Karen Gillan, Communications Specialist, DWSP
John Ritchie, MOE, Owen Sound Office

Regrets: Brent Lanktree

Proxy Appointed By: Brent Lanktree

The Chair introduced and welcomed Fred Dubeau, Water Treatment and Distribution Manager for the Chippewas of Nawash, and Denise Inman, Mexican co-op student living and working in Walkerton.

1. Adoption of Agenda

Motion No.
SPC-18-278

Moved by Bruce Davidson
Seconded by Kathie Hughes

THAT the Agenda for the September 22, 2017 meeting be adopted as distributed.

Carried

2. Adoption of Minutes

Motion No.
SPC-18-279

Moved by Bruce Davidson
Seconded by Kathie Hughes

THAT the Minutes of the June 23, 2017 Source Protection Committee meeting be adopted as distributed.

Carried

3. Adoption of Agenda

Motion No.
SPC-18-280

Moved by Les Nichols
Seconded by Robert Emerson

THAT the Agenda for the January 26, 2018 meeting be adopted as distributed.

Carried

4. Disclosure of Pecuniary or Conflict of Interest

Source Protection Committee (SPC) members were reminded to disclose any pecuniary interest that may arise during the course of the meeting. No disclosures of pecuniary interest were expressed at this time.

5. Adoption of Minutes

Motion No.
SPC-18-281

Moved by Angela Newman
Seconded by Les Nichols

THAT the Minutes of the September 22, 2017 Source Protection Committee meeting be adopted as distributed.

Carried

6. Matters Arising from the Minutes

No matters arose from the previous minutes.

7. Correspondence

Letter from Ausable Bayfield Maitland Valley Source Protection Region dated January 2, 2018 respecting public consultation was **noted and filed**.

8. Reports

Administration Report 6a

The Project Manager reviewed Administration Report 6a and advised that the Source Protection Plan amendment was in the approval process and that there was hope that the process could be expedited.

The Source Protection Municipal Implementation Fund (SPMIF) has been extended to March 31, 2019 and municipalities who wish to take advantage of this extension were asked to submit a request to the MOECC.

Respecting funding of the Source Protection program, the 2018/2019 workplan submission for staffing was slightly reduced, while overall program requirements remained the same as last year.

Communications Report 6b

The Communications Specialist reviewed Communications Report 6b and advised work is being done to target specific sectors respecting source water and plans are underway to inform new municipal council members after the upcoming municipal elections.

John Ritchie, of the Owen Sound MOECC office and Chair of the Children's Water Festival, gave an overview of the Water Festival held at the Chesley Community Centre and encouraged people to volunteer the week of May 14th to 18th for a valuable and unique experience working with Grade 4 students from Grey and Bruce. This year's focus is on the Great Lakes and the steering committee is looking for community partners and adult volunteers.

The "Explore" brochure was recently completed for Grey Sauble Conservation and distributed to attendees. The brochure addresses all of the properties owned and maintained by Grey Sauble Conservation with maps and information for each property. The information will be posted on the Grey Sauble Conservation website.

The Drinking Water Source Protection communications strategy was reviewed and discussed. This is currently a draft and members were advised to contact Carl Seider or Karen Gillan with any suggestions.

9. New Business

Proposed Clean Water Act and Safe Drinking Water Act Amendments Report 7a

The amendments improve the regulatory framework by formally adding liquid hydrocarbon pipelines to the list of prescribed threats in the regulation, expand the list of minor plan amendments that are permitted, and increase transparency by adding some additional notification and data sharing requirements. The Management Committee has provided its input and comments can be added to the EBR posting during the comment period which ends February 20, 2018.

Source Protection Committee Renewal Process Report 7b

The Project Manager reviewed Report 7b and advised that three Source Protection Committee members have recently resigned and 4 to 6 members will be replaced by the end of 2018. The three sectors will be replaced proportionately. All members must be renewed or replaced by the end of 2019 and the new term will be for five years. An orientation package will be provided to new members. Quorum for all meetings will remain at eight members and proxies are encouraged if a member is unable to attend.

Risk Management Office Summary Report 7c

The Chair advised that the Risk Management Office was able to get some verbal reports and Risk Management staff across the Region were able to complete most of the threat assessments. Information was also received from the Wellington County and Ausable Bayfield Maitland Valley Risk Management staff. The Project Manager reviewed Report 7c and advised of several milestones. There was a discussion about the detail of reporting to the Committee and the Chair noted that the risk management officials don't work for the SPC; they report to the SPA, who in turn shares information with the SPC.

8. Other Business

MOECC Changes

John Ritchie reported on the new functions and changes to responsibilities at the MOECC. Two years ago, the MOECC embarked on a strategic plan based on the "modern regulator" idea which resulted in fundamental changes to the manner in which the Ministry operates. Drinking Water Source Protection is under the Environmental Compliance Division now, which is a consolidated structure and is more local rather than regional.


SPC member, Bruce Davidson, advised of a waste and recycling project with eight or nine stations as access points on the Saugeen River. The project is currently sponsored by Bruce Power, Saugeen Valley Conservation and the Municipality of Brockton and is looking for additional sponsors. Bruce Davidson can be contacted in this regard.

There was no other business.

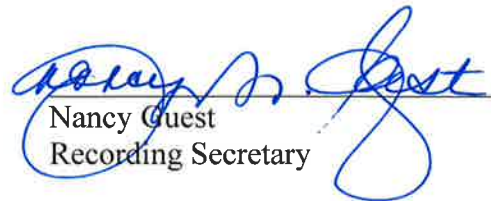
9. Confirmation of Next Meeting and Adjournment

The next Committee meeting will be held on Friday, June 22, 2018 at the Grey Sauble Conservation in Owen Sound, Ontario.

There being no further business, Les Nichols made a motion to adjourn at 3:30 p.m.



Bill Twaddle
Chair



Nancy Guest
Recording Secretary

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATIC AD-HOC ADVISORY COMMITTEE MINUTES
JUNE 20, 2018 AT 7:00 PM**

043

The meeting was held in the Plume Room at the Mount Forest & District Sports Complex.

Committee Members Present:

Sherry Burke, Councillor, Chairperson
Michael Givens, CAO
Marty Young, Lions Member
Raymond Tout, Lions Member
Jim Andress, Lions member
Jayme Hewson, Public Member

Also Present: Jamie Lopes, Aquatic Design & Engineering

Staff Present: Michelle Stone, Administrative Support

Absent: Mayor Lennox
Dan Yake, Councillor
Laurie Doney, Public Member

CALLING THE MEETING TO ORDER

Chair Burke called the meeting to order at 7:05 pm.

PASSING AND ACCEPTANCE OF AGENDA

RESOLUTION MFA 2018-015

Moved by: Jim Andress

Seconded by: Marty Young

THAT the agenda for the June 20th, 2018 Mount Forest Aquatic Ad-Hoc Advisory Committee meeting be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST(S) AND THE GENERAL NATURE THEREOF

No declarations of pecuniary interest were declared.

PRESENTATIONS

- Pool Features and Costing
Jamie Lopes, Senior Project Manager
Recreation Division – Aquatic Design & Engineering

Jamie Lopes, Aquatic Design & Engineering presented different scenarios available for construction of a new pool in Mount Forest. Considerations included budget, pool features, needs, wants and wishes. When designing the facility future needs and the ability to add features at a later date need to be considered.

Effective July 1, 2018 new health code standards that address higher accessibility standard for pools, playgrounds and splashpads.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATIC AD-HOC ADVISORY COMMITTEE MINUTES
JUNE 20, 2018 AT 7:00 PM**

044

Further information on materials available and the difference in maintenance and life expectancy was presented with questions from the Committee. All new systems are now required to have UV systems.

“In kind” can also be factored in when designing and costing and possible grants becoming available through RINC and ODOA (Accessibility for Ontarians with Disabilities Act).

The Committee requested costing for a basic pool with separate “line pricing” for additional features that can be added at construction and in future.

DEPUTATIONS

None

MINUTES OF PREVIOUS MEETING

RESOLUTION MFA 2018-016

Moved by: Ray Tout

Seconded by: Jayme Hewson

THAT the minutes from the May 8th, 2018 meeting of the Mount Forest Aquatic Ad-Hoc Advisory Committee of the Township of Wellington North be received.

CARRIED

BUSINESS ARISING FROM MNUTES

1. CAO Report 2018-008RFP MF Splashpad

RESOLUTION MFA 2018-017

Moved by: Marty Young

Seconded by: Jim Andress

THAT THE *Mount Forest Aquatic Ad-Hoc Advisory Committee recommend to Council that the Township of Wellington North proceed with the development and issuance of a Request for proposal (RFP) for the Mount Forest Splashpad as per Report CAO 2018-008.*

CARRIED

2. Report on Strathroy Pool Visit Chair Burke

On Tuesday June 12, 2018, Committee Chair Burke, Public Members Laurie Doney and Jayme Hewson toured the Strathroy-Cardoc Aquatic Facility with Rob Lilbourne, Community Service Manager. The first impression is WOW.

The Aquatic Park facility was completed in 2014, as part of a \$2.9 million dollar contract with Acapulco pools. The project included the design and construction of an outdoor aquatic facility with a multi-purpose building with change rooms. The park was built as a destination and acts as a neighborhood hub within the community of Strathroy.

Features include:

- Heated pool
- 3/4 of a million litres of water to fill the pool

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATIC AD-HOC ADVISORY COMMITTEE MINUTES
JUNE 20, 2018 AT 7:00 PM**

045

- approximately 2 kms of piping under the pool deck for water supply and filtration
- maximum bather load of the facility is 339 people for all areas
- six-lane, 25-meter competition pool (lap area)
- shaded spectator area which can accommodate up to 100 spectators
- leisure pool with beach-style entry that starts at zero depth to allow gradual entry and supports wheelchair access
- heated conversation pool with hydrotherapy jets
- tot pool
- lazy river
- water slide with a 170-foot-long run
- bathhouse that includes the registration office, lifeguard lounge with a large window affording lifeguards with a full view of pool.
- Outdoor showers encourage patrons to shower before and after swimming which helps to maintain cleanliness of water
- Fountain in middle
- stereo system which heightens the entertainment value of the facilityThe facility was built with energy efficiency and low maintenance as a priority.

The Community Service Manage shared a few insights from their experience. They would not put a fountain in again, it didn't seem to add anything; they have added lighting to add to time of use into evening for evening programs; chose materials with longevity and virtually all pool area can be cleaned with a pressure washer; using wrist-band access has allowed for different time of use for residents (one color for come & go day pass, one for family pass, etc).

ITEMS FOR CONSIDERATION - NONE

CORRESPONDENCE - None

REPORTS – None

ROUNDTABLE / COMMENTS

Lions Member Marty Young reminded committee members that tickets were still available for the Lions fundraising event on June 30th.

Lions Member Ray Tout thanked the Committee members for going on the fact finding trip to Strathroy and the information they brought back.

The CAO said the press has requested information on the Aquatic projects and he will respond.

The CAO informed the Committee he has been in discussion with the President of the YMCA and there may be a chance for a partnership with the YMCA for funding for the project.

Chair Burke requested the Committee members think about a theme for the Splashpad and email their ideas to the CAO, herself or Michelle Stone at the Township.

NEXT MEETING

Next meeting TBD

THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MOUNT FOREST AQUATIC AD-HOC ADVISORY COMMITTEE MINUTES
JUNE 20, 2018 AT 7:00 PM

046

ADJOURNMENT

RESOLUTION MFA 2018-018

Moved by: Jayme Hewson

Seconded by: Ray Tout

THAT the Mount Forest Aquatic Ad-Hoc Advisory Committee meeting of June 20th, 2018 be adjourned at 8:46 pm.

CARRIED



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047

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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 9, 2018**

**FROM: DARREN JONES
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2018-12 BUILDING PERMIT REVIEW
PERIOD ENDING JUNE 30, 2018**

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2018-12 being the Building Permit Review for the period ending June 30, 2018.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

1. CBO 2018-11 Building Permit Review Period Ending May 31, 2018

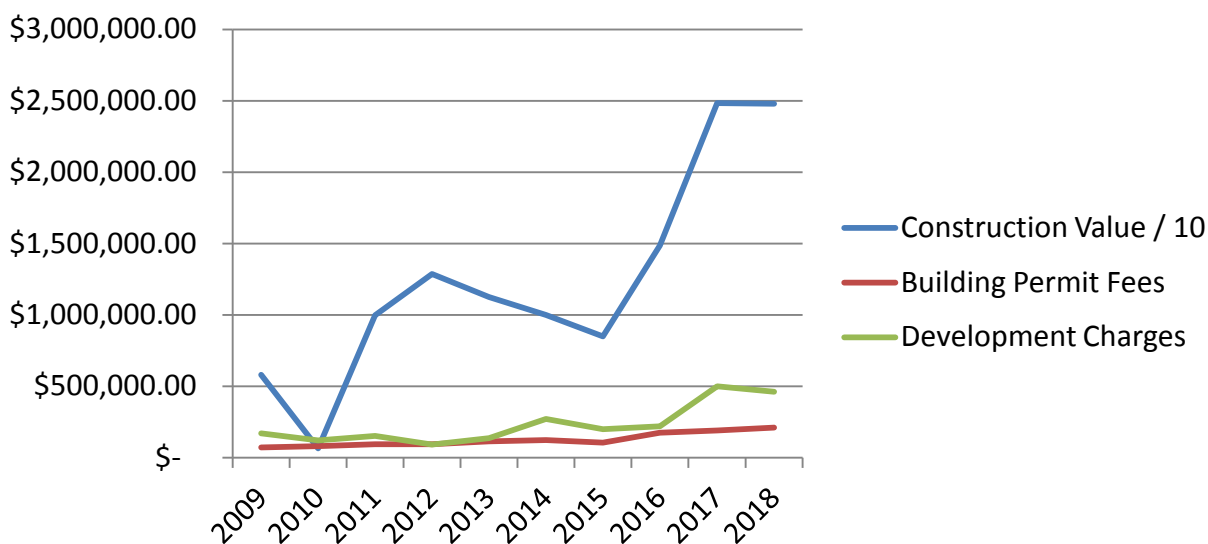
BACKGROUND

PROJECT DESCRIPTION	PERMITS ISSUED	CONSTRUCTION VALUE	PERMIT FEES	DEV. CHARGES
Single Family Dwelling	2	850,000.00	6,166.34	4,228.00
Multi Family Dwelling	3	1,502,000.00	11,013.99	50,428.00
Additions / Renovations	4	269,000.00	3,016.62	0.00
Garages / Sheds	1	5,500.00	181.72	0.00
Pool Enclosures / Decks	1	6,000.00	171.46	0.00
Commercial	1	5,500.00	326.50	0.00
Assembly	2	2,700.00	254.00	0.00
Industrial	0	0.00	0.00	0.00

Institutional	1	35,000.00	1,679.00	0.00
Agricultural	6	280,000.00	2,943.76	0.00
Sewage System	3	121,400.00	1,400.00	0.00
Demolition	1	15,000.00	127.00	0.00

Total June 2018	25	3,092,100.00	27,280.39	54,656.00
Total Year to Date	131	24,790,900.00	211,051.09	462,440.85

12 Month Average	21	3,140,289.17	29,406.24	77,106.64
10 Year Monthly Average	31	2,332,565.00	26,319.82	42,139.58
10 Year, Year to Date Average	115	12,355,720.10	126,100.69	232,685.12



10 Year, Year to Date

FINANCIAL CONSIDERATIONS

None.

STRATEGIC PLAN

This report does not directly relate to the implementation of the Township of Wellington North Strategic Plan.

Do the report's recommendations advance the Strategy's implementation?

- Yes
 No
 N/A

Which pillars does this report support?

- Community Growth Plan
- Human Resource Plan
- Brand and Identity
- Strategic Partnerships
- Community Service Review
- Corporate Communication Plan
- Positive Healthy Work Environment
- None

PREPARED BY:	RECOMMENDED BY:
---------------------	------------------------



Mike Givens

DARREN JONES CHIEF BUILDING OFFICIAL	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
---	--



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF July 9th, 2018**

FROM: DALE SMALL, ECONOMIC DEVELOPMENT OFFICER

SUBJECT: REPORT EDO 2018-26 COMMUNITY IMPROVEMENT PROGRAM

RECOMMENDATION

That the Economic Development Officer report EDO 2018-26 dated July 9th, 2018 with regards to the Community Improvement Program be received;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve the following grants for the planned improvements being made to 360 Main Street North in Mount Forest the previous location of the McGuinty's Drive-In restaurant (Marco & Mary Lou Guarino).

- one-time grant in the amount of **\$2,500** under the Façade Improvement Grant Program
- one-time grant in the amount of **\$2,500** under the Building Improvement Grant Program
- one-time grant in the amount of **\$1,500** under the Accessibility Grant Program
- one-time grant up to **\$1,500** under the Application Fees & Development Charges Grant Program

PREVIOUS REPORTS PERTINENT TO THIS MATTER

There have been numerous reports on the Community Improvement Program since the program was approved by Wellington North council in May 2012.

BACKGROUND

Since 2012 our Community Improvement Program has enabled the Municipality to provide incentives for individuals, businesses, community groups, organizations, etc. to make improvements to their buildings, promote Public Art, support accessibility enhancements and to enhance their building presentation to the public all in an effort to support revitalization activities and to help beautify our community.

- \$ 22,500 (3%) has been advanced in interest free loans repayable over 5 years
- \$525,854 (76%) has been covered by the applicants

OVERVIEW

On June 27th an application was received from Marco & Mary Lou Guarino the joint owners of the former McGuinty's Drive-in restaurant at 360 Main Street North. The applicants are planning to make significant improvements to this location to be able to sell it or re-open it is a drive-in restaurant. Total planned expenditures are more than \$30,000 and prior to deciding how much financing they require they have reached out to the Municipality to determine what grants they might be eligible for.

As required under our program all applications are reviewed utilizing our Community Improvement Program Decision Matrix and a copy of this is attached to the report. The Decision Matrix also provides additional information regarding the improvements.

FINANCIAL CONSIDERATIONS

The 2018 Economic Development Operating budget contains \$25,000 in funding to support applications under the Community Improvement Program. To date, including this application, six applicants have submitted requests totaling \$16,820.

The Community Improvement Program Review Panel recommends that council approve this application, however council is also reminded that funds under the CIP do not get advanced until after the renovations are completed and this might not take place until 2019.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

<p>X Community Growth Plan</p> <p><input type="checkbox"/> Human Resource Plan</p> <p>X Brand and Identity</p> <p>X Strategic Partnerships</p>	<p><input type="checkbox"/> Community Service Review</p> <p><input type="checkbox"/> Corporate Communication Plan</p> <p><input type="checkbox"/> Positive Healthy Work Environment</p>
--	---

PREPARED BY:

RECOMMENDED BY:

Dale Small

Michael Givens

**DALE SMALL
ECONOMIC DEVELOPMENT OFFICER**

**MICHAEL GIVENS
CHIEF ADMINISTRATIVE OFFICER**

COMMUNITY IMPROVEMENT PLAN: FINANCIAL INCENTIVE PROGRAM DECISION MATRIX

Applicant: Marco and Mary Lou Guarino

Date Received: June 27th, 2018

Amount Requested: \$8,000.00

Application #: Façade Improvement & Loan Grant # 40; Application Fees & Development Charges Grant # 13; Accessibility Grant # 3; Building Improvement Grant # 1

Date of Community Improvement Plan Review Panel Meeting: July 3rd, 2018

Criteria Number	Criteria	Yes	No	Comments
1	Is the applicant eligible as per the definition outlined in Section 4 of the Community Improvement Plan	X		The applicants are co-owners of the property where the development is planned.
2	Is the building or location eligible for funding as per the definition outlined in Section 4 of the Community Improvement Plan	X		The location is the former home of McGuinty's Drive In restaurant at 360 Main Street North in Mount Forest
3	Of the seven Financial Incentive Program(s) available which ones are the applicant applying for funding assistance from: <ul style="list-style-type: none"> • Accessibility Grant • Application Fees & Development Charges Grant • Building Conversion/Expansion Grant • Building Improvement Grant • Façade Improvement Loan & Grant Program • Public Art Grant • TIERR Redevelopment Grant Program 	X X X X		Funding is being requested from four of the financial incentive programs as follows:
4	Is the grant, and where appropriate loan, amount being requested within the eligible amounts as defined in Section 4 of the Community Improvement Plan.	X		TOTAL AMOUNT OF FUNDING REQUESTED up to \$8,000 TOTAL AMOUNT OF FUNDING ELIGIBLE up to \$8,000 TOTAL COST OF OVERALL IMPROVEMENTS \$30,000+
5	Is the targeted completion date within 6 months from date of approval or is an extension required?	X		Completion date is not yet known and payment of these grants will not be made until the applicant has paid the upfront Building Permit Fees and then completed the improvements.
6	Are all property taxes and any other Municipal Accounts, Building Permit fees, etc. up to date	X		All municipal accounts are up to date.



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TO: MAYOR AND MEMBERS OF COUNCIL
Meeting of July 9th, 2018

FROM: Brent Lauber, Director of Operations

**SUBJECT: REPORT PW 2018-013 – BEING A REPORT ON BRIDGE 2025
REPLACEMENT PROJECT**

THAT Council of the Corporation of the Township of Wellington North receive Report PW 2018-013 being a report on Bridge 2025 replacement project;

AND FURTHER THAT Council award the contract for Bridge 2025 replacement project to Reeves Construction Limited, at a contract cost of \$227,905.50 plus applicable taxes.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

This project will see the replacement of Bridge 2025 on Concession 6 South. Detailed design work was completed by B.M. Ross and Associates (B.M. Ross) starting 2017 and ending 2018. This project was approved in the Township's 2018 capital budget at an estimated cost of \$255,000.00

The request for tender for the replacement of Bridge 2025 was advertised in the Wellington Advertiser and B.M. Ross' website. The tender closed on June 26, 2018. Five submissions were received prior to tender close. B.M. Ross provided the attached

letter in support of awarding this project to Reeves Construction Limited of Mount Forest, Ontario.

FINANCIAL CONSIDERATIONS

Bridge 2025 replacement project costs remain forecast to meet 2018 approved capital budget:

Account Code 2-00-30-435-5290

Engineering	\$ 26,546.30
Tender Price	\$ 227,905.50
Project Sub Total	\$ 254,946.80
Net HST (1.76%)	\$ 4,487.06
Project Total	\$ 259,433.86

The project is expected to be at, or below, the estimated budget of \$255,000.00 due to a specified \$12,000 tender contingency and an additional \$1,365 allotment for provisional items. Therefore, the \$4,433.86 overage is not likely to be incurred.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

Yes No N/A

Which pillars does this report support?

Community Growth Plan Community Service Review
 Human Resource Plan Corporate Communication Plan
 Brand and Identity Positive Healthy Work Environment
 Strategic Partnerships

Infrastructure rehabilitation is an important component to community growth.

PREPARED BY:	RECOMMENDED BY:
<i>Brent Lauber</i>	<i>Michael Givens, CMAA</i>
Brent Lauber Director of Operations	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER

**B. M. ROSS AND ASSOCIATES LIMITED****Engineers and Planners**

Box 1179, 206 Industrial Drive

Mount Forest, ON, Canada N0G 2L0

p. (519) 323-2945 • f. (519) 323-3551

www.bmross.net

File No. BR1287

June 27, 2018

VIA EMAIL ONLY

Brent Lauber, Director of Operations
 Township of Wellington North
 7490 Sideroad 7 W, PO Box 125
 Kenilworth, ON N0G 2E0

Dear Brent

RE: Replacement of Structure 2025 on Conc. 6 South

On June 26th the Township received five tenders for the replacement of structure 2025. The tenders were as follows:

Reeves Construction	\$257,533.22
Roubos Farm Services	\$309,156.70
Kurtis Smith Excavating	\$318,660.00
The Murray Group	\$415,614.00
Cox Construction	\$418,591.32

The values shown above include a \$12,000 contingency allowance and 13% HST. Without these included, the value of the lowest tender is \$215,905.50.

Mathematical corrections included:

- Reeves' price was corrected as they had accounted for the provisional items twice.
- Roubos' price was corrected by \$10.00 due to a mathematical error. Note, Roubos did not include a price for Item A6, bedding.

The tenders were compliant with the bidding conditions other than The Murray Group included a bid bond as their tender deposit instead of a certified cheque or banker's draft.

We are not aware of any reasons why you should not accept the low tender of Reeves Construction. We have worked with this contractor on other culvert projects and it is our opinion that they have the resources and skills required to complete this contract satisfactorily.

Please retain the tender deposits from the two low bidders until the contracts are formally signed. The other tender deposit cheques may now be returned.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per 
A. Aitken, B. Eng.

COMMUNITY IMPROVEMENT PLAN: FINANCIAL INCENTIVE PROGRAM DECISION MATRIX

7	Will the goods and services to complete the required work be performed by local businesses/suppliers.			The quotes provided with the application were from Orangeville area contractors.
8	Has the application been properly completed including: <ul style="list-style-type: none"> • Detailed description of improvements • Estimates and quotes provided • Facade Improvement Checklist • Detailed sketch provided of the proposed change, signage, Public Art or other improvements 	X X X		Application was properly completed and includes a detailed description of the improvements being proposed for this site.
9	Are the costs included in the application considered to be eligible costs as outlined in Section 4 of the Community Improvement Plan Provide a description on which eligible expenses are being included.	X X		Eligible costs relate to the reimbursement of application fees and development charges. Accessibility costs relate to providing wheelchair access to the washrooms. Façade Improvements costs relate to new siding and aluminum cladding as well as new windows, fascia repair, new awning. Building Improvement costs relate to the upgrading of plumbing, electrical, etc. in order to meet current building codes.
10	Other comments from the Review Panel	X		This location has been vacant for quite some time and the current owners are considering significant improvements in order to be able to sell or re-open the restaurant. We support their efforts and recommend approval.
Recommendation	The Community Improvement Review Panel support this application and recommends council approval.			
	<i>Darren Jones</i> Darren Jones (CBO)	<i>Dale Small</i> Dale Small (EDO)	July 3 rd , 2018 Date	



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 9, 2018**

FROM: DALE CLARK, ROAD SUPERINTENDENT

**SUBJECT: REPORT PW 2018-014 BEING A REPORT ON THE 2018
PROCUREMENT OF A ROAD GRADER**

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report PW 2018-014 being a report on the 2018 procurement of a road grader;

AND FURTHER THAT Council award the supply of the 2018 road grader to Nortrax Canada Inc. at a net cost of \$393,488.62 and the allocated funds from the 2018 capital budget be used to purchase.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

The 2018 road grader purchase is needed to replace an aged grader within the fleet. The road grader is used in the summer months for maintaining road surfaces, construction of road projects, and in winter months for snow and ice removal.

The existing road grader No. 24 is a 1996 Champion with 11,021 hours of operation on it as of July 3rd, 2018.

The new road grader will ensure road operation service levels are maintained while reducing the annual operating costs associated with repairs and maintenance of aging equipment.

The following grader tenders were evaluated and received:

Nortrax Canda Inc.: \$386,683.00 plus HST
 Toromount Cat: \$439,990.00 plus HST

Both tenders meet the specifications set out by the Roads Division and have similar warranties. Staff recommend proceeding with the purchase of the Nortrax Canada Inc. road grader as it provides the best financial benefit to the Township.

FINANCIAL CONSIDERATIONS

The road grader was estimated at \$450,000.00 within the approved 2018 capital budget.

An additional ~ \$12,000.00 will be used from the 2018 approved budget estimate for the purchase of a packer/roller. This item will be purchased and installed on the new road grader by Township staff.

The Township expects to generate approximately \$15,000.00 when divesting the existing road grader, on or around the time of delivery of the new road grader.

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

X Yes No N/A

Which pillars does this report support?

X Community Growth Plan Community Service Review
 Human Resource Plan Corporate Communication Plan
 Brand and Identity Positive Healthy Work Environment
 Strategic Partnerships

Fleet purchases that are aligned with the Township's Fleet Management Policy ensure that staff have the appropriate equipment to meet community servicing expectations.

PREPARED BY:

RECOMMENDED BY:

Dale Clark

Brent Lauber

**DALE CLARK
 ROAD SUPERINTENDENT**

**BRENT LAUBER
 DIRECTOR OF OPERATIONS**



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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 9, 2018**

**FROM: KARREN WALLACE, DIRECTOR OF LEGISLATIVE
SERVICES/CLERK**

**SUBJECT: REPORT CLK 2018-030 BEING A REPORT ON DOOR TO DOOR
SALES AND PHONE SCAM STRATEGY**

RECOMMENDATION

THAT the Council of The Corporation of the Township of Wellington North receive Report CLK 2018-030 being a report messaging Door to Door sale ban and scams;

AND FURTHER THAT the Council directs the Clerk to proceed with implementation of the Strategy as set out in Schedule A to this report.

AND FURTHER THAT the strategy be monitored and reviewed in July 2019 to determine the effectiveness of the strategy.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

CLK 2018-009 being a report on Door to Door Sales in Ontario

CLK 2016-039 being a report on Business Licensing

CLK 2016-024 being a report on Business Licensing

BACKGROUND

In 2016, after receiving numerous complaints and reviewing media reports of aggressive, unsolicited door to door complaints, the municipality passed By-law 058-16 being a Business Licensing by-law.

A specific clause in that by-law provides:

No person or corporation may conduct Door to Door Sales pursuant to Section 128(1) of the Municipal Act, 2001 unless they have prior permission from a landowner or tenant of the premises.

Prior to passing the by-law, the municipal solicitor reviewed the draft by-law and had no concerns.

Effective March 1, 2018 new provincial regulations were implemented further restricting some door to door sales.

The next step in protecting vulnerable members of our community from being targeted by these door to door sales and other scams is to launch an effective communication strategy with the goal of raising awareness and understanding consumer's rights. Attached as Schedule A is a draft strategy, which when implemented should work toward achieving that goal.

Staff will monitor police reports and calls of complaint to the municipality and the strategy will be reviewed in July 2019 to determine the effectiveness.

FINANCIAL CONSIDERATIONS

Fridge magnets	\$ 600.00
Radio Ads	\$1,000.00
Rental facilities	\$ 200.00
Miscellaneous	<u>\$ 200.00</u>
	\$2,000.00 (annually)

Staff recommend that this be financed through account 1-00-10-000-5290 "Councillor miscellaneous".

STRATEGIC PLAN

Do the report's recommendations advance the Strategy's implementation?

Yes No N/A

- | | |
|--|--|
| <input type="checkbox"/> Community Growth Plan | <input type="checkbox"/> Community Service Review |
| <input type="checkbox"/> Human Resource Plan | <input checked="" type="checkbox"/> Corporate Communication Plan |
| <input type="checkbox"/> Brand and Identity | <input type="checkbox"/> Positive Healthy Work Environment |
| <input checked="" type="checkbox"/> Strategic Partnerships | |

PREPARED BY:	RECOMMENDED BY:
<i>Karren Wallace</i>	<i>Michael Givens</i>
KARREN WALLACE DIRECTOR OF LEGISLATIVE SERVICES/CLERK	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER



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DOOR TO DOOR SALES AND PHONE SCAM STRATEGY

ISSUE

Door to door sales are not permitted in in Wellington North without a business license, pursuant to By-law 058-16. Despite the by-law and recent provincial legislation restricting door to door sales, aggressive tactics and contraventions of the by-law are occurring. Additionally telephone and internet scams are targeting residents of Wellington North, quite often vulnerable sectors of the population.

TARGET AUDIENCE

- Vulnerable population
- Seniors population
- General Public

OBJECTIVE

To provide the information and tools needed to the ratepayers of Wellington North to expand their knowledge of telephone and internet scams and door to door sales techniques so they may avoid being taken advantage of or scammed.

STRATEGY

Provide information on a regular basis using the catchphrase "SLAM THE DOOR ON SCAMS" through:

- social media
- The River 88.7
- Media releases
- Insert on tax bills
- Fliers
- Fridge magnets
- Signage

Partner with the Wellington County Ontario Provincial Police to conduct annual information sessions directed at the elderly, vulnerable sector, business owners, local Chambers of Commerce, family members and members of the public. Location of presentations could include:

- A municipal facility in Arthur
- A municipal facility in Mount Forest
- Birmingham Retirement Community
- Seniors Centre for Excellence
- Other locations on request

MEDIUM	ACTIVITY	TIMING
Social media	Messaging	Tweet twice a month, linking a different scam each tweet
Facebook	Messaging	FB twice a month linking a different scam each post
Facilities	Post flier in facilities	Repost every other month
	LED: Door to door salespersons must have a business license from Wellington North #slam the door on scams	Run once a week every month
MF FireHall e-sign	Door to door salespersons must have a business license from Wellington North #slam the door on scams	Run once a week every month
Website, municipal office, libraries, post office, hospital	Fliers	Post every other month
Chambers of Commerce	Email flier for distributions to membership encouraging them to post in the office and businesses	Twice a year
	Attend a meeting and provide an overview of scams	Once annually in MF and Arthur
The River	Update Clerk's corner to include door to door sale prohibition	Every other update
	Radio spots on different scams-partner with OPP/Safe Communities	Their discretion
	Town Hall spot	Their discretion
Lunch n Learn	Wellington North present to in Arthur and Mount Forest to interested parties	Once and then on request
Rental Homes, Condos & Apartments	Drop fliers off at these locations	Once and then on request
Media Release	Issue to standard news organizations	Twice a year
Mailings	Insert in water/sewer bills (Arthur/MF only)	Once a year
	Insert in tax bills (July)	
Leisure Guide	Include messaging on ban & scams	Once a year
Fridge Magnets	Distribute at special events-Showcase 2019/Farmers Market Distribute in the office	Once
Schools Seniors Centre for Excellence Safe Communities Wellington County Wellington County municipalities	Include messaging to high schools encouraging student to share with parents, grandparents and neighbours	Once a year
	Partner with them to assist with messaging	Once and then on request
	Do a presentation at the facility	
	Share messaging, post on their social media page	At their discretion
Share this strategy with them	Once	

From: Vukovics, Kathleen [mailto:kathleen.vukovics@hatch.com]
Sent: July-03-18 8:18 AM
To: Karren Wallace
Cc: dgerman@germansolarcorp.ca; kgerman@germansolarcorp.ca; Leighfield, Joleen
Subject: Proposed Solar Project in Township of Wellington North

Good Afternoon Karren,

German Solar Corporation (GSC) on behalf of London Hydro Inc. (hereinafter referred to as the "Proponent") is proposing to construct, install and operate one (1) ≤500 kilowatt (kW) solar photovoltaic (PV) renewable energy solar facility within the Township of Wellington North. The Project has been awarded an Independent Electricity System Operator (IESO) contract under the Feed-in Tariff (FIT) Program. This Project requires a Renewable Energy Approval (REA) to be issued in accordance with the provisions of the Ontario *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09. Hatch has been retained to assist in fulfilling the requirements of the REA process.

Late last week we sent to you a hard copy of the Draft Project Description Report for the proposed Project. The Project Description Report provides an overview of the proposed Project's design and the initial findings of the environmental and associated studies. In accordance with the Ministry of Environment and Climate Change (MOECC)'s requirements, can you please ensure that this copy is available for public review within your local municipal office no later than July 5, 2018. If you are unable to make this report available for public review, please notify us, so we may make alternate arrangements. I have attached a digital copy of the Project Description Report to this email.

I have also attached the Municipal Consultation Form for the Project, which is to be provided to municipalities 30 days prior to the First Public Meeting and provides a summary of project information included within the Project Description Report. The Form is intended to give municipalities an opportunity to provide written comments that can be reviewed by the proponent (London Hydro Inc.) during the project development process as well as the Ministry of Environment and Climate Change (MOECC) upon submission of a complete Renewable Energy Approval application. Additional documentation as required under the *Environmental Protection Act* Part V.0.1 and Ontario Regulation 359/09 is expected to be provided to the Township in the coming months. We are currently at early stages in the REA process and have commenced a number of environmental studies, the results of which will be reported within the application documentation including the Natural Heritage Assessment, Water Assessment, Archaeological Assessment and Cultural Heritage Assessment Reports.

The Proponent is commencing its consultation program in support of the Project and we would like to invite you to the upcoming Public Meeting. Accordingly, please also find attached the Notice of a Proposal to Engage in a Renewable Energy Project and Notice of Public Meeting, which details the time and date of the planned meeting. This notice will also be published in the *Wellington Advertiser* on July 5, 2018 and again on July 19,

2018. The public meeting will provide an opportunity to learn more about the Project and the Proponent.

Please don't hesitate to contact myself, should you have any questions or comments on the attached.

Thank you,

Kathleen

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German Solar Corporation

Lovers Lane Solar Project - Draft
Project Description Report

For

Lovers Lane Solar Project

H355989-00000-121-066-0010

Rev. 0

December 20, 2017

German Solar Corporation

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2017-12-15	A	Client Review	J. Villella, N. Donnelly	K. Vukovics	K. Vukovics
DATE	REV.	STATUS	PREPARED BY	CHECKED BY	APPROVED BY
				Discipline Lead	Functional Manager

H355989-00000-121-066-0010, Rev. A,

Disclaimer

This report has been prepared by or on behalf of German Solar Corporation (GSC) on behalf of London Hydro Inc. for submission to the Ontario Ministry of the Environment and Climate Change as part of the Renewable Energy Approval process. The content of this report is not intended for the use of, nor is it intended to be relied upon by, any other person. Neither GSC, London Hydro Inc. nor any of their directors, officers, employees, agents or consultants has any liability whatsoever for any loss, damage or injury suffered by any third party arising out of, or in connection with, their use of this report.

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Appendix A Overview Map – Project Location

1. Introduction

German Solar Corporation (GSC) on behalf of London Hydro Inc. (hereinafter referred to as the “Proponent”) is proposing to construct, install and operate a ≤ 500 kilowatt (kW) solar photovoltaic (PV) renewable energy solar facility¹ in the municipality of Wellington North in Wellington County, titled the “Lovers Lane Solar Project”, hereinafter referred to as the “Project”. The Project has been awarded an Independent Electricity System Operator (IESO) contract under the Feed-in Tariff (FIT) Program. The commissioning date for the Project is expected to be achieved in the fall of 2020.

The Project will require a Renewable Energy Approval (REA) under Ontario Regulation (O. Reg.) 359/09 (as amended in May 2016) – *Renewable Energy Approvals under Part V.0.1 of the Environmental Protection Act* (EPA).

O. Reg. 359/09 prescribes the requirements for renewable energy projects based on the class of solar facility. As set out in the Table of Section 4 of O. Reg. 359/09, the Project meets the requirements of a Class 3 solar facility (i.e., >10 kW), with a nameplate capacity of ≤ 500 kW.

Maps showing the Project Location are provided in Appendix A. A representative photograph showing the existing conditions of the Project is shown below (Photo 1-1).



**Photo 1-1: View of the Project Location from Wellington Road 6, Looking Northeast
(Google Street View Image taken July 2014)**

¹ “Solar Facility” is defined in O. Reg. 359/09 as “a renewable energy generation facility at which one or more solar photovoltaic collector panels or devices use light to generate electricity.”

1.1 Project Description Report Requirements

The Project Description Report (PDR) is a component of the consultation requirements of Sections 14 through 18 of O. Reg. 359/09. The Ministry of Environment and Climate Change (MOECC) receives a draft PDR prior to consultation activities and a final version with the complete REA application. This PDR represents the draft version that will evolve as the Project progresses through consultation activities, environmental, social and cultural considerations/assessments and final Project design.

This draft PDR has been prepared in accordance with Item 10, Table 1 of O. Reg. 359/09 (as reproduced in Table 1-1, below) and the *Technical Guide to Renewable Energy Approvals* (MOECC, 2017).

Table 1-1: Project Description Report Requirements (Table 1 of O. Reg. 359/09)

Project Description Report Requirements	PDR Section
1. Any energy sources to be used to generate electricity at the renewable energy generation facility ² .	Section 2.2
2. The facilities, equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity.	Section 3.1
3. If applicable, the class of the renewable energy generation facility.	Section 2.4
4. The activities that will be engaged in as part of the renewable energy Project.	Section 3.2
5. The nameplate capacity of the renewable energy generation facility.	Section 2.3
6. The ownership of the land on which the Project Location is to be situated.	Section 2.1.2
7. If the person proposing to engage in the Project does not own the land on which the Project Location is to be situated, a description of the permissions that are required to access the land and whether they have been obtained.	Section 2.1.2
8. Any negative environmental effects that may result from engaging in the Project.	Section 4
9. If the Project is in respect of a Class 2 wind facility and it is determined that the Project Location is not on a property described in Column 1 of the Table to Section 19, a summary of the matters addressed in making the determination.	N/A
10. If the Project is in respect of a Class 2 wind facility in respect of which Section 20 applies and it is determined that the Project Location does not meet one of the descriptions set out in subsection 20 (2) or that the Project Location is not in an area described in subsection 20 (3), a summary of the matters addressed in making the determination.	N/A
11. An unbound, well-marked, legible and reproducible map that is an appropriate size to fit on a 215 by 280 mm page, showing the Project Location and the land within 300 m of the Project Location.	Appendix A

2. Project Overview

Details about the Project Location and land ownership are provided in the following sections.

² "Renewable Energy Generation Facility" is defined in the *Electricity Act, 1998* as "a generation facility that generates electricity from a renewable energy source and that meets such criteria as may be prescribed by regulation and includes associated or ancillary equipment, systems and technologies as may be prescribed by regulation, but does not include an associated waste disposal site, unless the site is prescribed by regulation for the purposes of this definition."

2.1 Project Location and Ownership

Project Location is defined in O. Reg. 359/09 as “a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the Project and any air space in which a person is engaging in or proposes to engage in the Project.”

The area of the Project Location (including the Connection Line) is approximately 3.74 ha.

2.1.1 Project Location Map

A Project Location map has been prepared per the following requirements: an unbound, well-marked, legible and reproducible map that is an appropriate size to fit on a 215 by 280 mm page, showing the Project Location and land within 300 m of the Project Location.

An (unbound) overview map of the Project is provided in Appendix A.

2.1.2 Land Ownership

The Project is located in Wellington County, Ontario on private land owned by GSC. The Project is situated on an abandoned and discontinued rail line.

On October 31, 2016, the Proponent entered into an Option to Lease Agreement with GSC for an exclusive, irrevocable option to lease the lands for the purposes of building, operating and maintaining the Project. The Proponent may exercise the Option at a time during the Option Period (50 months from the date of the Option to Lease Agreements) to enter into a ground lease for a solar power development. The term of the lease shall be for 20 years from the Commercial Operation Date as defined in the Feed-In Tariff 5.0.1 Appendix 1-Standard Definitions with one option to renew the lease for an additional 5-year period.

The legal description of the property is provided in Table 2-1, below.

Table 2-1: Legal Description of the Property for the Lovers Lane Solar Project

Solar Facility	PIN	Legal Description
Lovers Lane Solar Project	71053-0218	PT LT 1 CON 12 ARTHUR TOWNSHIP AS IN AN3744; PT LT 2 CON 12 ARTHUR TOWNSHIP AS IN AN 3693 & AN3691; PT LT 3 CON 12 ARTHUR TOWNSHIP AS IN AN3692 & AN3725

2.2 Energy Sources to Generate Electricity

The energy sources to generate electricity will be solar energy.

2.3 Nameplate Capacity

The nameplate capacity of the Project will be ≤ 500 kW.

2.4 Class of the Renewable Energy Facility

The Project will be a Class 3 solar facility. That is, the Project is ground-mounted and greater than 10 kW.

2.5 Contact Information

Contact information for the Proponent is as follows:

Name: **Dennis German, President, German Solar Corporation**
 Address: 15835 Robins Hill Road, London, Ontario, N5V 0A5
 Office Telephone: 519-457-7373
 Email: dgerman@germansolarcorp.ca

The Proponent has retained Hatch Ltd. (Hatch) to assist in meeting the REA requirements.

Contact information for Hatch is as follows:

Name: **Kathleen Vukovics, REA Coordinator**
 Address: 4342 Queen Street, Suite 300, Niagara Falls, ON L2E 7J7
 Office Telephone: 905-374-0701, Ext. 5343
 Fax: 905-374-1157
 Email: Kathleen.vukovics@hatch.com

The Project website is located at: www.londonhydro.com

2.6 Other Approvals Required

In addition to the REA; permits, licenses and authorizations such as those listed below may also be required for the Project to proceed:

- Local Municipality – Building and/or Entrance Permits – The local municipality may require a building and/or entrance permits for the construction of the Project.
- Ministry of Natural Resources and Forestry (MNRF) Approvals and Permitting Requirements Document (APRD) to address relevant permits, licenses, authorizations or approvals governed by MNRF. This may include, but not limited to:
 - ◆ Work Permit and/or *Lakes and Rivers Improvement Act* (LRIA) Approval – MNRF approval will be mandatory should a water crossing be required for the Project.
 - ◆ Overall Benefit Permit for species at risk protected under the ESA, 2007.
- Local Conservation Authority – Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Permit.

2.7 Federal Involvement

No Federal lands or resources will be utilized for the Project and issues under federal jurisdiction are not anticipated, such as permitting and approval requirements. Therefore, no federal involvement is anticipated to be required.

3. Project Information

The following sections are intended to satisfy the requirements of Table 1 of O. Reg. 359/09: Section 10 – Project Description Report, which directs the proponent to provide a description

of the Project. Further details on the design of the Project will be provided in subsequent required reports as per O. Reg. 359/09, including the Construction Plan Report, Design and Operations Report and the Decommissioning Plan Report.

3.1 Equipment and Technology

The following facilities, equipment and technology will be used to convert the renewable energy source or any other energy source to electricity.

3.1.1 Photovoltaic Panels

The Project is a renewable energy project that will use solar PV technology.

At this time, the PV panel information including make, model, size, dimensions, number of panels, etc. has not been finalized and is subject to change. The Proponent is considering using 325 to 575 W panels manufactured by Hanwha Solar, or another module of similar output. It is estimated that between 1,550 to 1,880 PV panels will be installed, and approximately 5 to 25 inverters will be required.

The polycrystalline PV panels will be mounted on structural aluminum or galvanized steel racking tables in one or more rows. Each rack is in a fixed tilt-adjustable position, facing south and angled between 15° and 55° to the horizon. The rows of racking tables are supported by vertical structural steel posts that are founded in either concrete slab on grade, driven piles or buried foundations in the ground to a depth below the frost line, at least 1.2 m.

3.1.2 Electrical Interconnection

Electricity generated by the PV panels will be converted from DC to AC by an inverter, and subsequently stepped up (via a transformer) in order to connect to the existing HONI distribution system. The step-up transformer will be located within the proposed panel location on a concrete transformer vault.

3.2 Project Activities

The Project activities involved in the construction, operation and decommissioning phases of the Project are outlined in the following sections.

3.2.1 Construction

It is anticipated that construction of the Project will take three to six months, depending on the time of year and various other factors. Prior to construction, the area will be surveyed and any buried infrastructure will be located before commencing with site preparation.

3.2.1.1 Site Preparation

Site preparation consists of removal of scrub trees and brush. Minor grading of the railway bed may be required.

Construction laydown will occur on the Project Location, immediately adjacent to where the PV arrays are proposed.

The existing lane from the former railway bed will be used as the access road for the Project. New access lanes may be required where the existing railway bed is not sufficient for access lane use.

Where the existing railway bed is less than 5 m wide or is insufficient for an access lane, it will be widened to allow for transport using gravel sufficient for lane underlayment. The minimum thickness of the access road granular base and top course material will be at least 30 cm. Ditches and culverts will be constructed, if necessary, to maintain site drainage. Erosion and sedimentation control measures (e.g., silt fence barriers, etc.) will be installed, where needed.

A 2-m high chain link fence which may have barbed wire will be installed around the perimeter of the Project to prevent unauthorized access.

3.2.1.2 *Construction and Installation*

Foundations and/or support structures will be required beneath transformers, inverters and PV panels. Detailed engineering for the design of the foundations and support structures are yet to be completed. Pads for the racking tables, transformers and inverters may be concrete slab-on-grade. Alternatively, wherever possible, the support structures may build onto existing railway infrastructure (railway tracks) where left in place. Regardless of foundation and/or support structure design, the PV panels will be installed on fixed racking structures. Foundation construction and the installation of support structures will be subject to inspection prior to the installation of PV panels, and wiring.

A network of underground DC cabling will be required from the termination point of the PV array to the inverters which will then convert the DC electricity to AC.

A network of underground AC cabling may be required from the inverters, to connect the PV array to the Hydro One Networks Inc. (HONI) distribution system.

In all cases, a simple trenching device or directional boring will be used to install the underground cables.

3.2.1.3 *Testing and Commissioning*

Testing and commissioning will be performed on the installation prior to start up and connection to the power grid. Solar modules, inverters and cabling will be checked for system continuity, reliability, and performance standards. If problems or issues are identified, modifications will be made prior to start up.

3.2.1.4 *Site Restoration*

Site restoration will occur during the final stages of Project construction and installation activities. The main objective will be to re-instate the area to the original pre-construction condition, such as the ecosystem, vegetation and drainage, where possible. All construction material, equipment and waste will be removed from the site. Site restoration will be undertaken, as required.

3.2.2 **Operation**

The Project will operate year-round and generate electricity during daylight hours. The amount of power generated will depend on daily weather conditions and sufficient solar irradiation. The Project will be operated remotely and accordingly, no employees will be on site except for maintenance and inspection personnel, as needed.

3.2.2.1 *Electrical System*

Electrical cables will convey the electricity from the inverters to a transformer rated for the Project generation size. One transformer is required for the Project and will be located within the PV array. The transformer will step-up the voltage to 27.6kV as required for connection to the HONI distribution system.

3.2.2.2 *Site Security*

The Project will be gated, fenced and contain security cameras as deemed necessary for site security.

3.2.2.3 *Maintenance and Inspection*

The Project will typically be scheduled for maintenance twice per year. Typically, maintenance includes checking the structures, interconnections, adjusting the tilt for seasonal conditions and cleaning the PV panels. It is anticipated that the panels may be washed twice a year using water with no cleaning solutions added.

All the required maintenance materials (e.g., hydraulic fluids) will be brought to the site as required therefore no on-site storage of this material will be necessary. The Project will be inspected whenever the power output is lower than anticipated as this would be indicative of a mechanical or electrical problem.

3.2.3 **Decommissioning**

A 20- to 25-year. lifespan is anticipated for the Project. At that time (if the power purchase agreements are not extended), the Project will be decommissioned or refurbished depending on market conditions and/or technological changes.

If the decision is to discontinue renewable energy generation, the decommissioning process would involve the following:

- Removal of panels, inverters, transformers and associated wiring and electrical units. These materials will be recycled where possible.
- Removal of support structures and foundations. These materials will be recycled where possible.
- Removal of the scrap metal and cabling. Where possible, these materials will be recycled, with non-recyclables taken to an approved disposal site.
- Site cleanup and any necessary re-grading.

Conveyance of the unused lands to interested parties, including farmers, adjacent land owners, the municipality or community groups is a consideration during and post contract period of the Project.

4. Potential Negative Environmental Effects

The potential negative environmental effects that may occur during construction, operation and decommissioning phases of the Project are described in Table 4-1.

The categories for the potential negative environmental effects were selected following the *Technical Guide to Renewable Energy Approvals* (MOECC, 2017) and include:

- Cultural Heritage – includes protected properties, archaeological resources, and heritage resources.
- Natural Heritage – includes provincial parks or conservation reserves, Areas of Natural and Scientific Interest (ANSIs) (earth science and life science), southern wetlands, wildlife habitats, and woodlands.
- Water – includes waterbodies, such as lakes, permanent streams, intermittent streams and seepage areas.
- Air, Odor and Dust.
- Noise.
- Local Interests, Land Use and Infrastructure.
- Public Health and Safety.
- Areas Protected under Provincial Plans and Policies.
- Other Resources.

Based on the current knowledge of the Project and standard/regulated environmental protection practices, proposed mitigation measures have been provided. Further details are provided in subsequent reports (e.g., Construction Plan Report, Design and Operations Report and Environmental Impact Studies (EIS)).

As part of the REA process for the Project, if environmental features (e.g., natural features, waterbodies) are determined to be significant and within required setbacks from the Project, an EIS will be prepared. Any potential impacts identified in the EIS will have appropriate mitigation measures to minimize or eliminate negative effects.

Table 4-1: Potential Negative Environmental Effects

Category	Environmental and Social Component	Potential Environmental Effects (Construction, Operation and Decommissioning)	Proposed Mitigation
Water	Surface Water Quantity	Alteration of existing topography and surface drainage patterns from earth grading and installation of new drainage swales, ditches and culverts may result in minor increases in surface water runoff from Project Location to off-site receiving drainage swales, ditches and/or watercourses resulting in erosion.	Conceptual Stormwater Management Planning will require that existing drainage patterns are maintained as much as possible. Dense vegetation will be retained and/or replaced as soon as possible following construction. Sediment and erosion controls will be installed and maintained during construction (see below). Stormwater management measures will be installed to control increases in runoff peak flows from the Project Location to pre-construction condition levels.
	Surface Water and Groundwater Quality	The quality of surface water runoff and water quality on the Project Location and in the downstream receiving ditches, drainage routes and watercourses could be impaired during construction and installation by: increased turbidity from erosion/sedimentation of exposed soils; increased turbidity from deposition of fugitive dust; potential effects due to contamination identified at the Project Location and contamination due to accidental spills.	A 30-m setback for electrical equipment will be put in place from all waterbodies in accordance with provincial requirements and regulations. Preventing erosion from occurring will be the primary goal of an Erosion and Sedimentation Control Plan, to be prepared by the construction contractor. The main mitigation measures that will form the conceptual basis for the Plan will include: implementation of control measures such as installation of silt fencing around work areas and near drainage features; ensuring such measures are in place prior to the start of any grading activities; ensuring an adequate supply of erosion and sedimentation control devices, such as geotextiles, revegetation and silt fences will be provided on site during construction. All erosion and sediment control measures are to be installed and maintained in accordance with OPSS 805. Spill response measures will be in place to prevent or minimize any accidental spills and may include: proper storage and handling of toxic liquids (if used) in designated areas; routine inspections of vehicles, equipment and storage containers; spill control kits will be available on-site and spill response procedures implemented in the event of a spill; during construction, contractor's personnel will be trained in spill response and reporting procedures; during operation facility personnel will be trained in spill response procedures; no construction vehicle refueling or storage of toxic liquids will take

Category	Environmental and Social Component	Potential Environmental Effects (Construction, Operation and Decommissioning)	Proposed Mitigation
			place on-site or within 30-m of a watercourse.
	Aquatic Habitats/Biota	The Project is currently situated on an abandoned and discontinued rail line. The lands are currently idle. The installation of the Project may result in negative impacts to fish and fish habitat if waterbodies are present.	A 30-m setback for electrical equipment from all watercourses will protect fish habitat, in accordance with provincial requirements and regulations. Erosion and sedimentation controls and spill prevention and response measures will limit any potential impact.
Natural Heritage	Wetlands	The presence/absence of wetlands will be confirmed through field investigations and are discussed in the Natural Heritage Assessment Report.	Mitigation measures, including monitoring programs proposed in the EIS may occur, as required throughout the life of the Project to minimize any potential negative impacts on significant wetlands.
	Woodland/Vegetation	The Project is located on an abandoned and discontinued rail line. The presence/absence of woodlands will be confirmed through field investigations and are discussed in the Natural Heritage Assessment Report. Overall, vegetation clearing on the Project Location is expected to be minimal.	Work areas will be flagged to limit clearing, and ensure it will not extend into un-utilized areas. Revegetation of the Project will occur after decommissioning, as required.
	Terrestrial Wildlife/Wildlife Habitat (including species at risk)	An assessment of wildlife habitat in and within 50 m of the Project Location will be completed and described within the Natural Heritage Assessment Report.	Work areas will be clearly marked and will not infringe further than necessary. Mitigation measures will include, at a minimum, site preparation outside of the breeding bird season or other sensitive wildlife periods, as required.
	Physiography/Topography	During construction, re-grading of excavated soils and some minor alterations to local topography may occur.	Decommissioning of the Project Location will include re-grading to original conditions, to the extent possible.
	Soils	Potential reductions in soil quality/loss of soils due to accidental spills, erosion, soil compaction during construction.	Erosion and sediment control measures will be implemented prior to and during construction and will remain in place until vegetation and soils are stabilized on the Project Location. Mitigation measures will be implemented to protect soil quality and minimize compaction during construction.
Cultural Heritage	Tourism and Recreation	Any tourism or recreational resources existing within the immediate Project vicinity will be considered in determining potential impacts.	Visual screening as defined in the IESO rules, in those areas will be considered, if required.
	Archaeological and Cultural Heritage Resources	If required, archaeological assessments will be conducted to identify existing archaeological resources on the Project Location. Excavations during site preparation may result in the discovery of archaeological resources. Potential heritage resources will be determined as per the requirements of the Ministry of Tourism, Culture and Sport.	During construction if an artifact is found, work will stop until a licensed archaeologist has cleared the area and approved that construction can recommence, in accordance with Ministry of Tourism, Culture and Sport requirements.

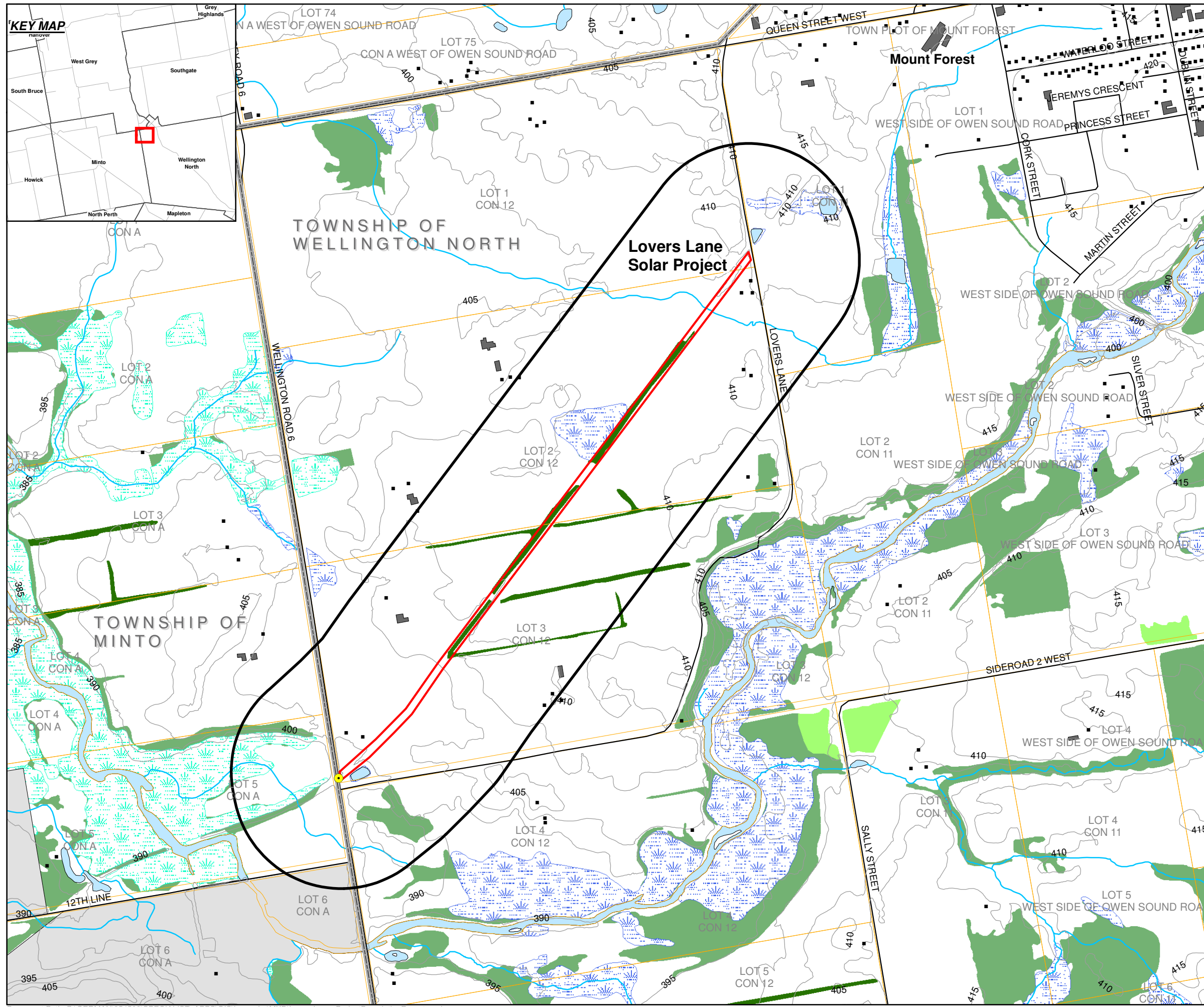
Category	Environmental and Social Component	Potential Environmental Effects (Construction, Operation and Decommissioning)	Proposed Mitigation
Air, Odor and Dust	Air Quality	Reductions in local air quality may occur during construction/ decommissioning. Fugitive dust may occur as vegetation is removed and soils remain bare, as well as through the operation of equipment and vehicle traffic. There are no anticipated impacts identified during operations.	Mitigation measures will include standard best management practices. Dust will be suppressed to maintain good air quality during construction/decommissioning, in accordance with provincial requirements and regulations.
Noise	Noise	Temporary disturbance to neighbouring residents may occur during construction/decommissioning. The operation of inverters and transformers may result in increased ambient sound levels. However, noise studies in accordance with O. Reg. 359/09 are required to meet sound levels established by the MOECC.	Measures to meet MOECC sound levels for the closest receptor during operations will be implemented, as required.
Local Interests, Land Use and Infrastructure	Visual Landscape	Installation of the Project will result in a change to the local landscape, although it should be noted that the Project will be developed on an abandoned/discontinued rail line.	Visual screening as defined in the IESO rules will be considered, as required.
	Land Use	The Project is currently situated on an abandoned and discontinued rail line. The lands are currently idle.	Not applicable.
	Local Traffic	Construction/decommissioning of the Project may result in slight increases in local area traffic and the potential for temporary disruption along routes used however no delays to the local community traffic are anticipated.	Transportation routes will be determined to minimize the impact on local traffic. Although not anticipated to be necessary, if required, a Traffic Management Plan will be developed to address and mitigate any potential effects associated with traffic and ensure compliance with municipal requirements. Mitigation would include, but not limited to, measures to control traffic and safety protocols.
Public Health and Safety	Community Safety	Construction/decommissioning of the Project will result in a risk to community and workforce safety. During operation, potential risks to public safety are limited.	Safety procedures will be followed to ensure both worker and public safety. The public will not be allowed access to the site during construction, operations or decommissioning.
Areas Protected under Provincial Plans and Policies	Protected Area	The Project is not within any provincial land use plan areas (i.e., Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan).	Not applicable.
Other Resources	Aggregate Resources	Not applicable.	Not applicable.
	Waste Management and Disposal Sites	Construction/decommissioning of the Project will likely result in the generation of recyclable material, and municipal and sanitary waste.	The disposal and proper storage of wastes and recyclables will occur in accordance with municipal and provincial requirements and regulations.

5. References

Ministry of Environment and Climate Change (MOECC). 2017. Technical Guide to Renewable Energy Approvals. The rules and requirements for submitting a complete application for a Renewable Energy Approval (REA) under O. Reg. 359/09 of the *Environmental Protection Act*. April 25, 2017. Queen's Printer for Ontario.

Appendix A

Overview Map – Project Location



Legend

- 300 m from Facility
 - Project Location
 - Point of Common Connection (Project Location)
 - Building as a Symbol
 - Road
 - Railway
 - Topographic Contour (5 m Interval)
 - Permanent Watercourse
 - Intermittent Watercourse
 - Building to Scale
 - Authorized Aggregate Site - Active
 - Lot, Improved
 - Municipal Boundary
 - Waterbody
- Wetland**
- Unevaluated Wetland
 - Evaluated Provincially Significant Wetland
- Wooded Area**
- Hedgerow
 - Plantation
 - Treed

Notes:
 1. Produced by Hatch, contains information under the Open Government License - Ontario.
 2. Spatial referencing UTM NAD 83 Zone 17.
 3. Service Layer Credits:

Figure A
 German Solar Corp. on behalf of London Hydro Inc.
 Lovers Lane Solar Project



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PART A – To be completed by the Applicant before submitting to Municipality or Local Authority

Section 1 – Project Description

1.1 – Renewable Energy Project

Project Name (Project identifier to be used as a reference in correspondence)

Lovers Lane Solar Project

Project Location

Same as Applicant Physical Address ? Yes No (if no, please provide site address information below)

Civic Address – Street information (includes street number, name, type and direction)

Unit Number	Street Number	Street Name
City/Town	Province	Postal Code
Telephone Number	Fax Number	Email Address (if available)

Survey Address (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township	
Part Lot 1,2,3	Con 12	Township of Wellington North	
County/District	Province/State	Country	Postal Code
County of Wellington	Ontario	Canada	

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

Pin: 71053-0218; Legal Description: PT LT 1 CON 12 ARTHUR TOWNSHIP AS IN AN3744; PT LT 2 CON 12 ARTHUR TOWNSHIP AS IN AN 3693 & AN3691; PT LT 3 CON 12 ARTHUR TOWNSHIP AS IN AN3692 & AN

Geo Reference (Southwest corner of property)

Map Datum	Zone	Accuracy Estimate
NAD83	17	+/- 10 m
Geo Referencing Method	UTM Easting	UTM Northing
Arcmap	518649	4867286

Project Phasing (outline construction, operation and decommissioning activities)

Construction - installation of solar panels, inverters and transformer, fencing, access roads, and connection line.

Operation - Operation and maintenance of solar panels and associated infrastructure.

Decommissioning - Removal of all project infrastructure and site restoration as per landowner

1.2 – Environmental Context

Describe negative environmental effects that may result from engaging in the project (consider construction, operation and decommissioning activities).

Temporary increase in ambient sound levels during construction and localized increases in noise during daylight; impairment of surface/ground water and soils due to accidental spills during construction, erosion/sedimentation, and as result of soil contamination identified at the Project Location.

Propose early avoidance/prevention/mitigation concepts and measures.

A noise assessment will be conducted to ensure no impacts to receptors.

Spill prevention and response measures will be developed and implemented.

Erosion and sediment control measures will be implemented to limit the impacts to soil and water quality

1.3 – Renewable Energy Generation Facility

091

Type of Facility/Operation (select all that apply & complete all appropriate sections)

- | | |
|--|--|
| <input type="checkbox"/> Wind (Land Based) | <input type="checkbox"/> Biofuel |
| <input type="checkbox"/> Wind (Off-Shore) | <input checked="" type="checkbox"/> Solar Photovoltaic |
| <input type="checkbox"/> Biogas | <input type="checkbox"/> Others(describe) _____ |
| <input type="checkbox"/> Thermal Treatment | <input type="checkbox"/> Class (if applicable) _____ |
| <input type="checkbox"/> Anaerobic Digestion | |

Name Plate Capacity ≤500 kW	Expected Generation	Service Area	Total Area of Site (hectares) ~3.7
---------------------------------------	---------------------	--------------	--

Provide a description of the facilities equipment or technology that will be used to convert the renewable energy source or any other energy source to electricity

Solar photovoltaic panels will be mounted on structural aluminum or galvanized steel racking tables in a fixed, tile adjustable position to convert solar energy into electricity. The panels will be crystalline technology, but specific models are to be determined.

1.4 – Renewable Energy Generation Activities

Describe the activities that will be engaged in as part of the renewable energy project

The facility will operate during daylight hours, year round when sufficient solar irradiation exists to generate electricity. Operation is remotely monitored. The facility requires periodic visits during the operation phase for inspections of equipment and routine maintenance.

Section 2 – Supporting Documents

2.1 – Required Documents Distributed for Consultation

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Project Description Report	Lovers Lane Solar Project- Draft Project Description Report	2018/03/02
DRAFT Design and Operations Report	TBD	
DRAFT Construction Plan Report	TBD	
DRAFT Decommissioning Plan Report	TBD	

If applicable, as outlined in O. Reg. 359/09

DRAFT Archaeological Assessment	TBD	
DRAFT Heritage Assessment	TBD	
DRAFT Natural Heritage Assessment	TBD	
DRAFT Water Assessment	TBD	
DRAFT Effluent Management Plan Report	N/A	
DRAFT Emission Summary and Dispersion Modeling Report	N/A	
Dispersion Modeling Report	N/A	
DRAFT Hydrogeological Assessment Report	N/A	

Requirement	Name of Draft Document	Date (yyyy/mm/dd)
DRAFT Noise Study Report	TBD	09/2
DRAFT Odour Study Report	N/A	
DRAFT Surface Water Assessment Report	N/A	
DRAFT Specifications Report	N/A	
DRAFT Off-shore Wind Report	N/A	

2.2 – Cross Reference to Part B Section 5 – Municipal Consultation Requirements

Requirement	Name(s) of Draft Document(s) and Page Numbers where Relevant Information can be Found
Infrastructure and Servicing	TBD
Road Access	TBD
Traffic Management Plans	TBD
Municipal Service Connections (other than roads)	TBD
Landscaping Design	TBD
Emergency Management Procedures / Safety Protocols	TBD
Easements or Restrictive Covenants	N/A
Temporary Disturbance Areas / Municipal Infrastructure that could be Damaged During Construction	TBD
Fire Hydrants and Connections to Existing Drainage, Water Works and Sanitary Sewers	TBD
Buried Kiosks and Above-Grade Utility Vaults	TBD
Building Code Permits and Licenses	TBD
Natural Features and Water Bodies	TBD
Archaeological Resource or Heritage Resource	TBD

2.3 – Location where written draft reports can be obtained for public inspection

Identify the location where written draft reports can be obtained for public inspection (physical location for viewing and the applicants project website if one is available)

Copies of the REA reports will be made available online at: https://www.londonhydro.com/site/#!/about_us/content?page=fitsolarprojects. Hard copies will be made available at the local municipality.

Section 3 – Applicant Address and Contact Information

3.1 – Applicant Information (Owner of project/facility)

Applicant Name (legal name of individual or organization as evidenced by legal documents)

London Hydro Inc

Business Identification Number

Business Name (the name under which the entity is operating or trading - also referred to as trade name)

Same as Applicant Name

Civic Address

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Unit Number	Street Number 111	Street Name (Include type and direction) Horton Street	Province ON – Ontario	Postal Code N6A 4H6
City/Town London				

Survey Address (Not required if the Civic Address is provided)

Lot/Part	Concession/Reference Plan	Municipality/Unorganized Township		
County/District	Province/State	Country	Postal Code	

Non Address Information (where the project spans many locations or a large rural area, specify how the project area relates to the address provided)

PART B – To be completed by the Municipality or local authority**Section 4 – Municipality or Local Authority Contact Information****4.1 – Municipal or local authority Information (complete one of the following sections)****Local Municipality / Unorganized Township** Yes No

Name of Municipality

Address				
Unit Number	Street Number	Street Name (Include type and direction)	PO Box	
City/Town			Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)	

Clerk			
Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

Upper Tier Municipality Yes No

Name of Municipality

Address				
Unit Number	Street Number	Street Name (Include type and direction)	PO Box	
City/Town			Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)	

Clerk			
Last Name		First Name	Middle Initial
Telephone Number (incl. area code)	Email Address		
Signature		Date (yyyy/mm/dd)	

Local Roads Area Yes No

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Name of Local Roads Board

Address			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

Secretary–Treasurer

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature	Date (yyyy/mm/dd)	

Local Service Board area Yes No

Name of Local Service Board

Address			
Unit Number	Street Number	Street Name (Include type and direction)	PO Box
City/Town		Province	Postal Code
Telephone Number (incl. area code) ext.		Fax Number (incl. area code)	Mobile Number (incl. area code)

Secretary

Last Name	First Name	Middle Initial
Telephone Number (incl. area code)	Email Address	
Signature	Date (yyyy/mm/dd)	

Section 5 – Consultation Requirements

See Part A Section 2.2 to cross reference to locations in Draft Reports where information on specific Consultation Requirements can be found

5.1 – Project Location

Provide comment on the project location with respect to infrastructure and servicing.

5.2 – Project Roads

Provide comment on the proposed project's plans respecting proposed road access.

Identify any issues and provide recommendations with respect to road access.

Provide comment on any proposed Traffic Management Plans.

5.3 – Municipal or Local Authority Service Connections

Provide comment on the proposed project plans related to the location of and type of municipal service connections, other than roads.

Identify any issues and provide recommendations with respect to the type of municipal service connections, other than roads.

5.4 – Facility Other

Identify any issues and recommendations with respect to the proposed landscaping design for the facility.

Provide comment on the proposed project plans for emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to the proposed emergency management procedures / safety protocols.

Identify any issues and recommendations with respect to any Easements or Restrictive Covenants associated with the Project Location.

5.5 – Project Construction

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Identify any issues and recommendations with respect to the:

- proposed rehabilitation of any temporary disturbance areas and any municipal or local authority infrastructure that could be damaged during construction
 - proposed location of fire hydrants and connections to existing drainage, water works and sanitary sewers
 - proposed location of buried kiosks and above-grade utility vaults
 - proposed location of existing and proposed gas and electricity lines and connections
 - Building Code permits and licenses
 - identification of any significant natural features and water bodies within the municipality or territory.
 - identification any archaeological resource or heritage resource
 - aerodromes and / or airports
-

Notice of a Proposal By London Hydro Inc. to Engage in a Renewable Energy Project And Notice of a Public Meeting

Project Name: Lovers Lane Solar Project

Project Applicant: London Hydro Inc.

Project Location: The Project is located within a discontinued railway corridor east of Wellington Road 6 in the Township of Wellington North in Wellington County.

Independent Electricity System Operator (IESO) Reference Number: F-007671-SPV-502-742

Dated at the Township of Wellington North this the 5th day of July, 2018.

London Hydro Inc. is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval is required. The proposal to engage in this Project and the Project itself are subject to the provisions of the Environmental Protection Act (ACT) Part V.0.1 and Ontario Regulation 359/09 (Regulation). This notice must be distributed in accordance with Section 15 of the Regulation prior to applications being submitted and assessed for completeness by the Ministry of Environment and Climate Change.

This Public Meeting is being held to provide information on the proposed Project and will be an open house format.

Meeting Location

Date: August 14, 2018

Time: 6:00PM to 8:00PM

Place: Mount Forest Sports Complex - Leisure Hall, 850 Princess St, Mount Forest, ON N0G 2L3

Project Description:

Pursuant to the Act and Regulations, the facility, in respect of which this Project is to be engaged in, is a Class 3 Solar Facility. If approved, this facility would have a total maximum name plate capacity of ≤ 500 kW. The Project Location is shown in the map below.

Documents for Public Inspection:

The Lovers Lane Solar Project - Draft Project Description Report describes the Project as a solar electric generating facility that will utilize photovoltaic (PV) panels installed on fixed, tilt adjustable racking structures. DC electricity generated from the PV panels is converted to AC electricity by an inverter. The voltage level of the AC electricity produced by the inverter is stepped-up to distribution level voltage by a transformer. A written copy of the Draft Project Description Report is available for public inspection at: https://www.londonhydro.com/site/#!/about_us/content?page=fitsolarprojects, and the Township of Wellington North Municipal Office as of July 5, 2018.

Project Contact and Information:

To learn more about the project proposal, public meeting or to communicate concerns, please contact:

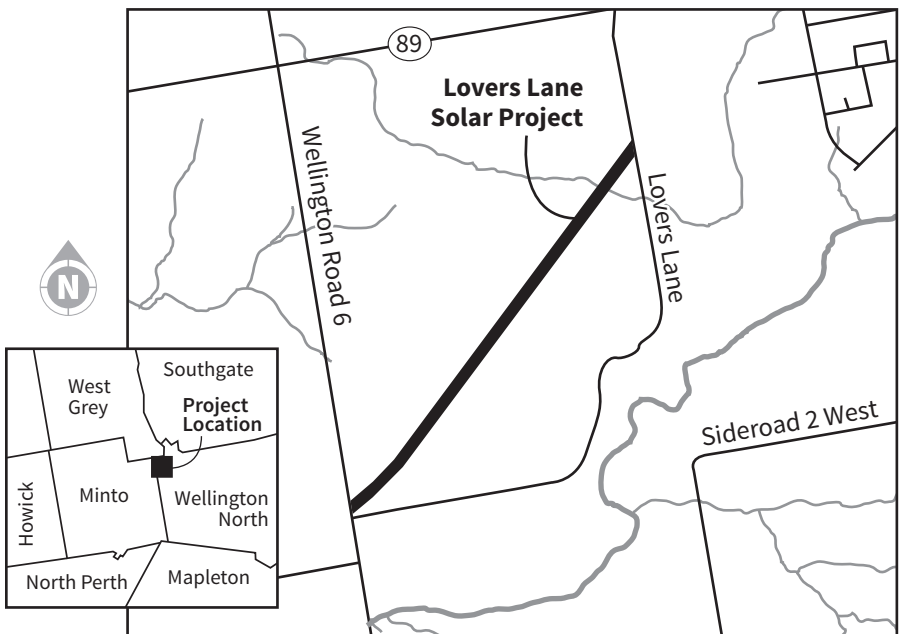
Kathleen Vukovics,

Environmental Coordinator, Hatch Ltd.

4342 Queen Street, Suite 300, Niagara Falls, Ontario, L2E7J7

Tel: 905-374-0701 ext 5343, Fax: 905-374-1157

Email: kathleen.vukovics@hatch.com



It's
YOUR
Community
... MAKE THE CALL!



CRIME 
STOPPERS
GUELPH WELLINGTON
1-800-222-TIPS (8477)

THE INFORMANT

SUMMER 2018



YOUR TIP could be the missing piece of the puzzle!



IN THE NEWS

CSGW 2017 AWARD WINNER



CSGW is the winner of five provincial awards handed out at the 2018 Ontario Association Crime Stoppers conference, held earlier this month.

1. **Special Project Award** (pop under 300,000) - CSGW "It Takes A Village—Crimes Against Youth".
2. **Online Excellence Award** (open category).
3. **Best Radio Feature** (pop under 300,000), shared with **The Grand at 101** out of Fergus.
4. **Best Video Feature** (pop under 300,000) shared with **Cogeco TV** out of Fergus.
5. **Marla Moon Memorial Award of Excellence** (pop under 300,000). This award is presented to the program which best demonstrates commitment to the Crime Stoppers' mission through taking and processing tips, and its efforts at community outreach and partnership. **CSGW has achieved this honour for a third year in a row!!**

CSGW HAS A NEW VEHICLE!



Crime Stoppers Guelph Wellington has a **NEW** ride and a **NEW** look for its program. As it travels though the community, we are hopeful this larger and more prominent design will catch the attention of our citizens. We rely on the community to help solve crime in our neighbourhoods. Log onto our website at www.csgw.tips and see how you can help.

WELCOME to two new Board of Directors: Dave Elloway and Kate Marentette.

PROGRAM STATISTICS

Stats since 1988 through May 2018 for
Guelph and Wellington County

Arrests	1,543
Charges Laid	4,273
Narcotics Seized	\$27,306,987
Property Recovered	\$10,180,546
Authorized Rewards	\$166,310

FUNDRAISING AND AWARENESS

FALL SHREDDING EVENTS



Help prevent identity theft! It's time to start saving up those papers for our annual shredding events.

This will be our 8th annual event held in Guelph at Stone Road Mall and our 4th annual event held in Mount Forest at the Fire Hall.

GUELPH:

Saturday September 15th—9am until 12noon

Location: Stone Road Mall parking lot off Edinburgh, near former Sears location.

MOUNT FOREST:

Saturday October 27th—Time TBD

Location: Wellington North Fire Service parking lot, 381 Main Street North

A drive through operation—\$5 donation per banker's box size. PAPER ONLY ACCEPTED.

Help prevent identity theft!

CSGW CONTEST

CSGW has launched a contest on social media—entitled “Where in Wellington is the CSGW truck?”

Contest runs until July 20, 2018. Three draws will be made August 3rd 2018 on Facebook Live.



How it works: a photo of the CSGW truck will be posted each week at various locations throughout Wellington County on CSGW's Facebook, Twitter & Instagram accounts. If you think you know where it is, just share, comment, retweet the correct answer and use the hashtag #CSGW30TRUCK. Each hashtag you use with the correct answer is an entry.

Visit www.csgw.tips for more information.



CELEBRATING 30 YEARS!

As a thank you to the community, Crime Stoppers is inviting you to an appreciation event planned for **Friday August 3rd 2018**—the actual anniversary date.



10:30am: FLAG RAISING

Location: Mount Forest Archives on Main Street

11:00am: speeches & remarks—followed by a community BBQ

Location: Murphy's Park, Murphy street, Mount Forest

Directions: Turn right off Hwy 6 north, just before the bridge into Mount Forest.

HELP US CELEBRATE! Bring the family as there will be giveaways and a fun photo opportunity. Also a chance to engage with dignitaries and members of our Board. Our program is successful because of you!

CSGW CHARITY BBQ



CSGW hosted a community BBQ at the County Property Auction held on June 14th at Parr Auctions, just north of Fergus. THANK YOU to **Pillers Meats** for their support. Another great year! Community members generously donated to the Crime Stoppers program. We received \$872.00 which will be used to pay rewards to our Tipsters and for program education and awareness.

MULCH SALE FUNDRAISERS

THANK YOU to the community for your support in raising \$8,142.00 in sales at our Fergus event and an additional \$2,364.00 in sales at our event in Mount Forest. We couldn't have done it without our volunteers, the media, Fleming Fast Freight, OPP and our community partners!

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

BY-LAW NUMBER 065-18

**BEING A BY-LAW TO DELEGATE CERTAIN AUTHORITY TO THE
CHIEF ADMINISTRATIVE OFFICER DURING AN ELECTION PERIOD**

WHEREAS the Municipal Act, 2001, Chapter 25, as amended (the Act), restricts actions that can be taken after Nomination Day (July 27th, 2018) or Election Day (October 22nd, 2018);

AND WHEREAS the Act allows for restricted actions to be delegated by Council for the “Lame Duck” period, if it applies;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North enacts as follows during a “Lame Duck” period:

1. THAT the Chief Administrative Officer be permitted to appoint or remove from office any officer of the municipality.
2. THAT the Chief Administrative Officer be permitted to hire or dismiss any employee of the municipality.
3. THAT the Chief Administrative Officer be permitted to authorize expenditures or incur any other liability which exceeds \$50,000, provided they are made in accordance with the Township’s Purchasing Policy.
4. THAT the Chief Administrative Officer be permitted to dispose of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal with consideration of By-Law Number 9-08 Sale and Other Disposition of Land, as amended by By-Law Number 023-17.
5. This By-law is in effect until the December 3rd 2018 Inaugural Meeting of Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF JULY, 2018**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 066-18

**BEING A BY-LAW TO APPOINT A BY-LAW ENFORCEMENT
OFFICER FOR THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH**

AND WHEREAS it is deemed expedient to appoint a By-law Enforcement Officer, Rick Rauwerda

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

1. That RICK RAUWERDA is hereby appointed as By-law Enforcement Officer for the Township of Wellington North.
2. That the scope of the appointment is limited to the enforcement of:
 - I. By-law 004-17 as amended from time to time, being a By-law regulating or prohibiting the keeping of dogs;
 - II. By-law 046-17 being a By-law to provide for the establishment of and licensing kennels.
3. This By-law shall come into full force and effect upon final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9th DAY OF JULY 2018.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

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

BY-LAW NUMBER 067-18

BEING A BY-LAW TO AUTHORIZE THE SALE OF REAL PROPERTY BEING PT LT 32 CON 1 DIV 3 NORMANBY - PT 6 60R2397 LYING WEST OF PT 1 61R10476 EXCEPT - PTS 1, 2 60R2651, PT 2 61R6639, PTS 1, 2 61R7827, PTS 1, 2, 3 61R9123, PTS 1 & 2, 61R20149; TOWNSHIP OF WELLINGTON NORTH - 2495535 ONTARIO LTD. (Wilson)

WHEREAS it is deemed to be in the best interests of The Corporation of the Township of Wellington North to convey the following lands:

PT LT 32 CON 1 DIV 3 NORMANBY - PT 6 60R2397 LYING WEST OF PT 1 61R10476 EXCEPT - PTS 1, 2 60R2651, PT 2 61R6639, PTS 1, 2 61R7827, PTS 1, 2, 3 61R9123, PTS 1 & 2, 61R20149; TOWNSHIP OF WELLINGTON NORTH ("the lands")

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

1. The corporation is authorized to enter into an Agreement of Purchase and Sale agreement with 2495535 Ontario Ltd. (Wilson) in the form of the draft attached as Schedule "A" for the sale of the lands.
2. The Mayor and the CAO of the corporation are hereby authorized and directed to take such and authorize such documents as in the municipal solicitor's opinion are necessary or advisable to carry out the terms of the said agreement.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF JULY, 2018.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

AGREEMENT OF PURCHASE AND SALE
this ____ day of June, 2018 (this “APS”).

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
(the “Vendor”)

-and-

2495535 Ontario Inc.,
(the “Purchaser”)

WHEREAS the Vendor is the owner, in fee simple, of the lands and premises described in Schedule “A” (the “Township Lands”);

AND WHEREAS the Purchaser intends to purchase a portion of the Township Lands as described in Schedule “B” (the “Property”);

NOW THEREFORE IN CONSIDERATION of the mutual covenants and premises in this APS, the parties agree as follows:

SECTION I
GENERAL

1. The Purchaser agrees to purchase the Property and the Vendor agrees to sell the Property according to the terms of this APS.
2. In consideration of the agreement referred to in the preceding paragraph, the Purchaser shall pay a total Purchase Price of Twenty Five Thousand Dollars (\$25,000.00) to the Vendor. The Purchase Price shall be paid as follows:
 - (a) Five Thousand Dollars (\$5,000.00) is payable by the Purchaser by certified cheque upon execution of this APS, to be held on an interest free basis by the Solicitor for the Vendor as a deposit pending completion of this transaction on account of the Purchase Price on completion, or if this APS is not completed through no fault of the Purchaser, the deposit shall be returned to the Purchaser; and
 - (b) The balance of the Purchase Price, subject to adjustments, shall be paid to the Vendor on the Completion Date, by certified cheque.

SECTION II
PURCHASE OF PROPERTY

3. Deed
 - (a) The Vendor agrees to deed or transfer the Property to the Purchaser subject to the terms of this APS.

4. Completion Date
 - (a) The closing of this transaction shall take place thirty (30) days from the date of execution of the APS, or such other date as mutually agreed upon (the "Completion Date") at which time possession of the Property in "as is, where is" condition shall be given to the Purchaser other than as provided in this APS. The Vendor acknowledges that it has the right and authority to sell the Property.
5. Council Approval
 - (a) This transaction is subject to compliance with Section 270 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended and the approval of the Council of The Corporation of the Township of Wellington North in its sole and absolute discretion by by-law. Council approval shall be obtained on or before the Completion Date, or this APS will be null and void and the deposit returned without interest or deduction.
6. Documents, Reports and Information
 - (a) The Vendor will produce and deliver to the Purchaser within thirty (30) days of the execution of the APS any documents, reports or information in its possession in respect to the Property. The Purchaser agrees to return all of the above documentation to the Vendor if this transaction is not completed.

**SECTION III
CONDITIONS, REPRESENTATIONS AND WARRANTIES**

7. "As Is" Condition
 - (a) The Purchaser acknowledges that it is acquiring the Property in an "as is" condition and that it must satisfy itself within thirty (30) days of the execution of the APS regarding the condition of the Property including, but not limited to, all existing physical conditions of this Property, environmental conditions, fitness for any purpose, suitability for construction, soil bearing capacity for any building proposed, and the availability of municipal services and utilities necessary for the Purchaser's proposed use of the Property. The Purchaser acknowledges that the Vendor shall not be responsible for any physical deficiencies of this Property or for any past, present or future environmental liabilities and hereby waives any claims against the Vendor in respect of any environmental liabilities on this Property. The Purchaser agrees to sign a release and indemnity in favour of the Vendor on or before closing with respect to matters set out in the preceding sentence. If the Purchaser is for any reason whatsoever dissatisfied with the Property, it shall deliver written notice to that effect to the Vendor by no later than the time specified herein, and this APS shall be terminated and the deposit shall be returned to the Purchaser without interest or deduction. If the Vendor is notified that the condition of the Property is not satisfactory, then the Purchaser shall, prior to receiving its deposit monies back and prior to being entitled to a full release from the Vendor with respect to this APS, restore the Property to its original condition as it existed prior to such testing or inspection by the Purchaser, at the Purchaser's sole expense. If the Purchaser fails to deliver written notice to the Vendor within the time specified herein regarding this condition, this condition shall be deemed to have been waived by the Purchaser.

8. Investigation by the Purchaser

- (a) The Purchaser acknowledges having inspected the Property prior to executing this APS and understands that upon the execution by the parties of this APS, and subject to any conditions herein, there shall be a binding agreement of purchase and sale between the Purchaser and the Vendor. It shall be the Purchaser's responsibility to provide, at its own expense, any soil bearing capacity tests or environmental inspection, as may be required or desired, and the Vendor shall grant the Purchaser access for such testing or inspection at all reasonable times, on reasonable notice, for the purpose of conducting reasonable inspections.

9. Future Use

- (a) The Vendor and the Purchaser agree that there is no condition, express or implied, representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically stipulated elsewhere in this APS.

10. Development Covenants and Restrictions

- (a) The Property shall be subject to the development covenants and restrictions more particularly set out in Schedule "C" attached to this APS, which shall survive the completion of this transaction and run with the Property. The development covenants and restrictions shall be registered on title by the Vendor and the cost of registration shall be at the expense of the Purchaser. In the event that the said covenants and restrictions are not registered on title to the Property on or before closing, the Purchaser covenants and agrees to consent to the registration of the covenants and restrictions after closing. The Purchaser agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this APS or to the Property without first ensuring that the proposed assignee or transferee has entered into an assumption agreement in a form satisfactory to the Vendor, acting reasonably, requiring the assignee or transferee to be bound by all of the terms and conditions of this APS. In the event of such assignment, the Purchaser's rights, interests, liabilities and obligations hereunder is released and discharged from any and all liabilities and obligations arising under and pursuant to this APS.

11. Property Not for Resale

- (a) The Purchaser covenants that it is purchasing the Property for the construction of a building and not for resale purposes.

12. Road Extension, Drainage Ditch and Maintenance

- (a) The Vendor covenants and agrees to upgrade at its expense Perth Street, more particularly described as Pt Lt 32 con 1 Division 3 Normanby, Pt 2, 61R7827 PIN 71072-0090 (LT) to extend water and wastewater services and to provide ingress, egress and access to the Property.
- (b) The Purchaser covenants and agrees to provide to the Vendor ongoing vehicle access at the entrance to the Property from Perth Street for snow clearing, road maintenance and vehicle turn-around purposes.
- (c) The parties agree that the Vendor's drainage ditch located adjacent to the Property within an area more or less described as Pt 4, 61R7827 will continue to be owned by the Vendor subsequent to the completion of this transaction and may be subject to further maintenance and widening. The Purchaser covenants and agrees to provide an easement in favour of the Vendor for such widening and maintenance as may be required in the Vendor's opinion.

- (d) The parties agree to transfer, register easements or enter into such further agreements or arrangements as are necessary to give effect to paragraphs 12(a) to 12(c) above. This section 12 shall survive completion of this transaction.

**SECTION IV
PRIOR TO COMPLETION DATE**

13. Purchaser May Inspect the Property

- (a) The Purchaser, its agents and contractors shall be permitted to inspect the Property and the buildings as frequently as is reasonably necessary between the date of final execution of this APS and the Completion Date at reasonable times and upon reasonable notice to the Vendor.

14. Insurance

- (a) Pending closing, the Vendor shall hold all insurance policies and the proceeds thereof in trust for the parties as their interest may appear and in the event of damage to the Property. The Purchaser may elect to either receive the proceeds of the insurance and complete the purchase or to cancel the APS and have all the deposit monies paid to the Vendor returned together with all interest earned thereon without deduction.

**SECTION V
COMPLETING THE TRANSACTION**

15. Deed

- (a) The Deed or Transfer of the Property will be prepared at the expense of the Vendor in a form acceptable to the solicitors for the Purchaser and the Purchaser will pay all Land Transfer Tax, Harmonized Sales Tax and other costs in connection with the registration of it.

16. Electronic Registration

- (a) The parties agree that the transaction shall be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, c.L.4 as amended. The parties acknowledge and agree that the delivery and release of documents may, at the discretion of the lawyer: a) not occur contemporaneously with the registration of the transfer/deed and other registerable documentation, and b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers entered into in the form of the Document Registration Agreement adopted by the Joint LSUC-OBOA Committee on Elective Registration of Title Documents.

17. Survey or Reference Plan

- (a) The parties acknowledge that a Reference Plan shall be registered on title and will be used to provide a registrable description of the Property.

18. Letters and Reports from Officials of the Vendor

- (a) On or before the requisition date, the Vendor agrees to provide to the Purchaser, at the Vendor's expense, letters or reports from the Fire Chief of the Township of Wellington North and the Building and Zoning Department of the

Township of Wellington North regarding the status of compliance with all codes, by-laws, rules and regulations with respect to the Property and the buildings located thereon.

19. Examination of Title

- (a) Title to the Property shall be good and marketable and free from all encumbrances except for any service easements or rights-of-way to be reserved in favour of the Vendor and for any easements or rights-of-way registered on title and any minor encroachments shown on the survey or Reference Plan delivered to the Purchaser.
- (b) The Purchaser is allowed thirty (30) days from the execution of the APS to examine the title to the Property. If on or before this date the Purchaser furnishes the Vendor in writing with any valid objections: to the title; to any undisclosed outstanding work orders; to undisclosed non-compliance with the municipal by-laws or covenants and restrictions which run with the land and cannot be resolved before the Completion Date; as to any objection of which the Vendor shall be unable to remedy or correct by the Completion Date and which the Purchaser will not waive, then this APS shall, notwithstanding any intermediate acts or negotiations, be terminated and the deposit shall be returned to the Purchaser without deduction and the Vendor and the Purchaser shall not be liable for any costs, damages, compensation or expenses.

20. Vendor to Discharge all Encumbrances

- (a) The Vendor agrees to obtain and register at its own expense, on or before the Completion Date, a discharge of all liens, encumbrances, agreements and mortgages now registered against the Property and not assumed by the Purchaser. The Vendor further covenants and agrees to discharge, on or before the Completion Date, any and all liens, chattel mortgages, assignments or any other security interest given by the Vendor against its personal Property.

21. Adjustments

- (a) The Vendor agrees that all security deposits, if any, held by the Vendor including interest thereon shall be credited to the Purchaser in the Statement of Adjustments prepared for the Completion Date.
- (b) Any rents, mortgage, interest, taxes, local improvements, water and assessment rates shall be apportioned and allowed to the Completion Date, the day itself to be apportioned to the Purchaser.

22. Deliveries by the Vendor To The Purchaser on Closing

- (a) The Vendor covenants and agrees to deliver to the Purchaser on the Completion Date, all such deliveries to be a condition of the Purchaser's obligation to close this transaction, the following:
 - (i) A deed of the Property;
 - (ii) Any survey or reference plan of the Property in the possession of the Vendor;
 - (iii) A Statutory Declaration by an authorized officer of the Vendor stating that accurateness and truthfulness of all of the representations and warranties;
 - (iv) A Statutory Declaration by an authorized officer of the Vendor as to possession of the Property in a form acceptable to the solicitors for the Purchaser;

- (v) A Statutory Declaration by an authorized officer of the Vendor that it is not now, and upon completion will not be, a “non-resident person” within the meaning and for the purpose of Section 116 of the Income Tax Act, R.S.C., 1985, c. 1 (5th Supp.) as amended;
- (vi) Certified copies of all appropriate Certificates, By-Laws and other documents of Vendor authorizing the transaction herein; and
- (vii) Such further documentation and assurances as the Purchaser may reasonably require to complete the transaction contemplated by the APS.

23. Harmonized Sales Tax

- (a) The parties hereto acknowledge and agree that the transaction contemplated herein is subject to the Harmonized Sales Tax (HST) under the Excise Tax Act, R.S.C., 1985, c. E-15 (the “Act”) and that the Purchase Price does not include HST. The Vendor shall provide the Purchaser with its HST Business Number. The Purchaser shall pay to the Vendor any HST imposed under the Act payable in connection with the transfer of the Property to the Purchaser, or as it may direct, unless the Purchaser or its nominee, or its assignee, provides:
 - (i) A certificate on or before the Completion Date containing a representation and warranty to the Vendor that:
 - (1) It is registered for the purpose of the HST on the Completion Date and specifying the HST registration number;
 - (2) It will self-assess the HST on its GST/HST return or file the prescribed form pursuant to subsection 228(4) of the Act in connection with the purchase of the Property; and
 - (3) The Property transferred pursuant to this APS is being purchased by the Purchaser, or its nominee or assignee, as principal for its own account and is not being purchased by the Purchaser as agent, trustee or otherwise on behalf of or for another person, and does not constitute a supply of residential complex made to an individual for the purpose of paragraph 221 (2)(b) of the Act.
 - (4) An indemnity, indemnifying and saving harmless the vendor from any HST payable on this transaction and penalty and interest relating to HST; and
 - (5) A notarial true copy of its HST registration confirmation.

**SECTION VI
MISCELLANEOUS**

24. Entire Agreement

- (a) There is no representation, warranty, collateral agreement or condition affecting this APS of the Property other than expressed herein.

25. Tender

- (a) Any tender of documents or moneys hereunder may be made upon the solicitor acting for the party upon whom tender is desired, and it shall be sufficient that a negotiable, certified cheque may be tendered instead of cash.

26. Time of Essence

- (a) Time shall be of the essence of this APS.

27. Planning Act

- (a) This APS shall be effective only if the provisions of Section 50 of the Planning Act, R.S.O. 1990, c.P.13, as amended are complied with.

28. Notices

- (a) All notices in this APS shall be in writing and shall be deemed to have been given if delivered by hand or mailed by ordinary mail, postage prepaid, addressed to the solicitor for the person to whom such notice is intended to be given at the following address:

Solicitors for the Vendor:

Duncan, Linton LLP
ATTENTION: Patrick J. Kraemer
45 Erb Street West
P. O. Box 457
Waterloo, ON N2J 4B5
Fax: (519) 886-8651

Solicitors for the Purchaser:

ATTENTION: _____

_____, ON _____
Fax: (____) _____

If mailed, such notices must also be given by facsimile transmission on the date it was so mailed. If so given, such notices shall be deemed to have been received on the first business day following the date it was delivered or marked mailed out.

29. Successors and Assigns

- (a) The Purchaser shall be permitted to assign all of its right, title and interest in and to this APS with the Vendor's written approval which shall not be unreasonably withheld. Subject to the restrictions in the preceding sentence, the Vendor agrees to engross the Transfer/Deed of Land as directed by the Purchase on the completion Date as the Purchaser may elect, and the Vendor agrees to complete the transaction contemplated by this APS on the Completion Date with such assignee or nominee. This APS shall be binding upon the parties hereto and their respective successors and assigns.
- (b) The Purchaser agrees that it shall not transfer, assign its rights, interests, liabilities and obligations under this APS or to the Property without first ensuring that the proposed assignee or transferee has entered into an assumption agreement in a form satisfactory to the Vendor, acting reasonably, requiring the assignee or transferee to be bound by all of the terms and conditions of this APS. In the event of such assignment, the Purchaser's rights, interests, liabilities and obligations hereunder is released and discharged from any and all liabilities and obligations arising under and pursuant to this APS.

30. Schedules

(a) The following Schedules shall form an integral part of this APS:

- (i) Schedule "A" Description of the Township Lands;
- (ii) Schedule "B" Description of the Property; and
- (iii) Schedule "C" Development Covenants.

31. Acceptance by Fax

(a) The Purchaser and Vendor acknowledge and agree that the communication of this APS may be transmitted by way of a facsimile machine, and that they agree to accept such signatures and documents to be legal and binding upon them.

32. Non-Merger

(a) Except as otherwise stated in this APS, the covenants, representations, options and warranties of the parties shall not merge on and shall survive closing on the Completion Date and, notwithstanding such closing, or any investigation made by or on behalf of either party, shall continue in full force and effect. Closing on the Completion Date shall not prejudice any right of either Party against the other Party in respect of anything done or admitted or under any or in respect of any right to damages or other remedies.

33. Counterparts

(a) This APS may be signed in any number of counterparts, each of which is considered to be an original, and all of which are considered to be the same document.

34. Severability

(a) If any provision of this APS, or the application thereof to any circumstances, shall be held to be invalid or unenforceable, then the remaining provisions of this APS, or the application thereof to other circumstances, shall not be affected, and shall be valid and enforceable.

-----the remainder of this page left intentionally blank-----

IN WITNESS WHEREOF the parties have executed this APS.

**The Corporation of the Township of
Wellington North**

Andrew Lennox
Mayor

Karren Wallace
Clerk

We have authority to bind The
Corporation of the Township of
Wellington North.

2495535 Ontario Ltd.

Brad Wilson
President

I have authority to bind the
Corporation.

SCHEDULE "A"
LEGAL DESCRIPTION OF THE TOWNSHIP LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being comprised of:

PT LT 32 CON 1 DIV 3 NORMANBY - PT 6 60R2397 LYING WEST OF PT 1 61R10476 EXCEPT - PTS 1, 2 60R2651, PT 2 61R6639, PTS 1, 2 61R7827, PTS 1, 2, 3 61R9123, PTS 1 & 2, 61R20149; TOWNSHIP OF WELLINGTON NORTH

PIN: 71072-0125 (LT)

SCHEDULE "B"
LEGAL DESCRIPTION OF THE PROPERTY

ALL AND SINGULAR that certain parcel or tract of land and premises situated, lying and being in the Township of Wellington North in the County of Wellington, being compromised of:

PT LT 32 CON 1 DIV 3 NORMANBY BEING PT 5, 61R7827; TOWNSHIP OF WELLINGTON NORTH

subject to vehicle access and ditch maintenance and widening described in paragraphs 12(b) and 12(c) of this APS.

SCHEDULE "C"
DEVELOPMENT COVENANTS

1. Title Control

- (a) 2495535 Ontario Ltd. covenants and agrees that it will not:
- (i) use or occupy any portion of the property described as Part Lot 32, Con 1, Div 3 Normanby, Pt 5 61R7827; Wellington North (the "Property") until it obtains a building permit for a permanent building with a minimum building coverage of four percent (4%) of the total area of the Property;
 - (ii) use or occupy any portion of the Property until it has commenced construction of a permanent building on the Property which complies with the permitted uses of the Property's zoning within one (1) year of the date of closing of this transaction and to substantially complete the construction of the said building in conformity with an approved site plan within eighteen (18) months from the date of the registration of a transfer for the Property from the The Corporation of the Township of Wellington North (the "Township") to 2495535 Ontario Ltd..
- (b) 2495535 Ontario Ltd. may not use any portion of the Property beyond the time specified in subclause 1(a)(ii) above, if it has not fully complied with subclause 1(a)(ii) above unless 2495535 Ontario Ltd. requests from the Township, in writing, an extension of the time up to a maximum extension period of six (6) months, as the case may be (such extension, the "Extended Time") upon payment by 2495535 Ontario Ltd. to the Township of a performance deposit equal to ten (10%) percent of the purchase price of the Property (the "Performance Deposit"). The Performance Deposit shall be refunded to 2495535 Ontario Ltd., without interest, upon 2495535 Ontario Ltd.'s compliance with and completion of the provisions of subclause 1.a) above within the Extended Time. In the event that 2495535 Ontario Ltd. fails to complete construction within the Extended Time, then the Township shall, in addition to its other rights and remedies as set out herein or otherwise, be entitled to retain the Performance Deposit as liquidated damages and not as a penalty, in partial or full satisfaction of the Township's damages, as the case may be.
- (c) If 2495535 Ontario Ltd. does not comply with the provisions with subclause 1(a) above within the periods therein specifically set out or within the Extended Time, 2495535 Ontario Ltd., will, at the option of the Township by notice in writing to 2495535 Ontario Ltd., re-convey good title to the Property to the Township, free and clear of all encumbrances, in consideration for payment by the Township to 2495535 Ontario Ltd. of 90% of the purchase price paid by 2495535 Ontario Ltd. to the Township for the conveyance of the Property in the first instance (the "Discounted Consideration"). The re-conveyance shall be completed within sixty (60) days of the notice set out in this subclause. The Township shall be allowed to deduct from the Discounted Consideration all of its reasonable costs, realty commission and legal fees incurred with respect to the original conveyance of the Property by the Township to 2495535 Ontario Ltd., as well as the costs of the Township in re-acquiring the Property, including without limitation, realty commission, registration costs, land transfer tax, legal fees and such other costs as reasonably incurred by the Township therefor. The Township shall not be

required to pay for any improvements that may have been made, constructed, installed or performed by 2495535 Ontario Ltd. on the Property.

- (d) Subject to subclause 1(c) above, 2495535 Ontario Ltd. covenants that it will not sell the Property or any part thereof to any person, firm or corporation without first offering, in writing, to sell the Property to the Township for consideration equal to or less than the consideration paid by 2495535 Ontario Ltd. to the Township in the original conveyance of the Property less the costs of the Township incurred in re-acquiring the Property, including without limitation, real estate commission, land transfer tax, registration costs, legal fees and such other costs as reasonably incurred by the Township, provided however that 2495535 Ontario Ltd. may sell or transfer the Property to a subsidiary or affiliate corporation as defined in the Business Corporations Act, R.S.O. 1990, c.B.16 as amended, provided such subsidiary assumes and confirms its acceptance of the within covenants and restrictions and expressly undertakes in writing to comply with them in such form as the Township may require. The Township shall have ninety (90) days from the receipt of an offer made by 2495535 Ontario Ltd. under this subclause, to accept such offer which acceptance shall be in writing. If the Township does not accept an offer to sell made by 2495535 Ontario Ltd. under the provisions of this subclause, the Township's right to repurchase the Property so offered shall terminate. However, the remaining provisions of this clause 1 as well as other provisions herein shall continue in full force and effect. The limitation contained in this subclause, will expire upon 2495535 Ontario Ltd. fulfilling all of the building requirements as set out in subclauses 1(a) and 1(b) above.

2. Occupation of Building

- (a) If 2495535 Ontario Ltd. does not occupy the building within six (6) months after satisfying the provisions of subclauses 1(a) and 1(b) above with respect to the completion of the building, and for so long as the building remains unoccupied, beginning on the first day following the six (6) month period after satisfying the provisions of subclauses 1(a) and 1(b) above, 2495535 Ontario Ltd. shall pay to the Township as liquidated damages, quarterly amounts equal to the difference in property tax between what is being paid by 2495535 Ontario Ltd. as property tax for the Property when deemed vacant land and what would be paid as property tax by 2495535 Ontario Ltd. for the Property if the building was occupied. If any such payment is not duly remitted by 2495535 Ontario Ltd., interest shall be calculated on the balance owing in the same manner and shall be paid at the same rate to the Township as interest is calculated and paid to the Township on unpaid taxes.
- (b) In the event that 2495535 Ontario Ltd. or the 2495535 Ontario Ltd.'s lessee may not not occupy the building beyond the time subclause 2(a) above, unless 2495535 Ontario Ltd. requests, in writing, that the Township extend the time for occupation of the building for a maximum period of 6 months, which request the Township shall review and may approve in its sole and absolute discretion. Additional Extensions can be granted at the option of the Township, upon written request from 2495535 Ontario Ltd. prior to the expiry of any prior extensions granted by the Township.

3. Assignment of Covenants

- (a) 2495535 Ontario Ltd. acknowledges and agrees that the covenants and restrictions herein shall run with the title to the Property. 2495535 Ontario Ltd., for itself, its successors, heirs, and assigns in title from time to time of all or any part or parts of the Property will observe and comply with the stipulations, restrictions, and provisions herein set forth (the "Restrictions"), and covenants that nothing shall be erected, fixed, placed or done upon the Property or any part thereof in breach or in violation or contrary to the

Restrictions or the provisions of this Agreement of Purchase and Sale and that 2495535 Ontario Ltd. will require every subsequent purchaser or every successor in title to assume and acknowledge the binding effect of this document, as well as, covenant to observe and comply with the Restrictions and other covenants herein, and the surviving provisions of this Agreement of Purchase and Sale.

4. Force Majeure

- (a) If 2495535 Ontario Ltd. shall be unable to fulfill, or shall be delayed or restricted in fulfilling any of the obligations set out herein due to any act or neglect of the Township or any of its employees, or due to strikes, walkouts, lockouts, fire, unusual delay by common carriers, or by any other cause beyond the 2495535 Ontario Ltd.'s reasonable control, then the time for fulfilling any such obligations shall be extended for such reasonable time as may be required by the 2495535 Ontario Ltd. to fulfill such obligation.

5. Right to Waive

- (a) Notwithstanding anything herein contained, the Township and its successors shall have the power by instrument or instruments in writing from time to time to waive, alter or modify the herein covenants and restrictions with respect to their application to any part of the Property without notice to or approval from 2495535 Ontario Ltd. or notice to or approval from the owners of any other adjacent or nearby lands.

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

BY-LAW NUMBER 068-18

**BEING A BY-LAW TO APPOINT AN ENUMERATOR FOR THE
LICENSING OF DOGS IN THE TOWNSHIP OF WELLINGTON
NORTH**

WHEREAS, the Township of Wellington North deems it expedient to appoint an enumerator for the licensing of dogs;

**THEFORE THE COUNCIL OF THE TOWNSHIP OF WELLINGTON NORTH
ENACTS AS FOLLOWS:**

1. That the Corporation of the Township of Wellington North enter into an agreement with Karyn Foster with respect to the provision of Enumerator services for the licensing of dogs, attached hereto as Schedule "A".
2. That the Mayor and the Clerk of the Corporation of the Township of Wellington North are hereby authorized and directed to execute the said to agreement and all other documentation required.
3. That this by-law shall come into force and take effect upon being passed by Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
9th DAY OF JULY 2018.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

**SCHEDULE A
AGREEMENT**

BETWEEN:

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

And

KARYN FOSTER

WHEREAS the Parties hereto wishes to clarify its obligations to the other Party with respect to the duties and remuneration for provision of Enumeration Services for the licensing of dogs in Wellington North.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants of each Party agree as follows:

1. Karyn Foster agrees to enumerate the entire municipality of Wellington North commencing on or around July 16 and completing the enumeration no later than August 31, 2018, (the "enumeration period") unless there are extenuating circumstances.
2. The Township of Wellington North agrees to pay to Karyn Foster or designate a stipend of \$10.00 plus HST per license renewed, or new tag issued.
3. The Township of Wellington North agrees to pay Karyn Foster or designate a stipend of \$5.00 plus HST per tag replaced during the enumeration period.
4. Parties agree that payment for services will be made in one payment at the end of the enumeration period.
5. Wellington North agrees to notify Karyn Foster via email only of all renewal of licenses and replacement of tags issued by Wellington North or animal control during the enumeration period.
6. Wellington North agrees to supply all tags and licensing documentation required to Karyn Foster to complete the enumeration, including a complete list of all licenses and tags that have not renewed their 2018 license.

7. Karyn Foster shall ensure that any employees contracted, including herself, to enumerate the municipality shall produce identification with the Wellington North logo, name and picture of contract employee as provided by Wellington North, as proof they are working on behalf of Wellington North.
8. Karyn Foster agrees to remit to Wellington North at the end of the enumeration period proof of all licenses renewed, tags replaced or new tags sold, with all fees collected.
9. Karyn Foster agrees to provide a vulnerable records check to the Township for any individual who will be employed in conducting enumeration services for the licensing of dogs in Wellington North.
10. Contact information for both parties is as follows:

The Township of Wellington North
 7490 Sideroad 7 W, P.O. Box 125
 Kenilworth, ON N0G 2E0
 519-848-3620

Karyn Foster
 144021 RR # 1 Holstein Ont N0G 2A0

IN WITNESS WHEREOF each of the parties hereto affixed its corporate seal as attested to by the proper officers duly authorized in that behalf;

SIGNED and sealed this _____ of _____, 2018

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

 Andrew Lennox, Mayor

 Karren Wallace, Clerk

SIGNED and sealed this _____ of _____, 2018

KARYN FOSTER



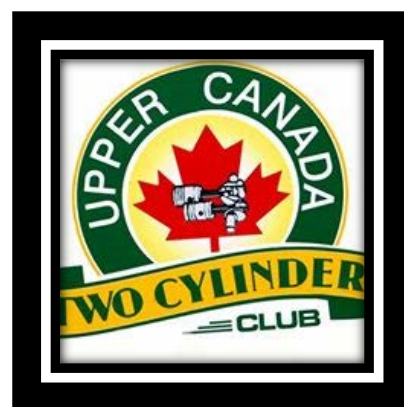
Preserving, promoting and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

Our cultural moment this month celebrates the John Deere Tractor and the Upper Canada Two Cylinder Club Summer Show

On July 27, 28, and 29 the "Green" road leads to our neighbor to the east for the annual Upper Canada Two Cylinder Club John Deere summer show.

The Two Cylinder Club in this area was established in 1992 by a group of John Deere tractor collectors and enthusiasts to open their storage doors and polish up their treasures to come together as a group to show and mostly talk about their machines. Some come in their "working" state of restoration.

The annual summer show is a family event that takes place at the Grand Valley Community Centre. This year's event is celebrating 100 years of John Deere innovation. John Deere entered the farm tractor business in March 1918 through the acquisition of the Waterloo Gasoline Engine Company and has been producing innovations in farm machinery ever since.



The Summer Show starts with an All Color Antique Tractor Pull beginning Friday night at 5:00 pm. (So, Mayor Andy, red can attend) There are a variety of vendors and craft people on the grounds all weekend and Saturday is filled with many working displays of antique machinery, children's activities and a pedal tractor pull as well as the John Deere tractor pull. Saturday night dinner is catered by Kelly's Katering from Grand Valley with a licensed dance following featuring the Grand River Band.

Sunday begins with a worship service in the arena with an afternoon music concert by the Allen Family Reunion. A very talented group from London area featuring John P Allen who played for many years with Prairie Oyster and continues to play with Sylvia Tyson and the Good Brothers.

For more information on the Summer Show please check out the Upper Canada Two Cylinder Club website or Facebook page.

Submitted by Bonny McDougall, Wellington North Cultural Roundtable

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

BY-LAW NUMBER 069-18

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, 2018.

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on July 9, 2018 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 9TH DAY OF JULY, 2018.**

**ANDREW LENNOX,
MAYOR**

**KARREN WALLACE,
CLERK**