

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MEETING AGENDA OF COUNCIL; PUBLIC MEETING
JULY 10, 2017 @ 2:00 P.M.
PLUME ROOM, MOUNT FOREST & DISTRICT SPORTS COMPLEX**

**PAGE
NUMBER**

CALLING TO ORDER - Mayor Lennox

ADOPTION OF THE AGENDA

DISCLOSURE OF PECUNIARY INTEREST

O ' CANADA

RECESS TO MOVE INTO PUBLIC MEETING

PUBLIC MEETING UNDER THE PLANNING ACT

- A06/17 – 2551405 Ontario Ltd. – Committee of Adjustment
- A07-17 – Philip Bauman – Committee of Adjustment

RESUME REGULAR MEETING OF COUNCIL

AWARDS / RECOGNITION / DECLARATIONS

PRESENTATIONS

ADOPTION OF MINUTES OF COUNCIL

- Public Meeting of June 26, 2017 001
- Council Meeting of June 26, 2017 008

BUSINESS ARISING

- Report CLK 2017-018 regarding consent applications B62-17, B63-17, B64-17, B65-17 019

DEPUTATIONS

- a. Peter and Mary Reeves 028
 - Consent Applications B62-17, B63-17, B64-17, B65-17

ITEMS FOR CONSIDERATION

1. MINUTES

- a. Maitland Valley Conservation Authority, Board of Directors Meeting #5/17, May 17, 2017 032

Business: Reports, recommendations, correspondence for direction

2. PLANNING

- a. Planning Report from Linda Redmond, Manager of Planning and Environment, dated May 15, 2017, regarding Laverne and Erma Weber – Stack Gravel Pit, Part Lot 4, Concession 6 – 9513 Concession 6N, Zoning By-law Amendment 038

3. FIRE SERVICES

- a. Communiqué #044, June, 2017 042

4. PUBLIC WORKS

- a. Report PW 2017-017 Tender 2017-012 Annual Asphalt Paving Program 048
- b. Report PW 2017-018 Tender 2017-013 Queen Street (Highway 89) Connecting Link Resurfacing Award 049

5. RECREATION

- a. Report RAC 2017-009 being a report on the award of RFP-WN2017-005 Recreation Master Plan 055

6. FINANCE

- a. Report TR2017-011 being a report on Removing the Tax-Exempt portion of Council remuneration 057
- b. Cheque Distribution Report dated July 4, 2017 060

7. ADMINISTRATION

- a. Report CLK 2017-021 being a report on declarations of municipally significant events for the Alcohol and Gaming Commission of Ontario and volunteer organizations 063

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

- By-law Number 052-17 being a by-law to amend Zoning By-law Number 66-01 being the zoning by-law for the Township of Wellington North (Part Lot 4, Concession 6, former Township of Arthur with municipal addresses of 9513 Concession 6N – Laverne B. Weber and Erma Weber – Stack Pit) 066

CULTURAL MOMENT

- Celebrating Youth & our Wellington North Youth Action Council 070

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically (d) labour relations or employee negotiations;

1. REPORTS

- a) Pay Equity Report, Market Check and Organizational Review with supporting documentation prepared by Ward Uptigrove

2. REVIEW OF CLOSED SESSION MINUTES

- June 26, 2017

RISE AND REPORT FROM CLOSED MEETING SESSION

- CONFIRMATORY BY-LAW NUMBER 053-17** 071

ADJOURNMENT

MEETINGS, NOTICES, ANNOUNCEMENTS

July 14 to 16, 2017	Mount Forest Fireworks Festival	
July 24, 2017	Regular Council (Plume Room – Mount Forest Sports Complex)	7:00 p.m.
August 7, 2017	Civic Holiday – Office Closed	
August 13 to 16, 2017	AMO Conference	
August 14, 2017	Council Meeting	2:00 p.m.
August 17, 2017	Cultural Roundtable Committee	12:00 p.m.
August 28, 2017	Council Meeting	7:00 p.m.

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

Sign Language Services – Canadian Hearing Society – 1-877-347-3427

- Kitchener location – 1-855-656-3748

TTY: 1-877-843-0368 Documents in alternate forms – CNIB – 1-800-563-2642

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING - MINUTES
MONDAY, JUNE 26, 2017 AT 7:00 P.M**

The Public Meeting was held in the Plume Room at the Mount Forest & District Sports Complex to consider a proposed Draft Plan of Subdivision.

Present:

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

Staff Present:

	CAO: Michael Givens
	Clerk: Karren Wallace
Executive Assistant:	Cathy Conrad
Treasurer:	Kimberly Henderson
Chief Building Official:	Darren Jones
Director of Recreation, Park and Facilities:	Barry Lavers
Economic Development Officer:	Dale Small
Interim Director of Public Works:	Derek McCaughan
Manager of Planning and Environment:	Linda Redmond

Mayor Lennox called the meeting to order.

Declaration of Pecuniary Interest:

No pecuniary interest declared.

OWNER/APPLICANT: Marlanna Homes Inc.

LOCATION OF THE SUBJECT LAND

The property subject to the proposed Draft Plan of Subdivision (File No 23T-17001) is located on Part Park Lot 2, South of King Street, Plan Town of Mount Forest, Mount Forest, now Township of Wellington North.

PURPOSE AND EFFECT OF THE APPLICATION

The application for a Draft Plan of Subdivision will result in the creation of 12 semi-detached lots for a total of 24 dwelling units. A storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-17001) is as follows:

Land Use	Lots/Blocks	Units	Area (Ha.)
Semi-Detached Residential	1-12	24	1.04
Stormwater Management	13		0.10
Road			0.35
TOTAL AREA			1.49

NOTICE

The Township of Wellington North has been asked to give Notice and hold a Public Meeting pursuant to the Planning Act on behalf of the County of Wellington to obtain input on the above proposed plan of subdivision.

Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on May 30, 2017 pursuant to the provisions of the Planning Act.

PRESENTATIONS

Linda Redmond, Manager of Planning and Environment reviewed her comments dated June 20, 2017.

The purpose of this report is to provide the Township with an overview of the above referenced subdivision application and provide the comments received to date.

Location

The land subject to the proposed draft plan of subdivision is situated in the Urban Centre of Mount Forest (Wellington North). The property is on the south/east side of King St East. The size of the subject property is 1.49 hectares (3.68 acres).

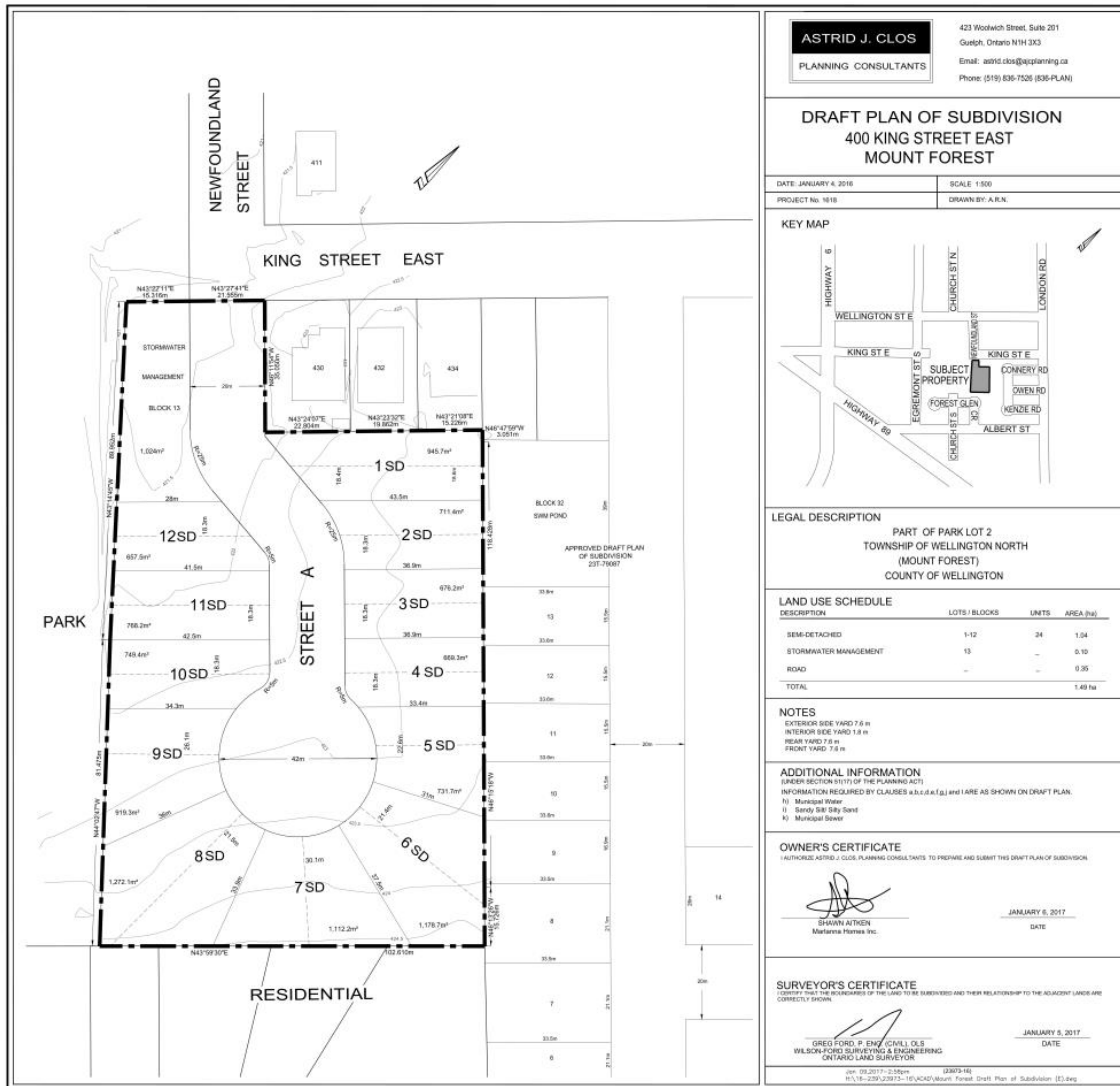
The subject property is currently zoned Residential (R2) in the Township of Wellington North Zoning By-law 66-01 and is not located within the built boundary of the Mount Forest Urban area. The surrounding land uses are residential to the north, south and east with a park area to the west.

Proposal

The application for Draft Plan of Subdivision will result in the creation of a residential development on the lands that are currently vacant. Specifically the overall proposal will create 12 semi-detached lots (24 units) and a storm water management area (table 1).

Semi-Detached Residential	Lots 1-12	24	1.04
Stormwater Management	Block 13		0.10
Road			0.35
TOTAL UNITS/AREA			1.49

(Table 1)



Places to Grow (PTG) and Provincial Policy Statement (PPS)
Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.

Wellington County Official Plan Policy Framework

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas as follows:

- To encourage growth in urban areas
- To encourage efficient land use and increased densities in Greenfields
- To maintain a healthy balance between jobs and housing to reduce the need for long-distance commuting
- To provide choice for residents and businesses through a variety of growth opportunities ... including recreation activities
- To encourage mixed-use development

Section 3.5 of the Plan allocates growth to the local municipalities. Wellington North is anticipated to grow from 12,840 persons in 2016 up to 15,600 persons in 2031. An additional 1100 households are predicted.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary.

Section 4.4 of the Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed has a gross density of 6.52 units/acre.

Section 4.4.5, Affordable Housing, requires a minimum of 25% of new housing units in the County to be affordable. This is to be accomplished mainly through accessory apartments, semi-detached, duplex, townhouse and apartment units. This proposal will exceed this target and is providing 100% of affordable housing.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential area’s and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

Technical Study Review

The following technical reports have been prepared in support of the application:

- Functional Servicing Report (January 2017) Triton Engineering Services Limited.
- Planning Report (January 9, 2017) Astrid J. Clos Planning Consultants.

Agency Review

To date we have received the following comments from circulated agencies:

Agency	Position	Comments
Saugeen Valley Conservation Authority(SVCA)	SWM modifications. Subject to Conditions	In comments of April 13, 2017 the SVCA advised that the SWM treatment level be upgraded to an “enhanced protection” or a justification for “basic protection” is provided. This protection in reference to the SWM quality treatment.
Canada Post	No objection Subject to Conditions	In comments of March 21, 2017 Canada Post indicated that they would provide mail service delivery through Community Mail Boxes.
Hydro One	No objection	
Upper Grand District School Board (UGDSB)	No objection Subject to Conditions	In comments of March 16, 2017 the UGDSB indicated that development charges are applicable, adequate sidewalks, lighting and snow removal is provided and a clause regarding bus service is inserted into offers to purchase regarding non pickup on unopened road allowances or private property.
Wellington North Power (WNP)	No objection	In Comments of March 16, 2017, WNP indicated a construction agreement is required and that access is required to the existing pole line or other suitable solution.

We still require comments from the Township’s consulting engineer and others. Issues may arise in these reviews that need to be addressed.

Preliminary Planning Comments

Density/Development Concept

The proposed residential development is anticipated and encouraged by Provincial and County planning policy. The subject property is located within the urban settlement of Mount Forest. This large, vacant parcel of land is surrounded by residential lands to the north and south, a proposed residential subdivision to the east and a park area to the west. Section 4.4 of the Official Plan outlines Housing policies. The main applicable policy, Section 4.4.4, deals with Greenfield Housing, and requires a gross density of 6.5 residential units per acre. The development as proposed exceeds this density requirement.

Parkland Dedication

A park is not being proposed as part of the residential development. Therefore the developer should be providing “cash-in-lieu” of to the Township.

Storm Water Management

We have not been provided with comments from the Township Consulting Engineer on the Functional Servicing Report.

Availability of Municipal Services

In terms of servicing, the proposed development is to be provided with municipal sewage and water supply services. Sufficient capacity is available to date, however will form a condition of draft approval.

Wellington North Zoning By-law

The subject land is currently zoned Residential (R2). The proposed development is for semi-detached dwellings which meet the provisions of the R2 zoning. A zone amendment, is not required.

Summary

While there are some technical matters that the applicant is required to resolve, we are satisfied that the proponent has addressed the applicable land use planning policies. This statutory public meeting will provide an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

CORRESPONDENCE FOR COUNCIL’S REVIEW

Astrid Clos, RPP, MCIP, Astrid J. Clos, Planning Consultants

- Planning Report prepared on behalf of Marlanna Homes Inc.

Emily Bumbaco, Planning Technician, Upper Grand District School Board

- No objection

Paul Remisch, Delivery Services Officer/Delivery Planning, Canada Post

- Completed project to be serviced by Community Mailboxes

Frank Vanderloo, P. Eng., B. M. Ross and Associates Ltd. on behalf of the Township of Wellington North

- Correspondence, dated April 22, 2017, regarding Functional Servicing Report and Preliminary General Grading & Servicing Plan Review.

Michael Oberle, Environmental Planning Technician, SVCA

- No objection

Jim Klujber, Chief Operating Officer, Wellington North Power

- Correspondence, dated June 6, 2017, Applicant to notify Wellington North Power

REQUEST FOR NOTICE OF DECISION

Persons wishing to be notified of the decision must submit a written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Astrid Clos, Planning Consultant was present to answer questions regarding the proposed Draft Plan of Subdivision. There will be twelve semi lots with twenty-four units. The minimum lot frontage requirement of 18 metres is exceeded. This plan meets the density target. The applicant would like to start this fall.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor Yake inquired if the servicing is coming out onto King Street. Road construction would be a concern for him as the road has been torn up for some time already. Michael Given, CAO, explained that the services would be extended to the east. Road work will not be finished until both subdivisions are completed.

Councillor McCabe commented that it is a good use of the land and meets necessary requirements and asked is there will be sidewalks in the subdivision. He was advised that municipal servicing standards must be met.

Linda Redmond, Manager of Planning and Environment, explained the process following the public meeting. Council should pass a resolution to support the proposal. The County gives approval of the draft plan and once conditions are met the plan receives final approval.

ADJOURNMENT

RESOLUTION 009

Moved by: Councillor McCabe

Seconded by: Councillor Burke

THAT the Public Meeting of June 26, 2017 be adjourned at 7:28 p.m.

CARRIED

CLERK

MAYOR

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH
MINUTES OF COUNCIL
JUNE 26, 2017 @ 7:00 P.M.
CLOSED MEETING SESSION @ 6:30 P.M.**

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

Members Present:

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

Staff Present:

CAO: Michael Givens
Clerk: Karren Wallace
Executive Assistant: Cathy Conrad
Treasurer: Kimberly Henderson
Chief Building Official: Darren Jones
Director of Recreation, Park and Facilities: Barry Lavers
Economic Development Officer: Dale Small
Interim Director of Public Works: Derek McCaughan
Manager of Planning and Environment: Linda Redmond

CALLING TO ORDER

Mayor Lennox called the meeting to order

ADOPTION OF THE AGENDA

Resolution 2017-212

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Agenda for the June 26, 2017 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

None

CLOSED MEETING SESSION

Resolution 2017-213

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 6:31 p.m. that is closed to the public under subsections 239 (2) of the Municipal Act, 2001, specifically:

(b) personal matters about an identifiable individual, including municipal or local board employees (animals at large 8167 Line 12

- (c) *a proposed or pending acquisition or disposition of land by the municipality or local board (Pt. Lot 32, Conc. 1, Div. 3 Normanby)*
- (d) *labour relations or employee negotiations (Fire Chief Services Agreement)*
- 1. **REPORTS**
 - a) *Report CAO 2017-017 being a report on the Fire Chief Services Agreement*
 - b) *Report EDO 2017-016 INDUSTRIAL LAND RE-ACQUISITION (Pt Lot 32, Conc 1 Div 3, Normanby)*
 - c) *REPORT CLK 2017-020 being a report on animals at large (8167 Line 12)*
- 2. **REVIEW OF CLOSED SESSION MINUTES**
 - *April 24, 2017*

CARRIED

Resolution 2017-214

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 7:07 p.m.

CARRIED

RISE AND REPORT FROM CLOSED MEETING SESSION

Resolution 2017-215

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2017-017 being a report on the Fire Chief Services agreement.

CARRIED

Resolution 2017-216

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2017-020 being a report on animals at large.

CARRIED

Resolution 2017-217

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive the Economic Development Officer report EDO-2017-16 dated June 26th, 2017 with regards to the reacquisition of Industrial Land previously sold by the Municipality;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North approve the reacquisition of the Industrial Land described as PT LOT 32 CON 1 DIV 3 NORMANBY, WELLINGTON NORTH at a purchase price not to exceed \$10,077.60

AND FURTHER THAT the Mayor and Clerk be authorized to execute all documentation related to the acquisition of the subject property.

CARRIED

Resolution 2017-218

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of April 24, 2017.

CARRIED

O' CANADA

RECESS TO MOVE INTO PUBLIC MEETING

Resolution 2017-219

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North recess the Regular Council Meeting of June 26, 2017 at 7:14 p.m. for the purpose of holding a Public Meeting under the Planning Act..

CARRIED

PUBLIC MEETING UNDER THE PLANNING ACT

- Marlanna Homes Inc., Draft Plan of Subdivision

RESUME REGULAR MEETING OF COUNCIL

Resolution 2017-220

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North resume the June 26, 2017 Regular Meeting of Council at 7:28 p.m.

CARRIED

PASSAGE OF RESOLUTION ARISING FROM PUBLIC MEETING

Resolution 2017-221

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North support in principle the Draft Plan of Subdivision File No. 23T17001 (Marlanna Homes Inc.) as presented at the Public Meeting held June 26, 2017.

CARRIED

AWARDS / RECOGNITION/ DECLARATIONS

None

PRESENTATIONS

None

ADOPTION OF MINUTES OF COUNCIL / PUBLIC MEETING(S)

Resolution 2017-222

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on June 5, 2017 be adopted as circulated.

CARRIED

BUSINESS ARISING

None

DEPUTATIONS

Mary Dart – request to revisit Brubacker kennel application and make adjustments to revise the breeder application process

Ms. Dart explained that she is involved with animal rescue and advocacy. She expressed her appreciation of how well the Mayor responded to her concerns regarding animal welfare and she is happy with the proposed changes to the Kennel By-law. Ms. Dart thanked Council for their work in regulating kennels.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 1b, 2a, 2b, 2c, 5a, 6a, 6b, 6d, 6e, 6f

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Resolution 2017-223

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items for Consideration on the June 26, 2017 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

1. *MINUTES*
 - a. *Team Building/Wellness Committee, May 31, 2017 be received*
 - c. *Cultural Roundtable, June 15, 2017 be received*
3. *FIRE SERVICES*
 - a. *Communiqué #043, May, 2017 be received*
4. *BUILDING*
 - a. *THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2017-10 Building Permit Review Period Ending May 31, 2017.*
5. *FINANCE*
 - b. *Cheque Distribution Report dated June 19, 2017 be received.*
6. *ADMINISTRATION*
 - c. *THAT Report CLK 2017-016 being a report on Procedure By-law be received for information.*

CARRIED

CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION**Resolution 2017-224**

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation and Culture Committee meeting held on June 13, 2017;

AND FURTHER THAT the Arthur Splash Pad be opened to the public after July 1st, 2017 from 10 am - 8 pm daily until the Monday following Arthur Fall Fair when it will be closed for the 2017 season;

AND FURTHER THAT the Arthur Splash Pad be opened to the public for the first weekend in June 2018 from 10 am - 8 pm daily and remain open until the Monday following Arthur Fall Fair when it will be closed for the 2018 season;

AND FURTHER THAT the above 2018 scheduled hours of operation remain in effect unless revised by the Council of the Township of Wellington North, as recommended by the Recreation & Culture Committee.

CARRIED

Resolution 2017-225

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington Planning Committee Report dated, June 8, 2017, regarding OMB Reform – Changes to Ontario Land Use Appeal System.

CARRIED

Resolution 2017-226

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information the County of Wellington Planning Committee Report, dated May 31, 2017, regarding Provincial Plan Updates.

CARRIED

Resolution 2017-227

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2017-09 being a report on the subdivision agreement for Reeves Construction Limited (Lucas Subdivision);

AND FURTHER THAT the Mayor and Clerk be authorized to execute the by-law to enter into the subdivision agreement with Reeves Construction Limited (Lucas Subdivision);

AND FURTHER THAT the Mayor and Clerk be authorized to execute the subdivision agreement with Reeves Construction Limited (Lucas Subdivision).

CARRIED

Resolution 2017-228

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report TR2017-010 being a report on the Assessment Review Board (ARB): New rules and Practices for Processing Appeals in the 2017-2020 Assessment Cycle; AND THAT the Council of Wellington North direct staff to prepare the necessary by-laws delegating the rights, responsibilities, powers and duties related to assessment to the County;

AND THAT the Assessment Base Management Coordinator or designate and the County Treasurer be named as the appeal representative and complaints representative respectively on behalf of the County and member municipalities.

CARRIED

Resolution 2017-229

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CAO 2017-016 being a report on the Arthur Wastewater Treatment Plant Upgrade-Engineer Consultant Proposal;

AND FURTHER THAT the Council of the Township of Wellington North awards the Consulting Engineering Services contract for the works identified in Request for Proposal 2016-012 to CIMA Canada Inc at a cost of \$714,578.00 (HST excluded).

CARRIED

Resolution 2017-230

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive Report CAO 2016-018 being a report on the Canadian Tire Site Plan Control Agreement Extension; AND FURTHER THAT the Council of the Township of Wellington North directs the Township solicitor to draft a site plan control extension agreement not to exceed 12 months to ensure development of a commercial building (a Canadian Tire Store) proceeds by August 2018;

AND FURTHER THAT the Council of the Township of Wellington North directs the Chief Administrative Officer to endorse the site plan control extension agreement on behalf of the Township.

CARRIED

Resolution 2017-231

Moved: Mayor Lennox

Seconded: Councillor Hern

THAT the motion 2017-232 be amended to include the following clause in each consent B62-17 to and including B65-17:

THAT the applicant increase density by creating an additional lot for a total of 5 lots or rezone the retained parcel to require higher density to offset the lower density on the 4 lots.

CARRIED

Resolution 2017-232

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive CLK Report 2017-017 being a report on Consent Applications B55-17 to and including B57-17; AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B55/17 (South Saugeen Developments Ltd.) with the following conditions:

- *THAT the severed portion be rezoned to an appropriate residential zone*
- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for B56/17 (South Saugeen Developments Ltd.) with the following conditions:

- *Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)*
- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *That the severed portion be rezoned to an appropriate residential zone*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B57/17 (South Saugeen Developments Ltd.) with the following conditions:

- *Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)*
- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *That the severed portion be rezoned to an appropriate residential zone*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*

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.

CARRIED

Resolution 2017-233

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive CLK Report 2017-018 being a report on Consent Applications B62-17 to and including B65-17 be received;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for severance for B62/17 (Peter and Mary Reeves) with the following conditions:

- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *Parkland dedication fee (\$1,000 in 2017)*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*
- *That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for B63/17 (Peter and Mary Reeves) with the following conditions:

- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*
- *That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B64/17 (Peter and Mary Reeves) being with the following conditions:

- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*

- *That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;*

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B65/17 (Peter and Mary Reeves) with the following conditions:

- *Satisfy all the requirements of the local municipality, financial and otherwise including taxes*
- *Clearance fee as per the fees and charges by-law (\$125.00 in 2017)*
- *Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)*
- *That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;*
- *That any development of the lots conform to the Municipal Servicing Standards;*
- *That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;*

CARRIED

Resolution 2017-234

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the Council of the Corporation of the Township of Wellington North receive CLK Report 2017-019 being a report on the Association of Municipal Clerks and Treasurer's 79th Annual Conference held June 11, 12, 13 and 14, 2017.

CARRIED

NOTICE OF MOTION

None

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Yake thanked Council and staff for their participation in the Mount Forest Homecoming this past weekend. It was a successful weekend and he heard praise for the Council float in the parade.

Councillor Yake congratulated Fire Fighter Bill Heiber for receiving his 25 year pin.

Mayor Lennox thanked Council for their participation in the Homecoming parade. He invited everyone to the opening of the splash pad in Arthur at noon on July 1st as well as the planting of the Vimy Oak trees at the cenotaph at 2:00 p.m.

Councillor McCabe reminded everyone of the Get In Touch For Hutch run, bike or walk to be held in conjunction with the Arthur Optimist Canada Day Celebration.

BY-LAWS**Resolution 2017-235**

Moved: Councillor Yake

Seconded: Councillor Hern

THAT By-law Number 046-17 being a by-law to provide for the operation and licensing of kennels in the Township of Wellington North be read a First and Second time.

CARRIED

Resolution 2017-236

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 047-17 being a by-law to repeal By-law 044-17 being a by-law to appoint a By-law Enforcement Officer/Property Standards Officer/Peace Officer for the Corporation of the Township of Wellington North be read a First, Second and Third time and enacted.

CARRIED

Resolution 2017-237

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North By-law Number 048-17 being a by-law to authorize a Subdivision Agreement (Reeves Construction Limited) be read a First, Second and Third time and enacted.

CARRIED

Resolution 2017-238

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 049-17 being a by-law to authorize the execution of a Transfer Payment Agreement between Her Majesty the Queen in Right of Ontario as represented by the Minister of Infrastructure and the Corporation of the Township of Wellington North (Clean Water and Wastewater Fund) be read a First, Second and Third time and enacted.

CARRIED

Resolution 2017-239

Moved: Councillor Yake

Seconded: Councillor Hern

THAT By-law Number 050-17 being a by-law to appoint The Corporation of the County of Wellington to be the Corporation of Wellington North's agent for certain matters related to assessment be read a First, Second and Third time and enacted.

CARRIED

CONFIRMATORY BY-LAW**Resolution 2017-240**

Moved: Councillor Hern

Seconded: Councillor Yake

THAT By-law Number 051-17 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 26, 2017 be read a First, Second and Third time and enacted.

CARRIED**ADJOURNMENT****Resolution 2017-241**

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Regular Council meeting of June 26, 2017 be adjourned at 9:12 p.m.

CARRIED

CLERK

MAYOR



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0
www.wellington-north.com

519.848.3620
1.866.848.3620 FAX 519.848.3228

019

Plan to
Simply Explore.
www.simplyexplore.ca

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JUNE 26, 2017**

FROM: KARREN WALLACE, CLERK

**SUBJECT: REPORT CLK 2017-018 BEING A REPORT ON CONSENT
APPLICATIONS B62-17 TO AND INCLUDING B65-17 (PETER &
MARY REEVES)**

RECOMMENDATION

THAT CLK Report 2017-018 being a report on Consent Applications B62-17 to and including B65-17 be received;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for severance for B62/17 (Peter and Mary Reeves) with the following conditions:

- Satisfy all the requirements of the local municipality, financial and otherwise including taxes
- Clearance fee as per the fees and charges by-law (\$125.00 in 2017)
- Parkland dedication fee (\$1,000 in 2017)
- That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;
- That any development of the lots conform to the Municipal Servicing Standards;
- That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for B63/17 (Peter and Mary Reeves) with the following conditions:

- Satisfy all the requirements of the local municipality, financial and otherwise including taxes
- Clearance fee as per the fees and charges by-law (\$125.00 in 2017)
- Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)
- That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;
- That any development of the lots conform to the Municipal Servicing Standards;
- That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B64/17 (Peter and Mary Reeves) being with the following conditions:

- Satisfy all the requirements of the local municipality, financial and otherwise including taxes
- Clearance fee as per the fees and charges by-law (\$125.00 in 2017)
- Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)
- That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;
- That any development of the lots conform to the Municipal Servicing Standards;
- That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;

AND FURTHER THAT the Council of the Township of Wellington North supports consent application for a lot line adjustment for B65/17 (Peter and Mary Reeves) with the following conditions:

- Satisfy all the requirements of the local municipality, financial and otherwise including taxes
- Clearance fee as per the fees and charges by-law (\$125.00 in 2017)

- Cash in lieu of parkland as per the fees and charges by-law (\$1,000 in 2017)
- That the lots be subject to a development agreement that will address municipal sanitary, storm, water and roadway requirements to the satisfaction of the Township;
- That any development of the lots conform to the Municipal Servicing Standards;
- That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

The subject property is known as Part Lot 71, Concession 3, Mount Forest shown on the sketch attached as Parts 1, 2, 3 and 4.



Consent B62/17 is for a proposed severance with 21m fr x 39.624m being 832.1 square metres being Part 1 shown on Schedule B existing agricultural use for proposed residential use.

The Retained parcel is 20214.5 square metres with 20.117m frontage, existing and proposed agricultural use.

Consent B63/17 is for a proposed severance with 21m fr x 39.624m being 832.1 square metres being Part 2 shown on Schedule B, existing agricultural use for proposed residential use.

Retained parcel is 20214.5 square metres with 20.117m frontage, existing and proposed agricultural use.

Consent B64/17 is for a proposed severance with 21m fr x 39.624m being 832.1 square metres Part 3 shown on Schedule B, existing agricultural use for proposed residential use.

Retained parcel is 20214.5 square metres with 20.117m frontage, existing and proposed agricultural use.

B65/17 is for a proposed severance with 54.280m fr x 39.624m being 1571.7 square metres being Part 4 shown on Schedule B, existing agricultural use for proposed residential use.

Retained parcel is 20214.5 square metres with 20.117m frontage, existing and proposed agricultural use.

Municipal comments were requested from the Chief Administrative Officer, Chief Building Official, Director of Public Works, Fire Chief, Drainage Superintendent, Treasurer, Planner, Economic Development Officer, County of Wellington Planner and the Director Recreation, Parks and Facilities.

The Township CAO would indicate that a complete Plan of Subdivision is the preferred manner to develop a parcel of land of this size as opposed to multiple severances.

This property has unique servicing requirements as it cannot be serviced by gravity sanitary services and must be serviced by an existing forcemain that was established when one of the previous severances on Wellington Street were developed a number of years ago.

Wellington County planning comments are attached hereto as Schedule "A" and they are generally supportive of the proposal. They do recommend that an additional lot be introduced raising the total to 5 lots, thus providing a more efficient use of the land and services and increasing density to 12.3 units per hectare (5 units per acre).

FINANCIAL CONSIDERATIONS

There are no financial impacts as a result of this report.

STRATEGIC PLAN

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

Yes No N/A Community Growth Plan Human Resource Plan Brand and Identity Strategic Partnerships Community Service Review Corporate Communication Plan Positive Healthy Work Environment

PREPARED BY:	RECOMMENDED BY:
<i>Karren Wallace, Clerk</i>	<i>Michael Givens, CAO</i>
KARREN WALLACE CLERK	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"


Planning and Development Department, County of Wellington

 County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9
 T 519.837.2600 F 519.823.1694

Application	B62/17, B63/17, B64/17, B65/17
Location	Part Lot 71, Concession 3 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Peter & Mary Reeves

PRELIMINARY PLANNING OPINION: The proposed severances would create four new vacant residential lots in the Mount Forest Urban Centre through four consent applications as follows:

	Area	Frontage
B62/17	831.6 m ² (8,591 ft ²)	21 m (68.9 ft.)
B63/17	831.6 m ² (8,591 ft ²)	21 m (68.9 ft.)
B64/17	831.6 m ² (8,591 ft ²)	21 m (68.9 ft.)
B65/17	1571.7 m ² (16,917 ft ²)	54.3 m (178 ft.)
Retained	2 ha (4.99 ac)	20.1 m (65.9 ft.)

Section 4.4.4 of the Official Plan encourages new developments to achieve increased densities and a broader housing mix. The Plan sets a target of 16 units per gross hectare (6.5 units per gross acre) which new developments should strive to achieve in greenfield areas. The proposed four lots on 0.4 ha (1 acre) of land only achieves a density of 8.57 units per hectare (4 units per acre). We recognize that the proposed lot 4 (B65/17) is constrained due to proximity to the flood plain and drainage channel, however there is sufficient frontage and area remaining to increase the density by increasing the number of lots proposed. An additional lot could be introduced raising the total to 5 lots, thus providing a more efficient use of the land and services and increasing density to 12.3 units per hectare (5 units per acre).

We recommend that the proposed lots are revised to include a 5th lot which would increase the density, otherwise the applications would be consistent with Provincial Policy and generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval for the proposed lots:

- a) That servicing can be provided to the satisfaction of the local municipality;
- b) That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality;
- c) That the work associated with Permit 17/040 be completed to the satisfaction of Saugeen Conservation;
- d) That any other requirements of the Conservation Authority with respect to the proposed lots be addressed; and,
- e) That safe driveway access can be provided to the satisfaction of the applicable road authority.

PLACES TO GROW: The Places to Grow policies place an emphasis on encouraging growth within existing settlement areas and optimizing the use of existing land supplies. Under section 2.2.1 which deals with managing growth states, "The vast majority of growth will be directed to settlement areas... and will be focused in areas with existing and planned services."

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS which encourages



Planning and Development Department, County of Wellington

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9
T 519.837.2600 F 519.823.1694

development in areas with existing servicing and infrastructure. Section 3.1.1 also outlines that development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c) hazardous sites.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and is located within the Mount Forest Urban Centre. Permitted uses include single detached dwellings. According to Section 10.6.2, new lots may be created in Urban Centres provided that the land will be appropriately zoned. Section 10.1.2 outlines that plans of subdivision will normally be required when four or more lots are created, a new road or substantial extension is required, or where special concerns or issues exist. We are satisfied that a plan of subdivision is not necessary for the proposed lots as access and servicing are readily available.

Section 4.4.4 of the Official Plan encourages new developments to achieve increased densities and a broader housing mix. Section 4.4.4 b) i) sets a target of 16 units per gross hectare (6.5 units per gross acre) which new developments should strive to achieve in greenfield areas. The proposed four lots on 0.4 ha (1 acre) of land only achieves a density of 8.57 units per hectare (4 units per acre).

Section 4.4.4 b) ii) recognizes that somewhat lower densities may be considered where physical and environmental constraints or on smaller parcels under 2 hectares (5 acres). The proposed retained parcel is 2 ha (4.99 ac), however prior to the proposed severances the property was 2.4 ha (6.0 acres) and therefore a higher density in accordance with Section 4.4.4 b) i) of the Official Plan should be achieved on the retained lands when they are developed in the future.

The matters under section 10.1.3 were also considered including b) “that all lots can be adequately serviced with water, sewage disposal, storm water management or drainage...to accepted municipal standards”, d) “that all lots will have safe driveway access to an all-season maintained public road...” and i) that lots are not located in areas which would pose a threat to public health or safety.

Regarding items b) servicing, the applicants are proposing to service the proposed lots by way of a force main sewer connecting to the existing gravity sewage main on Wellington Street. Comments from the Township regarding the proposed servicing arrangement should be considered. Two conditions are being recommended related to servicing, drainage and road works:

1. That servicing be provided to the satisfaction of the Township of Wellington North;
2. That the applicant enter into a development agreement with the Township of Wellington North addressing servicing, road works, drainage and any other requirements financial or otherwise to the satisfaction of the municipality.

Regarding item d) driveway access, the proposed lots front onto Wellington Street. A condition is being recommended that requires that safe driveway access can be provided to the satisfaction of the Township.

Regarding item i) above there is an existing drainage channel which cuts through the subject property. The proposed severed lots are currently located within the regulatory flood plain. The

applicant has obtained a permit from the Saugeen Conservation (17-040) for “the re-alignment of a portion of an existing drainage channel, the installation of 3 new 800mm diameter



Planning and Development Department, County of Wellington

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9

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corrugated steel pipe culverts, including related Wellington Street road works and servicing, and for the placement of fill”. With the completion of this work, the drainage channel will no longer impact the proposed severed lots, and the floodplain will be greatly reduced, and will only impact a small portion of proposed lot 4 (B65/17). A condition of approval is being recommended that the work associated with Permit 17/040 be completed to the satisfaction of Saugeen Conservation.

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA D with a vulnerability score of 4.

LOCAL ZONING BY-LAW: The proposed severed and retained parcels are zoned Residential R2 under Zoning By-law 66-01. The proposed severed lots meet the required lot area and frontage requirements.

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

Handwritten signature of Curtis Marshall in blue ink.

Curtis Marshall, MCIP, RPP
Senior Planner
June 12, 2017

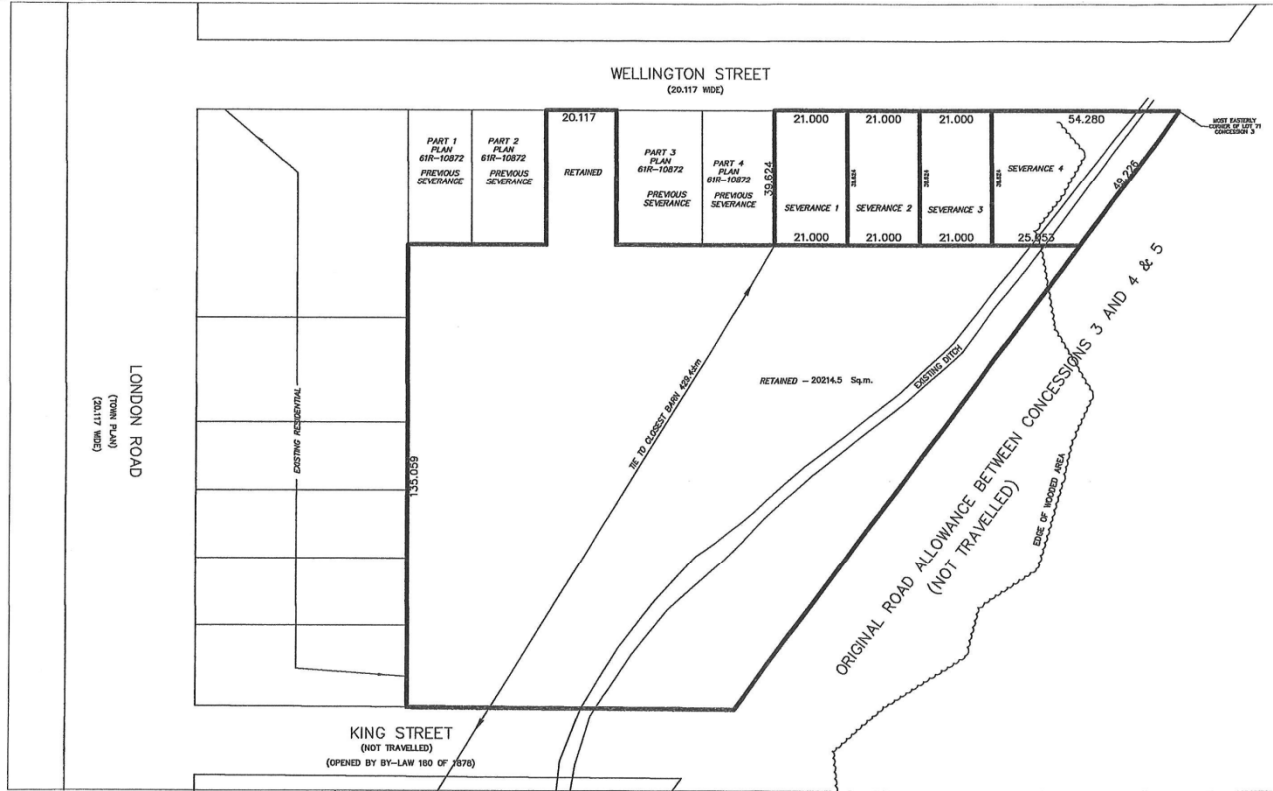
Handwritten signature of Linda Redmond in black ink.

Linda Redmond,
Manager of Planning & Environment

SCHEDULE "B"

SEVERANCE SKETCH OF
PART OF LOT 71, CONCESSION 3 (EGREMONT)
TOWN OF MOUNT FOREST)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON
WILSON-FORD

SEVERANCE ACTIVITY			
PART ON PLAN 61R10B72	TRANSFEEE	DATE OF TRANSFER	USE
1	KARL AITKEN CARPENTRY & GENERAL CONTRACTING LTD.	AUG. 29, 2008	RESIDENTIAL
2	KARL AITKEN CARPENTRY & GENERAL CONTRACTING LTD.	AUG. 29, 2008	RESIDENTIAL
3	KARL AITKEN CARPENTRY & GENERAL CONTRACTING LTD.	JULY 23, 2008	RESIDENTIAL
4	PETER NORMAN REEVES	SEPTEMBER 23, 2008	RESIDENTIAL



CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.

WILSON FORD SURVEYING & ENGINEERING 2017

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

NOTES:
 ZONING: R2
 DISTANCE TO NEAREST BARN - STEEL CLAD CATTLE BARN 429.43m

WILSON - FORD
 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-2451

010/02154



Township of Wellington North

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

TWP. OF WELLINGTON NORTH

COPY

10:48 AM
028
RECEIVED

JUL -4 2017

Deputation Request Form

Name of Deputant(s) PETER AND MARY REEVES

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

Name of Group/Organization/Business _____

Contact Information

Mail: 102 LONDON RD. MOUNT FOREST, ON N0G 2L2

Email: pmreeves@eastlink.ca

Telephone: 519-323-4214

Type of Meeting

Council OR Committee (includes ad hoc) _____

Date of Meeting July 10/17

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

CLK 2017-2018 CONSENT APPLICATIONS B62-17,
B63-17, B64-17, B65-17

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)

APPROVAL FOR SEVERANCES AND DEVELOPMENT

Estimated Financial Impact to municipality:

Capital 0 Annual Operating NIL

SIGNATURE: Peter + Mary Reeves

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.

(REVISED FEBRUARY 2017)

July 2, 2017

To: Mayor and Council

Re: Consent Application B62-17 to B65-17

We would like to provide you with the background of our proposed development to clarify our Consent Application B62-17 to B65-17.

In 2008 we decided to proceed with development plans for our property fronting on Wellington St East. Through discussions with the Township, Township's Engineer (BM Ross) and the Wellington County Planning Department (Mr. Mark VanPatter) a strategy to move this development forward was agreed upon.

At our cost, we would install a gravity sanitary sewer on Wellington St East going east from London Road to a point that the grades would allow. At this point a manhole would be installed to allow a gravity sanitary sewer to be installed going south from Wellington St East to service our proposed future sub-division. This work has been completed.

Because of the road grade, gravity sewer was not an option to service potential lots fronting on the south side of Wellington Street, east of the new sanitary manhole. Therefore, the installation of a low pressure forcemain would be required at our cost. The development of these potential lots would be separate from our proposed sub-division which as stated would be serviced by the gravity sewer. Due to the nature of our land fronting on Wellington St East and through discussions with the Saugeen Conservation Authority, it was determined they may allow us to develop a maximum of five new lots. In 2008 a low pressure forcemain was designed and approved by BM Ross and approved by the Township. This forcemain was sized to accommodate a maximum of five single family homes in accordance with the Saugeen Conservation's comments. Currently, one single family home is connected to this forcemain.

Since 2008 we have had ongoing discussions with Saugeen Conservation regarding the development of the next four lots indicated in the Consent Application B62/17 to B65/17. Saugeen Conservation has now approved the conditions under which the four severances may occur provided their conditions are met. Their main concern is with the creation of the fourth lot (B65/17). Because of the wetlands, a site plan for developing this lot must be submitted to them. They have indicated that even though this is a larger lot than the others, this lot will have a restricted building envelope on the west side of the lot in order to meet their floodplain requirements.

For clarification, as previously stated, the low pressure forcemain was designed and approved by the Township in 2008 to service a maximum of five single family homes (one currently connected). Therefore, there is no additional capacity other than for the four lots being proposed by our Consent Application and intensification of these lots is not an option.

However, through previous discussions with the County Planner, Mr. VanPatter it had been agreed that we would address intensification requirements when we move forward with the development of our proposed sub-division which will be the next stage of developing the internal lands of our property. This land is located between Wellington St East and the unopened King St road allowance east of London Road.

Once approved, the proceeds from the development of these four lots will assist us with the financial requirements needed to complete the Conservation Authority's drainage upgrades and to then move forward with our proposed sub-division.

Sincerely

A handwritten signature in cursive script that reads "Pete + Mary Reeves". The signature is written in black ink and is positioned below the word "Sincerely".

Pete and Mary Reeves

July 4, 2017

Deputation Request
Peter and Mary Reeves

A letter from our engineer confirming the design of the sanitary sewer servicing is to follow. He has been on vacation and is back in his office today and will provide that information as soon as possible. Thank you.

Yours truly,

A handwritten signature in cursive script that reads "Mary Reeves". The signature is written in black ink and is positioned below the typed name.

Mary Reeves

Board of Directors Meeting #5/17

May 17, 2017

DIRECTORS PRESENT:

Jim Campbell, Dave 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, Admin/Financial Services Coordinator
Geoff King, Stewardship Services Coordinator
Jayne Thompson, Communications Coordinator

Call to Order

Chair Jim Campbell called the meeting to order at 7:41 pm and announced the meeting objectives.

1. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.



2. Minutes

The minutes from the Board of Directors meeting #4/17 held on April 19, 2017 have been circulated to the Directors for their information and approval. The Directors agreed with the minutes and the following motion was made.

Motion FA #44/17

Moved by: Deb Shewfelt

Seconded by: Alison Lobb

THAT the minutes from the Board of Directors meeting #4/17 held on April 19, 2017 be approved.

(carried)

3. Business Out of the Minutes

a) Board Training/Education Schedule for 2017: **Report #30/17**

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

The Director's decided to invite The Township of Ashfield-Colborne-Wawanosh to the Garvey Glenn Restoration Project tour for them to see the progress that has been made.

The Board agreed with the proposed schedule and the following motion was made:

Motion FA #45/17

Moved by: Alison Lobb

Seconded by: Paul Gowing

THAT the proposed schedule for education sessions be adopted as outlined in Report #30/17.

(carried)

4. Business Requiring Direction/Decision:

i) Municipal Communications Strategy for 2017: **Report #31/17** (attached)

This report is presented to obtain direction from the Board regarding the proposed key messages, topics and format of the municipal presentations to be undertaken in 2017.

Phil Beard and Jayne Thompson reviewed the proposed outline to be presented to each municipality in 2017. The GM/ST recommended that each Director whose municipality will be visited in 2017 review the proposed items with their respective municipal councils and asked if there are any additional topics that should be covered as part of their presentations.

Additional items identified to add to the outline at this time follow.

- Flood Forecasting Procedures to the Municipality of North Huron.
- Gully and Erosion Risk Mapping to the Municipality of Central Huron.
- The Carbon Footprint Initiative to the Municipality of Central Huron.

The Director's thought that the topics identified for each municipality were good starting points. If the Province introduces changes to the Conservation Authorities Act before the municipal visits are held this summer, then this information will be added to the list of topics to be discussed.

Motion FA #46/17

Moved by: Alison Lobb

Seconded by: Dave Turton

THAT the communications strategy for the MVCA 2017-2019 work plan and services be adopted and implemented as outlined in Report #31/17 with the revisions specified.

(carried)

ii) Possible Priorities for Healthy Lake Huron: 2018-2022: **Report #32/17**

This report was presented by the GM/ST and Watershed Stewardship Services Coordinator to obtain direction from the Board on MVCA ideas for priorities for Healthy Lake Huron to focus on within the Maitland Watershed over the next five years.

The Board discussed each of the proposed priorities as well as how to encourage the adoption of rural storm water management into drainage projects. The Director's agreed that MVCA and Healthy Lake Huron should focus on these initiatives over the next five years with assistance and support from MOECC and OMAFRA. The following motion was passed.

Motion FA #47/17

Moved by:

Seconded by:

THAT the Board supports the proposed priorities outlined in Report #32/17 for Healthy Lake Huron to focus on within the Maitland Watershed; **AND THAT** Healthy Lake Huron should consider re-establishing a liaison committee consisting of municipal mayors and reeves.

(carried)

5. Reports

a) Chair's Report

Chair Jim Campbell announced that the MCF Dinner and Auction was an enjoyable and successful event with over 230 people attending. The MCF anticipates that the funds raised will be similar to those raised in 2016.

b) Director's Committee/Municipal Reports:

Director Dave Turton advised the Board that he and Phil Beard were invited to make a presentation on MVCA's 2017 Priorities and Budget to Mapleton Council on April 25th.

Director Deb Shewfelt attended the CFI meeting and is pleased to report that this initiative is continuing to attract interest from other companies. Trillium Mutual Insurance Company, North Perth and Richard Keeso presented their updated carbon footprint strategies to the Leadership Team. Trillium Mutual Insurance CEO, Joe Dietrich has agreed to be part of a presentation that North Perth is making at an upcoming municipal/county event to be held this fall. Deb advised the Board that Plug N Drive brought a Chevrolet Bolt to the CFI meeting for members to test drive.

6. Consent Agenda

- i) Revenue/Expenditure Report for April: **Report #33/17** (attached)
- ii) Summary: Carbon Footprint Initiative Leadership Team Meeting: April 23, 2017.
- iii) Correspondence Received for Information:

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

The following motion was made.

Motion FA #48/17

Moved by: Alison Lobb

Seconded by: Wilf Gamble

THAT report #33/17 and the respective recommended motion along with the correspondence outlined in the Consent Agenda be accepted as presented.

(carried)

7. Review of Meeting Objectives/Follow-up Actions/Next meeting: June 21, 2017

Chair Jim Campbell reviewed the meeting objectives and reminded everyone that the Board is to meet at the Wawanosh Nature Centre at 7:00 pm for a tour of the facility. The June Board meeting will be held after the tour in the lounge at the Knights of Columbus Centre in Wingham on June 21st at approximately 8pm.

8. Adjournment

The meeting adjourned at 8:42 pm with this motion.

Motion FA #49/17

Moved by: Paul Gowing

Seconded by: Roger Watt

THAT the meeting be adjourned.

carried)



Jim Campbell
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator

10/17/2014

10/17/2014

10/17/2014
10/17/2014
10/17/2014

10/17/2014

10/17/2014



PLANNING REPORT
for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development
Department

DATE: May 15, 2017
TO: Mike Givens, C.A.O.
Township of Wellington North
FROM: Linda Redmond, Manager of Planning and Environment
County of Wellington
SUBJECT: **Laverne and Erma Weber – “Stack” Gravel Pit**
Part Lot 4, Concession 6 – 9513 Concession 6N
Zoning By-law Amendment

Please find attached the amending by-law for the above property, to amend the above subject lands to allow a gravel pit operation. Official Plan Amendment No. 103 for the Stack pit was approved by the County of Wellington Council on March 30, 2017 (attached). We can now move forward and approve the rezoning. The draft by-law proposes to change the zoning of the proposed licensed area from Agricultural (A) to Extractive Industrial exception (EI-192). The exception is in place to address the requirement that the extraction of the pit does not go within 1.5 metres of the water table and to allow a reduced setback to the public road. Once the zoning is in place, the Ministry of Natural Resources may consider granting the associated aggregate license.

The amending by-law is attached for Councils consideration. I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "L. Redmond".

Linda Redmond
Manager of Planning & Environment

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

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

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended;

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 4, Concession 6, former Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Extractive Industrial Exception (E1-192)**
2. THAT Section 33, Exception Zone 3 – Rural Area, is amended by the inclusion of the following new exception:

<p>33.192 Part Lots 4, Con 6N</p>	<p>EI-192 Notwithstanding any provisions of this By-law to the contrary, all uses permitted within the EI Zone are permitted in accordance with the approved aggregate site plans for the subject land pursuant to the Aggregate Resources Act, subject to the following additional provision:</p> <ol style="list-style-type: none"> a) Notwithstanding the provisions of Section 26 or any provisions of this By-law to the contrary, the land zoned EI-192 may be included within a licenced pit pursuant to the Aggregate Resources Act, R.S.O., 1990, as amended, for the operation of a pit use whereby the depth of aggregate extraction shall not occur below any point which is 1.5 metres above the high water table. b) Within the EI-192 zone an asphalt or concrete plant shall not be permitted. c) Notwithstanding section 26.3 b), the pit may be located 15m (49.2 ft.) from a public road allowance.
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2017

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2017

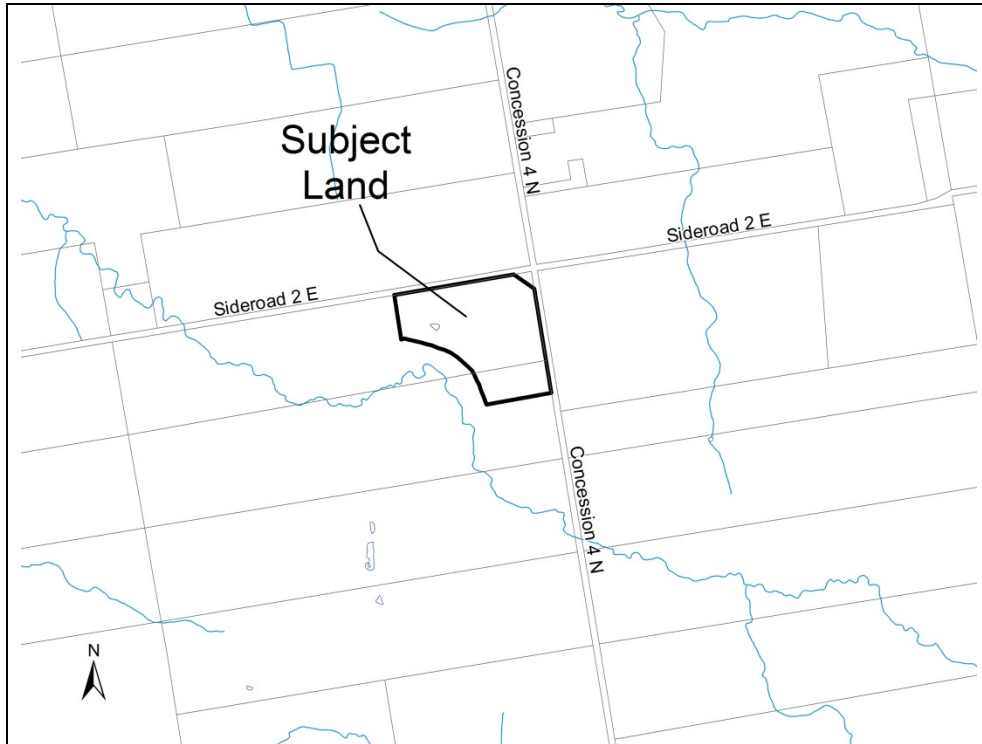
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezoned from Agricultural (A) to Extractive Industrial Exception (EI-192)

Passed this ____ day of _____ 2017.

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE LOCATION being rezoned is described as Part Lot 4, Concession 6, former Township of Arthur with municipal addresses of 9513 Concession 6N.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands from Agricultural (A) to Extractive Industrial exception (EI-192) to permit a gravel pit operation pursuant to the Aggregate Resources Act. The zoning also includes a requirement that the extraction of the pit does not go below, a point 1.5 metres above the high water table and can have a setback of 15m to a public road.

Areas currently zoned Natural Environment (NE) on the lands shall remain.



Communiqué



From the desk of:

June, 2017 # 044

Fire Chief.

1. **CONGRATULATIONS TO DISTRICT CHIEF BILL HIEBER!!** Bill recently received his **25 Year Service Medal** from the *Office of the Fire Marshal and the Province of Ontario*, for outstanding and dedicated service.

Any firefighter who volunteers to fight fires and put their life on the line every day for 25 years is truly an exceptional person and is a class all of their own!! **WELL DESERVED BILL.**

2. **Fire Chief's Gala** June 3rd, 2017. This year's Gala was a huge success! I want to personally thank everyone who supported this event. **BEST EVER!** A cheque will be presented to the Hospital on the evening of August 8, 2017.

3. Guelph Fire Communications is up-dating their software. We are providing location information for such properties where someone does not see an address, but knows it by name; Murphy's Park, Public School Climbers, Splash Pad, Cenotaph, etc. They are also updating the Call Run Assignment. More info to follow.

4. **REMINDER**, please use your IAM responding!! Your fellow firefighters are counting on you! We need to know who is responding. Hey folks. **TRUCK IS THE COMMAND POST.** The Captain is the Incident Commander. **The non-users of Iam Responding are being identified. Please USE this valuable tool!**

5. Hydraulic porta-tank lifts. C-Max will be installing the porta-tank lifts as they were the successful bidder. Curtis is arranging dates and times. We will do one Tanker at a time.

6. Medial Call responses continue to rise. Last month they represented over **42%** of our responses. The Tiered Response agreement will be reviewed this year and changes are coming. I will be asking for your input.

7. We have had a few incidents with O.P.P. while on Medical Assist Calls. The calls in question were drug overdoses. We shall provide medical aid and continue to monitor the patient until EMS arrives. The Police are to ensure the area is safe. We want them safe and they want us safe. I have met with the O.P.P. Inspector and he has discussed this with his staff. Be patient. These type of drug calls (Fentanyl) are new to everyone. If you encounter any difficulties on scene, the Fire Chief should be notified ASAP.

"Strive not to be a success, but rather to be of value."

Albert Einstein



Communiqué



FIRE DEATHS IN ONTARIO

Total fatal fires for the period from January 1 to June 30 for the years 2016 and 2017				
	2016		2017	
	<i>Fatal fires</i>	<i>Fatalities</i>	<i>Fatal fires</i>	<i>Fatalities</i>
Ontario fatal fires (except Federal and First Nations properties) from January 1 to June 30.	33	35	38	44
Fatal fires on Federal or First Nations properties from January 1 to June 30.	1	9	2	2
Total	34	48	40	46

Respectfully;

Fire Chief

TRAINING DIVISION

Training Division

A new Training Committee has been formed. We have confirmed a training house in Mount Forest. The Theory and Practical sessions are well underway. July and August will be the fun months. Lots of action in the house.



Communiqué



June Fire Report 2017

ARTHUR STATION:

The Arthur Station responded to 11 calls for assistance during the month.

Practice/ Meetings:

June 13, 2017 (12) members were present

June 20, 2017 (10) members were present

MOUNT FOREST STATION:

The Mount Forest Station responded to 15 calls for assistance during the month.

Practice/ Meetings:

June 13, 2017 (13) members were present

June 20, 2017 (20) members were present

Respectfully submitted by

Bill Hieber



Communiqué



CALL TYPE	ARTHUR STATION	AREA	MOUNT FOREST STATION	AREA
Medical	6	Township(6)	5	Town (4)
				Township(1)
Investigation Smell of smoke			1	Town (1)
Dumpster Fire			1	Town (1)
Co/Smoke/ Alarm				
Vehicle collision	2	Township (2)	2	Southgate (1)
				Town (1)
Fire Alarm	1	Township (1)	4	Town (3) Township (1)
Public Assist	1	Town (1)	1	Township (1)
Structure Fire	1	Town (1)	1	Town (1)



Communiqué



Fire Prevention/Public Education

FIRE SAFETY PRESENTATIONS

Safety week Arthur Library
Senior Safety Talk 497 Birmingham, Mount Forest

FIRE SAFETY INSPECTIONS

353 John Street, Mount Forest

FIRE INVESTIGATIONS

FIRE SAFETY COMPLAINT INSPECTIONS

335 Wellington St. W. Mount Forest
311122 Sligo Road E. Mount Forest

FIRE SAFETY PLAN REVIEWS

133 Fredrick St. Arthur
110 Edward St. Arthur
235 Egremont St. N. Mount Forest
450 Albert St. Mount Forest
500 Domville St. Arthur
333 Domville St. Arthur
390 Parkside Drive. Mount Forest

VULNERABLE OCCUPANCY FIRE DRILLS

BURN PERMIT SITE INSPECTIONS

9171 Concession 11
7532 Sideroad 7E
391 London Rd. South
9321 HWY 6
8601 Line 4

BURN COMPLAINTS



“TEST YOURS *TODAY*”



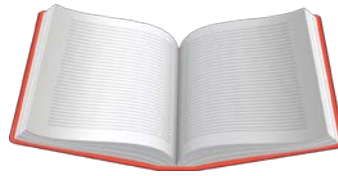
Communiqué



Hello Everyone,

Nothing new to report at this time.

“SAVING LIVES THROUGH EDUCATION”



Please have all monthly reports submitted by the 5th of each month to:

fpo@wellington-north.com

Next communiqué will be August 9th, 2017



TO: MAYOR AND MEMBERS OF COUNCIL
Meeting of July 10th, 2017

FROM: Derek McCaughan, Interim Director of Public Works

SUBJECT: REPORT PW 2017-017 –Tender 2017-012 Annual Asphalt Paving Program Award

RECOMMENDATION

THAT Report PW 2017- 017 being a report to award Tender 2017-012 Annual Asphalt Paving Program be received;

AND FURTHER THAT the Council of the Township of Wellington North award Tender 2017-012 Annual Asphalt Paving Program to The Murray Group (Moorefield, ON) at a cost of \$527,903.70 plus applicable taxes.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

NA

BACKGROUND

In an effort to maintain the Township's roadway network, annually, Council funds an asphalt paving program. Funding provided is directed to the paving of various roadways in need of repair. The roadways are generally selected based upon their condition assessment identified within the Township's *2013 Roads Management Study*. Tender RFT 2017-012 was issued for the resurfacing of the following streets this year:

- Side Road 3 West, Highway 6 to County Road 6
- Side Road 7 West, Concession 9 to Concession 11
- Bellefield Crescent, Eliza Street to Eastview Drive
- Forest Glen Drive
- Forest Glen Crescent
- Church Street, Albert Street to deadend
- Ayrshire Street, south of Highway 89
- Birmingham Street East, Main Street to Fergus Street

The tender closed Wednesday, June 28th, 2017. The Township received 5 bids and are summarized as follows:

Bidder	Bid Amount
The Murray Group (Moorefield, ON)	\$527,903.70
Captial Paving Inc. (Guelph, ON)	\$565,512.02
Stead & Evans Ltd. (St. Jacobs, ON)	\$568,120.50
Brantco Construction (Cambridge, ON)	\$641,959.20
Cox Construction (Guelph, ON)	\$652,481.73

The bids were opened by the Treasurer and the Interim Director of Public Works in a public forum. All submissions were checked for arithmetic accuracy and consistency with the tender document requirements. Based upon the bid results, it is recommended that Tender 2017-012 be awarded to The Murray Group in the amount of \$527,903.70 plus applicable taxes.

FINANCIAL CONSIDERATIONS

In addition to the low bid amount of \$527,903.70, there is road preparation to be undertaken by Public Works prior to the contractor's paving activity. This work includes pulverizing and profiling Side Roads 3 and 7. It is anticipated this amount will be approximately \$70,000.00. This combined amount, in addition to the payable taxes, is well within the approved budget of \$709,000.00 for this activity.

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

Infrastructure rehabilitation is an important component to community growth.

PREPARED BY:

RECOMMENDED BY:

Derek McCaughan

Michael Givens, CAO

Derek McCaughan
Interim Director of Public Works

MICHAEL GIVENS
CHIEF ADMINISTRATIVE OFFICER



TO: MAYOR AND MEMBERS OF COUNCIL
Meeting of July 10th, 2017

FROM: Derek McCaughan, Interim Director of Public Works

SUBJECT: REPORT PW 2017-018 – Tender 2017-013 Queen Street (Highway 89) Connecting Link Resurfacing Award

RECOMMENDATION

THAT Report PW 2017-018 being a report to award Tender 2017-013 Queen Street (Hwy 89) Connecting Link Resurfacing be received;

AND FURTHER THAT the Council of the Township of Wellington North award Tender 2017-013 Queen Street (Hwy 89) Connecting Link Resurfacing to The Murray Group (Moorefield, ON) at a cost of \$192,071.75 including HST.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

NA

BACKGROUND

Per the 2017 Capital Budget, Tender 2017-013 was let for the resurfacing of approximately 580m of Queen Street (Highway 89), from Dublin Street (approximately 1.2kms east of the west Connecting Link limit) to the west edge of Main Street South (Hwy. 6). The contract is being administered on behalf of the Township by B.M.Ross and Associates Ltd. (BMRoss). The work is considered interim in nature as described by BMRoss in their Project Proposal dated October 2016:

“The Township recognizes how the proposed resurfacing is an interim measure to address significantly deteriorated road conditions and that future reconstruction, in conjunction with sewer and watermain repairs/replacement, will likely require full width road excavation and replacement of the curbing and pavement structure. Crack propagation is anticipated to occur soon after resurfacing of those roadway sections where interim rehabilitation will be limited to milling and repaving.

The interim resurfacing work will help to extend the life of the Hwy. 89 road asset until full reconstruction is completed in conjunction with future Township sewer and watermain work. The resurfaced highway ride quality will improve and help to ensure safe and efficient movement of provincial traffic through this Connecting Link.”

The tender closed Friday, June 30th, 2017. The Township received 5 bids and are summarized as follows:

Bidder	Bid Amount (including HST)
The Murray Group (Moorefield, ON)	\$192,071.75
Steed & Evans Ltd. (St. Jacobs, ON)	\$196,206.42
Captial Paving Inc. (Guelph, ON)	\$211,091.18
Brantco Construction (Cambridge, ON)	\$266,452.87
Cox Construction (Guelph, ON)	\$305,939.93

An award summary from BMRoss is attached for Council's review. Based upon the bid results, BMRoss is recommending Tender 2017-013 be awarded to The Murray Group in the amount of \$192,017.75 (including HST). Staff concur.

FINANCIAL CONSIDERATIONS

The approved budget for this project is \$259,188.00 of which the Ministry of Transportation of Ontario (MTO) is funding \$233,269.00 (90%). In addition to the low bid amount, the budget includes 15% for Engineering and testing services. The final amount is expected to be well within the approved funding level.

Council should note the recommendation of BMRoss on page two of their awards memo to seek permission of the MTO to fully use the approved funding to undertake additional full-depth excavation over and above what was originally anticipated. This course of action, if approved, will provide greater longevity of a longer segment of the roadway's sub-base than originally anticipated and is, therefore, supported by staff.

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 <input type="checkbox"/> Human Resource Plan <input type="checkbox"/> Brand and Identity <input type="checkbox"/> Strategic Partnerships</p>	<p><input type="checkbox"/> Community Service Review <input type="checkbox"/> Corporate Communication Plan <input type="checkbox"/> Positive Healthy Work Environment</p>
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Infrastructure rehabilitation is an important component to community growth.

PREPARED BY:	RECOMMENDED BY:
<i>Derek McCaughan</i>	<i>Michael Givens, CAO</i>
Derek McCaughan Interim Director of Public Works	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER

Attachment: BMRoss Correspondence of July 4th, 2017 – Tender Results

**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. 16195

July 4, 2017

Mr. Derek McCaughan, Interim Director of Public Works
 Township of Wellington North
 7490 Sideroad 7 W, P.O. Box 125
 Kenilworth, ON N0G 2E0

**RE: Queen Street (Hwy 89) Connecting Link Resurfacing (Mount Forest)
 Township Tender No. 2017-013
 Contract No. 16195
 -- Tender Results --**

Tenders were received on June 30, 2017, for the resurfacing of Queen Street (Hwy. 89) Connecting Link, from Main Street to Dublin Street, as summarized by the following table:

Tenderer	Tendered Amount (includes HST)
The Murray Group	\$192,071.75
Steed and Evans	\$196,206.42
Capital Paving	\$211,091.18
BrantCo	\$266,452.87
Cox Construction Ltd.	\$305,939.93

All of the tenders were checked and found to be mathematically correct. All tenders were properly signed and each was submitted with the Agreement to Bond. All tenders were submitted with the specified tender deposit except for Cox Construction's tender, which included a Bid Bond instead of a certified cheque or banker's draft.

Since the lowest tender is acceptable contractually, and the tenderer is experienced in road reconstruction work, further analysis is limited to the lowest bid. We therefore recommend that this contract be awarded to The Murray Group for the total tender sum of \$192,071.75.

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

In a March 29, 2017, letter, MTO had notified the Township that it was receiving \$233,269 provincial funding (90%) for this highway resurfacing work. The Township share, with net HST, is \$25,919. The total project budget is \$259,188 (including net HST). The budget includes 15% for engineering and testing services. Based on the low tender amount, there will be approximately \$51,508 remaining in the budget. It should be noted that it is a unit price tender that assumed partial depth asphalt removal with limited portions having full depth asphalt replacement due to anticipated budgetary constraints. However, based on the low Bidder tendered unit prices, the scope of work could be adjusted (e.g. increase the extent of full depth asphalt replacement). We recommend, subsequent to the award of the tender, that an adjusted scope of work be discussed with MTO and the Contractor.

If you have any questions, please contact us.

Yours very truly,

B. M. ROSS AND ASSOCIATES LIMITED

Per



Frank Vanderloo, P. Eng.



7490 Sideroad 7 W, PO Box 125,
Kenilworth, ON N0G 2E0

www.wellington-north.com

519.848.3620
1.866.848.3620 FAX 519.848.3228

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 10, 2017**

**FROM: BARRY LAVERS, DIRECTOR OF RECREATION, PARKS &
FACILITIES**

**SUBJECT: REPORT RAC 2017-009 BEING A REPORT ON THE AWARD OF
RFP-WN2017-005 RECREATION MASTER PLAN**

RECOMMENDATION

THAT Report RAC 2017-009 being a report on the award of the RFP WNR Recreation Master Plan be received;

AND THAT the Recreation Master Plan Steering Committee recommends to Council that RFP WN2017-005 be awarded to the firm of Monteith-Brown Planning Consultants, London, ON in the amount of \$39,950 plus applicable taxes.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

RAC 2016-011
RAC 2017-002

BACKGROUND

Staff was directed to award RFP WNR-Recreation Master Plan upon closing of proposals on April 25, 2017.

3 Consulting firms submitted proposals.

A steering committee was appointed for a presentation by 2 potential firms. GSP Group, Kitchener, ON and Monteith-Brown Consulting, London, ON presented their proposals on June 21, 2017.

Members of the steering committee discussed both presentations and met again and scored the presentations after further deliberation.

It is expected the plan process will take approximately 6 months.

FINANCIAL CONSIDERATIONS

Proponent	Price Excl. HST	Non-rebatable HST	Total Cost
GSP Group	\$ 39,990	\$ 703.82	\$ 40,693.82
Monteith-Brown	\$ 39,950	\$ 703.12	\$ 40,653.12

The projected total cost of the Recreation master plan was \$40K and was included in the Township's 2017 operating budget.

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

PREPARED BY:	RECOMMENDED BY:
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Barry Lavers

Michael Givens

BARRY LAVERS DIRECTOR OF RECREATION	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 10, 2017**

FROM: KIMBERLY HENDERSON, TREASURER

**SUBJECT: REPORT TR2017-011 BEING A REPORT ON REMOVING THE TAX-
EXEMPT PORTION OF COUNCIL REMUNERATION**

THAT Report TR2017-011 being a report on Removing the Tax-Exempt Portion of Council Remuneration be received for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

On March 22, 2017 Federal Finance Minister Bill Morneau presented the 2017 Federal Budget to the House of Commons. Announced in the budget on page 208, the federal government proposes to “remove the tax exemptions for non-accountable expense allowances paid to members of provincial and territorial legislative assemblies and to certain municipal office-holders”. This change is set to take effect January 1, 2019.

This proposal would see the elimination of the one-third tax-exemption for remuneration paid to Canadian members of council, which was originally brought into effect through the Municipal Act, 1990, Section 255(1). The federal government’s rationale for elimination of the tax exemption referenced that the “exemption is only available to certain provincial, territorial and municipal office holders, and provides an advantage that other Canadians do not enjoy”.

Since enactment of the Municipal Act, 2001 which still governs municipal affairs today, to keep the one-third tax-exemption for municipal council members, a by-law must be reviewed under subsection (5) during a Council’s four-year term of office that explicitly states Council’s intention to keep the tax-exemption. Current and former Councils of Wellington North have opted to maintain one-third of remuneration as being tax-exempt. According to the Act, this amount is “deemed to be for expenses incident to the discharge of his or her duties as a member of the council”.

At the Wellington North council meeting of June 6th, Council had asked staff to prepare a report providing the impact the proposed elimination of the tax-exemption will have

on both Council members and the municipality. Financial data provided in this report is based on 2017 council remuneration amounts, as defined in By-law 081-16.

FINANCIAL CONSIDERATIONS

Schedule A attached provides some details of the effects of converting councillor's pay to fully-taxable. Notably, the increase of income tax deductions and Canada Pension Plan (CPP) contributions would reduce the Mayor's annual net 'takehome' pay by \$2,461 and reduce each Councillor's net pay by \$1,361. Converting to a fully-taxable remuneration would also increase the employer's portion of CPP and Employer Health Tax (EHT) contributions by \$2,185 annually.

With fully-taxable remuneration, maintaining the 2017 net pay for the Township Mayor and Councillors would require a considerable increase in gross salaries, further driving up contributions to Income Tax, CPP and EHT. For example, to maintain the Mayor's 2017 annual net pay of \$22,994, gross salary would need to increase by \$3,239. Councillors' annual gross salary would need to increase by \$1,791 each. The Township's share of CPP and EHT contributions would go up by an additional \$717 per year with this gross salary increase.

In addition, the Township is currently eligible to receive a GST/HST rebate on one-third of the remuneration paid as these are amounts are considered expenses and not salaries. In 2016, this rebate totalled \$2,930. To maintain current net pay levels that are fully-taxable, the total cost of increased employer contributions and loss of GST/HST rebate would be approximately \$16,234.

STRATEGIC PLAN

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

Yes No X N/A

Which pillars does this report support?

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

PREPARED BY:

RECOMMENDED BY:

Kimberly Henderson

Michael Givens, CAO

**KIMBERLY HENDERSON
TREASURER**

**MICHAEL GIVENS
CHIEF ADMINISTRATIVE OFFICER**

Township of Wellington North							
Impact of Removing Tax-Exempt Remuneration							
			Employee Contributions			Employer Contributions	
With Exemption:	Annual	2/3 Taxable	Income Tax	CPP- Employee	Net Pay	CPP- Employer	EHT
Mayor	27,000.00	18,000.00	3,288.36	717.75	22,993.89	717.75	351.00
Councillor-Ward 1	17,000.00	11,333.33	2,017.80	387.72	14,594.48	387.72	221.00
Councillor-Ward 2	17,000.00	11,333.33	2,017.80	387.72	14,594.48	387.72	221.00
Councillor-Ward 3	17,000.00	11,333.33	2,017.80	387.72	14,594.48	387.72	221.00
Councillor-Ward 4	17,000.00	11,333.33	2,017.80	387.72	14,594.48	387.72	221.00
			11,359.56	2,268.63	81,371.81	2,268.63	1,235.00
Without Exemption:	Annual	100% Taxable	IT	CPP- Employee	Net Pay	CPP- Employer	EHT
Mayor	27,000.00	27,000.00	5,303.52	1,163.28	20,533.20	1,163.28	526.50
Councillor-Ward 1	17,000.00	17,000.00	3,097.80	668.28	13,233.92	668.28	331.50
Councillor-Ward 2	17,000.00	17,000.00	3,097.80	668.28	13,233.92	668.28	331.50
Councillor-Ward 3	17,000.00	17,000.00	3,097.80	668.28	13,233.92	668.28	331.50
Councillor-Ward 4	17,000.00	17,000.00	3,097.80	668.28	13,233.92	668.28	331.50
			17,694.72	3,836.40	73,468.88	3,836.40	1,852.50
Annual Increase/(decrease):			IT	CPP- Employee	Net Pay	CPP- Employer	EHT
Mayor			2,015.16	445.53	-2,460.69	445.53	175.50
Councillor-Ward 1			1,080.00	280.56	-1,360.56	280.56	110.50
Councillor-Ward 2			1,080.00	280.56	-1,360.56	280.56	110.50
Councillor-Ward 3			1,080.00	280.56	-1,360.56	280.56	110.50
Councillor-Ward 4			1,080.00	280.56	-1,360.56	280.56	110.50
			6,335.16	1,567.77	-7,902.93	1,567.77	617.50



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063

Plan to
Simply Explore.
www.simplyexplore.ca

**TO: MAYOR AND MEMBERS OF COUNCIL
MEETING OF JULY 10, 2017**

FROM: KARREN WALLACE, CLERK

**SUBJECT: REPORT CLK 2017-021 BEING A REPORT ON DECLARATIONS
OF MUNICIPALLY SIGNIFICANT EVENTS FOR THE ALCOHOL
AND GAMING COMMISSION OF ONTARIO AND VOLUNTEER
ORGANIZATIONS.**

RECOMMENDATION

THAT CLK Report 2017-021 being a report on declarations of municipally significant events for the Alcohol and Gaming Commission of Ontario and volunteer organizations.

AND FURTHER THAT Council delegates the authority for issuing the declarations of a municipally significant event to the Clerk or designate.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

N/A

BACKGROUND

There are many volunteer organizations in the municipality who organize charitable events to support various worthwhile causes.

When alcohol is sold at an event, the Alcohol Gaming Commission of Ontario (AGCO) requires the organization to obtain a Special Occasion Permit (SOP), 30 days in advance of an event if there are fewer than 5,000 people expected or 60 days in advance for more than 5,000 people.

The AGCO also requires either a municipal resolution or a letter from a delegated municipal official declaring the event municipally significant.

The practice in Wellington North has been to send these requests to Council for a resolution. This can be problematic for organizations due to the timing of Council meetings and late requests.

Staff are recommending that the authority for issuing the municipally significant event requirement be delegated to the Clerk. If Council directs, the declaration letters issued by the Clerk can appear on an agenda so the public and Council are aware of the events.

Some of the annual events who require the declaration are:

- Mount Forest Renegades Mixed Slo Pitch Team – Tournament held Third Sunday in June (Father’s Day weekend) - no objection to a bar at the Mount Forest agricultural building and ball diamonds provided the required approvals are obtained for this community event and the necessary approvals are in place from the Agricultural Society.
- The Royal Canadian Legion, Mount Forest, Branch #134 – Temporary Extension Application of Liquor Sales License for Mount Forest Fireworks Festival
- Mount Forest Lion’s Club – annual Fireworks Festival Beer Garden
- Arthur Optimist Club – Canada Day Ball Tournament to give Community Festival Status and declared Municipally Significant
- Wesley Haramule, Post Time Pub & Grill - Temporary Liquor License Extension for Buzz & Tom’s Charity Fundraiser in support of Groves Memorial Hospital, usually mid August.
- Darcy’s Annual 3-Pitch Tournament – Tournament usually held mid to end of July – organized by the Arthur Merchants Fast Ball Association

FINANCIAL CONSIDERATIONS

There are no financial implications.

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 type="checkbox"/> Corporate Communication Plan |
| <input type="checkbox"/> Brand and Identity | <input type="checkbox"/> Positive Healthy Work Environment |
| <input checked="" type="checkbox"/> Strategic Partnerships | |

This will make it easier for volunteer organizations to be able to obtain the required authorization required by the AGCO for their special events.

PREPARED BY:	RECOMMENDED BY:
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Karren Wallace, Clerk

Michael Givens, CAO

KARREN WALLACE CLERK	MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER
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THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 052-17

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF
WELLINGTON NORTH (Part Lot 4, Concession 6, former Township
of Arthur with municipal addresses of 9513 Concession 6N –
Laverne B. Weber and Erma Weber – Stack Pit)**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended;

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 4, Concession 6, former Township of Arthur, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Extractive Industrial Exception (EI-192)**
2. **THAT** Section 33, Exception Zone 3 – Rural Area, is amended by the inclusion of the following new exception:

<p>33.192 Part Lots 4, Con 6N</p>	<p>EI-192 Notwithstanding any provisions of this By-law to the contrary, all uses permitted within the EI Zone are permitted in accordance with the approved aggregate site plans for the subject land pursuant to the Aggregate Resources Act, subject to the following additional provision:</p> <ol style="list-style-type: none"> a) Notwithstanding the provisions of Section 26 or any provisions of this By-law to the contrary, the land zoned EI-192 may be included within a licenced pit pursuant to the Aggregate Resources Act, R.S.O., 1990, as amended, for the operation of a pit use whereby the depth of aggregate extraction shall not occur below any point which is 1.5 metres above the high water table. b) Within the EI-192 zone an asphalt or concrete plant shall not be permitted. c) Notwithstanding section 26.3 b), the pit may be located 15m (49.2 ft.) from a public road allowance.
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By-law Number 052-17
Page 2 of 2

3. **THAT** except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

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

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 10TH DAY OF JULY, 2017.**

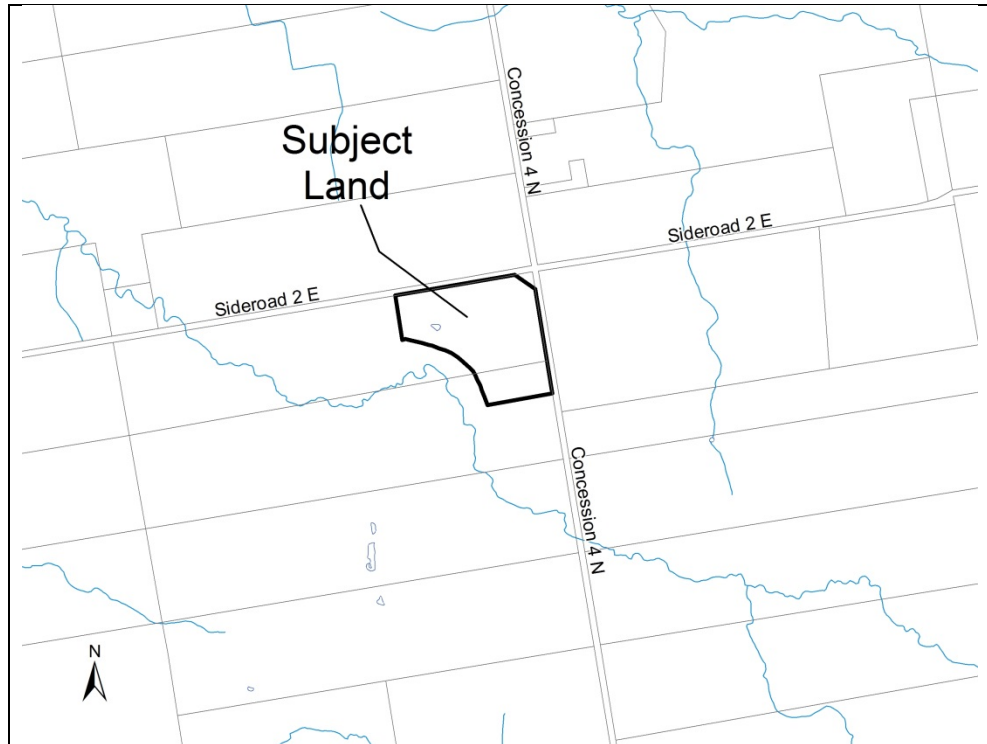
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 052-17

Schedule "A"



Rezoned from Agricultural (A) to Extractive Industrial Exception (EI-192)

Passed this 10th day of July, 2017

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 052-17

THE LOCATION being rezoned is described as Part Lot 4, Concession 6, former Township of Arthur with municipal addresses of 9513 Concession 6N.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands from Agricultural (A) to Extractive Industrial exception (EI-192) to permit a gravel pit operation pursuant to the Aggregate Resources Act. The zoning also includes a requirement that the extraction of the pit does not go below, a point 1.5 metres above the high water table and can have a setback of 15m to a public road.

Areas currently zoned Natural Environment (NE) on the lands shall remain.



070

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 Youth & our Wellington North Youth Action Council

The Wellington North Youth Action Council (YAC) is celebrating its' 1st birthday and they would love for you to come out and celebrate with them!

The YAC is made up of local youth aged 13-24 with a passion for creating change in the community. With support from the Township of Wellington North, Mount Forest Chamber of Commerce, and North for Youth, they have come together as a group to discuss issues facing youth in our community and to brainstorm what they could do to help.

During the first year they have developed a vision statement:

To establish more opportunities for youth involvement in Wellington North so as to create a safe and empowering community that reflects a positive perception of youth!

The mandate includes a number of tasks such as:

- ***create a welcoming and safe space for youth,***
- ***plan special events and workshops for youth and adults,***
- ***establish community partnerships,***
- ***develop a relationship with Wellington North Council so as to advise them on issues important to youth.***

Recently they were involved in hosting an outdoor movie night, gingerbread house competition, North Wellington Youth Connections Day, YACtivities, and much more! Plans for the summer include yoga in the park, a soccer tournament in Holstein, Splash Pad event in Arthur and an Amazing Race!

As you can see, we have lots to celebrate with our Youth Action Council, and everyone is invited to stop by **Game Over Lounge on Monday, July 10th anytime between 3:00 pm – 6:00 pm.** This will be a great opportunity to meet YAC members and Adult Allies and to show your support to the YAC.

There will be pizza, cake, and lots of video games to play!

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

BY-LAW NUMBER 053-17

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 10, 2017.

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 10, 2017 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 10TH DAY OF JULY, 2017.**

**ANDREW LENNOX
MAYOR**

**KARREN WALLACE
CLERK**