

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
MEETING AGENDA OF COUNCIL  
JULY 23, 2018 @ 7:00 P.M.  
(CLOSED SESSION @ 6:30 P.M.)  
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH**

**PAGE  
NUMBER**

**CALLING TO ORDER** - Mayor Lennox

**ADOPTION OF THE AGENDA**

**DISCLOSURE OF PECUNIARY INTEREST**

**CLOSED MEETING SESSION**

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically

(d) labour relations or employee negotiations

1. REPORTS

- a. Report HR 2018-003 being a Report on Recreation Master Plan-Service Delivery Enhancements

2. REVIEW OF CLOSED SESSION MINUTES

- a. July 9, 2018

3. RISE AND REPORT FROM CLOSED MEETING SESSION

**O ' CANADA**

**RECESS TO MOVE INTO PUBLIC MEETING**

- Public Meeting - Mount Forest Developments Inc., Plan of Subdivision

**RESUME REGULAR MEETING OF COUNCIL**

**ADOPTION OF MINUTES OF COUNCIL**

- Regular Council Meeting of July 9, 2018 001

**BUSINESS ARISING**

**DEPUTATIONS**

1. Tony Bagnara, John Cox, John Kerr, Avila Investments Ltd. 010
  - Consideration of Draft Plan Approval for File NO. 23T-13002
2. Kim and Scott Hartle, 240 Southwater Street, Mount Forest 018
  - Concerns regarding File #23T-13002
3. Barb Schellenberger, 931 Bentley Street, Mount Forest 019
  - Concerns regarding trails and access

**ITEMS FOR CONSIDERATION**

1. PLANNING

- a. Excerpt from April 28, 2014 Public Meeting Minutes – Avila Investments Limited 020
- b. Correspondence from B.M. Ross and Associates Limited, dated May 17, 2018, 027  
regarding Murphy Subdivision (Avila Investments Ltd.), Draft Plan 23T-13002, Review of Preliminary Servicing & Stormwater Management Report and Preliminary General Grading & Servicing Plans

- c. Correspondence from Saugeen Valley Conservation Authority, dated July 10, 2018, regarding application for Draft Plan of Subdivision – File No. 23T-13002 028
  - d. Correspondence from Edward Duncan Boxall, dated July 18, 2018 regarding proposed Draft Plan of Subdivision (File No. 23T-13002) 031
  - e. Correspondence from Peter and Elizabeth Mogensen, dated July 18, 2018 regarding proposed Draft Plan of Subdivision (File No. 23T-13002) 032
  - f. County of Wellington Planning Report regarding proposed Plan of Subdivision – 23T-13002, Avila Investments Limited, Mount Forest 033
2. FIRE
- a. Communiqué #056 - June, 2018 043
3. FINANCE
- a. Cheque Distribution Report, July 17, 2018 049
  - b. General Fund Financial Summary Report- Budget vs Year-to-Date Actual Ending June 30, 2018 052
  - c. Reserves and Reserve Funds 055
4. BUILDING
- a. Report CBO 2018-13 being a report on sanitary sewer allotment (Arthur) 056
5. ECONOMIC DEVELOPMENT
- a. Report EDO 2018-27 Downtown – Main Street Revitalization 059
  - b. Report EDO 2018-28 FIT5 Contract 062
6. OPERATIONS
- a. Report PW 2018-015 being a report on the 2018 Procurement of an excavator 067
7. ADMINISTRATION
- a. Report CLK 2018-031 being a report appointment of Clerk as Wedding Officiant 070
8. COUNCIL
- a. Correspondence from County of Wellington, dated July 12, 2018 regarding the Wellington County Trail Funding Programme 072
  - b. Correspondence from Arthur Optimist Club, dated, July 11, 2018, regarding the operation of a Bavarian Garden during the 24<sup>th</sup> Annual Ford & Mercury Truck Nationals on August 18 to 19, 2018 073

**IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

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

**NOTICE OF MOTION**

**COMMUNITY GROUP MEETING PROGRAM REPORT**

**BY-LAWS**

- a. By-law Number 070-18 being a by-law to appoint an officiant to conduct civil marriage ceremonies 074

**CONFIRMATORY BY-LAW NUMBER 071-18** 075

**ADJOURNMENT**

<b>MEETINGS, NOTICES, ANNOUNCEMENTS</b>		
August 6, 2018	Civic Holiday – office closed	
August 13, 2018	Public Meeting	2:00 p.m.
August 13, 2018	Regular Council Meeting	2:00 p.m.
August 14, 2018	Arthur BMX/Skateboard Park Ad-Hoc Advisory Committee	5:00 p.m.
August 19 to 22, 2018	AMO Annual Conference	
August 27, 2018	Regular Council Meeting	7:00 p.m.
August 30, 2018	Cultural Roundtable	12:00 p.m.

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

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

**- Kitchener location – 1-855-656-3748**

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

**THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
MINUTES OF COUNCIL  
JULY 9, 2018 @ 2:00 P.M.  
CLOSED MEETING SESSION @ 1:30 P.M.**

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

**Members Present:**

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

**Staff Present:**

**Director of Legislative Services/Clerk: CAO: Michael Givens**  
**Deputy Clerk: Karren Wallace**  
**Economic Development Officer: Catherine Conrad**  
**Chief Building Official: Dale Small**  
**Director of Finance: Darren Jones**  
**Director of Operations: Adam McNabb**  
**Manager of Human Resources: Brent Lauber**  
**Chanda Riggi**

**CALLING TO ORDER**

Mayor Lennox called the meeting to order.

**ADOPTION OF THE AGENDA**

**Resolution 2018-262**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Agenda for the July 9, 2018 Regular Meeting of Council be accepted and passed.*

**CARRIED**

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest reported.

**CLOSED MEETING SESSION**

**Resolution 2018-263**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 1:31 p.m. that is closed to the public under subsections 239 (2) of the Municipal Act, 2001, specifically:*

*(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on by or on behalf of the municipality or local board*

**1. PRESENTATION**

*a. Wellington North Power Inc.*

**2. REVIEW OF CLOSED SESSION MINUTES**

*a. June 25, 2018*

**CARRIED**

**Resolution 2018-264**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 2:14 p.m.*

**CARRIED**

**Resolution 2018-265**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North approves the confidential direction to staff provided during the closed meeting of Council.*

**CARRIED**

**Resolution 2018-266**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of June 25, 2018.*

**CARRIED**

**O' CANADA**

**PRESENTATIONS**

Luisa Artuso, Director of Children's Early Years Division

- Early Years Presentation

Ms. Artuso appeared before Council to provide information about the new EarlyON child and family centres. EarlyON centres will replace Better Beginning Better Futures, Child Care and Resource Centres, Ontario Early Years Centres and Parenting and Family Literacy Centres. The guiding principles, key goals and planning principles, EarlyON core mandatory services, EarlyON secondary services and EarlyON community services were reviewed. Ms. Artuso requested a Township contact person to advise on engagement strategies and a member of Council to participate on the advisory group.

Murray McCabe, Chief Librarian Wellington County

- Library Kiosks

Mr. McCabe appeared before Council to present information about a library vending machine that will be located at the Mount Forest Sports Complex. The machine will contain approximately 300 books and DVDs. Patrons will use their library card to obtain an item from the machine. The machine will be in place by the end of August.

### **ADOPTION OF MINUTES OF COUNCIL**

#### **Resolution 2018-267**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the minutes of the Council Meeting held on June 25, 2018 be adopted as circulated.*

**CARRIED**

### **BUSINESS ARISING FROM MINUTES OF COUNCIL**

#### **Resolution 2018-268**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT the Corporation of Township of Wellington North supports AMO's resolution regarding the North American Free Trade Agreement (NAFTA) as cited below:*

**ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO) RESOLUTION**

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

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

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

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

*Therefore, be it:*

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

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

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

**CARRIED**

## **DEPUTATION**

Sarah Bowers-Peter, Crime Stoppers Guelph Wellington

- Update on Crime Stoppers Guelph Wellington Program

Ms. Bowers-Peter appeared before Council to provide an update on the Crime Stoppers Guelph Wellington Program (CSGW). In January CSGW received a 2017 Dodge Ram quad cab that was provided with support from Wellington Motors, Wellington County OPP and a private donor. CSGW won three Crime Stoppers International awards and five Provincial awards, including an Overall Excellence award for their outreach and engagement program. The overall goal is to find and educate new audiences. A marine campaign has been initiated along with Wellington OPP. Information cards and posters have been given to the campgrounds, road signs have been installed and radio spots on The River are increasing awareness. Since it's inception there have been 19,854 tips received, 2,257 cases, 4,273 charges, 37.4 million in drugs and property recovered and \$166,310 approved for rewards. Averages of 55 to 75 tips a month are received. There have been 80 tips per month in the last three months.

The "Where in Wellington is Crime Stoppers" contest is coming to a close and the draw will be made during the 30<sup>th</sup> Anniversary celebration on August 3<sup>rd</sup> in Mount Forest. There will be a flag raising ceremony at 10:30 a.m. in front of the Archives building. There will be speeches and a barbeque at 11:00 a.m. at Murphy's Park

## **IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

Items 1d, 4a, 5a, 5b, 6a, 7a

## **ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION**

### **Resolution 2018-269**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT all items listed under Items for Consideration on the July 9, 2018 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:*

1. **MINUTES**
  - a. *Maitland Valley Conservation Authority, Board of Directors Meeting #3/18, March 21, 2018 be received*
  - b. *Maitland Valley Conservation Authority, Board of Directors Meeting #5/18, May 16, 2018 be received*
  - c. *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Committee Minutes – Meeting #76, January 26, 2018 be received*
2. **BUILDING**
  - a. *Report CBO 2018-12 Building Permit Review for the period ending June 30, 2018 be received.*
3. **FINANCE**
  - a. *Cheque Distribution Report, July 4, 2018 be received.*

7. COUNCIL

- b. *Crime Stoppers Guelph Wellington, newsletter, The Informant, Summer 2018 be received*

**CARRIED**

**CONSIDERATION OF ITEMS IDENTIFIED FOR SEPARATE DISCUSSION**

**Resolution 2018-270**

Moved: Councillor Yake

Seconded: Councillor Hern

*THAT Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatic Ad-Hoc Advisory Committee meeting held on June 20, 2018.*

**CARRIED**

**Resolution 2018-271**

Moved: Councillor Hern

Seconded: Councillor Yake

*THAT the Council of the Corporation of the Township of Wellington North direct staff to proceed with the development and issuance of a Request for Proposal (RFP) for the Mount Forest Splashpad as per Report CAO 2018-008, as recommended by the Mount Forest Aquatic Ad-Hoc Advisory Committee.*

**CARRIED**

**Resolution 2018-272**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2018-26 dated July 9<sup>th</sup>, 2018 with regards to the Community Improvement Program;*

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

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

**CARRIED**



**Resolution 2018-273**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018-013 being a report on Bridge 2025 replacement project; AND FURTHER THAT Council award the contract for Bridge 2025 replacement project to Reeves Construction Limited, at a contract cost of \$227,905.50 plus applicable taxes.*

**CARRIED**

**Resolution 2018-274**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive Report PW 2018-014 being a report on the 2018 procurement of a road grader; AND FURTHER THAT Council award the supply of the 2018 road grader to Nortrax Canada Inc. at a net cost of \$393,488.62 and the allocated funds from the 2018 capital budget be used to purchase.*

**CARRIED**

**Resolution 2018-275**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2018-030 being a report messaging Door to Door sale ban and scams; AND FURTHER THAT the Council directs the Clerk to proceed with implementation of the Strategy as set out in Schedule A to this report. AND FURTHER THAT the strategy be monitored and reviewed in July 2019 to determine the effectiveness of the strategy.*

**CARRIED**

**Resolution 2018-276**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive the Draft Lover's Lane Solar Project, dated December 20, 2017, prepared by German Solar Corporation for the Lover's Lane Solar Project; AND FURTHER THAT Council direct staff to include the following recommendations in the Renewable Energy Approval Municipal / Local Authority Consultation application:*

- 5.4 Facility Other – applicant should apply for a civic address and it should be posted*
- 5.5 Project Construction - The Building Code does not require a building permit for ground mount solar. Accessory buildings greater than 10 m<sup>2</sup> (if any) will require a building permit and the applicant should circulate a copy of the proposal to the Saugeen Valley Conservation Authority (SVCA)*

**CARRIED**

## **NOTICE OF MOTION**

None

## **COMMUNITY GROUP MEETING PROGRAM REPORT**

Councillor McCabe commented that he will be attending a Saugeen Valley Conservation Authority meeting next week.

Councillor Burke reminded everyone that the Fireworks Festival takes place July 20<sup>th</sup> to 22<sup>nd</sup>. Volunteers are still needed.

Councillor Hern thanked the Mayor and Councillor McCabe for joining her at the GetInTouchForHutch event that took place during the Canada Day celebration in Arthur.

Mayor Lennox commented that he recently meet with the Arthur Historical Society and the Arthur Horticultural Society. A Memorandum of Understanding with the Arthur Horticultural Society that outlines who will be responsible for various flower beds is being considered.

## **BY-LAWS**

### **Resolution 2018-277**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT By-law Number 065-18 being a by-law to delegate certain authority to the Chief Administrative Officer during an election period be read a First, Second and Third time and enacted.*

**CARRIED**

### **Resolution 2018-278**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT By-law Number 066-18 being a by-law to appoint a By-law Enforcement Officer for The Corporation of the Township of Wellington North be read a First, Second and Third time and enacted. (Rick Rauwerda)*

**CARRIED**

### **Resolution 2018-279**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT By-law Number 067-18 being a by-law to authorize the sale of real property being Pt Lt 32 CON 1 DIV 3 Normanby – Pt 6 60R2397 lying west of Pt 1 61R10476 except – Pts 1, 2 60R2651, Pt 2 61R6639, Pts 1, 2 61R7827, Pts 1, 2, 3 61R9123, Pts 1 & 2, 61R20149; Township of Wellington North – 2495535 Ontario Ltd. (Wilson) be read a First, Second and Third time and enacted.*

**CARRIED**

**Resolution 2018-280**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT By-law Number 068-18 being a by-law to appoint an enumerator for the licensing of dogs in the Township of Wellington North be read a First, Second and Third time and enacted.*

**CARRIED**

**CULTURAL MOMENT****John Deere Tractor and the Upper Canada Two Cylinder Club Summer Show**

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

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

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

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

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

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

**CONFIRMATORY BY-LAW****Resolution 2018-281**

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT By-law Number 069-18 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on July 9, 2018 be read a First, Second and Third time and enacted.*

**CARRIED**

**ADJOURNMENT****Resolution 2018-282**

Moved: Councillor McCabe

Seconded: Councillor Burke

*THAT the Regular Council meeting of July 9, 2018 be adjourned at 3:33 p.m.*

**CARRIED**

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**CLERK**

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**MAYOR**



# Township of Wellington North

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

## Deputation Request Form

### Name of Deputation(s)

Tony Bagarica, John Cox, John Kerr

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

Name of Group/Organization/Business Avila Investments Ltd.

### Contact Information

Mail: 40 J.L. Cox Planning Consultants Inc, 17 Spencer Cr, Guelph, ON, N1K 1N1

Email: jcox@coxplan.ca

Telephone: 519-836-5622

### Type of Meeting

Council OR  Committee (includes ad hoc)

Date of Meeting July 23, 2018

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

Consideration of Draft Plan Approval for

File No 23T-13002

### 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)

Recommendation for draft plan approval to the

County of Wellington

Estimated Financial Impact to municipality: Unknown

Capital \_\_\_\_\_

Annual Operating \_\_\_\_\_

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

*(Handwritten signature)*

**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 March 2017)

File No.: 0740  
July 23, 2018

## **Wellington North Council Presentation Avila Investments Ltd. Draft Plan of Subdivision 23T-13002**

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### **1. Background**

- the draft plan of subdivision application was submitted in November, 2013. Work on the overall project commenced in 2007.
- a public meeting was held on April 28, 2014 which was attended by several neighbours/ratepayers
- since that time various additional work has been undertaken for the application to address the concerns raised
- John Kerr of GM BluePlan will make a presentation regarding further engineering review undertaken related to the servicing and stormwater design

### **2. Draft Plan Modifications**

- changes to the layout of the proposed draft plan have been relatively minor
- basic street pattern proposed is unchanged
- proposed residential unit counts remain the same: 231 single detached, 60 semi-detached, 120 street townhouses
- Lots 1 to 10 have been widened from 15m to 18m opposite the Mann property as agreed to earlier in the planning process
- 2 blocks are provided which access unopened Bristol Street and Herris Street should future access ever be required and which can also function for tot lot playground areas and/or trail connection use

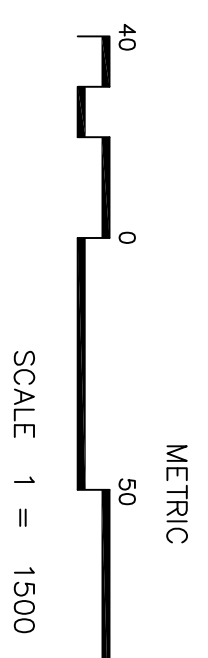
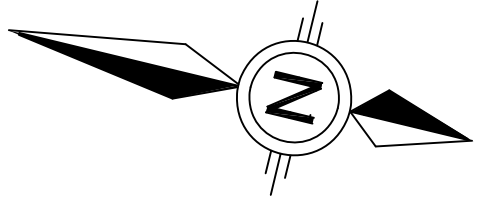
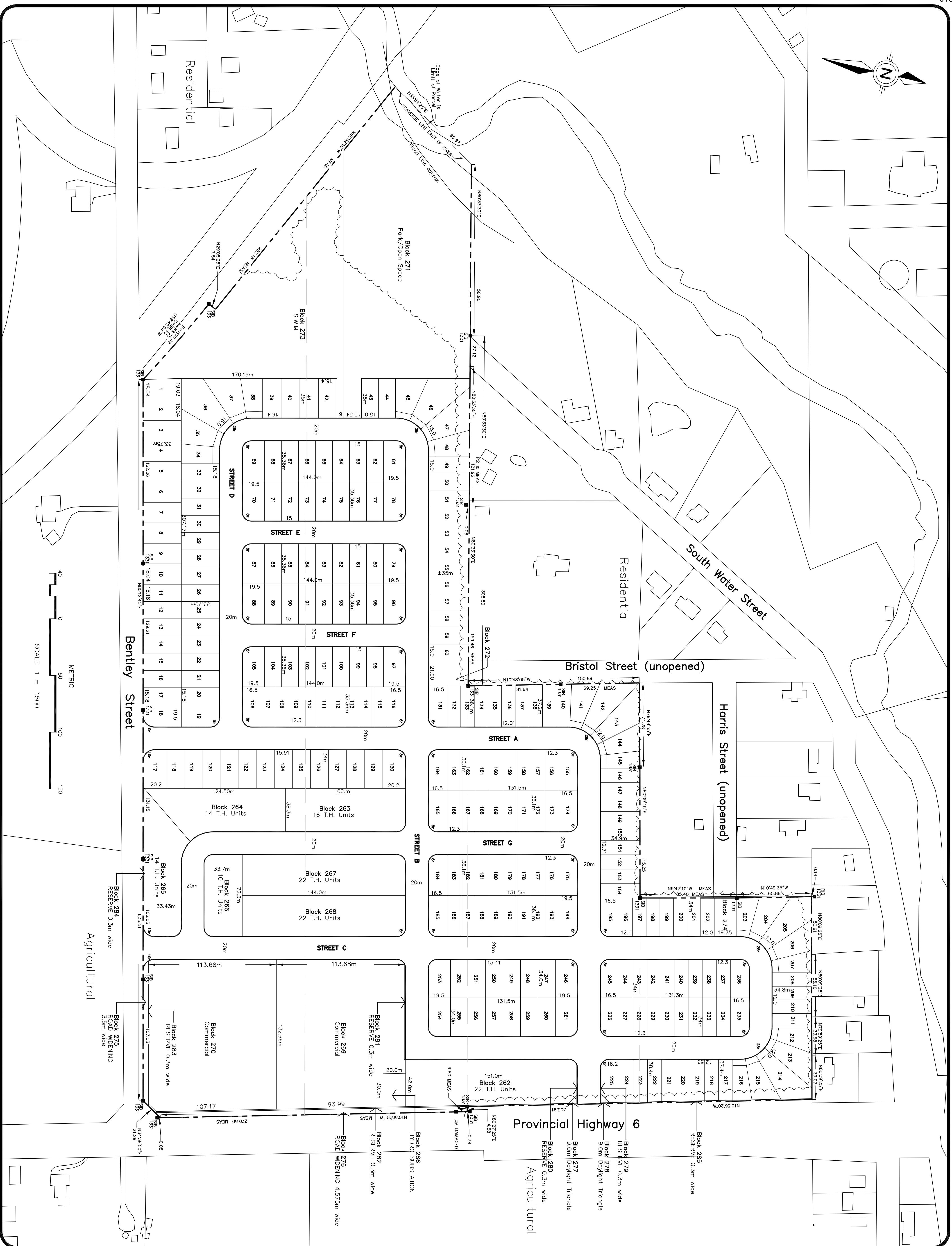
- one of the proposed condition of draft plan approval also requires owner to prepare a trail and implementation plan
- other minor changes related to provisions of road widenings, daylight triangles, 0.3 m reserves and a hydro substation block have been made

### **3. Other Reviews Undertaken**

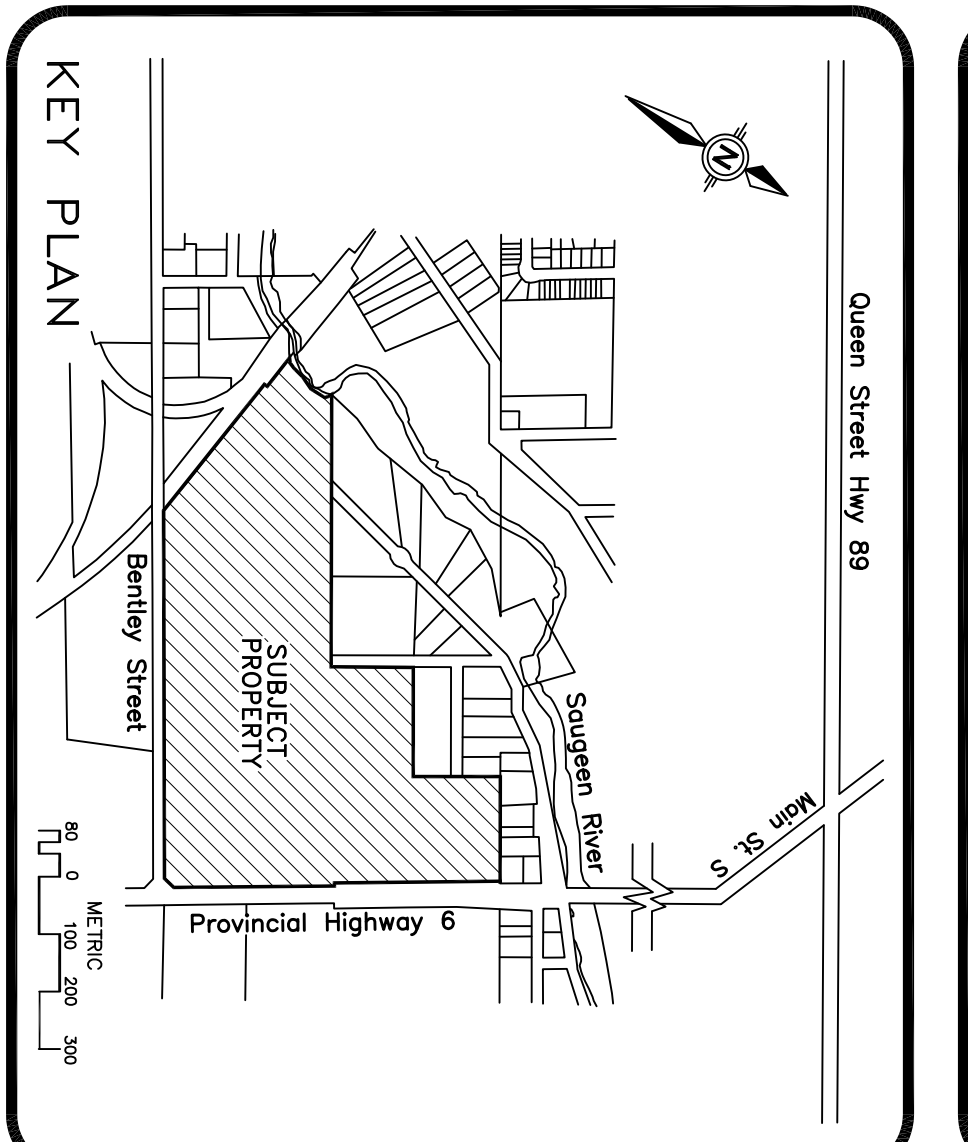
- an Environmental Impact Assessment was undertaken by AWS Environmental Consulting and its finding accepted by the Saugeen Valley Conservation Authority. Implementation will occur through the requirements of the subdivision agreement
- other agency comments were received and responded to. There are not agency objections to the proposed draft plan approval, and any concerns are addressed through the proposed draft conditions of approval

John L. Cox, MCIP, RPP

JL COX PLANNING CONSULTANTS INC



**DRAFT PLAN OF SUBDIVISION  
TOWN OF MOUNT FOREST**



Part Parks lots Q & R,  
Survey MacDonald's Mount Forest  
Part Lot 2, Concession WOSR  
Divisions 3 & 4  
Geographic Arthur Township  
Being Part 1 on Reference Plan 61R-7881  
Township of Wellington North  
County of Wellington

**OWNER'S CERTIFICATE**  
I HEREBY AUTHORIZE ALL COX PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ 2017.  
**AVILA INVESTMENTS LTD.**

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE LAND TO BE SUBDIVIDED AND THE RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.  
SIGNED: JEFF BURSILAN - VAN HAREN SURVEYING INC. O.S. DATE: \_\_\_\_\_ 2017.

**DESIGN CRITERIA**

Land Use	Area (ha)	%	Units
Single Detached Residential (Lots 1-16,151-245)	12.296	39.5	231
Semi-Detached Residential (Lots 117-130,246-261)	1.672	5.4	60
Street Townhouse Units (Block 262-265)	3.106	10.0	120
Commercial (Blocks 269-270)	2.953	9.5	
Park/Open Space Area (Block 271)	2.574	8.2	
Walkway (Block 272 & 274)	0.144	0.5	
Storm Water Management (Block 273)	1.722	5.5	
Roads (Street A-G)	6.420	20.6	
Widening/Reserves (Blocks 275, 276 & 279-285)	0.187	0.6	
Daylight Triangles (Blocks 277 & 278)	0.008	—	
Hydro Substation (Block 286)	0.060	0.2	
<b>Total</b>	<b>31.142</b>	<b>100%</b>	<b>411</b>

**Information Required Pursuant to Section 51 (17), of the Planning Act, R.S.O. 1990**

A As Shown	F As Shown	J Sit Lot
B As Shown	G As Shown	K Hydro, Gas, Sewers
C See Key Plan	H As Shown	L Water
D Semi-Detached	I As Shown	
E Townhouse and Commercial	J Hydro, Gas, Sewers	

**LL Cox Planning Consultants Inc.**  
Urban and Rural Planning Services  
17 Spencer Crescent,  
Oshawa, Ont. M1L 1N1  
Tel. (519) 836-5622

**FILE 0740Sub-17.DWG**  
Project No. 0740  
DATE: MARCH 28, 2018  
PLOT 1 = 1:5 FOR A1





**AVILA INVESTMENTS LTD.  
MURPHY SUBDIVISION, MOUNT FOREST  
DRAFT PLAN FILE 23T-13002  
TOWNSHIP OF WELLINGTON NORTH**

**COUNCIL MEETING PRESENTATION – JULY 23, 2018**

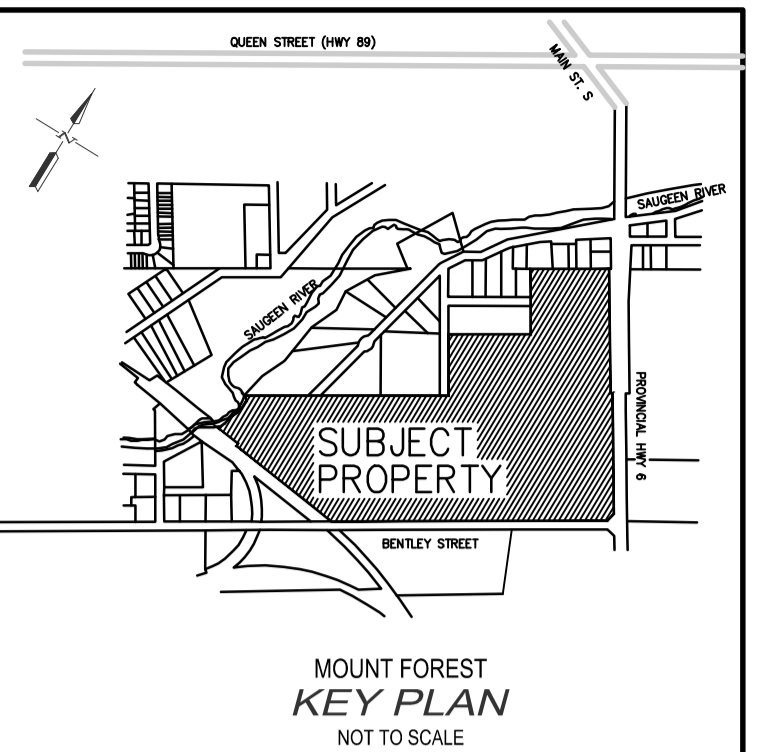
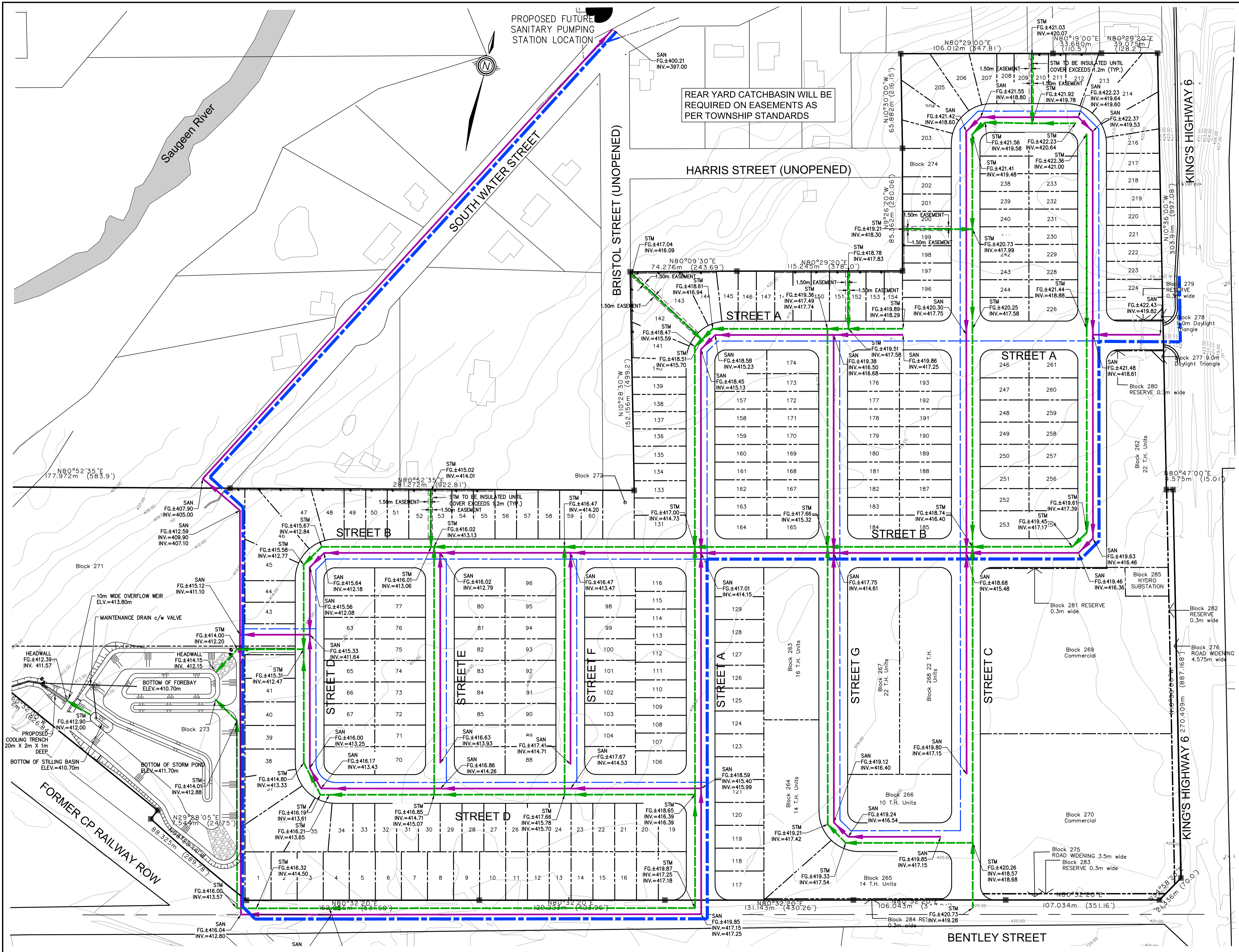
**1. Chronologic Summary of Technical & Community Engagement Since Public Meeting (2014-04-28)**

- July, 2014 GM BluePlan submits first preliminary technical documents and drawings
- Dec., 2014 BMROSS issues first submission review comments
- Jan., 2015 Environmental Impact Assessment (EIA) submitted by AWS Aquatic
- July, 2015 SVCA issues acceptance of EIA
- Oct., 2015 Technical meeting between developer, consultants, Twp staff and BMROSS
- Nov – Dec. 2015 Site meetings with interested property owners, Twp staff, BMROSS & GMBP
- Mar., 2016 Technical meeting between Twp staff, BMROSS and GMBP
- Mar. – June 2016 Technical exchange regarding potential turning lanes and cross-sections
- July, 2017 GM BluePlan provides responses and revised preliminary documents / dwgs
- Nov., 2017 BMROSS issues second submission review comments
- Mar., 2018 GM BluePlan provides third submission and responses to comments
- May 1, 2018 Meeting between Twp staff / Mayor, BMROSS, GMBP and Developer
- May 2, 2018 BMROSS issues third submission comments
- May 15, 2018 Site meeting with additional property owners, Twp, BMROSS, GMBP and Dev.
- May 16, 2018 Developer grants permission for Twp to create interim berm on farm
- May 17, 2018 BMROSS letters confirm support for Draft Plan Approval
- July 23, 2018 Council Meeting agenda includes subject application for consideration



## **2. Confirmation of Alternative External Municipal Servicing / Infrastructure Route**

- Presentation at April 24, 2014 Public Meeting displayed only one external servicing route for connection of municipal sanitary sewers and watermains to existing and proposed infrastructure, i.e. via. Bristol Street (unopened) – See attached Figure 4B.
- Subsequent technical analysis by GM BluePlan indicates that a second external alternative servicing route for municipal sanitary and water servicing is feasible, and possibly mutually advantageous, providing for sewers and watermains along opened and currently unopened portions of South Water Street – See attached Figure 4A.
- Correspondence and meetings between the parties (Twp. staff, Developer, BMROSS and GM BluePlan) have concluded that both options are viable, and that flexibility should be provided so that either option can be exercised moving forward (i.e. subject to detailed design and approvals and Subdivision Agreement negotiations prior to plan approval / registration and construction).
- The public is being advised of the potential for the alternative external servicing route along the opened and unopened road allowances of South Water Street, via a regularly scheduled Council Meeting (tonight) in order to ensure compliance with the Environmental Assessment Act as a combined activity with and under the Planning Act.



- NOTES:
- TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY ALEX R. WILSON SURVEYING INC. RECEIVED MARCH 17, 2008. ADDITIONAL TOPOGRAPHIC SURVEY BY GM BLUEPLAN ENGINEERING DATED APRIL 23, 2014, NOVEMBER 19, 2015 AND DECEMBER 3, 2015.
  - DRAFT PLAN BY J.L. COX PLANNING CONSULTANTS DATED JANUARY, 24 2017.
- LEGEND:
- EXISTING SANITARY FORCEMAIN
  - PROPOSED 200mm Ø SANITARY SEWER WITH DIRECTION OF FLOW
  - EXISTING WATERMAIN
  - PROPOSED 200mm Ø WATERMAIN
  - PROPOSED 300mm Ø TRUNK WATERMAIN
  - PROPOSED STORM SEWER WITH DIRECTION OF FLOW
  - STM
  - FG.±416.00
  - INV.=413.57
  - EXISTING CONTOURS

BENCH MARKS:

B.M. ELEVATION = 413.461

P.K. NAIL IN NORTH FACE OF HYDRO LIGHT POLE ON SOUTH SIDE OF NORTH WATER STREET, NORTH EAST OF SEWAGE TREATMENT PLANT IN HLP# P613

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

ISSUED FOR APPROVAL  
GM BluePlan Engineering

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
3.	02/15/18	REVISED AS PER COMMENTS	J.K.
2.	03/08/17	REVISED AS PER COMMENTS	C.R.R.S.
1.	10/28/13	ISSUED FOR DRAFT PLAN APPROVAL	C.R.R.S.

BluePlan  
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA  
650 WOODLAWN ROAD WEST, BLOCK C, UNIT 2, GUELPH, ON, N1K 1B8  
TEL: 519-824-8119 www.gmblueplan.ca

MURPHY SUBDIVISION

AVILA GROUP

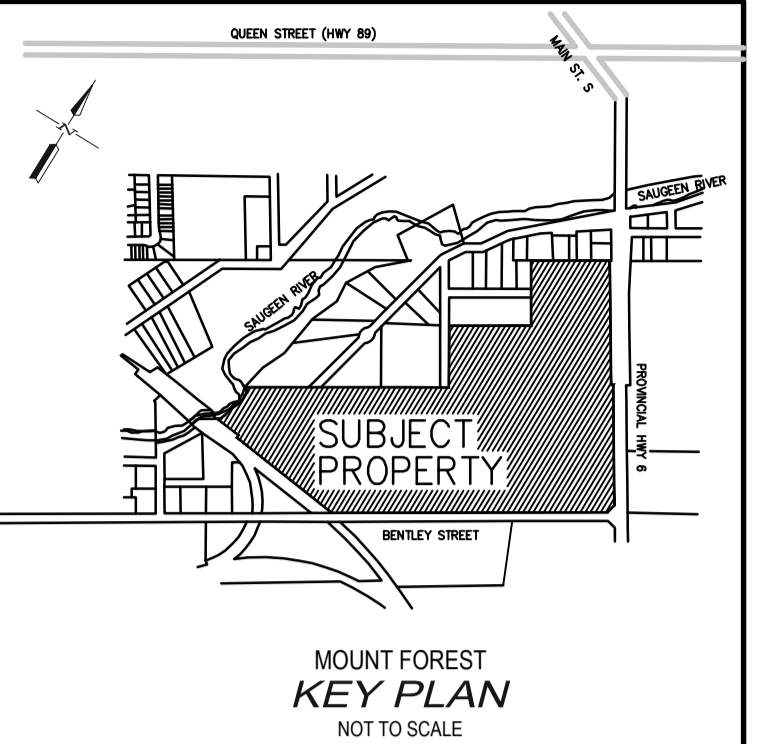
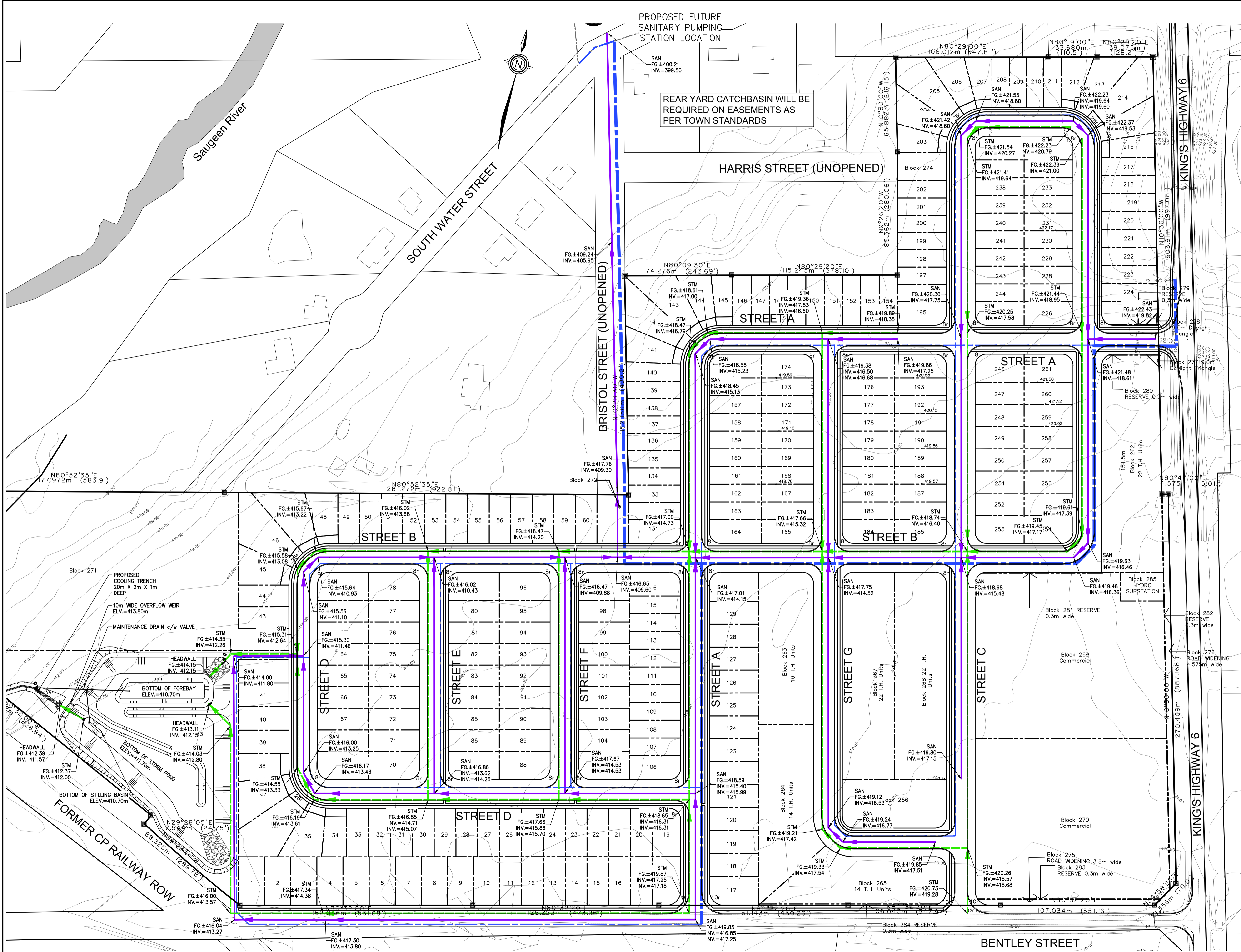
MOUNT FOREST

TOWNSHIP OF WELLINGTON NORTH

CONCEPTUAL SERVICING PLAN A

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
O.S.T.	C.R.R.S.	108025	4A
DESIGNED BY:	DATE:	SCALE:	
O.S.T.	JULY 2013	1:1250	

FILE: W:\Guelph\108025\108025-CPD-CONCEPT AND LAYOUT SERVICING PLAN A.DWG  
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- NOTES:
- TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY ALEX R. WILSON SURVEYING INC. RECEIVED MARCH 17, 2008. ADDITIONAL TOPOGRAPHIC SURVEY BY GM BLUEPLAN ENGINEERING DATED APRIL 23, 2014, NOVEMBER 19, 2015 AND DECEMBER 3, 2015.
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- LEGEND:
- EXISTING SANITARY FORCEMAIN
  - PROPOSED 200mm Ø SANITARY SEWER WITH DIRECTION OF FLOW
  - EXISTING WATERMAIN
  - PROPOSED 200mm Ø WATERMAIN
  - PROPOSED 300mm Ø TRUNK WATERMAIN
  - PROPOSED STORM SEWER WITH DIRECTION OF FLOW
  - STM
  - SEWER
  - PROPOSED FINISHED GRADE
  - INVERT OF SEWER
  - EXISTING CONTOURS

BENCH MARKS:

B.M. ELEVATION = 413.461

P.K. NAIL IN NORTH FACE OF HYDRO LIGHT POLE ON SOUTH SIDE OF NORTH WATER STREET, NORTH EAST OF SEWAGE TREATMENT PLANT IN HLP# P613

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD
2.	03/08/17	REVISED AS PER COMMENTS	C.R.R.S.
1.	10/20/13	ISSUED FOR DRAFT PLAN APPROVAL	C.R.R.S.
	MM/DD/YY		



MURPHY SUBDIVISION

AVILA GROUP

MOUNT FOREST

TOWNSHIP OF WELLINGTON NORTH

CONCEPTUAL SERVICING PLAN B

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
O.S.T.	C.R.R.S.	108025	4B
DESIGNED BY:	DATE:	SCALE:	
O.S.T.	JULY 2013	1:1250	

FILE: W:\Guelph\16-2008\108025\Drawings\108025-FD-CONCEPT 2.dwg LAYOUT: SER  
 LAST SAVED BY: D:\chris... 3/17/2017 10:16 AM. PLOTTED BY: Chris... 3/17/2017 10:25 PM



# Township of Wellington North

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

## Deputation Request Form

Name of Deputation(s)

Kim & Scott Hartle

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

Name of Group/Organization/Business

same

Contact Information

Mail: 240 South Water St Mount Forest, ON N0G 2L3

Email:

[REDACTED]

Telephone:

[REDACTED]

Type of Meeting

Council OR  Committee (includes ad hoc)

Date of Meeting

Monday, July 23, 2018

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

To address concerns Re File # 23T-13002

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)

To defer a resolution of support of the proposed draft plan of subdivision File # 23T-13002.

Estimated Financial Impact to municipality:

Capital

unknown.

Annual Operating

unknown.

SIGNATURE:

Scott Hartle Kim Hartle

**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 March 2017)



# Township of Wellington North

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

## Deputation Request Form

Name of Deputant(s) Barb Schellenberger

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

Name of Group/Organization/Business \_\_\_\_\_

### Contact Information

Mail: 931 Bentley St MF N0G2L3

Email: 

Telephone: 

### Type of Meeting

Council OR  Committee (includes ad hoc) re: Planning

Date of Meeting July 2018

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

Subd. at Hwy 6 + Bentley St.


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)

- partnerships with developer (trails)  
- access to existing prop. when Bentley St

Estimated Financial Impact to municipality: Not Known has upgrades.

Capital \_\_\_\_\_ Annual Operating \_\_\_\_\_

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

Speaking Notes will be submitted at mtg.  


**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.

**EXCERPT FROM APRIL 28, 2014 PUBLIC MEETING MINUTES**  
**(FULL MINUTES CAN BE VIEWED AT THE MUNICIPAL OFFICE)**

**TOWNSHIP OF WELLINGTON NORTH**

**PUBLIC MEETING - MINUTES**

**Monday, April 28, 2014**

The Public Meeting was held Monday, April 28, 2014 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider two Zoning Amendment applications and a Plan of Subdivision.

**Owner/Applicant: Avila Investments Limited**

The property subject to the proposed Draft Plan of Subdivision (File No 23T-13002) is located on Part Park Lots R and Q Survey MacDonald's Mount Forest; Part Lot 2, Concession WOSR Divisions 3 and 4; geographic Arthur Township; being Part 1 on Reference Plan 61R-7881, Township of Wellington North. The property is illustrated on the key map attached.

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan. The details proposed Draft Plan of Subdivision (23T-13002) is as follows:

<b>Land Use</b>	<b>Lots/Blocks</b>	<b>Units</b>	<b>Area (Ha.)</b>
Single Family Detached	<b>Lots</b> 1-100, 115-245	231	11.974
Semi-Detached Dwellings	<b>Lots</b> 101-114, 246-261	60	1.722
On-Street Townhouses	<b>Blocks</b> 262 - 268	120	3.115
Commercial	<b>Blocks</b> 269 - 270	2	3.168
Park/Open Space Area	<b>Block</b> 271		2.874
Walkway	<b>Block</b> 272		0.037
Storm Water Management	<b>Block</b> 273		1.746
Roads (Streets A-G)			6.469
<b>TOTAL UNITS/AREA</b>		<b>411</b>	<b>31.105</b>

Please note – Section 51 (43) of the Planning Act.

(43) Appeal. – Subject to Section 51, subsection (43) of the Planning Act, any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving of written notice has been completed. If you wish to be notified of the decision you

must make a written request to the **Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON N1H 3T9.**

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.

1. Notice for this public meeting was sent to required agencies and published in the Wellington Advertiser on Friday March 28, 2014.

2. Presentations by:

Linda Redmond, Township Planner reviewed her comments dated April 24, 2014. Ms. Redmond provided an overview of the subdivision application and provide th comments received to date.

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 west side of Highway 6. The size of the subject property is 31.1 hectares (76.8 acres).

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan.

A number of letters from the surrounding neighbours have been received. Some concerns and comments received include concerns with water runoff from the subject lands which have caused flooding issues for adjacent neighbours. Questions related to timing of construction and issues of dust and garbage during this period. Some residents would like to see trails and linkages provided within the development.

The following agency comments have been received to date:

Saugeen Valley Conservation Authority (SVCA)	Requesting deferral of the Draft Plan of Subdivision until the completion of an acceptable Environmental Impact Assessment (EIA) is completed to ensure the Greenland policies are met and to address potential impacts to the natural heritage features affecting the subject property.
Ministry of Transportation (MTO)	Satisfied with the Traffic Impact Study prepared by Paradigm Transportation Solutions Limit (April 2013). Conditions of draft approval have been provided that address the requirements for highway improvements, road widening's, site triangles, etc.
Upper Grand District School Board	No objection. Standard conditions have been submitted.



Wellington North Power	May require a new municipal sub-station to service the development and will require land for placement within the development. Also a servicing agreement will also be required.
Canada Post	Mail will be provided through centralized Community Mail Boxes (CMBs). Standard conditions have been submitted.
Union Gas	Standard conditions have been submitted.

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 large lot residential to the north and west and agricultural to the south and east. The property has a small frontage on the Saugeen River 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.

The draft plan is showing a line of mature trees along the rear of the lots backing onto Highway 6. These trees would provide a good buffer from noise and dust and should remain. If they are not to remain an adequate buffer should be planted as compensation.

Comments have not been provided from the Township Consulting Engineer on the Storm Water Management report. There is no road access provided to the Storm Water Management area. Further clarification of this will be required.

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.

The subject land is currently zoned Industrial site specific with a holding provision (M1-27(H)). The proposed development would require a zone amendment, which will form a condition of draft approval.

There is a park/open space block identified on the plan. These lands are located within the Greenland designated area and consist primarily of environmental lands. The Official Plan provides criteria regarding the suitability of lands for use as municipal parkland and what is desirable. In particular section 13.10.2 e) considers the following as suitable, “land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation. Further work is required to determine an appropriate park area and/or a “cash-in-lieu” of parkland provision as a condition of approval. Further investigation on providing a potential trail network should also be undertaken.

An Official Plan Amendment was adopted by County Council to redesignate the lands from Industrial to Residential, Commercial and Greenland. A zone amendment will be required in the future and will form a condition of draft approval.

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 provides an opportunity for the community and area residents to ask questions and seek more information from the proponent and their consultants.

3. Review of Correspondence received by the Township:

- Candace Hamm, Environmental Planning Coordinator, SVCA
- Dennis De Rango, Specialized Services Team Lead, Hydro One
- Emily Bumbaco, Planning Department, UGDSB
- Mary Jane Patrick, Analyst, Land Services, Union Gas
- Matthew Aston, Manager of Operations, WN Power Inc.
- Brian and Laura Kennedy, 960 Bentley Street, Mount Forest
- Scott and Kim Hartle, 240 South Water Street, Mount Forest
- Lorraine Dennis, Randy Foreman, Gordon Dennis, Dorothy Dennis, 966 Bentley Street, Box 274, Mount Forest
- Phares W. and Mary P. Martin, 7121 Sideroad 2, Mount Forest
- Jeffrey Holland and Jasmine Kid, 200 South Water Street, Mount Forest
- Elsa Mann and Paul Kaye, 947 Bentley Street, Mount Forest

4. Mayor opens floor for any questions/comments.

The Applicant, Tony Bagnara, President, Avila Investments Ltd., and his agents were present to answer any questions.

John Cox, John Cox Planning Consultants Inc., Agent, explained that this is part of the three step plan approval process. The first step was an Official Plan Amendment. When and if draft subdivision approval is received then a zoning amendment will be requested. The area near Highway 6 will be special highway commercial. The area at the rear of the property is greenlands. Commercial uses will be limited; ie. a drug store. There is no information regarding potential commercial users. There will be two commercial blocks at the corner of Highway 6 and Bentley Street. Access to the development will be off of Bentley Street. The Ministry of Transportation is adamant that there will be no access off of the highway. The highest density of residential units will be the townhouse block closest to the commercial use. Next will be semi-detached and single detached residences. Proposed park land is at the rear with the green lands. There will be access points, serviced with sidewalks, to the trail system that runs along the river; primarily along the north side of the river. Access points will be from the highway and the old rail bridge. There is potential use for pedestrian traffic to access the unopened Bristol Street.

The overall density is a result of the Province's growth strategy and is reflected in the amendments to the Official Plan. They are required to have 6.5 units per acre (16 units per hectare). The 60 acres of developable land requires a minimum of 407 units. They are proposing 411 units. Some lots will have 50ft. frontage and some will have 40ft. to achieve the density level that will meet the standards. Improvements to the highway will include turning lanes. The developer is aware of the SVCA comments concerning an EIA. There is no development planned in the area they are concerned about.

Chris Sims, Gamsby and Mannerow Engineers, stated that a pumping station is to be built. The force main and the water main were brought across the river a few years ago with the service running along Bristol Street. There will be a water main loop out of Street A and another along Bentley Street. He will contact other owners to address concerns

Elsa Mann, 947 Bentley St., stated that two items agreed to in an Undertaking were that a minimum of eight lots proposed along Bentley Street would have a minimum frontage of 60 feet and that water would be checked prior to and post development. She does have concerns regarding the density and understands the Provincial Policy; but, this proposed development does not meet the density of the surrounding area.

Lorraine Dennis, 966 Bentley Street, questioned where all of these people are coming from as there is nothing in Mount Forest to draw them. What is going to develop to attract those people? She is also concerned about property values.

Paul Kaye, 947 Bentley Street, had concerns with drainage on the south side of Bentley as water currently runs into an unfinished culvert and then onto their property. Mr. Kaye also inquired about hydro lines as Hydro One lines run along the north side of the road.

Mr. Sims explained that the subdivision service will come from Wellington North Power. They will have to deal with Hydro One. He would like to meet onsite with surrounding property owners to discuss drainage. Drainage will go to the storm water pond.

Scott Hartle, 240 South Water Street, asked about timelines. Which part of the project is the first phase and which is the last. When the land was zoned industrial there was a 100 foot environmentally sensitive area. The open space is really only about half as part of it is swamp and there is a constantly running tile. Is the open space in lieu of parkland? Who will maintain the berm that was put in place six years ago to reduce flooding as a lot of water comes off the property? Does this meet MDS requirements? Will anything be done to prevent garbage from blowing around? Where will the hydro substation be fed from? If the service for sewer runs down South Water Street will they be required to connect to it? Has school bus traffic been considered?

Ms. Redmond explained that MDS only applies to lands outside of urban properties.

Brad Schwindt, 505 Silver Street, also expressed concerns with water that ends up at his property. Is there any consideration of traffic lights as traffic is terrible now and will be worse with another 400 homes. As a builder he is concerned with 40 foot lots.

Mr. Cox responded that MTO has based their decision on current traffic levels and future levels. MTO is proposing north bound left turn lanes. The development has to meet density requirements that include smaller lots.

Jim Stewart, 913 Bentley Street, drives tractor trailer and exiting Bentley is dangerous. By the time the truck gets turned onto the highway there is usually traffic that has come over the hill that has to stop. He has a beef farm across the road and there is large equipment coming in twice a year to spread manure. Mr. Stewart is concerned about complaints from new residents about his existing farm operation.

Mayor Tout agreed with Mr. Stewart that the intersection is dangerous. There have already been accidents. Traffic is ramping up speed coming over the hill. He is concerned for the increasing horse and buggy traffic as well.

William Nelson, local realtor, asked about provisions for parks for children as this area is completely physically detached from the rest of town. He would like to see consideration given to incorporating parkland so children do not have to cross the highway to get to a park.

Jeff Holland, 200 South Water Street, inquired about Bristol Street and the pumping station. He is also concerned with changes to drainage. Will there be communications with surrounding land owners during the construction?

Mr. Sims explained that the Township brought the force main and secondary water line across the river. The pumping station hasn't been built yet; but it will be brought in at the time of construction. Surrounding property owners will be told who the site manager is.

Councillor Yake commented that during other big construction projects they have gathered the public together to discuss issues.

Paul Hruska, 450 Glasgow Street, asked if there were any plans to bring the sewers across to the east side of Highway 6 along Murphy Street. Would the pumping station allow for that to happen? Mayor Tout stated there are no plans for extending sewers across the highway at this time.

Barb Schellenberger, 931 Bentley Street, stated that this development will have a more significant impact with greater density. With 400 houses it would not be unreasonable to have 600 people living there. Will there be sidewalks along Bristol Street? The County has an Active Transportation vision over 25 years. Will there be walking trails that connect to what is there now. Walking over the Highway 6 bridge or the bridge at Angus Smith Park is dangerous in the winter. She would like to see park land included. Bentley Street is a municipal road. There will be urban standards on one side and rural standards on the other. Is there a long term maintenance plan for Bentley Street? She is concerned about lots facing Bentley Street. She thought she would be seeing the back yards when she looked out from her home but instead she will see 20 driveways. For people traveling into Mount Forest their first impression will be the backside of commercial buildings.

5. Comments/questions from Council.

Mayor Tout stated that this is an aggressive development within our community. Through discussions with MTO there was consideration regarding the widening of Bentley Street. Mayor Tout inquired how long this project will take to complete. Mr. Cox indicated that there will be some widening along part of Bentley Street. There will be no crossover intersections over Bentley. Bentley is under Township jurisdiction; however, MTO has jurisdiction over a portion of the street. Mr. Bagnara commented that this will be a long project and will be phased in. A lot will depend on the market.

Mayor Tout questioned if traffic lights could be discussed with MTO to address resident concerns. He is concerned for pedestrian safety. Mr. Cox stated that MTO is not accepting of other access. Bentley Street will be the access for commercial and residential traffic.

Councillor Burke asked if there would be any consideration to moving the stormwater management to where the open space is and the open space to where the stormwater management area is. She also inquired where the substation will be put in the development. Mr. Cox agreed that the stormwater location could be looked at. A location for the substation has not been allocated yet.

Councillor Yake would like to see traffic issues discussed further with MTO. There is a lot of traffic now with school buses, transports, other vehicles and Mennonite buggies.

Mayor Tout thanked everyone for their comments and stated that another meeting will be held.

**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](http://www.bmross.net)

File No. 10140

May 17, 2018

**BY EMAIL ONLY****Darren Jones, CBO**

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

**RE: Murphy Subdivision (Avila Investments Ltd.),  
 Draft Plan 23T-13002**

**Review of Preliminary Servicing & Stormwater Management Report and  
 Preliminary General Grading & Servicing Plans**

We have completed our technical review of the conceptual grading, drainage/SWM and servicing scheme for the Murphy Subdivision, as prepared by GM Blueplan Engineering Limited and as submitted with the Draft Plan application as well as in subsequent revised submissions. It is our opinion the proposed road, servicing and SWM Block configuration will adequately provide servicing for the subdivision in accordance with the Township's Municipal Servicing Standards, subject to a review of future detailed engineering submissions that will be required as a condition of Draft Plan approval.

At the time detailed design is being completed, the proponent's Engineer should reference all of our previous review communications to ensure those matters are being addressed. This includes management of surface runoff along the northerly perimeters of the site and the provision of rear yard storm sewer and outlet easements to the satisfaction of the Township of Wellington North.

If you have any questions, please contact us.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per

Frank Vanderloo, P. Eng.

FCV:fcv

c.c. Mike Givens, CAO, Township of Wellington North  
 Linda Redmond, Manager of Planning & Environment, County of Wellington  
 Brent Lauber, Director of Operations, Township of Wellington North



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, [publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca), [www.svca.on.ca](http://www.svca.on.ca)

SENT ELECTRONICALLY ONLY ([township@wellington-north.com](mailto:township@wellington-north.com))

July 10, 2018

Township of Wellington North  
7490 Sideroad 7, W  
Kenilworth, ON  
N0G 2E0

ATTENTION: Darren Jones, Building / Zoning Department

Dear Mr. Jones,

RE: **Updated Comments**

Application for Draft Plan of Subdivision – File No. 23T-13002  
Part Park Lots R and Q, McDonald's Survey  
Geographic Town of Mount Forest  
Part Lot 2, Divisions 3 and 4, Concession WOSR  
Being Part 1 on Reference Plan 61R-7881  
Geographic Township of Arthur  
Township of Wellington North (Murphy Subdivision)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the Draft Plan of Subdivision in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, Approved May 16, 2017, and the Memorandum of Agreement between the Authority and the County of Wellington relating to Plan Review.

SVCA staff originally provided comments to the Township of Wellington North for the above-noted Draft Plan of Subdivision on April 22, 2014. At that time, SVCA staff requested that the approval of the Draft Plan of Subdivision be deferred pending the completion of an acceptable Environmental Impact Assessment (EIA). The Murphy Subdivision EIA, prepared by AWS Environmental Consulting, dated December, 2014, was deemed acceptable to SVCA staff on July 2, 2015.

The proposed Draft Plan of Subdivision is acceptable to SVCA staff, and the following comments are offered.

### **Natural Hazards**

According to Schedule A6-1, the South Saugeen River and its floodplain have been designated Core Greenlands in the Wellington County Official Plan (OP), and have been zoned Natural Environment (NE-28) in the Township of Wellington North Zoning By-law No. 66-01. In the opinion of SVCA staff, the natural hazards affecting the property will not be negatively impacted by this proposal.



### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands,  
Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce,  
Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North,  
Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Township of Wellington North  
23T-13002 (Murphy Subdivision)  
July 10, 2018  
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### **Natural Heritage**

As indicated above, the Murphy Subdivision EIA is acceptable to SVCA staff. SVCA staff is agreeable to the design parameters recommended in the EIA for the construction of an erosion resistant channel to convey discharge waters from the Storm Water Pond outlet to the South Saugeen River. Provided the mitigation measures outlined in Section 18 of the EIA are implemented, SVCA staff is of the opinion that the natural heritage features affecting the property will be appropriately addressed.

### **Stormwater Management**

Preliminary SVCA staff comments were provided to GM Blueplan Engineering Ltd. on November 20, 2014 for the Preliminary Servicing & Stormwater Management Report, Murphy Subdivision, dated August 2013. SVCA staff await a response to the items outlined in that letter.

### **Recommended Conditions of Draft Plan Approval**

The following Conditions of Draft Plan Approval are recommended by SVCA staff:

1. That prior to any grading or construction on the site, and prior to Final Approval of the subdivision by the County of Wellington, the owner shall prepare the following studies/reports, completed to the satisfaction of the Saugeen Valley Conservation Authority:
  - a) Environmental Impact Assessment;
  - b) Final Servicing & Stormwater Management Report;
  - c) Lot Grading Plan; and,
  - d) Sediment and Erosion Control Plan.
2. That the Subdivision Agreement between the Owner and the Township of Wellington North contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Environmental Impact Assessment, Final Servicing & Stormwater Management Report, Lot Grading Plan, and Sediment and Erosion Control Plan.

### **SVCA Regulation**

The South Saugeen River, its floodplain, plus a 15 metres offset distance from the Hurricane Hazel Flood Event Standard floodplain is subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, 1990, Chap. C. 27 and requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

#### "Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:



Township of Wellington North  
23T-13002 (Murphy Subdivision)  
July 10, 2018  
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- a) the construction, reconstruction, erection or placing of a building or structure of any kind,*
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,*
- c) site grading, or*
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

#### Permission for Development

Should any development or alteration be proposed within the SVCA Approximate Regulated Area on the property, including construction, reconstruction, conversion grading, filling or excavation, the SVCA should be contacted, as permission may be required.

Based on the most recent information/plans submitted to the SVCA for review (2014/2015), an SVCA Permit will be required for works associated with the construction of the stormwater management facility (pond).

#### **Conclusion**

All of the plan review functions listed in the Agreement have been assessed by SVCA staff for this proposal. The Draft Plan of Subdivision is acceptable to SVCA staff.

We trust these comments are helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Candace Hamm  
Environmental Planning Coordinator  
Saugeen Conservation

CH/

cc:

Karen Wallace, Clerk, Township of Wellington North (via e-mail)  
Linda Redmond, Manager of Planning & Environment, County of Wellington (via e-mail)  
Steve McCabe, Authority Member, SVCA (via e-mail)

Submission for Township of Wellington North Council Meeting on July 23, 2018 concerning proposed Draft Plan of Subdivision (File No. 23T – 13002)

Edward Duncan Boxall  
250 Harris St.  
Mount Forest, Ont. N0G 2L3  
519 323 2218

July 18, 2018

To the Council of the Township of Wellington North,

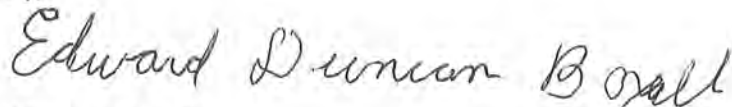
In regard to the resolution of support of the proposed Draft Plan of Subdivision (File No. 23T – 13002), I have no objections to the creation of a mixed density residential and commercial development.

I request to be kept informed of the progress of the proposed development or any changes which could possibly affect my property or home, directly or indirectly as I have three consecutive acres abutting the north side of the subdivision being proposed, therefore I am one of the property owners most affected by this development..

I communicated with several Township of Wellington North staff members and Avila representatives on May 15, 2018, on site at the properties of several South Water St. residents, including 250 Harris St., regarding issues with rainwater flowing off the North-East section of the Avila Development property onto my property. I feel my concerns have been heard and the township has taken action to hopefully address this issue. I have been told the Storm Water System to be developed by Avila Development during the building of the proposed subdivision will improve the flow of the run-off water away from my property and to the storm water drain.

I feel the development will be a positive addition to our community but I request permission to communicate with Township of Wellington North staff or Avila Development personnel if there are any new or recurring issues as a result of present or future conditions which relate to the proposed property and its development.

Sincerely,



Edward Duncan Boxall

RECEIVED

JUL 18 2018

TWP. OF WELLINGTON NORTH

Submission for Township of Wellington North Council Meeting on July 23, 2018 concerning proposed Draft Plan of Subdivision (File No. 23T – 13002)

Peter and Elizabeth (Betty) Mogensen  
140 South Water St.  
Mount Forest, Ont. N0G 2L3  
519 323 4982 or 519 835 0757

RECEIVED

JUL 18 2018

TWP. OF WELLINGTON NORTH

July 18, 2018

To the Council of the Township of Wellington North,

In regard to the resolution of support of the proposed Draft Plan of Subdivision (File No. 23T – 13002), Peter and Elizabeth Mogensen have no objections to the creation of a mixed density residential and commercial development.

We request to be kept informed of the progress of the proposed development or any changes which could possibly affect our property, our family or home, directly or indirectly.

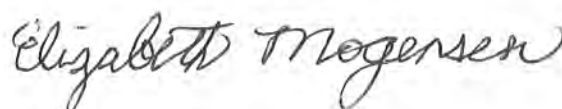
We communicated with several Township of Wellington North staff members and Avila representatives on May 15, 2018, on site at the properties of several South Water St. residents, including 140 South Water St., regarding issues with rainwater flowing off the North-East section of the Avila Development property onto our properties. Peter and I feel our concerns have been heard and the township has taken action to hopefully address this issue. We have been told the Storm Water System to be developed by Avila Development during the building of the proposed subdivision will improve the flow of the run-off water away from our property and to the storm water drain.

We feel the development will be a positive addition to our community but we request permission to communicate with Township of Wellington North staff or Avila Development personnel if there are any new or recurring issues as a result of present or future conditions which relate to the proposed property and its development.

Sincerely,



Peter and Elizabeth Mogensen





## PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** July 18, 2018  
**TO:** Mike Givens, C.A.O.  
 Township of Wellington North  
**FROM:** Linda Redmond, Manager of Planning and Environment  
 County of Wellington  
**SUBJECT:** **RECOMMENDATION REPORT**  
**Proposed Plan of Subdivision - 23T-13002**  
**Avila Investments Limited, Mount Forest**

### RECOMMENDATIONS

1. That Council support the proposed plan of subdivision and related conditions of draft plan approval for 23T-13002.
2. That staff prepare a subdivision agreement between the municipality and the Owners of the proposed subdivision for Council's consideration; and
3. That staff advise the County's Director of Planning and Development of the Townships decision.

### SUMMARY

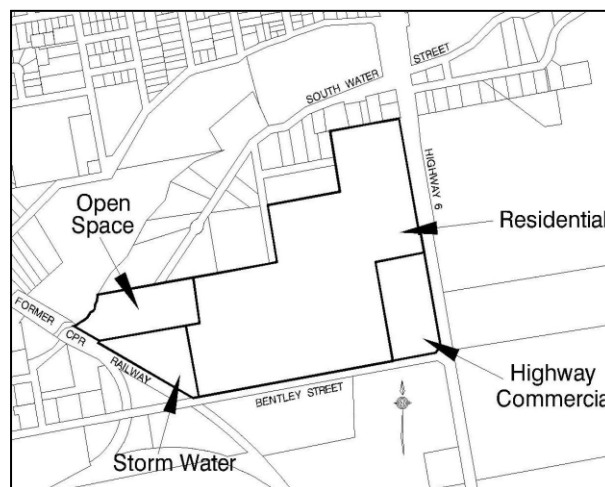
The purpose of this report is to provide the Township with recommendations regarding the above-noted application for a 411 residential unit and Commercial block development in Mount Forest. The County Official Plan recognizes the subject lands as a location for a mixed density residential development with some commercial component and open space. The comments raised by the review agencies, Township staff and consultants, and the general public, have been resolved or will be addressed through conditions of draft plan approval (attached) and the implementation of the subdivision agreement. There will be a future zoning by-law amendment requested to implement the proposed subdivision plan. In our opinion, the proposed draft plan of subdivision is appropriate and in the public interest.

### 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 west side of Wellington Road 6 (see Key Map). The size of the subject property is 31.1 hectares (76.8 acres).

### PROPOSAL

The application for a Draft Plan of Subdivision will result in the creation of a mixed density residential and commercial development on lands that are currently vacant. Specifically the overall proposal will create 231 single detached residential lots, 60 semi-detached residential lots and 7 townhouse blocks which will accommodate 120 townhouse units. A park/open space and storm water management area is also proposed as part of the overall plan.



### **AGENCY REVIEW AND PUBLIC INPUT**

Public agency and peer review comments have been provided. There are no outstanding objections or concerns regarding the subdivision application subject to the inclusion of various conditions of approval to be addressed by the developer.

In terms of public input, concerns were raised at the public meeting held on Monday, April 28, 2014, related to water runoff from the subject lands which have caused flooding issues for adjacent neighbours. Residents inquired about timing of construction and issues of dust and garbage during this period. Some residents indicated a desire to see trails and linkages provided within the development.

The applicant's technical team and the Township Engineer have been working with the land owner to resolve the issues related to grading and servicing and will provide further information related to how these issues were resolved or will be addressed.

### **SUGGESTED CONDITIONS OF DRAFT PLAN APPROVAL**

Based on the comments from public agencies, utilities and service providers, Township staff and the Township consultants, this office has compiled 31 proposed conditions of draft plan approval. The applicant has reviewed and accepted these conditions of approval. A full list of proposed conditions is attached to this report.

### **SUBDIVISION PROCESS**

Subdivision approval is a delegated County of Wellington function. County Council has further delegated draft plan approval to the Director of Planning and Development. When an application for Draft Plan of Subdivision is received the County will first ensure it is complete and will circulate to agencies and neighbours. The County will also circulate to the local municipality and request that they hold a public meeting. The local Council makes a recommendation to the County to approve, modify or deny when satisfied with the plan and technical matters. The Planning Director may support the local decision and approve or deny the application.

During the review process the local Council should evaluate the application against criteria such as:

- Consistency with Provincial Policy Statement
- Conformity with Growth Plan
- Conformity with Official Plan
- Compatibility with adjacent uses of land
- Suitability of land for proposed use
- Drainage issues, storm water management
- Adequacy of vehicular access, servicing, road network
- Protection of sensitive natural features and resources (farmland)
- Risk of flooding, public health and safety

### **Conditions of approval**

If the planning analysis supports draft approval of an application, recommended conditions should be prepared. The conditions are attached to the draft approval of a plan of subdivision application to secure development requirements, including underground requirements (e.g., water and sanitary

sewers, gas, hydro, telephone and cable lines) and above-ground services (e.g., paved streets, concrete curbs, sidewalks, street lighting, tree plantings and landscaping). The comments received from agencies and other public bodies have requested certain conditions of approval to address their requirements

**Lapsing provision**

The conditions also include a lapsing provision – a period of time after which the approval lapses if all conditions are not fulfilled by the applicant. This helps to ensure that the applicant follows through with the subdivision development. This time period must not be less than three years. The County of Wellington has established a five year time period for Draft Plan of Subdivision.

**Final subdivision approval**

The County as the approval authority, will only grant final approval when it is satisfied that all conditions have been or will be fulfilled and that the final plan conforms to the approved draft plan.

**NEXT STEPS**

If Council supports the proposed subdivision, the next steps include forwarding Council's decision to the County Planning Director. If draft approval is granted by the County, then the Township can proceed with developing a subdivision agreement.

I trust that the above comments will assist Council in this matter.

Sincerely,



Linda Redmond, B.A.

Manager of Planning and Environment

## THE CORPORATION OF THE COUNTY OF WELLINGTON

### DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON

With respect to an application by Avila Investments Limited pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990 as amended for approval of a residential plan of subdivision, being Part Park Lots Q & R, Survey MacDonald's Mount Forest; Part Lot 2, Concession WOSR, Divisions 3 & 4; geographic Arthur Township; being Part 1 on Reference Plan 61R-7881, Township of Wellington North in the County of Wellington.

**Draft Approval has been granted on DATE, 2018 subject to the following conditions:**

#### CONDITIONS OF APPROVAL FOR DRAFT PLAN OF SUBDIVISION 23T-13002

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No.	Condition
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1. THAT this draft approval applies to the draft plan, County of Wellington File No. 23T-13002, as **dated March 26, 2018, Prepared by JL Cox Planning Consultants Inc.**, showing Single Detached Residential Lots 1 – 116, 131 – 245 (being 231 lots); Semi-Detached Residential Lots 117-130, 246-261 (being 60 lots); Street Townhouse Units Blocks 262 – 268 (being 120 units); Commercial Use Blocks 269 – 270 (2.953 ha); Open Space Block 271 (2.574 ha); Walkway Block 272 & 274 (0.144 ha); Storm Water Management Block 273 (1.722 ha); Roads Street A-G (6.420 ha); Widening/Reserves Blocks 275, 276 & 279-285 (0.187 ha); Daylight Triangles Blocks 277 & 278 (0.008 ha); Hydro Substation block 286 (0.060 ha) being a total of 411 residential units on 31.142 hectares of land.
2. THAT the plan proposed for registration for any phase within the subdivision shall be reviewed and accepted by the Township of Wellington North prior to the County of Wellington's granting final approval of such plan or phases.
3. THAT the road allowances included in this draft plan shall be shown and dedicated as public highways.
4. THAT the street(s) shall be named to the satisfaction of the Township of Wellington North and such new street names shall not be duplicates of street names elsewhere in the County of Wellington.
5. THAT any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust by the Township of Wellington North.
6. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Wellington North that appropriate zoning is in effect for this proposed subdivision.
7. THAT the Owner agrees to satisfy the requirements of the Township of Wellington North in reference to parkland dedication by conveying Block 271 at time of registration of the first phase and further that the Owner will complete a trail and implementation plan as provided in the

subdivision agreement.

8. THAT the Owner agrees to convey to the Township of Wellington North walkway Blocks 272 & 274 at time of registration of the first phase.
9. THAT such easements and/or agreements as may be required for servicing, access, utility or drainage purposes shall be granted to the appropriate authority.
10. THAT the Owner enter into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial and otherwise including but not limited to the provision of roads and the installation of services and drainage, the planting and preservation of trees, and the provision of fencing. Without limiting the generality of the foregoing, the agreement shall contain wording to the satisfaction of the Township that addresses the following matters which shall be included within the declaration and all Purchase and Sale Agreements related to this plan of subdivision to:
  - a) Contain phasing arrangements acceptable to the Township of Wellington North.
  - b) Contain provisions whereby the Owner shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the Township and include provisions that all damage or maintenance required to surrounding streets as a result of such traffic shall be at the Owner's cost.
  - c) Provide for the installation of a piped water supply system **a piped waste water collection system** and a sewage pumping station, subject to the approval of the Ministry of the Environment **and Climate Change**, and furthermore, shall provide for the Township of Wellington North to assume ownership and operation of the system.
  - d) Contain wording to the effect that all agreements of purchase and sale shall ensure that all persons who make first purchases of land within the plan of subdivision after final approval of the subdivision plan, are informed when land is transferred, of all the development charges related to this development.
  - e) Be registered against the lands to which it applies; and that a copy of the subdivision agreement as registered be filed with the County.
  - f) Contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition 13 (SVCA).
  - g) Contain provisions for the completion and implementation of a trail plan.
  - h) Contain provisions whereby the Owner shall make satisfactory arrangements with Wellington North Power for the provisions of electrical servicing which may include property for a sub-station and an easement for access over Block 269.
  - i) Contain provisions to address the provision of adequate sidewalks, lighting and snow removal and which are satisfactory to the Upper Grand District School Board and to the Township of Wellington North in respect of the means whereby the children can walk safely to school or to school bus "student collection areas".
11. THAT prior to final approval and registration of any phase of the plan, the Township of Wellington North shall confirm to the satisfaction of the County of Wellington that an adequate water supply is available and has been allocated for the applicable plan or phase or that satisfactory arrangements have been made to ensure that an adequate water supply will be **provided** when required.
12. THAT prior to final approval and registration of any phase of the plan, the Township of Wellington North shall confirm to the satisfaction of the County of Wellington either that adequate



sewage capacity is available and has been allocated in the sewage collection system for the subject plan or phase, or that satisfactory arrangements have been made to ensure that adequate capacity will be **provided** when required.

13. THAT prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Saugeen Valley Conservation Authority **and the Township of Wellington North**:
  - a) A final stormwater management report in accordance with the Preliminary Stormwater Management and Servicing Report;
  - b) An erosion and siltation control plan in accordance with the December 2006 Erosion and Sediment Control Guidelines for Urban Construction, indicating the means whereby erosion will be minimized and silt maintained on site throughout all phases of grading and construction.
  - c) Detailed lot grading and drainage plans.
14. THAT prior to final approval by the County of Wellington, the Owner agrees in writing satisfactory to the Upper Grand District School Board to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either **ARC/INFO** export or **DXF** format containing the following information: parcel fabric, and street network.
15. THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised in writing by the Upper Grand District School Board that the Owner and the School Board have reached an agreement regarding the supply and installation of a school board information sign (at the Owner's expense) affixed to the permanent development sign on the subject land.
16. THAT the Owner/Developer provide to Union Gas the necessary easements and/or agreements required for the provision of gas services in a form satisfactory to Union Gas.
17. THAT prior to final approval by the County of Wellington, the Owner shall submit to the Ministry of Transportation the following:
  - a) A copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact upon the intersection of Highway 6 and Street A, and the intersection of Highway 6 and Bentley Street.
  - b) The Owner has agreed that highway improvements identified from MTO review and analysis of a Traffic Impact Study will be the financial responsibility of the Owner and a Legal Agreement will be required to be entered into between the owner and MTO. The Legal Agreement shall be secured with a Letter of Credit.
  - c) The Owner shall provide for a 4.575m widening extending across the entire highway frontage with Blocks 269, 270 and portion of Block 262, and dedicate as public highway on the Owner's certificate on the final plan. The widening shall be shown as Blocks on the Draft Plan.
  - d) The Owner shall provide for visibility triangles at the intersection of Highway 6 and Bentley Street, and the intersection of Highway 6 and Street A, and dedicate as public highway on the Owner's certificate on the final plan. The visibility triangles shall be shown as Blocks in the draft Plan.
  - e) The Owner shall convey to the Ministry of Transportation by deed, free and clear of all liens, mortgages, and encumbrances, a 0.3m reserve extending across the entire widened

highway frontage with Blocks 269, 270 and Block 262. The reserve shall be shown as Blocks on the Draft Plan.

- f) The Owner shall submit for review and approval a Draft Plan identifying as Blocks the lands required for road widening purposes, visibility triangles, and 0.3m reserves.
  - g) The Owner shall submit for review and approval, a copy of a Final Stormwater Management Report/Plan indicating the intended treatment of the calculated stormwater runoff.
  - h) The Owner shall submit for review and approval final Grading Plans and Final Servicing Plans.
  - i) The Owner shall submit for review and approval, a draft copy of the M-Plan for the subdivision.
18. THAT prior to final approval by the County of Wellington, the Owner agrees in writing satisfactory to Canada Post Corporation to:
- a) Consult with Canada Post and **Township of Wellington North** to determine suitable permanent locations for the Community Mail Boxes. The owner will then indicate these locations on the appropriate servicing plans.
  - b) Display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
  - c) Include on all offers of purchase and sale, a statement that advises the prospective purchasers that mail will be delivered via Community Mail Box. The owner also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the community Mail Box.
  - d) Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision;
  - e) Provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
    - i) Any required walkway across the boulevard, per municipal standards.
    - ii) Any required curb depressions for wheelchair access, with an opening of at least two metres.
19. THAT the Owner shall agree in the Subdivision Agreement, in words satisfactory to the telecommunication provider, to grant them any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing telecommunication facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements. Note cabling easement may be required.
20. THAT the Owner provide, to the satisfaction of the County of Wellington Planning Department, a copy of the final plan of subdivision created in Autocad (.dwg) format and submitted on CD (compact disc) media or by email.
21. THAT the Owner's surveyor provides to the County of Wellington a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5".
22. THAT the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the

Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan (***being 2 mylars and 4 white prints – one white print with Ontario Surveyors Association sticker attached***) to the Director of Planning and Development for the County of Wellington prior to the lapsing date.

23. THAT, if final approval is not given to this draft plan No. 23T-13002 within five (5) years of the day of draft approval and if no extensions have been granted pursuant to subsection 51(33) of the Planning Act, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the Township of Wellington North must be received by the Director of Planning for the County of Wellington **prior to the lapsing date of \*\*\*\*\***, 2023. Please note that an updated review of the plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
24. THAT the County of Wellington be advised in writing by the **Township of Wellington North** that conditions **1 through 13** have been satisfied.
25. THAT the County of Wellington be advised in writing by the **Saugeen Valley Conservation Authority** that condition **13** has been satisfied.
26. THAT the County of Wellington be advised in writing by the **Upper Grand District School Board** that conditions **14 and 15** have been satisfied.
27. THAT the County of Wellington be advised in writing by the **Union Gas** that condition **16** has been satisfied.
28. THAT the County of Wellington be advised in writing by the **Canada Post Corporation** that condition **18** has been satisfied.
29. THAT the County of Wellington be advised in writing by the **Wellington North Power Inc.** that condition **10 h)** has been satisfied.
30. THAT the County of Wellington be advised in writing by the **Ministry of Transportation** that condition **17** has been satisfied.
31. THAT the Owner remit to the County of Wellington the applicable final approval fee when the final plan is being presented to the County of Wellington for the County's consideration for final plan approval.

**NOTES to DRAFT PLAN APPROVAL**

1. It is the Applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, quoting the County of Wellington's draft plan file number **23T-13002**.
2. We suggest that you make yourself aware of the following subsections of the Land Titles Act:
  - i) subsection 143(1) requires that all new plans be registered in a Land Titles system if the land is situated in a land titles division; and
  - ii) subsection 143(2) allows certain exceptions.
3. If the agency condition concerns (a) condition(s) in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
4. Payment of clearance letter fees may be required from the clearing agencies before the clearance letter is issued: please contact the appropriate agency for information in this matter.
5. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
6. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication in service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the alternative communication/ telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication./telecommunication services for emergency management services (i.e.911 Emergency Services).
7. Clearances are required from the following agencies:

**Township of Wellington North  
Saugeen Valley Conservation Authority  
Upper Grand District School Board  
Union Gas  
Wellington North Power Inc.  
Ministry of Transportation  
Canada Post Corporation**

8. All measurements in the subdivision final plan must be presented in metric units.
9. It is the Owner's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, attention of the Director of Planning, 74 Woolwich Street, Guelph, ON N1H 3T9.
10. The final plan approved by the County of Wellington must be registered within 30 days of final approval, otherwise the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990, as amended.

DRAFT



# Communiqué



From the desk of:

June, 2018 # 056

## Fire Chief.

1. **NEW POSITIONS!** We congratulate Deputy Chief Marco Guidotti and Deputy Chief Bill Hieber. D/C Marco will head-up the Arthur station. His portfolio will include Training, Communications, and Vehicles & Equipment. D/C Bill will head-up the Mount Forest station. His portfolio will include OFM/Emergency reports, Payroll and CISM. D/C has formed a Peer Support Team. More to follow from Bill on CISM.
2. **NEW MEMBER!** Please welcome Firefighter **Brad Stark** to the Arthur station. Brad has his Pre-Service Firefighting from Fire and Emergency Services Training Institute. (FESTI).
3. The new pumper 121 chassis has arrived in Michigan. It has been inspected and will be heading to Thibault Trucks in July. We are still on schedule for September delivery.
4. Next month will be a busy month with the Fireworks Festival. I certainly appreciate everyone jumping on-board with this great festival. WNFS will be very visible!!
5. **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.
6. During the month of July the portable radios will be removed from the vehicles. Each individual firefighter will be assigned a portable radio with a specific number. That number will also correspond to your pager number. This new system will provide improved emergency scene safety (identify person calling mayday) as well as assist with maintenance and repairs. We will have a tracking system for each radio. More to follow.

***“I find the harder I work, the more luck I seem to have”***

**Thomas Jefferson**



# Communiqué



## FIRE DEATHS IN ONTARIO

Total fatal fires for the period from January 1 to June 28 for the years 2017 and 2018				
	2017		2018	
	<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.	37	43	49	57
Fatal fires on Federal or First Nations properties from January 1 to June 30	2	2	0	0
Total	39	45	49	57

Respectfully;

Fire Chief



# Communiqué



## June Fire Report 2018

### **ARTHUR STATION:**

The Arthur Station responded to 16 calls for assistance during the month.

### **Practice/ Meetings:**

June 5, 2018 (18) members were present  
June 12, 2018 (15) members were present  
June 26, 2018 (16) members were present

### **MOUNT FOREST STATION:**

The Mount Forest Station responded to 19 calls for assistance during the month.

### **Practice/ Meetings:**

June 5, 2018 (20) members were present  
June 12, 2018 (19) members were present  
June 26, 2018 (16) members were present

Respectfully submitted by  
Bill Hieber





# Communiqué



CALL TYPE	ARTHUR STATION	AREA	MOUNT FOREST STATION	AREA
Medical	6	Town(2)	3	Town (3)
		Township (4)		
C/O Smoke Alarm			1	Town (1)
Brush/Grass Fire			2	Township (2)
Illegal Burn	1	Township (1)		
Motor Vehicle Collision	2	Township (2)	2	Town (2)
Fire Alarm	6	Town (5)	8	Town (7)
		Township (1)		West grey (1)
Public Assist			2	Town (2)
Gas leak	1	Town(1)	1	Arthur (1)



# Communiqué



## Fire Prevention/Public Education

### **FIRE SAFETY PRESENTATIONS**

Southgate Farm Safety Day

### **FIRE SAFETY INSPECTIONS**

176 Fergus St. N. M.F. follow up  
187 Main St. S. M.F. follow up  
320 King St. E. M.F. follow up  
150 Georgina St. A.V. follow up  
9141 HWY 6 Kenilworth follow up  
309 Birmingham St. W. M.F.

### **FIRE INVESTIGATIONS**

378 Peel St. M.F.

### **FIRE SAFETY COMPLAINT INSPECTIONS**

125 Elgin St. M.F.  
133 Wellington St. E. M.F.  
205 King St. E. M.F.  
225 King St. E. M.F.

### **FIRE SAFETY PLAN REVIEWS**

9141 HWY 6 Kenilworth  
150 Georgina St. A.V.

### **VULNERABLE OCCUPANCY FIRE DRILLS**

### **BURN PERMIT SITE INSPECTIONS**

9431 Sideroad 13  
8904 Wellington Road 14

### **BURN COMPLAINTS**



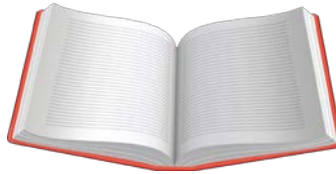
**“TEST YOURS *TODAY*”**



# Communiqué



***“SAVING LIVES THROUGH EDUCATION”***



**Please have all monthly reports submitted by the 5<sup>th</sup> of each month to:**

**[fpo@wellington-north.com](mailto:fpo@wellington-north.com)**

Next communiqué will be August 2018

**Township of Wellington North**  
**General Fund Financial Summary Report**  
**Budget vs Year-to-Date Actual Ending June 30, 2018**

	2018 Actuals YTD	2018 Budget 50%	Actual vs Budget YTD (over)/under	Variance %	2017 Actuals YTD	2018 vs 2017 YTD Variance
<b>REVENUE</b>						
Net Taxation (50%)	(3,607,033)	(3,752,863)	(145,830)	3.9%	(3,503,575)	103,458 [2]
Fees and Service Charges	(2,803,963)	(2,672,916)	131,047	-4.9%	(2,757,404)	46,559 [3]
Grants and Subsidies	(722,167)	(756,533)	(34,366)	4.5%	(758,705)	(36,538) [4]
Trsf from Reserves & Res Funds (50%)	(648,975)	(648,975)	-	0.0%	(182,455)	466,521 [5]
Other Income						
Penalties and Interest on Taxation	(85,195)	(102,500)	(17,305)	16.9%	(97,742)	(12,547) [6]
Miscellaneous	(37,269)	(56,675)	(19,406)	34.2%	(36,611)	658 [7]
Investment Income	(162,051)	(89,500)	72,551	-81.1%	(94,341)	67,710 [8]
Rents, Concessions and Franchises	(342,392)	(370,969)	(28,577)	7.7%	(334,264)	8,128 [9]
Donations	(11,653)	(5,300)	6,353	-119.9%	(9,155)	2,498 [10]
	<u>(8,420,698)</u>	<u>(8,456,231)</u>	<u>(35,533)</u>	<u>0.4%</u>	<u>(7,774,252)</u>	<u>646,447</u>
<b>EXPENSES</b>						
Council	58,678	66,065	7,387	11.2%	56,963	(1,715) [11]
Administration	589,427	658,844	69,417	10.5%	512,644	(76,783) [12]
Property	59,167	75,417	16,250	21.5%	52,380	(6,787) [13]
Fire Services	370,874	385,306	14,432	3.7%	392,171	21,297 [14]
Policing & Crossing Guard Services	26,836	24,634	(2,203)	-8.9%	25,526	(1,310) [15]
Conservation Authority	134,168	75,286	(58,882)	-78.2%	131,347	(2,821) [16]
Protective Inspections & Control	139,894	133,975	(5,919)	-4.4%	126,631	(13,263) [17]
Animal Control	11,332	15,985	4,653	29.1%	36,653	25,321 [18]
Property Standards	4,024	25,821	21,797	84.4%	915	(3,109) [19]
Roadways	1,210,509	1,420,943	210,434	14.8%	1,185,908	(24,601) [20]
Street Lighting	80,979	88,510	7,531	8.5%	83,700	2,721 [21]
Rural Water	3,145	3,697	552	14.9%	2,218	(927) [22]
Cemetery	15,798	26,988	11,190	41.5%	15,297	(501) [23]
Recreation	1,754,938	1,404,478	(350,460)	-25.0%	999,677	(755,261) [24]
Planning	14,713	17,008	2,295	13.5%	14,086	(627) [25]
Economic Development	119,452	103,175	(16,277)	-15.8%	111,986	(7,466) [26]
WNP Holding	-	26,550	-	-	-	-
Municipal Drains	51,316	43,750	(7,566)	-17.3%	13,099	(38,217) [28]
Sanitary Sewers	686,283	844,934	158,651	18.8%	674,673	(11,610) [29]
Water Works	459,126	641,405	182,279	28.4%	474,453	15,327 [30]
Transfers to Reserves/Res Funds (50%)	418,838	418,838	-	0.0%	207,854	(210,985)
Transfers to capital fund (50%)	1,954,626	1,954,626	(1)	0.0%	2,029,970	75,344
	<u>8,164,123</u>	<u>8,456,231</u>	<u>265,558</u>	<u>3.1%</u>	<u>7,148,151</u>	<u>(1,015,973)</u>
<b>SURPLUS/(DEFICIT)</b>	<u>(256,575)</u>	<u>-</u>				

## Township of Wellington North

### General Fund Financial Summary

Budget vs Year to Date – Ending June 30, 2018

1. The financial statement for the Township of Wellington North's operating activities were prepared on a cash basis. The only significant adjustments made to financial summary were to accrue revenue for water and sewer user fees to correspond with expenses incurred, the proration of transfers of reserves / reserve funds, and tax levies being reported on an accrual basis.

#### **REVENUES**

2. Net Taxation: Actual Supplemental charges, and PIL contributions have not yet been recorded for in-year activity – it is anticipated that variance will erode as actuals are booked.
3. Fees and Service Charges: User fees and service charges include manual accrual adjustment for Sewer and Water revenue in both 2017 and 2018, due to significance of amount. To date, Fire Charges, Building Permits, and Water and Wastewater connection Fees are exceeding budget (likely due to seasonality – it is expected that these will fall in line as the year progresses).
4. Grants and Subsidies: Grant revenue and revenue received from other municipalities should coincide with budget for 2018 – variances are largely driven by timing of receipt for grant funding, and invoice issuance to partner municipalities.
5. Transfers from Reserves and Reserve Funds: Year over year increase is to help fund existing growth related long-term debt obligations, and in-year capital projects.
6. Penalties and Interest on Taxation: Revenue on past due accounts are down in 2018 (and trailing budget) due to reduction in outstanding receivables.
7. Miscellaneous: revenues are currently trailing budget, but are up year over year – it is anticipated these will become more in-line with budget expectations as the year progresses.
8. Investment Income: Steady increases in interest rates, and higher than anticipated balances are driving favourable variance here.
9. Rents, Concessions and Franchises: Variance of budget to YTD is due to seasonal fluctuations in recreation activities.
10. Donations: Variance largely driven by 'West Luther Trails' donation.

#### **EXPENSES**

No manual accrual adjustments were made for operating expenses incurred to June 30th. Insurance premiums are recorded at 100% of annual costs (\$179K - Pretax) and were not adjusted for prepayment.

11. Council: Expenses are currently behind budget.
12. Administration: Actuals are currently under budget – this variance is largely driven by election costs yet to be incurred, and legal and consulting fees down considerably year over year.

13. Property: Variance largely driven by timing of expenses associated with the Blacksmith shop, and seasonality of maintenance expenses.
14. Fire Services: Actuals approximating budget – no significant variance items
15. Policing and Crossing Guard Services: Actuals approximating budget – no significant variance items
16. Conservation Authority: Variance (over budget) due to prepayment of expenses. It is expected that actual will fall in line with budget as the year progresses.
17. Protective Inspections & Control: Variance currently driven by Employee & Group benefit premium costs.
18. Canine control: Canine Control Contract running slightly behind budgeted costs – suspect timing is the largest driver.
19. Property Standards: Expenses trailing budget – PT By-Law officer has been on-boarded, and actuals should start to fall in line with budget expectations.
20. Roads: Most of variance due to seasonal fluctuations and accruals; currently under budget and slightly above prior year during same period.
21. Street Lighting: Annual savings will be realized as result of decrease in hydro costs.
22. Rural Water: No major variances to report.
23. Cemetery: Actuals trailing budget – largest contributor is property expenses – it is anticipated that tree canopy, survey, and signage costs yet to be incurred will bring actuals in line with expectations as the year progresses.
24. Recreation: Variance due to timing of seasonal fluctuations, timing of Director of Ops onboarding, and timing of debenture payments (full year cost already incurred)- It is expected that actual will fall in line with budget as the year progresses.
25. Planning: Actuals are in-line with budget – no major variances to report.
26. Economic Development: Budget to actual variance largely driven by timing of grant payments – year over year expenditures are consistent.
27. WNP Holding – Holding Co. not yet established – expenditures will be contingent upon timing of establishment of holding company.
28. Municipal Drains: Timing of expense relative to Drain 65 largest contributor to YTD and Year over year variance.
29. Sanitary Sewers: Utilities and Maintenance, property expense, and I&I expenditures currently trailing budgeted amounts.
30. Water Works: Overall, expenditures are down year-over-year and budget to actual, notably in the areas of source water protection, well maintenance, materials / supplies, and consulting / engineering.

**Township of Wellington North**  
**2017 Reserves and Reserve Funds**  
**30-Jun-18**

Reserves	Balance 31-Dec-17	30-Jun-18			Subtotal	Interfund Loans	Unbooked Additions	Unbooked Commitments	Balance 30-Jun-18
		Interest	Additions	Reductions					
<b><u>Taxation Reserves</u></b>									
Working Capital	780,587	-	-	(142,628)	637,959	-	-	-	637,959
Election	20,000	-	20,000	(20,000)	20,000	-	-	-	20,000
Property/Equipment Maintenance	34,695	-	16,000	(23,000)	27,695	-	-	-	27,695
Legal Costs	39,328	-	-	-	39,328	-	-	-	39,328
Southgate Fire Capital Contribution	-	-	-	-	-	-	-	-	-
Reserve for Equipment - Roads	98,574	-	50,000	(76,551)	72,023	-	-	-	72,023
Reserve for Equipment - Fire	113,384	-	153,000	-	266,384	-	-	-	266,384
Reserve for Equipment - Rec	274,960	-	200,000	(50,000)	424,960	-	-	-	424,960
Wellington North Fire	22,000	-	-	-	22,000	-	-	-	22,000
CBO PI&C Reserve	193,503	-	42,550	(35,000)	201,053	-	-	-	201,053
Severance Conditions/Road Upgrades	55,018	-	-	-	55,018	-	-	-	55,018
Gravel Pit Rehab	180,131	-	-	-	180,131	-	-	-	180,131
Roads-Infrastructure	857,477	-	29,482	(405,000)	481,959	-	-	-	481,959
Wellington North Cemeteries	19,189	-	-	(5,000)	14,189	-	-	-	14,189
Cemetery Bequests (Estate of Lillie Calder)	6,000	-	-	-	6,000	-	-	-	6,000
Mount Forest Recreation	9,647	-	-	-	9,647	-	-	-	9,647
Planning Reserve	86,711	-	2,434	-	89,145	-	-	-	89,145
Farrell Lane Townhouses	5,667	-	-	-	5,667	-	-	-	5,667
Community Improv. Program	5,675	-	-	-	5,675	-	-	-	5,675
	<b>2,802,546</b>	-	<b>513,466</b>	<b>(757,179)</b>	<b>2,558,833</b>	-	-	-	<b>2,558,833</b>
<b><u>Taxation Reserve Funds</u></b>									
Wellington North Impost Fees	6,458	-	-	-	6,458	-	-	-	6,458
Wellington North Gravel Pit Rehab	221,014	-	-	-	221,014	-	-	-	221,014
Natural Resources Gravel Pit Rehab	12,285	-	-	-	12,285	-	-	-	12,285
Arthur Twp Gravel Rehab	1,574	-	-	-	1,574	-	-	-	1,574
Cemetery Perpetual Care Res. Fund	20,376	-	-	-	20,376	-	-	-	20,376
Administration Facility Res. Fund	296,075	-	-	(252,782)	43,292	-	-	-	43,292
Arthur Works Yard Res. Fund	504,744	-	-	(504,744)	-	-	-	-	-
Industrial Commercial Property Res. Fund	1,633,263	-	10,912	-	1,644,175	-	-	-	1,644,175
Wellington North Fire Res. Fund	161,029	-	-	-	161,029	-	-	-	161,029
Wellington North Power Debt Repayment	530,356	-	46,462	(49,100)	527,719	-	-	-	527,719
Streetlight Reserve Fund	11,996	-	5,000	-	16,996	-	-	-	16,996
Recreation Pool Facility Res. Fund	32,801	-	-	(24,000)	8,801	-	-	-	8,801
Recreation Facility Reserve Fund	65,395	-	-	(62,300)	3,095	-	-	-	3,095
Arthur Archives Addition Res. Fund	15,560	-	-	-	15,560	-	-	-	15,560
	<b>3,512,927</b>	-	<b>62,374</b>	<b>(892,927)</b>	<b>2,682,375</b>	-	-	-	<b>2,682,375</b>
<b>Total Taxation Reserves &amp; Reserve Funds</b>	<b>6,315,473</b>	-	<b>575,840</b>	<b>(1,650,105)</b>	<b>5,241,208</b>	-	-	-	<b>5,241,208</b>
<b><u>User Fee Reserves</u></b>									
Arthur Sewage	74,917	-	-	-	74,917	-	-	-	74,917
London Rd Sewer System Ext (Durwin Lantz)	9,965	-	-	-	9,965	-	-	-	9,965
San Sew-Lifecycle Reserve	5,301,301	-	-	-	5,301,301	-	-	-	5,301,301
Arthur Water	336,270	-	-	-	336,270	-	-	-	336,270
Reserve for Equipment - Water & Sewer	5,512	-	-	-	5,512	-	-	-	5,512
Water Meter Maintenance	93,435	-	-	-	93,435	-	-	-	93,435
Wellington North Water	1,885,820	-	226,100	-	2,111,920	-	-	-	2,111,920
	<b>7,707,221</b>	-	<b>226,100</b>	-	<b>7,933,321</b>	-	-	-	<b>7,933,321</b>
<b><u>User Fee Reserve Funds</u></b>									
Sanitary Sewer Reserve Fund	946,379	-	-	(203,199)	743,180	-	-	-	743,180
Waterworks Reserve Fund	1,474,149	-	93,110	-	1,567,259	-	-	-	1,567,259
	<b>2,420,528</b>	-	<b>93,110</b>	<b>(203,199)</b>	<b>2,310,439</b>	-	-	-	<b>2,310,439</b>
<b>Total User Fee Reserves &amp; Reserve Funds</b>	<b>10,127,749</b>	-	<b>319,210</b>	<b>(203,199)</b>	<b>10,243,760</b>	-	-	-	<b>10,243,760</b>
<b><u>Development Charges</u></b>									
Wellington North Sewer D.C.s	1,702,262	-	-	(37,500)	1,664,762	-	-	-	1,664,762
Wellington North Water D.C.s	441,687	-	-	(127,000)	314,687	-	-	-	314,687
Wellington North Roads D.C.s	618,681	-	-	(377,500)	241,181	-	-	-	241,181
Wellington North Fire D.C.s	142,425	-	-	-	142,425	-	-	-	142,425
Wellington North Outdoor Rec D.C.s	106,223	-	-	-	106,223	-	-	-	106,223
Wellington North Indoor Rec D.C.s	216,296	-	-	(216,296)	0	-	-	-	0
Wellington North Admin D.C.s	837	-	-	(20,700)	(19,863)	-	-	-	(19,863)
WN Water/Waste Water Vehicle	13,537	-	-	-	13,537	-	-	-	13,537
	<b>3,241,948</b>	-	-	<b>(778,996)</b>	<b>2,462,953</b>	-	-	-	<b>2,462,953</b>
<b><u>Other Obligatory Reserve Funds</u></b>									
Parkland: Cash-in-Lieu	187,016	-	-	-	187,016	-	-	-	187,016
Federal Gas Tax	808,541	-	-	(502,000)	306,541	-	-	-	306,541
	<b>995,557</b>	-	-	<b>(502,000)</b>	<b>493,557</b>	-	-	-	<b>493,557</b>
<b>Total Reserves &amp; Reserve Funds</b>	<b>20,680,727</b>	-	<b>895,050</b>	<b>(3,134,300)</b>	<b>18,441,477</b>	-	-	-	<b>18,441,477</b>



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**TO: MAYOR AND MEMBERS OF COUNCIL  
MEETING OF JULY 23, 2018**

**FROM: DARREN JONES  
CHIEF BUILDING OFFICIAL**

**SUBJECT: CBO 2018-13 BEING A REPORT ON SANITARY SEWER  
ALLOTMENT (ARTHUR)**

**RECOMMENDATION**

**THAT** CBO 2018-13 being a report on sanitary sewer allotment (Arthur) be received;

**AND FURTHER THAT** the Council of the Corporation of the Township of Wellington North allocate one (1) sanitary sewage unit to the property described as Svy Mitchells Pt Lots 11, 12 & 22 to 31 Pt Mill Pond & Mill Property RP 61R7402 Parts 1 to 5, Municipally known as 7976 Wellington Road 109, geographic Village of Arthur, Township of Wellington North;

**AND FURTHER THAT** the Council of the Corporation of the Township of Wellington North allocate one (1) sanitary sewage unit to the property described as Concession B Pt Lot 23 RP 61R10443 Parts 1 and 2, Municipally known as 7995 Wellington Road 109, geographic Township of Peel, Township of Wellington North;

**AND FURTHER THAT** these sanitary sewage allocations have an expiry of eighteen (18) months from date of passage of the resolution, after which period the allocations are withdrawn.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

PW 2018-006 Being a Report on 2018 Reserve Wastewater Capacity Calculations for Wellington North



## BACKGROUND

The Township has received an application for sanitary sewer allotment from a commercial property that is currently serviced by municipal water and a private onsite sewage system. The current private onsite sewage system is aged and requires ongoing maintenance to keep it operating safely.

Based on Wellington North Power billing records this property has had an average daily flow of 800 liters per day.

The property located at 7995 Wellington Road 109 is serviced by municipal water and a private onsite sewage system. This private onsite sewage system is in poor repair and not operating safely. The Building Department has attended the property and provided direction to the owner, the system is temporarily not creating a hazard.

Sanitary sewer services were installed to property line for these properties in 2006 when the intersection of Wellington Road 109 and Highway 6 was reconstructed and in 2008 when that portion of Wellington Road 109 between Highway 6 and Charles Street was reconstructed.

## FINANCIAL CONSIDERATIONS

The cost to install the sanitary sewer services to property line was borne by the municipality when these reconstruction projects took place. A building permit is required to connect the sanitary building drains to the municipal sanitary sewers and as per the fees and charges by-law the sanitary sewer lateral costs are recovered at a set rate.

## STRATEGIC PLAN

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

Yes                       No                       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 <input type="checkbox"/> None
--	---

**PREPARED BY:**

**RECOMMENDED BY:**



*Mike Givens*

**DARREN JONES  
CHIEF BUILDING OFFICIAL**

**MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER**



**TO: MAYOR AND MEMBERS OF COUNCIL, Meeting of July 23rd, 2018**

**FROM: DALE SMALL, Economic Development Officer**

**SUBJECT: REPORT EDO 2018–27 Downtown - Main Street Revitalization**

### **RECOMMENDATION**

**That** the Council of the Township of Wellington North receive for information the Economic Development Officer report EDO-2018-27 dated July 23<sup>rd</sup>, 2018 being a report on the Downtown-Main Street Revitalization Program;

### **PREVIOUS REPORTS PERTINENT TO THIS MATTER**

EDO 2018-12 Main Street Revitalization Program April 9<sup>th</sup>, 2018

### **BACKGROUND**

Late January OMAFRA announced its intention to provide funding of up to \$26 million to municipal governments to support Downtown-Main Street revitalization initiatives. All lower and single tier municipal governments were eligible for the funding and earlier this month, after submitting all the information AMO required to release the funds, Wellington North received our share in the amount of \$48,185.29.

These funds must be invested in revitalization activities that will support small businesses through activities undertaken to revitalize main streets. The work undertaken must also be identified as a priority through an existing **Community Improvement Plan** or as a **Municipal physical infrastructure priority**.

Funds received from the Main Street Revitalization initiative can only be used for expenses incurred after April 1<sup>st</sup>, 2018 and all funds must be spent by March 31<sup>st</sup>, 2020. Additionally, prior to spending any of the funding, a report must come to Wellington North council for approval.

## DOWNTOWN REVITALIZATION ACTIVITIES IN WELLINGTON NORTH

Downtown Revitalization has been a major focus of our Economic Development efforts for many years and several programs have been put in place to support our community and downtown businesses. An example of some of these programs include:

**Community Improvement Program:** Since 2012 fifty-three applications supporting over \$690,000 in improvements to our Downtowns have been approved and implemented.

**Renew Northern Wellington Arts & Business Assoc:** Established in 2014 Renew is a not-for-profit corporation working with building owners to find entrepreneurs and other uses for vacant buildings.

**Business Retention & Expansion Program:** Since 2005 Wellington North has been following the internationally recognized BR+E Process completing several local and countywide reviews. In 2016 we completed a Downtown/Retail BR+E consisting of 139 downtown businesses including 21 in W. N. Action plans have been developed and have informed many of our current workplans.

**Downtown Beautification:** While some of this is covered under the Community Improvement program several initiatives support our downtown beautification efforts including the support provided to the installation of street banners, murals, new signage, flower pots, lighting, etc.

**Vacancy Rebate Program:** Wellington North took a leadership role in recent changes to the vacancy rebate program. Effective 2018 for a downtown commercial property to be eligible for a rebate they must demonstrate and meet a variety of criteria. Amongst others the property must be “capable of being leased for immediate occupation” and it “must be advertised for lease or for sale”.

**Roger Brooks Assessment:** Because of recommendations coming out of our BR+E Action Plan Roger Brooks International was hired in late 2017 to conduct a “secret shopping/First Impressions” look at all our communities. The assessment and findings continue to be shared and moving forward will drive many of the “Downtown” investment decisions from an Economic Development perspective.

**Downtown Destination Development:** Since May we have been in our downtowns completing customer origin survey’s, business inventories and completing a business mix analysis of our downtowns. This will provide us with information on where our customers come from, how many vacant buildings do we have and what type of businesses can our Main Streets sustain. This work is part a County Wide focus on Downtown Destination Development and supports the recently completed Roger Brooks assessment.

**Development Charge rebates in Central Intensification Corridor:** As part of our Community Growth Plan we identified the need for more rental housing as well as the desire to incent more housing close to our downtowns to support our downtown businesses. Through our development charges process incentives have been put in place to support both these needs.

**Saugeen Connects:** In March 2017 we came together with the SEDC and five municipalities in a partnership called Saugeen Connects. The mission is to collaborate and positively impact area economic growth and amongst other priorities to also support growth and retention of businesses. On June 26th, 2018 the partnership announced that we had engaged the services of SuccessionMatching.com an online community for business buyers, sellers, and succession planning professionals. This service is designed to connect business and farm buyers and sellers through an online platform that securely exchanges buyer and seller prospectus. We are excited about this opportunity and the potential it holds for us to attract outside investment into our community and to support our many downtown businesses who may be looking at selling or closing their business.

## NEXT STEPS

While much has been done to support Downtown Revitalization, the reality is more work still needs to be done. We continue to have many vacant/empty buildings on our Main Streets and moving forward from a Community, Council and Economic Development perspective we will need to continue to place a high level of importance on our Downtowns.

The recent funding received under the Main Street Revitalization Program provides us with another good opportunity to support our Downtowns and to determine the best way to utilize the funding we plan to organize a discussion session to take place on Tuesday August 28<sup>th</sup> from 6:00pm – 8:00pm in the council chambers here in Kenilworth.

Representatives from the following areas will be personally invited to attend the session:

- Wellington North council and selected staff
- President and Directors from the Arthur Chamber of Commerce
- President and Directors from the Mount Forest Chamber of Commerce
- Five members from each of the following stakeholders:
  - Arthur Business Owner Community
  - Arthur Building Owner Community
  - Mount Forest Business Owner Community
  - Mount Forest Building Owner Community

During this session we will discuss the 20 ingredients of a successful downtown as prescribed by Roger Brooks and we also hope to formally establish Downtown Revitalization Committee's in both our communities. The intent is also to come to an agreement on the best use of the Main Street revitalization funding.

## FINANCIAL CONSIDERATIONS

In addition to the \$48,185.29 in funding from the Main Street Revitalization fund we have also allocated \$10,000 from our 2018 BR+E Implementation Fund to support this program. Both Chambers of Commerce also have the opportunity to support and contribute funding as well.

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

**PREPARED BY:**

**RECOMMENDED BY:**

*Dale Small*

*Mike Givens*

**DALE SMALL  
ECONOMIC DEVELOPMENT OFFICER**

**MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER**



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**TO: MAYOR AND MEMBERS OF COUNCIL,  
Meeting of July 23<sup>rd</sup>, 2018**

**FROM: DALE SMALL, ECONOMIC DEVELOPMENT OFFICER**

**SUBJECT: REPORT EDO 2018-28 FiT5 Contract**

### **RECOMMENDATION**

**THAT** Council of the Township of Wellington North receive for information the Economic Development Officer report EDO-2018-28 dated July 23<sup>rd</sup>, 2018 being a report on the cancellation of the Township of Wellington North Fit5 contract.

### **PREVIOUS REPORTS PERTINENT TO THIS MATTER**

EDO 2015-22 June 8<sup>th</sup>, 2015,  
2016

EDO 2015-24 July 13<sup>th</sup>, 2015,

EDO 2016-26 Oct. 3<sup>rd</sup>,

EDO 2017-23 Nov 6<sup>th</sup>, 2017  
2018

EDO 2018-05 Feb. 26<sup>th</sup>, 2018

EDO 2018-22 May 22<sup>nd</sup>,

### **BACKGROUND**

Since 2015 The Township of Wellington North has been a supporter of solar/green energy projects. Council have approved several Municipal Support Resolutions from landowners and developers and have worked with developers to bring green energy solutions to our Municipality.

On September 20<sup>th</sup>, 2017 we received notice that our application for a 100kW roof top installation at the Mount Forest and District Sports Complex had been approved. The contract price under the FiT5.0 program was 22.3 cents/kWh. An update on this project was provided to council on February 26<sup>th</sup> and again on May 22<sup>nd</sup> when Rolf Maurer from Arntjen Solar addressed council.

A significant amount of time, energy and expense has been incurred by Arntjen Solar, Wellington North Power and the Township of Wellington North since approval was received last September as we worked through the prescribed process with the IESO and Hydro One. Disappointingly on July

13<sup>th</sup> the Government of Ontario announced its decision to cancel 758 renewable energy contracts and on July 16<sup>th</sup> the Township of Wellington North received a Notice of Termination from the IESO.

A copy of the Notice of Termination is attached to this report for council's information and our supplier, Arntjen Solar as well as Wellington North Power have both been advised that they must immediately cease working on any aspect of this project. Pursuant to Section 2.4(b) of the FIT Contract, all three parties may be eligible for the reimbursement of some "Pre-Construction Development Costs" incurred prior to the Termination Date of the contract. The prescribed form must be completed by the supplier, and we will work with Arntjen Solar and Wellington North Power to ensure all appropriate costs are recovered.

Upon receipt of the Notice of Termination we also reached out to our MPP, Randy Pettapiece, who at our request had dropped into the Municipal Office during his campaign to talk to us about our Fit5 contract. At that time MPP Pettapiece had indicated that the Conservative Party position was that each FIT5 contract would be reviewed on a one-by-one basis for merit and decision.

With the outright cancellation of all 758 contracts it would seem that was not how the final process went down however we have asked MPP Pettapiece for his comments and guidance on next steps. We also invited him to address council directly at a future Wellington North council meeting and to share with us his priorities and goals as well as the Conservative Party priorities and goals for the next four years.

## FINANCIAL CONSIDERATIONS

Our 20-year agreement under the Fit5.0 Program had all capital expenditures covered by Arntjen Solar with Wellington North receiving 5% of revenue generated. This revenue loss is estimated at \$100,000. We also intended to implement net-metering as part of this project and while the savings had not yet been determined it was felt that the benefits of net-metering to Wellington North would be much higher than the revenue received through the installation of the solar panels.

## STRATEGIC PLAN

This program was very consistent with the Wellington North Strategic Plan and was an example of the leadership role council had taken to be environmental conscious and supportive of green energy programs.

This report relates directly to the implementation of many of the Wellington North Strategic Plan objectives. Particularly our objectives to, *enhance Strategic Partnerships*

Yes

No

N/A

Which pillars does this report support?

**X Community Growth Plan**

Human Resource Plan

Brand and Identity

**X Strategic Partnerships**

**X Community Service Review**

Corporate Communication Plan

Positive Healthy Work Environment

PREPARED BY:

RECOMMENDED BY:

*Dale Small*

*Michael Givens*

DALE SMALL  
ECONOMIC DEVELOPMENT OFFICER

MICHAEL GIVENS  
CHIEF ADMINISTRATIVE OFFICER



**VIA EMAIL & COURIER**

July 16, 2018

The Corporation of the Township of Wellington North  
7490 Sideroad 7 W, PO Box 125  
Kenilworth, ON  
N0G 2E0  
ATTN: Dale Small

**Re: FIT Contract F-007741-SPV-502-547 between The Corporation of the Township of Wellington North (the “Supplier”) and the Independent Electricity System Operator (the “IESO”), dated as of October 19, 2017, as amended (the “FIT Contract”): Notice of Termination and Stop Work Notice pursuant to Section 2.4(a) of the FIT Contract**

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Dear Dale Small,

We refer to the directive to the IESO from the Minister of Energy, Northern Development and Mines issued July 13, 2018 and approved by Order in Council 1003/2018 (the “**Directive**”) <sup>1</sup>. The Directive may be found on the IESO’s website at <http://ieso.ca/en/corporate-ieso/ministerial-directives>.

This letter is notice to the Supplier that the IESO is terminating the FIT Contract pursuant to the Directive and Section 2.4(a) of the FIT Contract, effective immediately.

In addition, this letter is a Stop Work Notice issued pursuant to Section 2.4(a)(ii) of the FIT Contract. The Supplier must therefore immediately and permanently refrain from commencing, or allowing any third party to commence, and immediately and permanently cease, and cause any third party to cease, the development, construction and operation of the Facility or any part of the Facility.

Pursuant to Section 2.4(a) of the FIT Contract, the IESO will return or refund, as applicable, all Completion and Performance Security to the Supplier within 20 Business Days following receipt by the IESO of a written request from the Supplier for such return or refund, as applicable. In order to facilitate this return or refund of security, please complete and submit the applicable Prescribed Form, which will be made available by the IESO shortly.

Pursuant to Section 2.4(b) of the FIT Contract, the Supplier is required to provide to the IESO a written statement documenting the Pre-Construction Development Costs incurred by the Supplier prior to the Termination Date. Pre-Construction Development Costs are defined in the FIT Contract as those reasonable costs incurred after the Contract Date for the development of the Facility, excluding: (i) the costs of Generating Equipment, (ii) that portion of any costs charged by a Person who does not deal at Arm’s Length with the Supplier that is in excess of the costs that would have been charged had such Person been at Arm’s Length with the Supplier, and (iii) profits, less any grants received pursuant to any government or IESO programs that the Supplier is not obligated to repay. Pre-Construction Development Costs may include reasonable costs incurred for feasibility studies; obtaining Access Rights; obtaining a

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<sup>1</sup> All capitalized terms not otherwise defined in this letter have the meanings ascribed to them under the FIT Contract, and “including” means “including without limitation”.

Renewable Energy Approval (if applicable); development of business and financial plans; negotiation of contracts relating to equipment procurement, construction and financing; reasonable non-refundable deposits on Generating Equipment, and on transformers or other equipment used to transform or transmit Electricity; non-refundable deposits in connection with the Connection Costs; resource assessments; obtaining permits and approvals necessary to commence construction and reasonable overhead expenses allocated to any of these.

Pre-Construction Development Costs do not include costs associated with construction of the Facility. If the Supplier has commenced site preparation or other construction activities, any costs incurred in this regard are not Pre-Construction Development Costs under the FIT Contract.

In order for the IESO to confirm the Pre-Construction Development Costs, the Supplier must complete and submit the applicable Prescribed Form, which will be made available by the IESO shortly, along with adequate supporting documentation for all Pre-Construction Development Costs submitted therein. Further information on how to complete the Prescribed Form and the nature of expected supporting documentation will also be made available.

Following receipt by the IESO of the written statement documenting the Pre-Construction Development Costs, and the IESO's confirmation of such costs, acting reasonably, the IESO will pay to the Supplier as the sole and exclusive remedy for terminating the FIT Contract an amount equal to such confirmed Pre-Construction Development Costs, and in any case the amount shall not exceed the Pre-Construction Liability Limit set out in Section 1.2(d) of Exhibit A to the FIT Contract.

Nothing provided in this letter constitutes a waiver of the IESO's rights or remedies under the FIT Contract.

Should you have any questions, please contact Melanie Nunez at (416) 969-6076 or by email at [Melanie.Nunez@ieso.ca](mailto:Melanie.Nunez@ieso.ca).

Sincerely,



Michael Lyle  
Vice President, Legal Resources & Corporate Governance

cc: Darryl Yahoda, IESO  
Viviana von Bertoldi, IESO



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**TO: MAYOR AND MEMBERS OF COUNCIL  
MEETING OF JULY 23, 2018**

**FROM: DALE CLARK, ROAD SUPERINTENDENT**

**SUBJECT: REPORT PW 2018-015 BEING A REPORT ON THE 2018  
PROCUREMENT OF AN EXCAVATOR**

#### **RECOMMENDATION**

**THAT** Report PW 2018-015 being a report on the 2018 procurement of an excavator be received;

**AND FURTHER THAT** the Council of the Township of Wellington North award the supply of the 2018 excavator to CG Equipment at a net cost of \$341,303.04;

**AND FURTHER THAT** the \$41,303.04 difference between the net purchase price and the 2018 approved capital budget of \$300,000 be funded from reserves and the sale of the existing brusher.

#### **PREVIOUS REPORTS PERTINENT TO THIS MATTER**

N/A

#### **BACKGROUND**

The excavator purchase is required, in part, to replace an aged brusher within fleet. It is to be operated during the summer period for maintaining road ditches including ditching, brush maintenance and removal. As well, culvert replacement and construction of road projects will be completed using this equipment.

The new excavator will ensure road and drainage service levels are maintained while reducing the annual operating and maintenance costs associated with aged equipment and rental of additional equipment for Township projects.

The existing brusher #49 is a 1969 Champion with unknown hours of operation on it as of July 23<sup>th</sup>, 2018.

The following excavator tenders were evaluated and received (excluding HST):

CG Equipment - \$335,400

Nortrax Canada Inc - \$359,500

Strongco- \$ 387,000

Toromont Cat - \$405,000 and \$408,000 (two proposals for two differing models)

Excavators meet the specifications set out by the Roads Division and have similar warranties. Staff would like to proceed with the purchase of the 2018 excavator from CG Equipment as it provides the best financial benefit to the Township.

### FINANCIAL CONSIDERATIONS

The budgeted estimate for purchase of an excavator was \$300,000 within the approved 2018 capital budget. An additional \$41,303.04 will be required from reserves (Reserve for Equipment-Roads) to purchase the excavator. June 30/18 balance-\$72,023.

The Township expects to generate \$3,000 selling the existing road brusher (#49 - 1969 Champion) on delivery of the new excavator.

### 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

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

**PREPARED BY:**

**RECOMMENDED BY:**

*Dale Clark*

*Brent Lauber*

**DALE CLARK**  
**ROAD SUPERINTENDENT**

**BRENT LAUBER**  
**DIRECTOR OF OPERATIONS**



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070

Plan to  
Simply Explore.  
[www.simplyexplore.ca](http://www.simplyexplore.ca)

**TO: MAYOR AND MEMBERS OF COUNCIL  
MEETING OF JULY 23, 2018**

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

**SUBJECT: REPORT CLK 2018-031 BEING A REPORT APPOINTMENT OF  
CLERK AS WEDDING OFFICIANT**

#### **RECOMMENDATION**

**THAT** the Council of The Corporation of the Township of Wellington North receive Report CLK 2018-031 being a report on appointment of the Clerk as a Wedding Officiant;

**AND FURTHER THAT** the Mayor and Deputy Clerk be authorized to execute the appointment by-law.

#### **PREVIOUS REPORTS PERTINENT TO THIS MATTER**

#### **BACKGROUND**

Legislative amendments under O-Reg 285/04 provides that a Clerk of a local municipality, under by-law, is authorized to solemnize marriages under the authority of a marriage license.

The Clerk of the Township of Wellington North has a family member who is getting married in August and the Clerk wishes to perform the ceremony. The Clerk is respectfully requesting Council to pass the appointment by-law to authorize this.

#### **FINANCIAL CONSIDERATIONS**

There is no cost to receiving this report and passing the appointment by-law.

<b>STRATEGIC PLAN</b>
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Do the report's recommendations advance the Strategy's implementation?

Yes

No

N/A

Community Growth Plan

Community Service Review

Human Resource Plan

Corporate Communication Plan

Brand and Identity

Positive Healthy Work Environment

Strategic Partnerships

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
---------------------	------------------------

*Karren Wallace*

*Michael Givens*

<b>KARREN WALLACE DIRECTOR OF LEGISLATIVE SERVICES/CLERK</b>	<b>MICHAEL GIVENS CHIEF ADMINISTRATIVE OFFICER</b>
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## COUNTY OF WELLINGTON



PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO L. SALIS, B.S., M.Sc., RPP, MCIP, DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

July 12, 2018

Michael Givens, CAO  
Township of Wellington North  
7490 Sideroad 7 W, PO Box 125  
Kenilworth, Ontario, N0G 2E0  
Email: [mgivens@wellington-north.com](mailto:mgivens@wellington-north.com)

Dear Mr. Givens:

**RE: Wellington County Trail Funding Programme**

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The Wellington County Trail Funding Programme was approved by County Council in February 2015. The programme allows for matching funds up to \$50,000 per municipality to be applied to one or more municipally endorsed trail projects matched by the municipality or community groups.

This letter is to advise that the programme will end on November 30, 2018. Our records indicate that the Township of Wellington North has **\$21,509.88** remaining in the funding programme.

If you are considering a trail funding submission, we would require a municipal endorsement of the project and project details no later than **October 15, 2018**. If you have any questions, please feel free to contact me at 519-837-2600 ext 2960.

Sincerely,

Michelle Innocente  
Senior Planner



***Arthur Optimist Club  
“Friend of the Youth”***

***July 11, 2018***

***To Whom It May Concern:***

***The Arthur Optimist Club will be hosting the 24<sup>rd</sup> Annual Ford & Mercury Truck Nationals on August 18/19 2018 at the Arthur Fair Grounds, pavilion & ball diamonds.***

***The Arthur Optimist Club will be operating the Bavarian Garden Aug 18-19 2018***

***The Optimist Club members with Smart serve certificates will be on hand to operate the bar & security for this event.***

***A copy of this letter will be sent to Municipal clerk's office, police, fire & health departments.***

***All profits raised from this event will be donated to individual youth & youth groups in the village Of Arthur & surrounding areas.***

***Arthur Optimist Club  
Bar Chairman***

***Trevor Roberts                      519-848-5561 home  
8170 Line 6                            519-848-5919 work  
Kenilworth, Ont.  
N0G 1A0***

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

**BY-LAW NUMBER 070-18**

**BEING A BY-LAW TO APPOINT AN OFFICIANT TO CONDUCT  
CIVIL MARRIAGE CEREMONIES**

**WHEREAS** O-Regulation 285/04 provides that a Clerk of a local municipality is authorized to solemnize marriages under the authority of a marriage license.

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

1. That the Corporation of the Township of Wellington North appoint Karren Wallace, Clerk as an officiant authorized to solemnize marriages in the Province of Ontario, under the authority of a marriage licence.
2. That this by-law shall come into force and take effect upon being passed by Council.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS  
23rd DAY OF JULY 2018.**

\_\_\_\_\_  
**ANDREW LENNOX, MAYOR**

\_\_\_\_\_  
**CATHY CONRAD, DEPUTY CLERK**

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

**BY-LAW NUMBER 071-18**

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON JULY 23, 2018.**

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

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

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

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on July 23, 2018 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 23RD DAY OF JULY, 2018.**

---

**ANDREW LENNOX,  
MAYOR**

---

**KARREN WALLACE,  
CLERK**