



# Township of Wellington North

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

## Regular Meeting of Council

Monday, July 25, 2011

Following Committee of Adjustment

Council Chambers, Municipal Office, Kenilworth

## AGENDA

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<b><u>CALLING THE MEETING TO ORDER</u></b>	
- Mayor Tout	
<b><u>O' CANADA</u></b>	
<b><u>PASSING AND ACCEPTANCE OF AGENDA</u></b>	
<b><u>DECLARATION OF PECUNIARY INTEREST</u></b>	
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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

**Monday, June 20, 2011**

The Public Meeting was held Monday, June 20, 2011 at 7:00 p.m. at the Township of Wellington North Council Chambers, Kenilworth to consider a Zoning Amendment application.

**Present:**

**Mayor: Raymond Tout**  
**Councillors: Sherry Burke**  
**Mark Goetz**  
**Andy Lennox**

**Absent:**

**Councillor: Dan Yake**

**Also Present:**

**C.A.O./Clerk: Lorraine Heinbuch**  
**Executive Assistant: Cathy Conrad**  
**Township Planner: Linda Redmond**  
**Junior Planner: Denise Whaley**

**Mayor Tout called the meeting to order.**

**Declaration of Pecuniary Interest:**

None declared.

**Owner: Trevor Roberts**

**Applicant: Dwight Pile**

THE LOCATION being rezoned is in Ellen Daniels SVY, Lot 6 & 7, with a civic address of 7634 Hwy 6. The land is approximately 0.4 acres in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property. The property is currently designated Highway Commercial in the Official Plan.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, June 20, 2011

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Please note – Section 34 (12) of the Planning Act.

Information – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.

1. Notice for this public meeting was sent to property owners within 120m and required agencies and posted on the property on May 30, 2011.

2. Presentations by:

Linda Redmond, Planner, reviewed correspondence from Denise Whaley, Junior Planner, dated May 30, 2011.

The proposal is to amend the zoning of the subject property from (M1-22) Industrial Exception to a site specific C2 zone to permit piano rebuilding and a single family dwelling on the property. The Official Plan currently designates the subject property as Highway Commercial.

The amendment to change the (M1-22) zoning to a more appropriate zone is necessary to ensure that permitted uses of the property are compatible with surrounding land uses. Re-zoning to permit piano rebuilding is in keeping with the highway location of the property and is not likely to adversely affect the surrounding lands.

The Planning Department had no objections to this zoning amendment and are generally supportive of the proposed use on the property. Council should consider any comments from the Ministry of Transportation.

The subject land is legally described as Ellen Daniels Svy Lot 6, Lot 7 and has a civic address of 7634 Hwy 6. The land is approximately 0.16 ha (0.4 ac) in size.

The purpose of the amendment is to rezone the property from Industrial Exception (M1-22) to an appropriate zone to permit a piano rebuilding workshop to be established on the property.

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# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, June 20, 2011

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The subject lands are currently designated Highway Commercial in the Official Plan. The purpose of the Highway Commercial designation is for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

The subject lands are zoned Industrial Exception (M1-22), which requires that this land may only be used for a transport establishment within the existing buildings and structures. The proposed use of a piano rebuilding workshop would be permitted in the (C2) Highway Commercial Zone. A draft by-law was attached for council's consideration.

According to the Site Plan Control By-law, this proposal would be subject to Site Plan approval. However, there are no new buildings proposed and there appears to be existing adequate parking for the proposed use. At this point in time a Site Plan would serve no useful purpose.

The property is currently occupied by a residence and a 2,000 ft<sup>2</sup> accessory structure. The applicant pre-consulted with Linda Redmond, Township planner and advised at that time that their intention is to live in the dwelling and convert the existing accessory structure into a piano rebuilding shop. No new buildings or exterior changes are proposed.

The subject lands were formerly part of a single (M1-22) zone which encompassed the lands to the rear at 111 Patrick Street. The (M1-22) was necessary at one time to permit a transport establishment to operate on the property. Since the original transport operation has ceased, the lands at 111 Patrick Street have been rezoned to (C2). This leaves the subject property in essence, a remnant of the previous zone which has no current useful purpose. The current zoning does not reflect the actual use of the property which is no longer part of the 111 Patrick Street operation.

The current zoning (M1-22) may be used for a transport establishment within the existing buildings and structures. This use would not be compatible with the size of the subject property or the surrounding land uses. The lands immediately adjacent to the site on the north and south have residential dwellings that also front on Highway 6 and are zoned (R1A) Unserviced Residential.

# TOWNSHIP OF WELLINGTON NORTH

## PUBLIC MEETING - MINUTES

Monday, June 20, 2011

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The proposed new use is likely to be more compatible with the surrounding uses than the former transport operation and would prohibit further industrial activities on the property. Furthermore, rezoning to a commercial zone would conform to the Official Plan designation for the property

3. Review of Correspondence received by the Township:
  - Liz Yerex, Resource Planner, GRCA
    - No objection
  - Ian Smyth, Corridor Management Planner, MTO
    - No objection
4. The by-law will be considered at the regular Council Meeting following the Public Meeting. Mayor Tout asked those wishing to receive further notices regarding this application to make their request in writing.
5. Mayor Tout opened the floor for any questions/comments.

The Owner and the Applicant were present to answer any questions

Dwight Pile, applicant, requested a deferral pending the sale of his property. He has an offer on the subject property but his property has not sold.

6. Comments/questions from Council.

Councillor Lennox questioned why the deferral was being requested.

Mr. Roberts explained that Mr. Pile would prefer not to amend the zoning until his financing for a residence is in place.

Mr. Pile wanted to ensure that a zoning amendment for this property would be obtainable.



**TOWNSHIP OF WELLINGTON NORTH**

**PUBLIC MEETING - MINUTES**

**Monday, June 20, 2011**

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Council deferred the application as requested by the applicant.

7. Adjournment 7:10 p.m.

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**C.A.O./CLERK**

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**MAYOR**

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

**Following Committee of Adjustment**

**Members Present:**

**Mayor: Ray Tout  
Councillors: Sherry Burke  
Mark Goetz  
Andy Lennox**

**Absent:**

**Councillor: Dan Yake**

**Also Present: Chief Administrative Officer/Clerk: Lorraine Heinbuch  
Executive Assistant: Cathy Conrad  
Treasurer: John Jeffery  
Director of Public Works: Barry Trood**

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

**A. CALLING THE MEETING TO ORDER**

Mayor Tout called the meeting to order.

**B. O' CANADA**

**C. PASSING AND ACCEPTANCE OF AGENDA**

**Moved by: Councillor Goetz**

**Seconded by: Councillor Burke**

*THAT the Agenda and the Supplementary Agenda for the June 20, 2011 Regular Meeting of Council be accepted and passed.*

**Resolution Number: 1**

**Carried**

**D. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE  
THEREOF**

None declared.

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**E. MINUTES**

1. Regular Meeting of Council, June 6, 2011

**Moved by: Councillor Goetz**

**Seconded by: Councillor Burke**

*THAT the minutes of the Regular Meeting of Council held on June 6, 2011 be adopted as circulated.*

**Resolution Number: 2**

**Carried**

**F. DELEGATIONS, DEPUTATIONS, PETITIONS**

1. Gary Williamson, Ward 3 Councillor, County of Wellington  
Re: Update

Mr. Williamson provided Council with an update on activity within the County. Final details are being worked out between the Grand River Conservation Authority and the Upper Grand District School Board for a Green Legacy project near Damascus. Work on Wellington Road 14 is continuing and has been extended to Line 10. Construction of the Central Works Garage, south of Elora, is being tendered. The County is working to provide access to broadband internet throughout Wellington County. Most of the County should be covered by the end of the summer. Work continues at the Rivestown Landfill Site to create nature paths and build a green house. The County is planning to use the green house to grow trees to build living snow fences and to set up school tours to help children appreciate what is there. E-waste days are being organized by GEP from Barrie. GEP has a store for salvageable computers and has a recycling rate of 90%. E-waste can be dropped off at the Waste Management site in Mount Forest. A grand opening was held on April 28 for the new Wellington County OPP office at Aboyne. The County is in the process of determining a new northern site for the OPP. The annual Wellington County Plowing Match will be held on August 18 at the Kline farm near Harriston. A presentation on SMART – Accessible Transit was made to Minto Council last week. Mr. Williamson has agreed to assist Councillor Yake in obtaining details for his report for Council on accessible transit.

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**G. STANDING COMMITTEE, STAFF REPORTS, MINUTES AND  
RECOMMENDATIONS**

1. Arthur Area Fire Department
  - May 2011 Fire Report
  - May 2011 Fire Prevention Officer's Report

**Moved by: Councillor Goetz**  
**Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North receive the Arthur Area Fire Department May 2011 Fire Report and the Fire Prevention Officer's Report.*

**Resolution Number: 3**

**Carried**

2. Fire Committee
  - Donation of Inflatable Hazard House by Mount Forest Kin Club

**Moved by: Councillor Goetz**  
**Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North agree to purchase an Inflatable Hazard House; and*

*THAT the offer from the Mount Forest Kin Club to fund the purchase of said Hazard House to a maximum of \$8,800 over 3 years be accepted; and*

*THAT the purchase be approved by Council at the estimated cost of \$8,350.00 plus applicable taxes, shipping and handling.*

**Resolution Number: 4**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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

3. Finance Committee  
- Receive and Approve 2011 Budgets for Sewer, Water and Streetlight

**Moved by: Councillor Goetz  
Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North receive and approve 2011 budgets for Sewer, Water and Streetlights.*

**Resolution Number: 5**

**Carried**

4. Economic Development Committee  
- Minutes, June 15, 2011

**Moved by: Councillor Goetz  
Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North receive minutes of the Economic Development Committee meeting held on June 15, 2011.*

**Resolution Number: 6**

**Carried**

5. Recreation & Culture Committee  
- Minutes, June 7, 2011

**Moved by: Councillor Goetz  
Seconded by: Councillor Burke**

*THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Recreation & Culture Committee meeting held on June 7, 2011.*

**Resolution Number: 7**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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

5. Recreation & Culture Committee

**Moved by:** Councillor Goetz  
**Seconded by:** Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North authorize the Recreation Department to continue with the cleanup and placement of gravel to the park area behind the former Mount Forest arena where tennis courts were previously located;*

*All expense for this work to be carried out to be charged to Recreations and Parks.*

**Resolution Number: 8**

**Carried**

6. Mount Forest Fire Department
- May 2011 Fire Report
  - May 2011 Fire Prevention Officer's Report

**Moved by:** Councillor Goetz  
**Seconded by:** Councillor Burke

*THAT the Council of the Corporation of the Township of Wellington North receive the Mount Forest Fire Department May 2011 Fire Report and the Fire Prevention Officer's Report.*

**Resolution Number: 9**

**Carried**

H. **CORRESPONDENCE FOR COUNCIL'S INFORMATION AND  
DIRECTION**

1. Township of South Frontenac  
Re: Request for Support of Resolution Regarding Limiting Manufacturing and Packaging to Products that can be Recycled
- Received as information

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**I. BY-LAWS**

1. 47-11 Being a By-law to Permit Fundraising Activities by a Charitable Organization on a Roadway Under the *Safe Streets Act*, S.O. 1999 in the Township of Wellington North. (Royal Canadian Legion Branch #226, Arthur – George Street, Arthur)

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

*THAT By-law Number 47-11 being a by-law to permit fundraising activities by a charitable organization on a roadway under the Safe Streets Act, S.O. 1999 in the Township of Wellington North be read a First, Second and Third time and finally passed. (Royal Canadian Legion Branch #226, Arthur – George St., Arthur)*

**Resolution Number: 10**

**Carried**

2. 48-11 Being a By-law to Authorize the Execution of a Site Plan Agreement. (Part Lot 1, Concession 2, former Township of West Luther – True North Car Wash & Storage Inc.)

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

*THAT By-law Number 48-11 being a by-law to authorize the execution of a Site Plan Agreement be read a First, Second and Third time and finally passed. (Part Lot 1, Concession 2, former Township of West Luther – True North Car Wash & Storage Inc.)*

**Resolution Number: 11**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**J. OTHER BUSINESS**

1. Report of Livestock Valuer  
Re: Livestock Claim  
- Peter Murray

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

*THAT the Council of the Corporation of the Township of Wellington North authorize payment of \$135.00 to Peter Murray for a livestock claims dated June 11, 2011.*

*AND FURTHER THAT Gord Flewwelling be paid \$75.00 for Livestock Valuer fees and \$16.50 for mileage.*

**Resolution Number: 12**

**Carried**

2. County of Wellington Planning and Land Division Committee  
Re: Comments for Consent Application B71/11

Council did not support the application as presented due to uncertainty of the development of the retained parcel.

**K. ITEMS FOR COUNCIL'S INFORMATION**

Cheque Distribution Report – dated June 16, 2011

Mount Forest Horticultural Society

- Thank You for Donation from Green Legacy Tree Program

Maitland Valley Conservation Authority

- Minutes, Board of Directors Meeting #5/11, May 18, 2011



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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**L. ANNOUNCEMENTS**

Councillor Burke reminded everyone of the Damascus Community Hall Beef Dinner on July 9.

Councillor Lennox questioned if Council should hold meetings during the months of July and August. Council was in favour of one meeting per month and set meeting dates of July 25 and August 29.

**M. CLOSED MEETING SESSION**

1. "Legal" Matters pertaining to:
  - the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose
2. "Personnel" Matters pertaining to:
  - labour relations

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

***THAT Council go into a meeting at 8:58 p.m. that is closed to the public under subsections 239 (2) (f) (d) of the Municipal Act, 2001***

- ***to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose***
- ***concerning labour relations***

**Resolution Number: 13**

**Carried**

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

***THAT Council rise from a closed meeting session at 10:24 p.m.***

**Resolution Number: 14**

**Carried**

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

**REGULAR MEETING OF COUNCIL**

**Monday, June 20, 2011**

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**N. CONFIRMING BY-LAW**

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

*THAT By-law Number 49-11 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on June 20, 2011 be read a First, Second and Third time and finally passed.*

**Resolution Number: 15**

**Carried**

**O. ADJOURNMENT**

**Moved by: Councillor Lennox**

**Seconded by: Councillor Goetz**

*THAT the Regular Council meeting of June 20, 2011 be adjourned at 10:25 p.m.*

**Resolution Number: 16**

**Carried**

\_\_\_\_\_  
C.A.O./CLERK

\_\_\_\_\_  
MAYOR



# Arthur Area Fire Department

103 Smith Street, P.O. Box 99, Arthur, Ontario N0G 1A0  
Ph: 519-848-3500 • Fax: 519-848-6656

## ARTHUR FIRE DEPARTMENT REPORT FOR JUNE 2011

The Arthur Fire Department responded to six calls for assistance during the month of June 2011.

- 1 in Arthur Village - 1 Alarm Activation
- 3 in Arthur Township - 1 Ambulance Assist  
- 1 Hydro Lines Down  
- 1 Alarm Activation (CO Detector)
- 1 in West Garafraxa - 1 No Loss Outdoor Fire
- 1 in West Luther - 1 Unauthorized Burn (no Burn Permit)

There were five practices held in June. On June 1<sup>st</sup> thirteen firefighters, including the Fire Chief, attended; on June 8<sup>th</sup> nine firefighters, including the Fire Chief, attended; on June 15<sup>th</sup> nine firefighters, including the Fire Chief, attended; on June 22<sup>nd</sup> fourteen firefighters, including the Fire Chief, attended; on June 29<sup>th</sup> seven firefighters, including the Fire Chief, attended. One extra practice was added on June 4<sup>th</sup> to allow those firefighters that work shift work an opportunity to obtain training. Three firefighters attended including two training personnel.

The Wellington Dufferin County Mutual Aid Association Meeting was held on June 7<sup>th</sup> in Clifford. Fire Chief Jim Morrison attended with one firefighter.

On June 13<sup>th</sup> the Wellington County Fire Prevention Officers meeting was held at the Arthur Fire Station. Fire Prevention Officer Jason Benn and Fire Chief Jim Morrison were hosts. Two firefighters from Arthur also attended.

Fire Chief Jim Morrison attended the Wellington County Fire Chiefs meeting held in Palmerston on June 16<sup>th</sup>.

On June 20<sup>th</sup> Fire Chief Jim Morrison attended the Official Opening of the Clair Road Emergency Services Station held in Guelph.

Fire Chief Jim Morrison and Deputy Chief Troy Lawlor attended the Fire Committee meeting held in Kenilworth on June 21<sup>st</sup>.

On June 1<sup>st</sup> and 2<sup>nd</sup> Fire Chief Jim Morrison and one firefighter attended the Workplace Safety Prevention Services course held in Cambridge. They are now certified in WSPS.

Three firefighters obtained their DZ licence on June 29<sup>th</sup>. The Arthur Fire Department now has eighteen firefighters with a DZ licence.

Jim Morrison  
Arthur Fire Chief

**Arthur Fire Department  
Fire Prevention Monthly Report  
June 2011**

Evac. Procedures.....	2
Telephones calls.....	56
Bus. & Personal Service.....	12
Residential.....	3
Assembly Occ.....	3
Misc.....	31
Industrial.....	3
Meetings.....	6
Complaint(s).....	1
Mercantile.....	5
Letters/reports.....	17
Institutional.....	4
Burn Permit.....	2
New Construction/Plan review.....	0
Occ. Permits.....	0
Extinguisher Training/talks.....	1
Inspections follow up.....	4
Pub. Ed.- lectures/tours.....	1
Fire Safety Plan Review.....	5
Administration duties.....	11



# MOUNT FOREST FIRE DEPARTMENT

Township of Wellington North

## MOUNT FOREST FIRE DEPARTMENT REPORT JUNE 2011

The Mount Forest Fire Department responded to six calls for assistance during the month of June 2011.

- |                   |  |
|-------------------|--|
| 5 in Mount Forest | - 1 Gas Spill                                |
|                   | - 1 Reported Tractor Fire (unable to locate) |
|                   | - 3 Ambulance Assist                         |
| 1 in Southgate    | - 1 M.V.C. (043836 Southgate Road 04)        |

There were two meeting/practice sessions held during the month of June. On June 6th seventeen members were present and on June 20th sixteen members were present.

Three members attended the Family Fun Day at St. Mary's Separate School on June 2nd.

On June 7th four members attended the Wellington County Mutual Aid Meeting in Clifford.

Two members attended the Grey County Mutual Aid Meeting in the Town of Blue Mountains on June 14th.

The Chief and the Deputy Chief attended the Wellington County Chiefs meeting in Palmerston on June 16th.

On June 20th and 21st two members attended the Ontario Fire College in Gravenhurst, and one member attended the Ontario Fire College on June 27th to June 30th.

The Chief, Deputy Chief and the Fire Prevention Officer attended the Fire Committee Meeting in Kenilworth on June 21st.

Respectfully Submitted,  
Ron MacEachern  
Mount Forest Fire Chief

**Mount Forest Fire Department  
Fire Prevention Monthly Report  
June 2011**

Evac. Proceedures.....	0
Telephones calls.....	32
Bus. & Personal Service.....	7
Residential.....	3
Assembly Occ.....	4
Misc.....	17
Industrial.....	1
Meetings.....	5
Complaint(s).....	2
Mercantile.....	6
Letters/reports.....	9
Institutional.....	2
Burn Permit.....	1
New Construction/Plan review.....	0
Occ. Permits.....	0
Extinguisher Training/talks.....	2
Inspections follow up.....	7
Pub. Ed. - lectures/tours.....	1
Fire Safety Plans.....	3
Administrative.....	6

**TOWNSHIP OF WELLINGTON NORTH**

**FIRE COMMITTEE MEETING MINUTES**

**June 21st, 2011 – 7:00 pm - Council Chambers**

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

Also Present: Raymond Tout, Mayor  
Sherry Burke, Councillor  
Andy Lennox, Councillor  
Thom Evered, Ontario Fire Marshall's Office  
Jason Benn, Fire Prevention Officer for the Township  
Tammy Pringle, Administrative Support

Absent: Dan Yake, Councilor

Meeting was called to order at 7:00 pm.

1. Declarations of Pecuniary Interest

- None declared.

2. Approval of Minutes from May 19th, 2011 Minutes

The following Clarifications were made:

Item: 3. b) It should be noted that; the preliminary round of Standard Operating Guide (SOG) procedures are nearing completion and that the SOG is a live document that will be constantly reviewed and updated.

Item: 3. d) 2011 Budget, 3<sup>rd</sup> point – Clarification required on Firefighter Insurance. Firefighters are covered by the Township of Wellington North Insurance while on duty as a Firefighter. Family Insurance Coverage for Firefighters Families is provided as an option through the Firefighter's Association, not the Township.

Moved By: Ron MacEachern

Seconded by: Troy Lawlor

***THAT THE Minutes from the May 19th, 2011 meeting be accepted.***

Carried

3. Presentation: Thom Evered of the Ontario Fire Marshall's Office

Mr. Evered provided information and answered questions regarding the benefits of hiring a full or part time Fire Chief. Benefits include: elimination of delays and duplications in paperwork, both fire halls would have the same standard operating procedures and would allow for keeping up to date procedures in an ever changing environment. i.e.: dealing with wind turbine fires.

Case Studies where a good transition took place: Minto, North Huron (Wingham/Blyth), Howick Township (Gorrie), Perth County



Presentation: Jason Benn, Fire Prevention Officer

Mr. Benn explained and answered questions about the Festival, Special Events & Licenses Policy that he is presenting for use in the Township.

Policy requires further review and simplification. Recreation Facilities will be the starting point. Jason will provide Recreation Department with copy for review. Council will review further and also provide feedback.

4. Fire Safety House: Jason Benn, Fire Prevention Officer

Mr. Benn thanked Council for approving the purchase of the Fire Safety House that is being funded by the Mount Forest Kin-Club. Delivery will be 1 to 2 months.

Discussion regarding the name to be placed on the Fire Safety House took place.

Moved By: Ron MacEachern

Seconded by: Andy Lennox

*THAT THE Committee recommend to Council; that the name printed on the Fire Safety House be "WELLINGTON NORTH FIRE SERVICES".*

Carried

5. Business arising from Minutes

- a) Update on Revenue received from the MTO in 2008, 2009 and 2010 to the Fire Departments. Michelle Stone was not in attendance. The revenue for the last three years was not presented.
- b) Committee reviewed Southgate Agreement. Research is required before going back to Southgate with counter agreement. Councilor Andy Lennox will review the financial portion with Finance Committee and the Fire Committee will review the fire services portion.

6. Announcements

- Ron MacEachern advised the Committee that the ATV/Ranger is ready for delivery this week.
- Mayor, Ray Tout mentioned that he would like to see the Fire Departments utilize the Mapleton Smoke House (that the Township owns part of) more and that the Mount Forest Fire Department receive instruction on its use.
- Mayor, Ray Tout also mentioned that they are working on amalgamating the Township's diesel contract to include all users in order to receive the best price.

7. Next Meeting

The next meeting will be held on Tuesday, August 16<sup>th</sup>, 2011. There will be NO Meeting on July 19<sup>th</sup>, 2011.

8. Adjournment

Moved: Bill Heiber

Seconded: Jim Morrison

*THAT THE meeting be adjourned at 9:15 pm.*

Carried



# Township of Wellington North

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

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## REPORT

**TO: Lori Heinbuch CAO/Clerk**

**FROM: Dale Clark, Road Superintendent**

**DATE: July 21, 2011**

**RE: Backhoe and Gravel Trailer Quotes**

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The committee reviewed quotes for the purchase of a new backhoe and gravel trailer at their July 19<sup>th</sup> Works Committee meeting. These items were included in the 2011 road capital budget.

### **Backhoe Quotes**

Nortrax	\$87,444.00
Strongco	\$84,000.00
Toromont	\$97,937.20

Quotes plus HST

Budget amount \$60,500

**Note:** Old 2000 Case backhoe will be sold at auction. We have been guaranteed \$25,000 from the sale. Therefore the purchase will be within budget.

The committee recommends purchasing the Strongco backhoe at a cost of \$84,000 plus HST.

### **Gravel Trailer Quotes**

Raglan	\$67,500.00
Wiltsie	\$61,810.00
Haultec	\$59,080.00

Quotes plus HST

Budget amount \$60,500

**Note:** Old 1975 trailer will be sold at auction with a guaranteed \$3,000 from the sale. The purchase is within budget so proceeds from the auction will go into the Equipment Reserve fund.

The committee recommends purchasing the Haultec trailer at a cost of \$59,080 plus HST.



**NOTICE OF PROPOSED  
COMMUNICATIONS TOWER**

June 13<sup>th</sup> - 2011

Corporation of the Township of Wellington North  
7490 Sideroad 7 West, PO Box 125,  
Kenilworth, ON.,  
N0G 2E0  
519-848-3620

Attn. Darren Jones, CBO, 519-848-3620 x62

**Public Notification**

1. Industry Canada
2. The Township of Wellington North
3. Landowners within 3 times the height of the proposed tower (minimum).

**Telecommunications Installation for High Speed Wireless Internet**

1. Xplornet Communications Inc. is writing to inform you that a telecommunications installation with associated equipment is being proposed at the properties as noted in item 2. Xplornet Communications Inc. has considered collocation for this project, however, no suitable towers exist that would allow the desired coverage in the immediate area. The finished installation will consist of a 45 meter (150 foot) self supporting tower. The proposed tower has not been specifically engineered to accommodate other radio communication user's antennas. Xplornet Communications Inc. will, however, entertain collocation requests from other radio communications companies.
2. Geographical Location(s)  
Tower Build Address : 8451 Wellington Road 15, RR#1, Conn, Ontario, N0G 1N0  
Generally located at: Lat: 43°57'42"N Long: 80°28'55"W
3. Health Canada's Safety Code 6: Esam Ghanem, Director, RF and Design - Engineering, Xplornet Communications Inc., attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment. (Please see the example below). For further details please visit: <http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/99ehd-dhm237/index-eng.php>

4.

a. Base Stations

Separation distances for point to multipoint at AP and BTS for general public		
Product	Minimum Separation Distance from all persons	
	(m)	(in)
900 MHz Canopy - omni	0.70	28
900 MHz Canopy - 60°	0.75	30
2.4 GHz Canopy - omni	0.70	28
2.4 GHz Canopy - 60°	0.70	28
5.7 GHz Canopy - omni	0.65	26
5.7 GHz Canopy - 60°	0.60	24
Motorola 3.5 GHz Expedience - omni	1.10	43
Motorola 3.5 GHz Expedience - 60°	1.45	57
Motorola 3.5 GHz Expedience - 90°	1.30	51
Motorola 3.5 GHz Expedience -120°	1.25	49
Alvarion - 60° sector	1.50	59
Alvarion - 90° sector	1.30	51

b. CPE's

Separation distances for point to multipoint at CPE or SM for general public		
Product	Minimum Separation Distance from all persons	
	(m)	(in)
900 MHz Canopy CPE	0.80	31
2.4 GHz Canopy CPE (with reflector)	0.95	37
5.7 GHz Canopy CPE (no reflector)	0.60	24
Motorola 3.5 GHz Expedience CPE	1.15	45
Alvarion CPE	0.90	35

c. Backhauls

Separation distances for point to point BHs for general public		
Product	Minimum Separation Distance from all persons	
	(m)	(in)
DragonWave 11 GHz SP - 4ft	4.70	185
DragonWave 18 GHz SP - 2 ft	2.20	87
DragonWave 18 GHz SP - 3 ft	3.05	120
DragonWave 23 GHz SP - 1 ft	1.55	61
DragonWave 23 GHz SP - 2 ft	2.50	98
DragonWave 38 GHz SP - 1 ft	6.30	248
DragonWave 18 GHz HP - 2 ft	5.90	232
DragonWave 18 GHz HP - 3 ft	8.45	333
DragonWave 23 GHz HP -1 ft	3.85	152
DragonWave 23 GHz HP - 2 ft	6.85	270
DragonWave 38 GHz SP - 2 ft	6.30	248
Canopy Integrated 2.4 GHz	0.65	26
Canopy Integrated 5.2 GHz	0.60	24
Canopy Integrated 5.7 GHz	0.60	24

Canopy Reflector 2.4 GHz	0.85	33
Canopy Reflector 5.2 GHz	0.60	24
Canopy Reflector 5.7 GHz	1.25	49
Canopy Orthogon 5.7 GHz 1 ft	0.90	35
Canopy Orthogon 5.7 GHz 2 ft	1.15	45
Canopy Orthogon 5.7 GHz 3 ft	1.45	57
Canopy Orthogon 5.7 GHz 4 ft	1.90	75

5. The proposed communications tower is to be located on private / municipal property, Xplornet Communications Inc. wishes to advise that precautions will be taken to prevent unauthorized climbing of the structure, e.g. by children. Xplornet Communications Inc. will be installing anti-climb shields on this tower or a chain link fence around to tower to meet local / municipal by-laws.
6. Nic Parker, Manager, Transmission Site Development, Xplornet Communications Inc., attest that the radio antenna system described in this notification package is excluded from environmental assessment under the *Canadian Environmental Assessment Act*.
7. Antenna System and Tower Description
- a. The generic antenna system will consist of an "H" frame mount with Motorola Expedience Licensed 3.5 GHz radios and Stella Doradus 3.5 GHz antennas. This installation will be connected to BarrettXplore's network with a licensed 18 GHz radio system with a 2 foot parabolic antenna. (please see appendix "A" for details)
  - b. The tower will be a 45m (150 foot) self supporting tower. (please see appendix "B" for details)
8. Obstruction markings and lighting on the tower: The tower location will be evaluated by Transport Canada and NavCanada in regards to the requirement for obstruction markings and lighting on the tower. Please note that towers at this height rarely require lighting, except when located near airports. Residents will be updated should Transport Canada determine obstruction markings are required.
9. Nic Parker, Manager, Transmission Site Development, Xplornet Communications inc., attest that this installation respects good engineering practices including structural adequacy. Towers and foundations are designed, approved and stamped by a structural engineer licensed in the province of Ontario and follow the Canadian Building Code.
10. Xplornet Communications Inc. has checked with The Corporation of the Township of Wellington North and has determined that the municipality does NOT have a "Consultation Process for Wireless Telecommunication Facilities". As such we are following the Industry Canada consultation process, which references a Default Public Consultation Process described in Industry Canada's Client Procedures Circular (CPC) 2-0-03, Issue 4., plus any and all requirements as by The Corporation of the Township of Wellington North .
11. The reason for our notification is that the Federal Government – Industry Canada requires that tower proponents consult with and send a public notification to local land use authorities i.e.) municipal governments and landowners within 3 times the height of the tower. If further information is required, please consult with the Industry Canada's Client Procedure Circular CPC-2-0-03. More information is found at <http://strategis.ic.gc.ca/antenna>.

12. The local Industry Canada office is:

Industry Canada | Industrie Canada  
Email: [Spectrum.london@IC.GC.CA](mailto:Spectrum.london@IC.GC.CA)

Township Offices are:

The Corporation of the Township of Wellington North  
7490 Sideroad 7 West, PO Box 125,  
Kenilworth, ON.,  
N0G 2E0  
519-848-3620  
Attn. Darren Jones, CBO, 519-848-3620 Ext. 62

Land Owners within three (3) times the tower height:

ROY EDWARD MAY, CONC 9 W PT LOT 11 & 12, R.R. 1, CONN, ON., N0G 1N0

THOMAS & LORI VOLLMER, CONC 9, W PART LOT 11, 8448 LINE 8, R.R.4, KENILWORTH, ON.,  
N0G 2E0

PHILIP & LUCY IACOBUCCI, CON 9, PT LOT 10, 2315 ADENA COURT, MISSISSAUGA, ON., L5A 1R2

DOREEN WILSON, CONC 10 S PT LOT 10, 9267 WELLINGTON RD 16, R R #1, CONN, ON., N0G 1N0

ALFRED WILSON, CON 10 PT LOT 11, PT LOT 12 & CONC 10 N PT LOT 10, 9267 WELLINGTON RD  
16, R R #1, CONN, ON., N0G 1N0

GRAND RIVER CONSERVATION AUTHORITY, CON 11 PT LOT 10, 42 TURTLECREEK BLVD.,  
BURLINGTON, ON., L6N 3X7

13. If you have any questions, please send them in written format within **35 days** from receipt of this notification by email or fax to the attention of:

Nic Parker  
Xplornet Communications Inc.  
74 Andover Drive  
London, ON, N6J 3X2  
(519) 641-0706, Email [nic.parker@corp.xplornet.com](mailto:nic.parker@corp.xplornet.com)

I will acknowledge the receipt of your questions within **14 days**, and then respond to your questions in written format within **60 days**. Thereafter you have an additional **21 days** to respond. A further response will be issued or Industry Canada will be engaged.

Yours truly,



Nic Parker

Xplornet Communications Inc. VRE Manager

**Note:** Industry Canada retains exclusive jurisdiction. Therefore, no permit, site plan approval or zoning for the proposed tower is required.

The following points are to clarify the details of the tower proposal.

Currently, to our knowledge, the proposed area is underserved with high speed wireless internet coverage in the region.

Proposed coverage will cover approximately 8km to 12km area from the tower.

The attached site plan shows the location of the tower in relation to the existing buildings on the property.

The Newspaper Advert that will be put in the Wellington Advisor publishing the week of June 20<sup>th</sup> - 2011

The attached photo shows what a typical tower will look like.

PO Box 9060  
300 Lockart Mill Road  
Woodstock NB E7M 5C3  
Canada

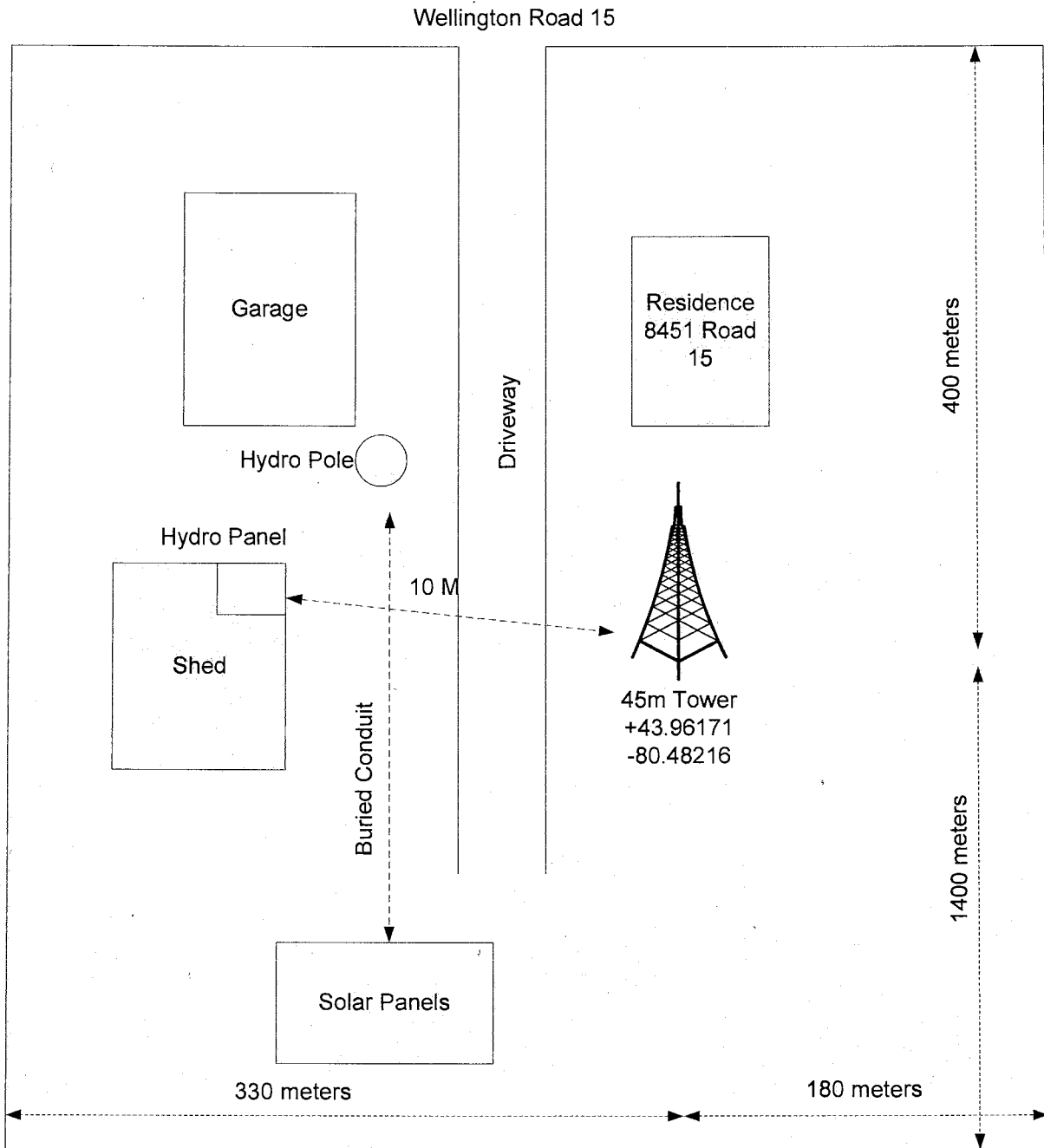
Proposed Site Plan (not to scale)



PO Box 9060  
300 Lockart Mill Road  
Woodstock NB E7M 5C3  
Canada

Stoneywood Site Plan  
Municipality of Wellington North  
Wellington County, ON

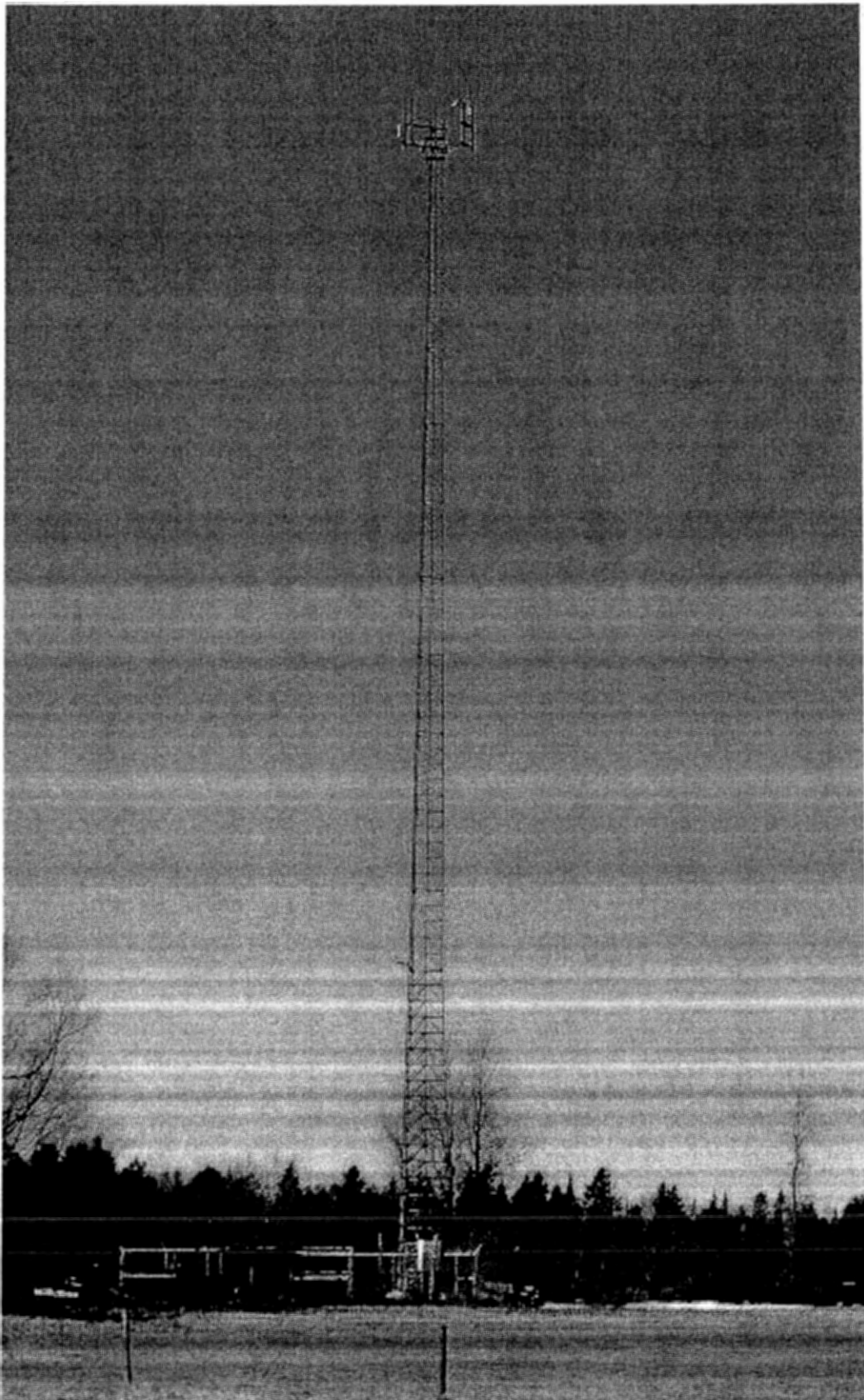
Not to scale  
100 Acre Property



PO Box 9060  
300 Lockart Mill Road  
Woodstock NB E7M 5C3  
Canada



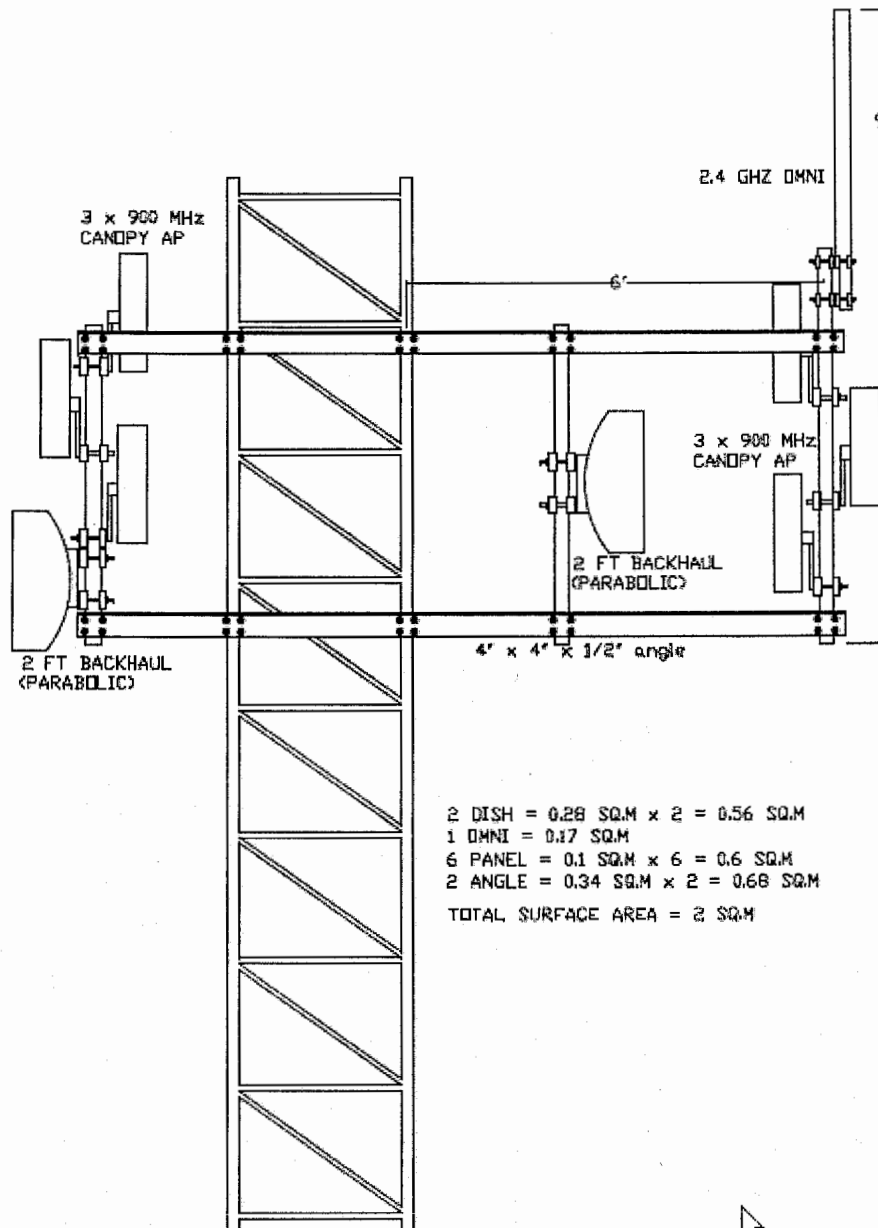
Picture - Similar Tower



Box 9060  
300 Lockart Mill Road  
Woodstock NB E7M 5C3  
Canada

Appendix A

An example of an typical Xplornet Communications Inc. antenna Configuration

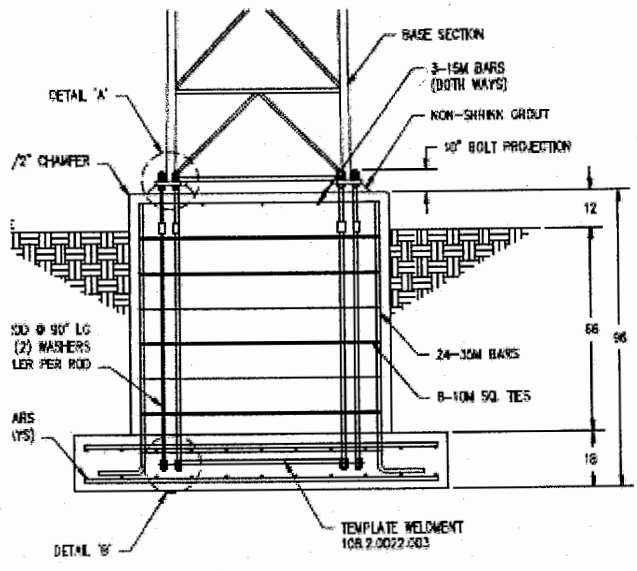
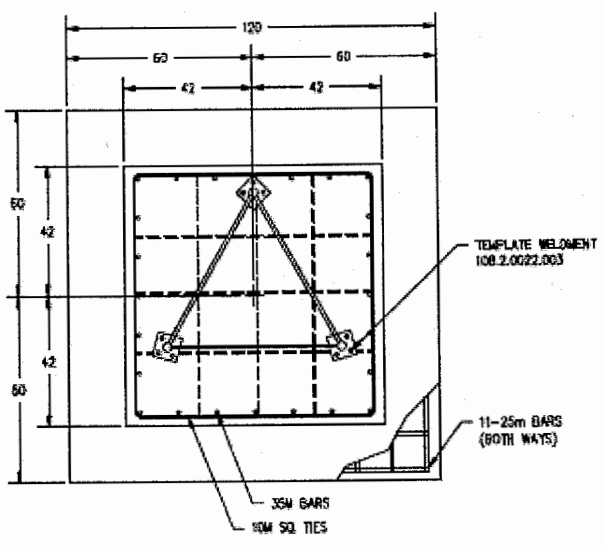
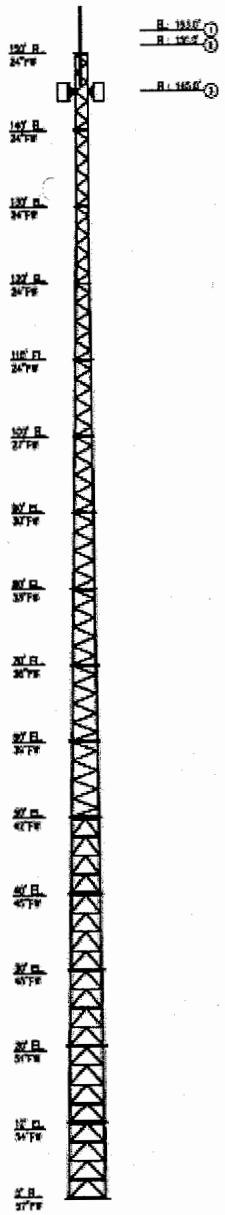


2 DISH = 0.28 SQ.M x 2 = 0.56 SQ.M  
1 OMNI = 0.17 SQ.M  
6 PANEL = 0.1 SQ.M x 6 = 0.6 SQ.M  
2 ANGLE = 0.34 SQ.M x 2 = 0.68 SQ.M  
TOTAL SURFACE AREA = 2 SQ.M

# Appendix B

## Typical Tower profile with foundation

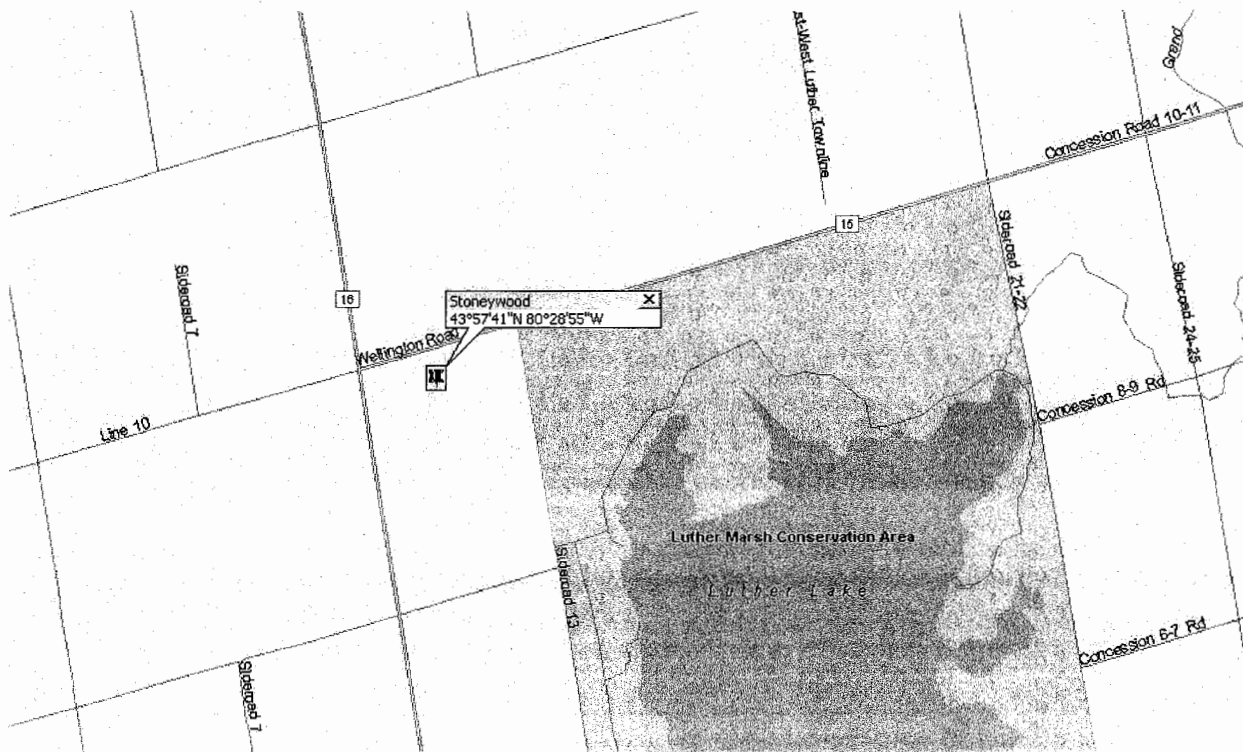
NOT APPLICABLE				
ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE
100.0001	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0002	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0003	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0004	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0005	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0006	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0007	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0008	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0009	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0010	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0011	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0012	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0013	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0014	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0015	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0016	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0017	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0018	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0019	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0020	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0021	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0022	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0023	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0024	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0025	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0026	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0027	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0028	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0029	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0030	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0031	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0032	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0033	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0034	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0035	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0036	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0037	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0038	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0039	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0040	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0041	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0042	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0043	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0044	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0045	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0046	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0047	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0048	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0049	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00
100.0050	1" x 1/2" x 1/2" S.S. PLATE	1	EA	1.00



# Xplornet Communications Inc.

## NOTICE OF PROPOSED COMMUNICATIONS TOWER

Please be advised that in order to improve High Speed Internet coverage and service within the community of Rockwood and the area surrounding Wellington Road 15 in the township of Wellington North, Xplornet Communications Inc. is proposing a 45m communications tower. The proposed site is located at 8451 Wellington Road 15, RR#1, Conn, Ontario, N0G 1N0



Should you have any questions or comments regarding the proposal, please provide them in writing citing: 8451 Wellington Road 15, RR#1, Conn, Ontario, N0G 1N0

by July 28<sup>th</sup> - 2011 to:

Nic Parker / Xplornet Communications Inc.  
74 Andover Drive  
London, ON, N6J 3X2

Fax: 866-609-5039  
Email: [nic.parker@corp.xplornet.com](mailto:nic.parker@corp.xplornet.com)

PO Box 9060  
300 Lockart Mill Road  
Woodstock NB E7M 5C3  
Canada



The Corporation of  
**THE TOWNSHIP OF CARLING**

R.R. #1, Nobel, Ontario P0G 1G0  
E-mail: admin@carlingtownship.ca  
Phone: (705) 342-5856 • Fax: (705) 342-9527

June 20, 2011

Township of North Stormont  
Ms. Karen McPherson  
Municipal Clerk  
15 Union St. PO Box 99  
Berwick, ON  
K0C 1G0

Dear Ms. McPherson,

**SUBJECT: TOWNSHIP OF NORTH STORMONT – WILDFIRES IN SLAVE LAKE,  
ALBERTA**

At a Regular meeting of the Council for the Township of Carling held on June 13, 2011, the Council carried the following resolution:

11-078

**Moved by Councillor Larson  
Seconded by Councillor Murphy**

**NOW THEREFORE BE IT RESOLVED THAT** Council of the Township of Carling support the position of the Township of North Stormont and authorize a donation of \$100.00 to the Town of Slave Lake to help compensate them in their recent fire;

**AND FURTHER THAT** the resolution be forwarded to all Ontario municipalities and that they be asked to match this donation.

Carried.

Yours truly,

Stephen P. Kaegi  
Chief Administrative Officer/Clerk

cc. All Ontario Municipalities

SPK:bs

Ontario  
Provincial  
Police

Police  
provinciale  
de l'Ontario



**COUNTY OF WELLINGTON DETACHMENT**

Palmerston Administration Centre  
250 Daly Street  
Palmerston, ON  
N0G 2P0  
Tel. (519) 343-5770  
Fax (519) 343-4506

Detachment du comte de Wellington  
Centre administratif de Palmerston  
250 rue Daly  
Palmerston, On, N0G 2P0

**The County of Wellington Police Services Board  
Report of the Detachment Commander  
08 June 2011**

---

**New Liquor Laws**

---

**SYNOPSIS**

The province has announced a number of changes to the Liquor Licence Act which will impact events and festivals. The requirement for beer tents and fenced-in areas for large events or festivals has been removed and the hours of operation have been extended to 2 a.m. from 1 a.m. The Wellington County OPP Detachment encourages all Ontarians to drink responsibly. Alcohol-related incidents are serious and we want to urge all citizens to make good decisions when they partake of alcohol beverages, especially when it comes to driving. We remain committed to public safety above all other considerations in regards to enforcing Ontario's liquor laws.

**FINANCIAL IMPLICATIONS**

N/A

**BACKGROUND**

- In February 2011 the Province announced that it would be reviewing the Liquor Licence Act with the intent of making changes to allow: Removing the need for beer tents at events and festivals so people can walk around freely with drinks, extending the hours that alcohol can be served at special events, such as weddings or charity fundraisers, from 1 a.m. to 2 a.m., to be consistent with licensed establishments, allowing all-inclusive vacation packages to be sold in Ontario and allowing people to circulate in retail booth areas of festivals with beverages.
- After public consultation the Province announced on Friday May 27th that these changes would be effective 01 June 2011.

**THE CHANGES**

**June 1, 2011:**

- Holders of Special Occasion Permits (SOP) for special events such as weddings and charity fundraisers can serve alcohol for an extra hour until 2 a.m. They will also be able to start serving as early as 11 a.m. on Sunday.
- Applications for SOPs can now be made at any Liquor Control Board of Ontario (LCBO) store.
- Applicants are no longer limited to the LCBO location where the event will occur.

- All-inclusive vacation packages, that include the price of alcohol, can now be sold in Ontario.
- Restaurant and bar servers can carry drinks on public sidewalks to licensed areas such as patios.
- Street festivals can allow people to leave their bar or restaurant with a drink in hand, providing specified conditions are met to ensure public safety.
- Festivals and events can define an area larger than beer tents where people can walk around freely with drinks. Local communities are free to customize the events to their needs.
- Boat tours can begin serving alcohol before the boat leaves the dock.
- Businesses, such as spas and art galleries, that are not mainly in the food and alcohol business will be able to apply for an SOP to serve alcohol during a special event.
- First Nations status card, Ministry of Transportation (MTO) photo cards and permanent resident cards can be used as proof of age.
- Venues with tiered seating such as stadiums and theatres can now apply for SOPs.
- The Alcohol and Gaming Commission of Ontario (AGCO) will now be allowed to impose risk-based conditions on event holders and levy fines for offences at these events.

**August 2, 2011:**

- Public events will be required to give more advance notice to municipalities and local officials such as police -- up from 21 to 30 days for events under 5,000 people, and 60 days for events with 5,000 or more people.
- Businesses, such as galleries and spas, that are not mainly in the food and alcohol business will become eligible to apply for ongoing liquor sales licences, as opposed to an SOP for a one-time event, and the restrictions on the use of tiered seating in licensed establishments will be eliminated.

**July 1, 2012:**

- The categories for SOPs will be streamlined. Private events and industry promotional events categories will replace the current reception, trade show, consumer show and market-research event categories.
- Permits will be able to be issued for multiple day events, and the carryover of liquor will be allowed between occurrences.

**NOTES**

- Not everyone is accepting of the changes: the Registered Nurses Association has expressed concern about these changes that effectively increase access to alcohol and risk the health of Ontarians. "Clear evidence links increasing the hours and days of alcohol sale with the incidence of assaults, impaired driving, alcohol-related crashes and motor

vehicle casualties. Saving lives and reducing the harmful effects of alcohol misuse should be the priority of the government rather than making drinking more accessible”.

<http://www.rnao.org/Page.asp?PageID=122&ContentID=3543&SiteNodeID=403>

- Attorney General Chris Bentley said that even if the changes are made, municipalities and event organizers won't be forced to abide by them. "Festival owners don't have to proceed with the options. Municipalities don't have to proceed with the options," Bentley said. "It's a question of increasing the freedom to choose in a number of areas where Ontarians don't right now have the freedom to choose."

<http://www.cbc.ca/news/canada/toronto/story/2011/03/02/ontario-police-liquor.html>

### **CONCLUSION**

The Wellington County OPP detachment will continue to work closely with the business community, local festival and event organizers, the Alcohol and Gaming Commission of Ontario, and all our communities to ensure public safety when it comes to alcohol-related issues.

### **RECOMMENDATION**

That the Board encourage all municipalities to work closely with the police and event organizers to insure public safety at all events where alcohol is sold.



Scott Smith  
Inspector, Detachment Commander  
Wellington County OPP



## Lori Heinbuch

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**From:** cheffer [cheffer@cogeco.ca]  
**Sent:** Friday, July 08, 2011 7:12 PM  
**To:** Lori Heinbuch  
**Subject:** Lyme disease petition and awareness  
**Attachments:** LYME DISEASE INFORMATION PACKET 2.pdf

Attn: Clerk;

My name is Christine Heffer. I am a resident of Ontario. I am writing this letter to ask the council to endorse the Lyme disease petition set forth by MPP Bob Bailey of Sarnia Lambton and to help raise awareness about Lyme disease in the Province of Ontario. I am unable to come in person to the council to present a formal delegation but I would like to have this issue brought to the council's attention.

Lyme disease is the fastest growing infectious disease in North America with an estimated 400000 people contracting the disease this year alone. Lyme disease is spreading at a rate of 7X that of AIDS. Here in Ontario the Chief Medical Officer sent a letter in 2010 to all the physicians stating that Lyme disease cases and the black legged tick that carries the bacteria were increasing in Ontario especially southern Ontario. A recent study reported that migrating birds are transmitting ticks by the millions into Canada resulting in the ability to contract Lyme disease anywhere in this country.

The public is generally unaware of Lyme disease and the affect it can have on the body. Late stage Lyme disease is similar to having AIDS. The Lyme bacteria suppress your immune system just like HIV. I take 54 pills a day to try and fight this infection possibly for the rest of my life. This is a public health threat yet the provincial government is doing little to warn the public about a deadly bacterial infection that can be contracted in their own backyard. In fact the government is down playing the risk. Citizens of Ontario are becoming incapacitated by a tick bite due to the lack of public education.

I was misdiagnosed for four years and underwent many tests, procedures and even a major surgery do to the faulty Lyme disease testing and general lack of know about this disease in the medical community and the provincial government's belief that Lyme disease is rare in Ontario. I was tested three times for Lyme disease and was told I didn't have the disease. I finally figured out what was wrong myself and went to my family physician who knew nothing about this disease. I have seen many specialists and the lack of knowledge about this disease has been astounding. I am only one of thousands of Canadians who have contracted Lyme disease in this county and we all have experienced the same ignorance by the medical community about this disease.

As I stated before the testing is poor. Here in Ontario we use a 2 tiered testing system. The 1st tier is the ELISA test. This test has been shown in numerous scientific studies to be inaccurate over 50% of the time yet people are being told they do not have Lyme disease based on this test. Lyme disease is supposed to be a clinical diagnosis yet our physicians are not educated in the clinical presentation of this disease or the other tick borne illnesses that one can contract from a tick bite. Very little is taught in medical school about tick borne diseases.

Since the medical community lacks education on Lyme disease, treatment options are not available in this province. Presently if a person contracts Lyme disease he will probably be misdiagnosed since the physicians are not familiar with the disease. If you miss the acute form of the disease a person develops late stage Lyme disease which there is no treatment options in Ontario. The only option is to seek treatment in the US and to pay for it yourself. We have people in Ontario many of them children being denied medical care in Ontario for this infectious disease. If left untreated Lyme disease will make a person bedridden and can kill.

The petition asks the provincial government to provide better testing which is available, a wide scale public education program, education for our physicians and treatment options for those of us fighting for our lives from the bite of a bug. I hope that after learning about Lyme disease that the council will endorse the Lyme disease petition on behalf of the citizens in your community but even more important than that my hope is that after learning about Lyme disease the

council members will educated families, neighbours and friends about this insidious disease. We are all at risk and this disease can happen to anyone. I have attached an information packet including the petition.

Sincerely;

Christine Heffer

486 Alderbury Cres.,  
Corunna, Ontairo  
N0N 1G0  
(519) 481-0972

## LYME DISEASE INFORMATION

- Lyme disease is transmitted by the bite of a tick infected with *Borrelia burgdorferi* and results in a systemic infection similar to syphilis
- Many pathogens can be transmitted by one bite
  - ANAPLASMOSIS, BABESIOSIS, EHRLICHIOSIS, RICKETTSIA ROCKY MOUNTAIN SPOTTED FEVER (RMSF), STARI, TULAREMIA, BARTONELLA AND MANY MORE
- Lyme disease is the fastest growing infectious disease in North America with an estimated 400 000 cases per year in the US
- Lyme disease has been shown in studies to be increasing across Ontario especially in Southern Ontario
- Everyone is at risk especially children (age 2-14 highest risk group)
- Lyme disease is can be found everywhere, at parks, in yards, in gardens as ticks are transmitted by birds
- Public awareness, testing and treatment for this disease is poor
- If not caught early Lyme disease becomes chronic and incurable requiring long term treatment much like AIDS does
- A person infected with Lyme disease often becomes total disabled
- The far reaching effects of this disease on our communities include loss productivity , loss tax revenue, increased medical costs and increased burden on social services
- The Lyme bacteria has been found in semen
  - RECOVERY OF LYME SPIROCHETES BY PCR IN SEMEN SAMPLES OF PREVIOUSLY DIAGNOSED LYME DISEASE PATIENTS  
Dr. Gregory Bach, Do.O., P.C. 2415 North Broad Street, Colmar, PA 18915
- Lyme disease can be passed Congenitally
  - <http://www.canlyme.com/congenital.html>
- Tick borne diseases transmitted by blood
  - **Transfusion-transmitted tick-borne infections: a cornucopia of threats.** Leiby DA, Gill JE. Department of Transmissible Diseases, American Red Cross Holland Laboratory, Rockville, MD 20855, USA. *Transfus Med Rev.* 2004 Oct;18(4):293-306

## INFORMATION ON TESTING

- In Ontario we use a 2 tiered testing system for Lyme disease
- 1<sup>st</sup> tier is the ELISA test (Enzyme-linked immunosorbent assay)
- 2<sup>nd</sup> tier is the WESTERN BLOT
- A person must receive a positive on the ELISA to move on to the WESTERN BLOT
- ELISA has been shown in numerous scientific studies to be faulty (references to some studies and a complete study to follow)
- IMPORTANT TO NOTE ABOUT THE TESTING IN THE ACUTE FORM OF LYME DISEASE
  - It takes a person 4-6 weeks to develop antibodies to the bacteria (this is what the ELISA measures)
  - If the person receives antibiotics early in the infection the body often will not mount a strong antibody reaction due to the antibiotics killing the bacteria
  - Often the ELISA test will come back negative for said patients early in the infection yet doctors are relying on the test and tell patients that they do not have Lyme disease based on this test yet the person could very well be infected and is now not receiving treatment

## REFERENCES ON LYME DISEASE

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2. Schmitz JL, Powell CS, Folds JD. Comparison of seven commercial kits for detection of antibodies to *Borrelia burgdorferi*. *Eur J Clin Microbiol Infect Dis* 1993;12:419-24
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DOI 10.1007/s10096-011-1157-6

### Studies on the spread of Lyme disease throughout Canada and Ontario

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3. The rising challenge of Lyme borreliosis in Canada, Canada Communicable Disease Report 1 **January 2008 Volume 34 Number 01** NH Ogden, DPhil, (1), LR Lindsay, PhD, (2), M Morshed, PhD, (3), PN Sockett, PhD, (4), H Artsob, PhD, (2)
4. *Ixodes scapularis* ticks collected by passive surveillance in Canada: analysis of geographic distribution and infection with Lyme borreliosis agent *Borrelia burgdorferi*. Ogden NH, Trudel L, Artsob H, Barker IK, Beauchamp G, Charron DF, Drebot MA, Galloway TD, O'Handley R, Thompson RA, Lindsay LR. *J Med Entomol*. 2006 May;43(3):600-9

# Large differences between test strategies for the detection of anti-*Borrelia* antibodies are revealed by comparing eight ELISAs and five immunoblots

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**Abstract** We investigated the influence of assay choice on the results in a two-tier testing algorithm for the detection of anti-*Borrelia* antibodies. Eighty-nine serum samples from clinically well-defined patients were tested in eight different enzyme-linked immunosorbent assay (ELISA) systems based on whole-cell antigens, whole-cell antigens supplemented with VlsE and assays using exclusively recombinant proteins. A subset of samples was tested in five immunoblots: one whole-cell blot, one whole-cell blot supplemented with VlsE and three recombinant blots. The number of IgM- and/or IgG-positive ELISA results in the group of patients suspected of *Borrelia* infection ranged from 34 to 59%. The percentage of positives in cross-reactivity controls ranged from 0 to 38%. Comparison of immunoblots yielded large differences in inter-test agreement and showed, at best, a moderate agreement between tests. Remarkably, some immunoblots gave positive results in samples that had been tested negative by all eight ELISAs. The percentage of positive blots following a positive ELISA result depended heavily on the choice of ELISA-immunoblot combination. We conclude that the assays used to detect anti-*Borrelia* antibodies have widely divergent sensitivity and specificity. The choice of ELISA-immunoblot combination severely influences the number of positive results, making the exchange of test results between laboratories with different methodologies hazardous.

## Introduction

Lyme disease is caused by *Borrelia* spp. In Europe, infection is mostly caused by *B. afzelii* and *B. garinii*, while in the United States, *B. burgdorferi* sensu stricto is the causative agent [1]. Lyme disease manifests in a myriad of clinical ways, including erythema migrans, arthritis, carditis and neuroborreliosis [1]. Extracutaneous Lyme disease requires laboratory confirmation by culture, polymerase chain reaction (PCR) or antibody determination [2, 3]. Culture is only available in a limited number of laboratories, and the value of PCR in the diagnosis of various forms of Lyme disease is of limited use [2, 3]. Therefore, serological assays are the main method used to diagnose extracutaneous forms of Lyme disease.

Current guidelines for the diagnosis of Lyme disease include a two-tier testing algorithm [2, 3]. First, an enzyme-linked immunosorbent assay (ELISA) is performed, followed by the confirmation of positive ELISA results with an immunoblot. This two-step procedure was initiated because first-generation ELISAs for the detection of anti-*Borrelia* antibodies lacked specificity. The inclusion of a second, more specific, serological method made it possible to exclude false-positive ELISA samples [2, 4].

Many diagnostic assays are currently commercially available, and manufacturers have developed them to increase their sensitivity and specificity. During the last decade, assays using a peptide from the sixth invariant region (C6) of the variable major protein-like sequence-expressed (VlsE) of *B. burgdorferi* have been shown to be promising [5, 6]. Laboratories can choose between ELISAs and immunoblots using sonicated whole-cell antigens, whole-cell antigens combined with recombinant antigens (VlsE C6 peptide) and exclusively recombinant antigens. Due to this array of serological tests, there are an almost

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indefinite number of possible combinations between ELISA and immunoblot in a two-tier testing scheme. Comparing anti-*Borrelia* test results between laboratories and studies may be impossible if tests with widely diverging sensitivities and specificities are used [7].

The aim of the present study was to compare a wide range of ELISA assays and immunoblots, based on either whole-cell or recombinant antigens, for detecting anti-*Borrelia* antibodies. We also aimed to investigate the influence of assay choice on results in a two-tier testing algorithm (ELISA followed by immunoblot). Therefore, we tested serum samples in eight ELISA systems and five immunoblots, covering the entire spectrum of native and recombinant antigens.

## Patients and methods

### Patients

Serum samples were selected from 89 clinically well-defined individuals. Fifty-nine samples were from patients suspected of *Borrelia* infection (skin manifestations,  $n=8$ ; neurological symptoms,  $n=26$ ; arthritic symptoms,  $n=11$ ; ocular symptoms,  $n=4$ ; other,  $n=10$ ). Fourteen samples were from healthy controls and 16 came from patients with a high possibility for cross-reacting antibodies (syphilis patients,  $n=10$ ; *Mycoplasma pneumoniae*-infected patients based on symptoms consistent with *M. pneumoniae* infection and a positive result for anti-*M. pneumoniae* IgM and IgG with a Virion/Serion ELISA,  $n=6$ ).

### Methods

Serum samples were tested in eight different ELISA systems. Three assays were based on sonicated whole-cell antigens (Diacheck/Moran anti-*Borrelia*, VIDAS and Virion/Serion ELISA Classic *Borrelia burgdorferi*), three assays with sonicate whole-cell antigens supplemented with VlsE for IgG anti-*Borrelia* antibodies (Dade Behring Enzygnost Lyme link VlsE, Euroimmun Anti-*Borrelia* plus VlsE ELISA and Genzyme Virotech *Borrelia afzelii*+VlsE ELISA) and two assays using recombinant proteins (Immunitics C6 Lyme ELISA Kit and Mikrogen recomWell *Borrelia*). A subset of samples from 31 patients suspected of *Borrelia* infection were also tested in five different immunoblots. This group consisted of the following patients: skin manifestations,  $n=3$ ; neurological symptoms,  $n=15$ ; arthritic symptoms,  $n=6$ ; ocular symptoms,  $n=2$ ; other,  $n=5$ . One whole-cell blot (home-made using *B. afzelii* strain A39 cell sonicate, RIVM), one whole-cell blot supplemented with VlsE (Viramed *Borrelia* "MiQ"+VlsE ViraBlot) and three recombinant blots (Euroimmun Euroline-RN-AT, Mikrogen recom

Line *Borrelia* and Genzyme Virotech *Borrelia* Europe Line). A total of 31 samples were tested in all immunoblots.

Manufacturer-suggested cut-off levels and interpretation criteria were used for the ELISAs and immunoblots. Statistical analysis was performed using SPSS version 16.0 (SPSS Inc., Chicago, IL, USA).

## Results

As expected, there was considerable discordance between the eight ELISAs. We tested 89 samples from patients and controls on all eight ELISAs. Of the complete set of serum samples, 35/89 (39%) were negative in all assays, while 16/89 (18%) were positive in all assays. The remaining 38/89 (43%) samples were positive in one to seven ELISAs.

In the 59 patients that were suspected of *Borrelia* infection, we observed a wide range of positive results, with percentages of positive ELISAs varying between 34 and 61% (Table 1). We did not observe a relation between the fraction of positive results and the nature of antigen used for the ELISA. The specificity of the ELISAs also varied widely. Although we had only small numbers of positive tests in healthy controls, some ELISAs produced up to 38% of positive tests in the cross-reactivity group (syphilis and *M. pneumoniae*-infected patients).

We aggregated results from the IgM and IgG tests and assessed them using a kappa statistic to determine agreement between the ELISAs. The kappa values ranged from 0.41 (moderate agreement) to 0.79 (substantial to good agreement), emphasising the differences between the ELISAs (Table 2). The choice of antigen does not seem to influence the level of agreement. Even the lowest kappa values were observed between two 'whole-cell+VlsE' ELISAs (0.43).

We tested a subset of 31 serum samples from patients suspected of *Borrelia* infection in all five immunoblots. Samples were from patients with positive and negative ELISA results, allowing us to investigate the specificity of the immunoblots. In general, we observed a much lower agreement for the immunoblots than for the ELISAs. Kappa values ranged from 0 (poor agreement) to 0.84 (good agreement), indicating that, for many samples, the outcome of the immunoblot is highly dependent on the choice of manufacturer (Table 3). Inter-blot agreement was disappointingly low for IgM and much higher for IgG (Table 3). Interestingly, recombinant blots did not have a higher agreement than whole-cell blots, and there was limited agreement even between recombinant blots. The highest agreement was for the home-made whole-cell blot with the Mikrogen recombinant blot. Additional analysis on the individual band level revealed similarly poor agreement, even in immunoblots containing recombinant antigens.

**Table 1** Performance of eight enzyme-linked immunosorbent assay (ELISAs) in the three patient groups

ELISA manufacturer	Antigen used for ELISA	Number of positive samples (%)			Total number of tested samples
		Patients suspected for <i>Borrelia</i> infection	Cross-reactivity controls	Healthy controls	
Diacheck/Moran	Whole-cell	20/59 (34%)	2/16 (13%)	1/14 (7%)	89
VIDAS	Whole-cell	31/59 (53%)	4/16 (25%)	1/14 (7%)	89
Virion/Serion	Whole-cell	24/59 (41%)	1/16 (6%)	0/14	89
Enzygnost	Whole-cell+VlsE	23/59 (39%)	0/16	0/14	89
Euroimmun	Whole-cell+VlsE	29/59 (49%)	3/16 (19%)	0/14	89
Virotech	Whole-cell+VlsE	35/59 (59%)	6/16 (38%)	0/14	89
Immunetics	Recombinant	22/59 (37%)	0/16	0/14	89
Mikrogen	Recombinant	24/59 (41%)	3/16 (19%)	0/14	89

When performing eight different ELISAs and five different blots, there are 40 possible ELISA–blot combinations. Thirty-one samples were tested in all 40 combinations. A score of 0 indicates a negative result in all ELISAs and all blots, while a score of 40 indicates a positive result in all ELISAs and all blots. A score between 0 and 40 indicates that not all possible combinations yielded a positive result (i.e. disagreement between various ELISA–blot combinations). Of this small sample cohort, 20/31 (65%) had either a score of 0 or 40, indicating perfect agreement, irrespective of the ELISA–blot combination used. Discordant interpretations were generated in the other 35% of samples.

The influence of assay choice is further illustrated by investigation of the relationship between each ELISA and the fraction of positive blots. Surprisingly, we found anti-*Borrelia* immunoblot reactivity in samples that were negative in all eight ELISAs. These are samples that normally would not have been tested in immunoblots. Again, this was not dependent on the nature of the antigen used for the immunoblot. For the Euroimmun immunoblot, 4/11 (36%) of the ELISA-negative samples were blot-positive. Some immunoblots also seem to lack sensitivity, since samples that were positive in six to all eight of the tested ELISAs remained negative in all immunoblots. Some

of these samples were from Lyme disease patients with a short duration of symptoms, confirming that ELISAs may have a higher sensitivity than immunoblots during the early phase of a *Borrelia* infection.

For some ELISA–blot combinations, only about half of the ELISA-positive samples could be confirmed by immunoblot (e.g. VIDAS ELISA–Virotech immunoblot, Table 4). The quality of the other ELISAs was so high that the majority of ELISA-positive samples were confirmed with immunoblots (e.g. Diacheck/Moran and Enzygnost ELISAs). When taking into account the lack of specificity of a number of the immunoblots, it is clear that the combination of a non-specific ELISA with a non-specific blot will lead to a high fraction of presumably false-positive test results.

The ELISA test value is the final factor influencing the fraction of positive confirmatory blots. Figure 1 depicts an example—values for the VIDAS and Immunetics C6 Lyme ELISA according to the immunoblot results of a whole-cell blot (home-made) and a recombinant blot (Mikrogen). For the VIDAS–home-made blot combination, it is difficult to indicate a cut-off value for the VIDAS ELISA with a good separation between blot-positives and blot-negatives. When using the Immunetics ELISA as a screening tool, it becomes clear that, irrespective of the blot method used,

**Table 2** Agreement between ELISAs for detecting IgM and/or IgG anti-*Borrelia* antibodies (kappa values)

ELISA manufacturer	Antigen used for ELISA	Diacheck/Moran	VIDAS	Virion/Serion	Enzygnost	Euroimmun	Virotech	Immunetics
Diacheck/Moran	Whole-cell	-	-	-	-	-	-	-
VIDAS	Whole-cell	0.53	-	-	-	-	-	-
Virion/Serion	Whole-cell	0.67	0.69	-	-	-	-	-
Enzygnost	Whole-cell+VlsE	0.71	0.62	0.78	-	-	-	-
Euroimmun	Whole-cell+VlsE	0.71	0.45	0.56	0.56	-	-	-
Virotech	Whole-cell+VlsE	0.44	0.65	0.57	0.43	0.47	-	-
Immunetics	Recombinant	0.74	0.60	0.64	0.86	0.53	0.41	-
Mikrogen	Recombinant	0.79	0.53	0.63	0.68	0.67	0.44	0.65



**Table 3** Agreement between immunoblots for detecting anti-*Borrelia* antibodies (kappa values)

Blot	Blot type	Home-made	Virablot	Euroimmun	Mikrogen	Virotech
IgM and IgG combined						
Home-made	Whole-cell	-	-	-	-	-
Virablot	Whole-cell+VlsE	0.55	-	-	-	-
Euroimmun	Recombinant	0.45	0.24	-	-	-
Mikrogen	Recombinant	0.74	0.42	0.29	-	-
Virotech	Recombinant	0.66	0.60	0.25	0.55	-
IgM						
Home-made	Whole-cell	-	-	-	-	-
Virablot	Whole-cell+VlsE	-1.57	-	-	-	-
Euroimmun	Recombinant	0.04	0.20	-	-	-
Mikrogen	Recombinant	0.42	0	0.26	-	-
Virotech	Recombinant	0.20	0.46	0.39	0.34	-
IgG						
Home-made	Whole-cell	-	-	-	-	-
Virablot	Whole-cell+VlsE	0.43	-	-	-	-
Euroimmun	Recombinant	0.43	0.24	-	-	-
Mikrogen	Recombinant	0.84	0.27	0.43	-	-
Virotech	Recombinant	0.71	0.63	0.30	0.56	-

samples with an index >4 are almost always blot-positive. These characteristics make it possible to define groups of ELISA-positive serum samples that do not need immunoblot confirmation.

## Discussion

We studied the influence of the choice of detection method on the results of *Borrelia* serology. We found that *Borrelia* ELISAs and immunoblots for detecting anti-*Borrelia* antibodies have widely divergent sensitivity and specificity, and that immunoblots generally show limited agreement. Analysis of a large number of ELISA-immunoblot combinations revealed large differences between various test

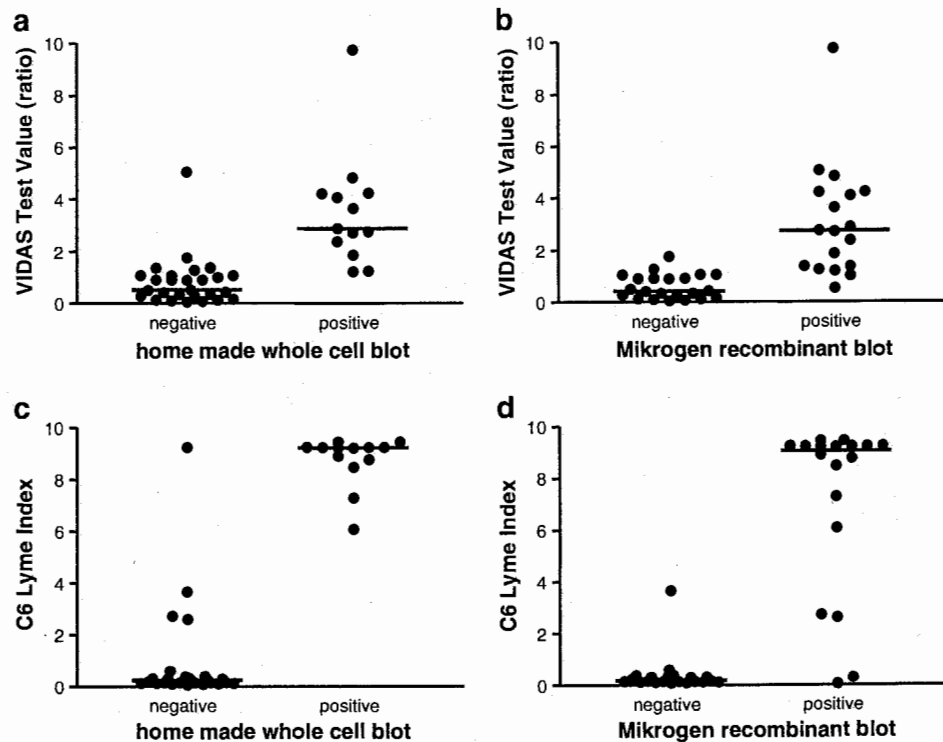
strategies in a two-tier testing algorithm. Although we only studied a limited number of serum samples, our extensive approach allowed us to draw several conclusion based on our observations.

Theoretically, the use of recombinant antigens should lead to increased specificity and, possibly, increased sensitivity as well. This does not seem to be true for the currently available ELISAs and immunoblots for the detection of anti-*Borrelia* antibodies. We could not find a clear relationship between the fraction of positive tests, the specificity and the nature of the antigen used for the serological tests. ELISAs using sonicated whole-cell antigens can be sensitive and specific, while recombinant ELISAs may lack specificity. Therefore, manufacturer claims for the superior performance of assays using

**Table 4** Fractions of blot-confirmed samples for 40 ELISA-immunoblot combinations

ELISA manufacturer	Antigen used for ELISA	Number of positive samples in ELISA/total number of samples	Blot					
			Whole-cell		Whole-cell+VlsE		Recombinant	
			Home-made	Virablot	Euroimmun	Mikrogen	Virotech	
Diacheck/Moran	Whole-cell	12/31	11/12 (92%)	9/12 (75%)	11/12 (92%)	12/12 (100%)	9/12 (75%)	
VIDAS	Whole-cell	19/31	11/19 (58%)	12/19 (63%)	13/19 (68%)	14/19 (74%)	10/19 (53%)	
Virion/Serion	Whole-cell	15/31	11/15 (73%)	11/15 (73%)	13/15 (87%)	12/15 (80%)	9/15 (60%)	
Enzygnost	Whole-cell+VlsE	12/31	11/12 (92%)	10/12 (83%)	10/12 (83%)	12/12 (100%)	10/12 (83%)	
Euroimmun	Whole-cell+VlsE	14/31	11/14 (79%)	11/14 (79%)	12/14 (86%)	12/14 (86%)	9/14 (64%)	
Virotech	Whole-cell+VlsE	17/31	11/17 (65%)	11/17 (65%)	13/17 (77%)	13/17 (77%)	9/17 (53%)	
Immunetics	Recombinant	13/31	11/13 (85%)	10/13 (77%)	10/13 (77%)	13/13 (100%)	10/13 (77%)	
Mikrogen	Recombinant	13/31	11/13 (85%)	9/13 (69%)	11/13 (85%)	12/13 (92%)	9/13 (69%)	

**Fig. 1** Enzyme-linked immunosorbent assay (ELISA) test values in relation to immunoblot results for the detection of anti-*Borrelia* antibodies



recombinant antigens for the detection of *Borrelia* antibodies must be interpreted with caution.

A two-tier testing algorithm for the detection of anti-*Borrelia* antibodies is recommended world-wide [2, 3, 6]. However, there are several reasons to reappraise the additional value of an immunoblot confirmatory test in a two-tier testing scheme.

First, the lack of specificity of some immunoblots is counter-intuitive. The immunoblot is used as a confirmatory test, although it can be argued that it is merely a supplemental test due to the inter-dependence of ELISAs and immunoblots [8]. Theoretically, the use of recombinant antigens should allow discrimination between a specific antibody reactivity, cross-reactive antibodies and true anti-*Borrelia* antibodies [4]. The presence of commercially available immunoblots with low specificity diminishes the value of the immunoblot as a confirmatory test [8]. Furthermore, the two-tier testing scheme was originally proposed to overcome the lack of specificity of *Borrelia* ELISAs. This study has shown that not all of the newer generation ELISAs using recombinant *Borrelia* antigens have improved specificity compared to older serological assays [9, 10].

Second, the low level of agreement between the different immunoblots is very disappointing, especially for IgM. This low level of agreement, even at the individual band level, makes it hard to compare immunoblot results from different manufacturers.

Third, a mismatch between immunoblot and ELISA may occur during the early phase of infection. There are numerous

examples—from this and other studies—in which patients with early Lyme disease were initially ELISA-positive and blot-negative [11]. In such cases, immunoblot seroconversion can only be documented in a follow-up sample, and, sometimes, even this option is blocked because antibiotic treatment may interfere with the development of the anti-*Borrelia* antibody response [12]. This is an example of better sensitivity in the ELISAs compared to the immunoblots. Without detailed knowledge of the clinical manifestations and illness duration, reporting these cases as ‘negative’ could lead to erroneous conclusions.

Finally, several groups can be discriminated based on the ELISA value [10]: a ‘high positive’ group exhibiting clinical symptoms consistent with a diagnosis of Lyme disease and which can be reported as ‘positive’ without confirmatory testing, a ‘low positive’ group in which confirmatory testing may be helpful and, lastly, a negative group that does not require any further investigation. We do not advocate abandoning the use of immunoblots to confirm anti-*Borrelia* antibodies, but we do think that only a selection of samples needs confirmatory blotting. Furthermore, knowledge about the lower sensitivity of immunoblots compared to some of the ELISAs is indispensable in interpreting results.

In conclusion, ELISAs and immunoblots for detecting anti-*Borrelia* antibodies have widely divergent sensitivity and specificity, and immunoblots for detecting anti-*Borrelia* antibodies have only limited agreement. Therefore, the choice of ELISA-immunoblot combination severely influ-

ences the number of positive results, making the exchange of test results between laboratories with different methodologies hazardous. The widespread availability of more specific and sensitive assays for the detection of anti-*Borrelia* antibodies will open the way for a reappraisal of the two-tier testing system.

**Acknowledgements** This work has been presented at the 20th European Congress of Clinical Microbiology and Infectious Diseases (ECCMID 2010), Vienna, Austria, April 2010. The authors would like to acknowledge Stephen Johnston for editing the final manuscript.

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## EDUCATION FOR PHYSICIANS

- Very little is taught about Lyme disease and tick borne diseases in medical school
- Often a person with Lyme disease is marginalized and ostracised by the medical community due to the lack of knowledge about this disease
- We need to focus on education especially for the GP's and the ER physicians who will see the Acute Lyme patient when this disease is curable
- We need doctors to treat right away and not be waiting for test results since the window to treat Acute Lyme is very narrow
- Presently the College of Physicians and Surgeons of Ontario cannot provide a Lyme Literate Physician anywhere in this province who is trained in how to treat late stage Lyme disease
- Due to the lack of available Lyme Specialists, residents of Ontario are forced to seek medical treatments in the US at their own expense often resulting in bankruptcy.

# Lyme disease is on the increase

## Message from the Chief Medical Officer of Health

Ontario is seeing an increase in human cases of Lyme disease and an increase in numbers and range of black-legged ticks, especially in southern Ontario.

Reporting of all cases is critical.

Lyme disease is a preventable disease caused by a *Borrelia burgdorferi* bacterial infection and transmitted through the bite of an infected tick.

In Ontario, the black-legged tick (or deer tick) *Ixodes scapularis* is the sole vector of *B. burgdorferi*. People who spend time outdoors may encounter other tick species, but only the black-legged tick can transmit the Lyme disease bacteria. These ticks are small (3-5 mm) and people often do not realize they have a black-legged tick on them.

## Risk Areas

The greatest risk of acquiring Lyme disease is found in areas where black-legged ticks carrying the bacteria are endemic (well-established).

The endemic areas in Ontario include:

- Long Point Provincial Park (northwest shore of Lake Erie near Port Rowan)
- Point Pelee National Park (near Leamington)
- Prince Edward Point National Wildlife Area (located at the southeastern tip of Prince Edward County)
- St. Lawrence Islands National Park (near Brockville)
- Rondeau Provincial Park (southeast of Chatham)
- Turkey Point Provincial Park (near Port Rowan)
- Wainfleet Bog Conservation Area (in Port Colborne)

The black-legged tick also feeds on birds and can be transported to almost anywhere in the province; therefore, Lyme disease can be acquired almost anywhere in the province.

When a person is showing signs and symptoms of Lyme disease, health care professionals should consider this diagnosis even if the person is not from, or has not visited, an endemic area.

Persons can come into contact with ticks from early spring to the end of fall. The ticks can also be active in the winter in areas with no snow and mild temperatures (>4°C).

Let's  
Target  
Lyme   
[www.ontario.ca/lyme](http://www.ontario.ca/lyme)

## Highlights:

- Since 2005, there has been an increasing trend in the number of Lyme disease cases acquired in Ontario.

### REPORT:

- Lyme disease is a reportable disease as per O. Reg. 559. Clinically diagnosed Lyme disease, even in the absence of laboratory confirmation, should be **reported** to your local public health unit.

### TEST:

- While the probability is low, it is possible to acquire Lyme disease almost anywhere in Ontario. If you suspect Lyme disease, have the patient **tested**.

### TREAT:

- **Early treatment** with appropriate antibiotics is important.

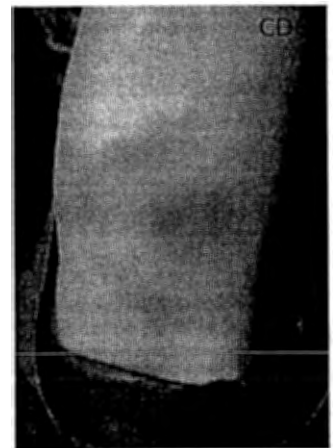
## Information for Clinicians

### Clinical Presentation

The incubation period for *B. burgdorferi* is usually one to four weeks after a bite from an infected tick. Early infection is characterized in 70 to 80 per cent of cases by erythema migrans, a skin lesion commonly known as a "bull's eye rash" (see picture, right).

Other early symptoms include fever, headache, muscle and joint pains, fatigue and stiff neck. Clinical diagnosis can sometimes be difficult as the symptoms can mimic many other diseases.

If left untreated, Lyme disease can progress to an early-disseminated disease with migraines, weakness, multiple skin rashes, painful or stiff joints, cardiac abnormalities and extreme fatigue. If the disease continues, arthritis, along with neurological symptoms such as headaches, dizziness, numbness and paralysis can occur.



(see over)

 Ontario

# Lyme Disease is on the increase

## Treatment

If treated early with appropriate antibiotics, patients can expect to make a full recovery<sup>1</sup>. People should seek medical attention if symptoms develop within 30 days of suspected tick exposure. If the patient still has the tick, or a health care professional removes it, submit the tick to the local public health unit where it will be sent for identification and Lyme bacteria testing (black-legged ticks only species tested). If the initial infection is not treated, then infection can become difficult to treat and patients may experience joint, heart and neurological symptoms.

## Testing

Laboratory testing is used to support the diagnosis of Lyme disease and should be used in conjunction with clinical signs and symptoms<sup>2</sup>. It is up to the attending physician to make the diagnosis and determine treatment. Patients tested during early infection may not have developed antibodies (negative serology) to the bacteria, making detection difficult; therefore, testing patients again in four weeks is recommended. Health Canada-approved blood tests are performed at the Ontario Public Health Laboratory and follow the recommendations of the Canadian Public Health Laboratory Network.

Testing patients for Lyme disease can be requested by writing "Lyme Serology" on the requisition form and providing clinical background.

The Centers for Disease Control and Prevention in the United States and the Public Health Agency of Canada caution health care professionals and the public regarding the use of private laboratories offering Lyme disease testing in the USA. These "for-profit" laboratories may not follow the same testing protocols as most provincial, state and federal laboratories in Canada and the USA.

## Removing a Tick

- Using fine-tipped tweezers, carefully grasp the tick as close to the skin as possible. Pull it straight out, gently but firmly.
- Do not squeeze the tick. Squeezing can accidentally introduce Lyme bacteria into the body.
- Do not put anything on the tick, or try to burn the tick off.
- After tick removal, place it in a screw-top bottle (pill vial or film canister) and submit it to your local health unit for identification and testing. Establishing the type of tick will help assess the risk of acquiring Lyme disease.
- It is important to remember where the person most likely acquired the tick. It will help public health workers to identify areas of higher risk.
- Thoroughly cleanse the bite site with rubbing alcohol and/or soap and water.

If the tick is removed soon after its attachment, it will help to prevent infection as not all black-legged ticks are infected. An infected black-legged tick has to be feeding for at least 24 hours before it can transmit the bacteria to the human host.

## For Further Information:

1. Canadian Family Physician: Lyme Disease, a zoonotic disease of increasing importance to Canadians. <http://www.cfp.ca/cgi/reprint/54/10/1381.pdf>
2. The laboratory diagnosis of Lyme borreliosis: Guidelines from the Canadian Public Health Laboratory Network. <http://www.pulsus.com/journals/abstract.jsp?HCtype=Physician&CurrPg=abstract&jnlKy=3&atlKy=7231&isuKy=711&isArt=t&romfold=&>
3. Erythema Migrans Lesions of Lyme Disease Photos. [http://www.cdc.gov/ncidod/dvbid/lyme/ld\\_LymeDiseaseRashPhotos.htm](http://www.cdc.gov/ncidod/dvbid/lyme/ld_LymeDiseaseRashPhotos.htm)
4. Ontario Lyme Disease Fact Sheet <http://www.health.gov.on.ca/en/public/publications/disease/lyme.aspx>
5. Health Canada, It's Your Health: Lyme Disease [http://www.hc-sc.gc.ca/hl-vs/alt\\_formats/pacrb-dgapcr/pdf/iyh-vsv/diseases-maladies/lyme-eng.pdf](http://www.hc-sc.gc.ca/hl-vs/alt_formats/pacrb-dgapcr/pdf/iyh-vsv/diseases-maladies/lyme-eng.pdf)
6. Public Health Agency of Canada: Ticks and Lyme Disease. <http://www.phac-aspc.gc.ca/ld-mi/tickinfo-eng.php>

Let's  
Target  
Lyme   
[www.ontario.ca/lyme](http://www.ontario.ca/lyme)

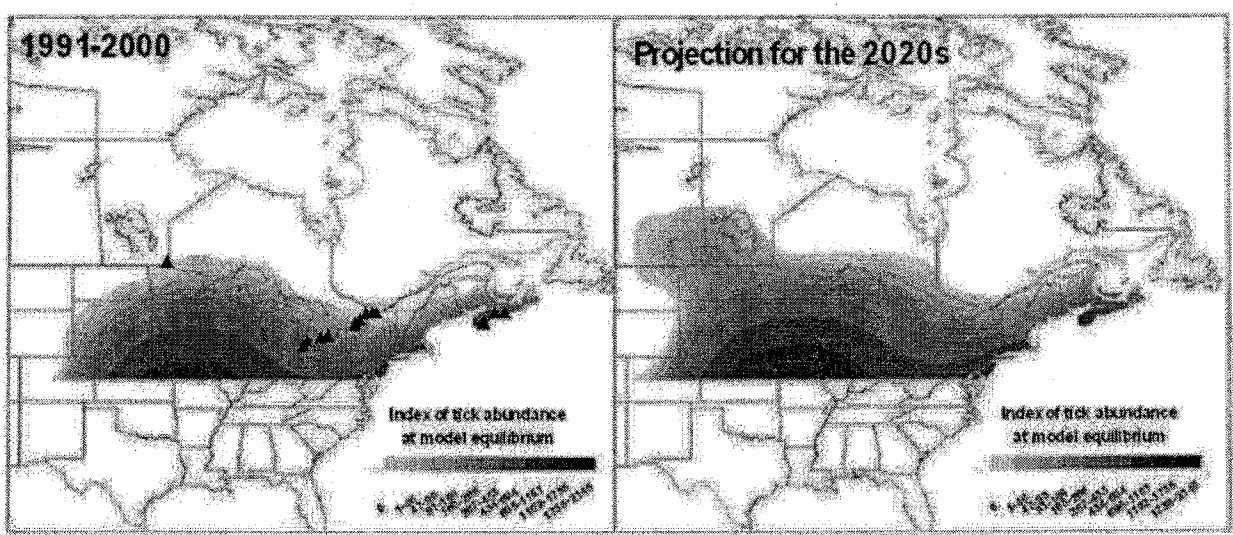


Ontario

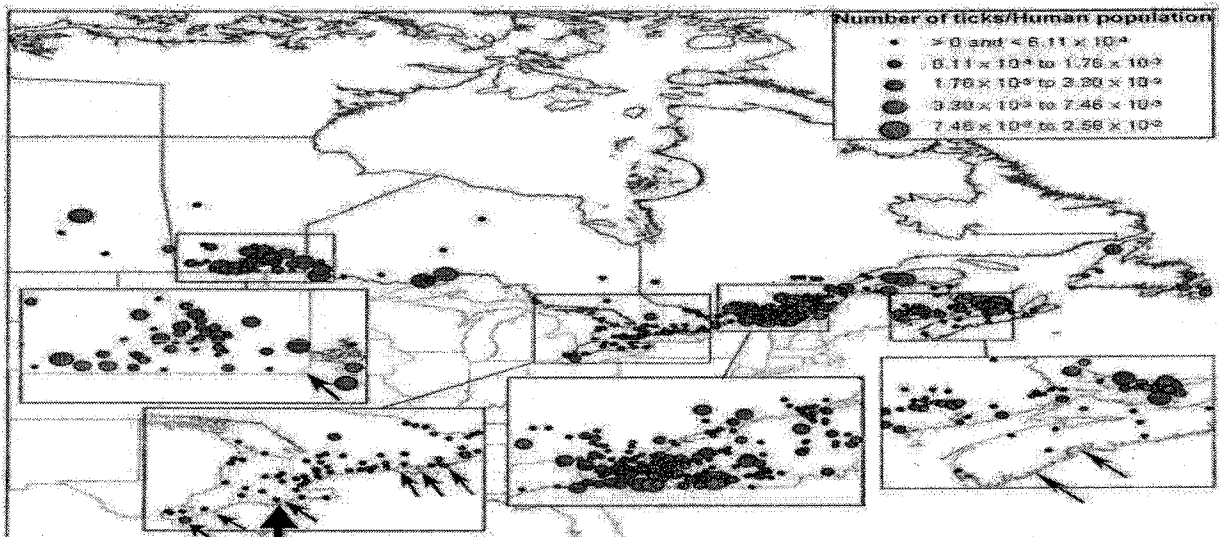
These maps are from the Public Health of Canada – Canadian Communicable Disease Report Jan 2009

The rising challenge of Lyme borreliosis in Canada, Canada Communicable Disease Report 1 January 2008 • Volume 34 • Number 01 NH Ogden, DPhil, (1), LR Lindsay, PhD, (2), M Morshed, PhD, (3), PN Sockett, PhD, (4), H Artsob, PhD, (2)

<http://www.phac-aspc.gc.ca/publicat/ccdr-rmtc/08vol34/dr-rm3401a-eng.php> (to view whole doc)

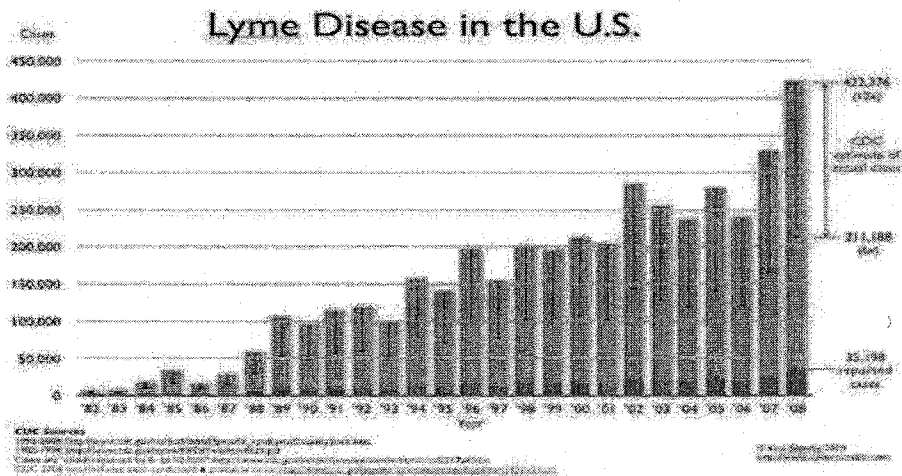
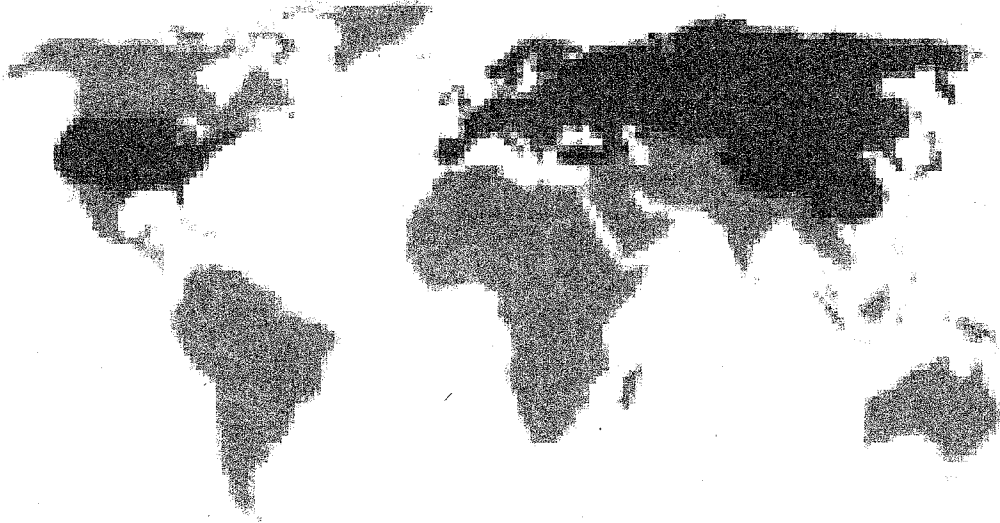


This map is the projected spread of the black legged ticks. You can see that southern Ontario was well covered in 2000 and will be completely covered by 2020.



This map represents the black legged ticks collected by passive surveillance from 1990-2003

# EPIDEMIC ACROSS THE WORLD



CDC ESTIMATES OVER 400,000 CASES IN THE US ANNUALLY WITH MOST EPIDEMIC STATES BORDERING WITH CANADA YET HERE IN CANADA PHAC REPORTS CASES IN THE LOW 100'S – WE ARE MISSING CASES DUE TO THE FAULTY TESTING AND LACK OF KNOWLEDGE IN THE MEDICAL FIELD



## Some of the Canadian News Coverage on the spread of Lyme disease and lack of treatment options in Canada

- W5 Out of the Wild  
[http://www.ctv.ca/CTVNews/WFive/20091113/w5\\_lyme\\_091114/](http://www.ctv.ca/CTVNews/WFive/20091113/w5_lyme_091114/)
- 16:9  
<http://www.globalnews.ca/Lyme+Disease+Lepers/2097103/story.html>
- CTV news coverage on Lyme.  
[http://www.ctv.ca/CTVNews/Health/20090608/lyme\\_090608/](http://www.ctv.ca/CTVNews/Health/20090608/lyme_090608/)  
[http://www.ctv.ca/CTVNews/Health/20090919/lyme\\_disease\\_090919/](http://www.ctv.ca/CTVNews/Health/20090919/lyme_disease_090919/)

## ADDITIONAL INFORMATION ON LYME DISEASE

- Canadian Lyme Foundation [www.canlyme.com](http://www.canlyme.com)  
(Has information and research on Lyme disease as well as personal stories of Canadians suffering from Lyme)
- Dr. E. Murakami Centre for Lyme  
[murakamicentreforlymebc.giving.officelive.com/default.aspx](http://murakamicentreforlymebc.giving.officelive.com/default.aspx)  
(Dr. E Murakami is a Lyme literate Physician from BC who treated thousands of people with Lyme disease. His Centre provides information on Lyme disease and its treatments. He also does seminars and phone consultations with patients and doctors across this country trying to educate about Lyme disease.)
- LYME DISEASE ASSOCIATION OF ONTARIO  
<http://www.lymeontario.org/>
- ILADS (International Lyme and Associated Diseases Society)  
[www.ILADS.com](http://www.ILADS.com)

## • UNDER OUR SKIN – LYME DISEASE DOCUMENTARY

This documentary was done in the US about the epidemic Lyme disease is becoming. What is happening in the US mirrors what is happening here in Canada. Clips can be seen at the website [www.underourskin.com](http://www.underourskin.com) or the full movie is available on demand through many cable services. This is a must see movie as it explains what Lyme disease is and its effects on a person and the society better than words can say

## QUOTE

- Dr. Nick Ogden, a Lyme disease specialist at the Public Health Agency of Canada, told CBC, "We have to be careful how we manage the risk to the public. We don't want to make an enormous scare, because going out into the great outdoors is a healthy thing to do."
- I agree that it is important to go outside it is also important to protect oneself
- How can one protect themselves if they don't know they need protect
- Public health has to made Lyme education a priority
- We need to educate the public and the doctors because no one want to enjoy a picnic for one afternoon, contract Lyme disease then be disabled for the rest of their life and that is what is happening now
- Lyme disease is a serious threat to the Public health of Ontario and we need to implement the changes requested in the petition to help stem the spread of this disease



**Bob BAILEY**  
MPP • Sarnia-Lambton

# PETITION

**TO THE LEGISLATIVE ASSEMBLY OF ONTARIO**

**WHEREAS**, the tick-borne illness known as Chronic Lyme Disease, which mimics many catastrophic illnesses, such as Multiple Sclerosis, Crohn's, Alzheimer's, arthritic diabetes, depression, Chronic Fatigue and Fibromyalgia is increasingly endemic in Canada, but the scientifically validated diagnostic tests and treatment choices are currently *not* available in Ontario, forcing patients to seek these in the USA and Europe;

**WHEREAS**, the *Canadian Medical Association* informed the public, governments, and the medical profession in May 30, 2000 edition of their professional journal that **Lyme Disease is endemic throughout Canada**, particularly in Southern Ontario;

**WHEREAS**, the Ontario Public Health system and the Ontario Health Insurance Plan currently do not fund those specific tests that accurately serve the process for establishing a clinical diagnosis, but only recognize testing procedures known in the medical literature to provide false negatives 45 to 95% of the time;

**WE, THE UNDERSIGNED**, petition the legislative assembly of Ontario to request the Minister of Health to direct the Ontario Public Health system and OHIP to include all currently available and scientifically verified tests for Acute and Chronic Lyme diagnosis, to do everything necessary to create public awareness of Lyme Disease in Ontario, and to have internationally developed diagnostic and successful treatment protocols available to patients and physicians.

Name (print clearly):	Address:
Signature:	Town/City:
E-mail Address:	Postal Code:

Name (print clearly):	Address:
Signature:	Town/City:
E-mail Address:	Postal Code:

Name (print clearly):	Address:
Signature:	Town/City:
E-mail Address:	Postal Code:

To date I have presented to three municipal councils and I am on the agenda of other municipalities in southern Ontario. I am also contacting all the municipalities in the province on this issue. Lambton and Huron County have endorsed the petition. As well as endorsing the petition the County of Huron has sent a letter to Premier McGuinty asking him for action on "this very distressing disease that is affecting the livelihood of residents in Ontario". Middlesex is bring the issue forward to the next level in their organization as well as reaching out to various advocacy groups that council members are a part of on the public's behalf.

My hope is that all municipal governments can lend their clout to this petition. It won't be long before everyone is affected in one way or another by this insidious disease. In the US this disease is now being called an epidemic by many health officials and its moving North. We need a strong response from our elected officials who are responsible for the public health of all the citizens of Ontario and Canada.

Thank you for taking the time to investigate this very urgent public health issue.

Christine Heffer



Corporation of the  
**COUNTY OF HURON**

COUNTY CLERK, Barbara L. Wilson, CMO  
1 Court House Square, Goderich, Ontario N7A 1M2  
[bwilson@huroncounty.ca](mailto:bwilson@huroncounty.ca)

519-524-8394 (ext. 257)  
Fax 519-524-2044

July 6<sup>th</sup>, 2011.

The Hon. Dalton McGuinty,  
Premier of the Province of Ontario,  
Room 281, Main Legislative Building,  
Queen's Park,  
Toronto, ON M7A 1A1

Honourable Premier:

The Council of the Corporation of the County of Huron recently heard a presentation from Christine Heffer, an Ontario resident living with Lyme Disease. The following Motion was passed by Council at their July 6<sup>th</sup>, 2011 Council meeting:

**WHEREAS:**

The tick-borne illness known as Chronic Lyme Disease, which mimics many catastrophic illnesses, such as Multiple Sclerosis, Crohn's, Alzheimer's, arthritic diabetes, depression, Chronic Fatigue and Fibromyalgia is increasingly endemic in Canada, but the scientifically validated diagnostic tests and treatment choices are currently not available in Ontario, forcing patients to seek these in the USA and Europe;

**AND WHEREAS:**

The Canadian Medical Association informed the public, governments, and the medical profession in the May 30, 2000 edition of their professional journal that Lyme Disease is endemic throughout Canada, particularly in Southern Ontario;

**AND WHEREAS:**

The Ontario Public Health system and the Ontario Health Insurance Plan currently do not fund those specific tests that accurately serve the process for establishing a clinical diagnosis, but only recognize testing procedures known in the medical literature to provide false negatives 45 to 95% of the time;

.../2

The Hon. Dalton McGuinty,  
Premier of the Province of Ontario.  
Re: Lyme Disease

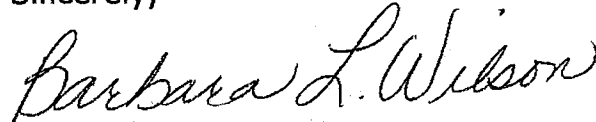
July 6<sup>th</sup>, 2011.  
Page 2 of 2.

**NOW THEREFORE BE IT RESOLVED THAT:**

The Council of the County of Huron petition the legislative assembly of Ontario to request the Minister of Health to direct the Ontario Public Health system and OHIP to include all currently available and scientifically verified tests for Acute and Chronic Lyme diagnosis, to do everything necessary to create public awareness of Lyme Disease in Ontario, and to have internationally developed diagnosis and successful treatment protocols available to patients and physicians.

Your attention to this very distressing disease that is affecting the livelihood of residents in Ontario is greatly appreciated.

Sincerely,



Barbara L. Wilson, CMO,  
County Clerk,  
County of Huron.

c.c. The Hon. Deborah Matthews, Minister of Health and Long-Term  
Care  
The Hon. Carol Mitchell, MPP Huron-Bruce  
Bob Bailey, MPP Sarnia-Lambton  
Christine Heffer, [cheffer@cogeco.ca](mailto:cheffer@cogeco.ca)

Post Time Pub & Grill  
257 George St.,  
Arthur, Ont. N0G 1A0

RECEIVED

JUL 20 2011

TWP. OF WELLINGTON NORTH

20<sup>th</sup> July 2011

To Whom It May Concern,

We will be forwarding an application to Alcohol and Gaming Commission of Ontario for a temporary extension to our existing premises to serve alcohol for a period of approx. 8 hrs on 27<sup>th</sup> August 2011.

I must include in this application a letter of approval from the Municipal Clerk.

On this day, we will be hosting a charity motor cycle run.

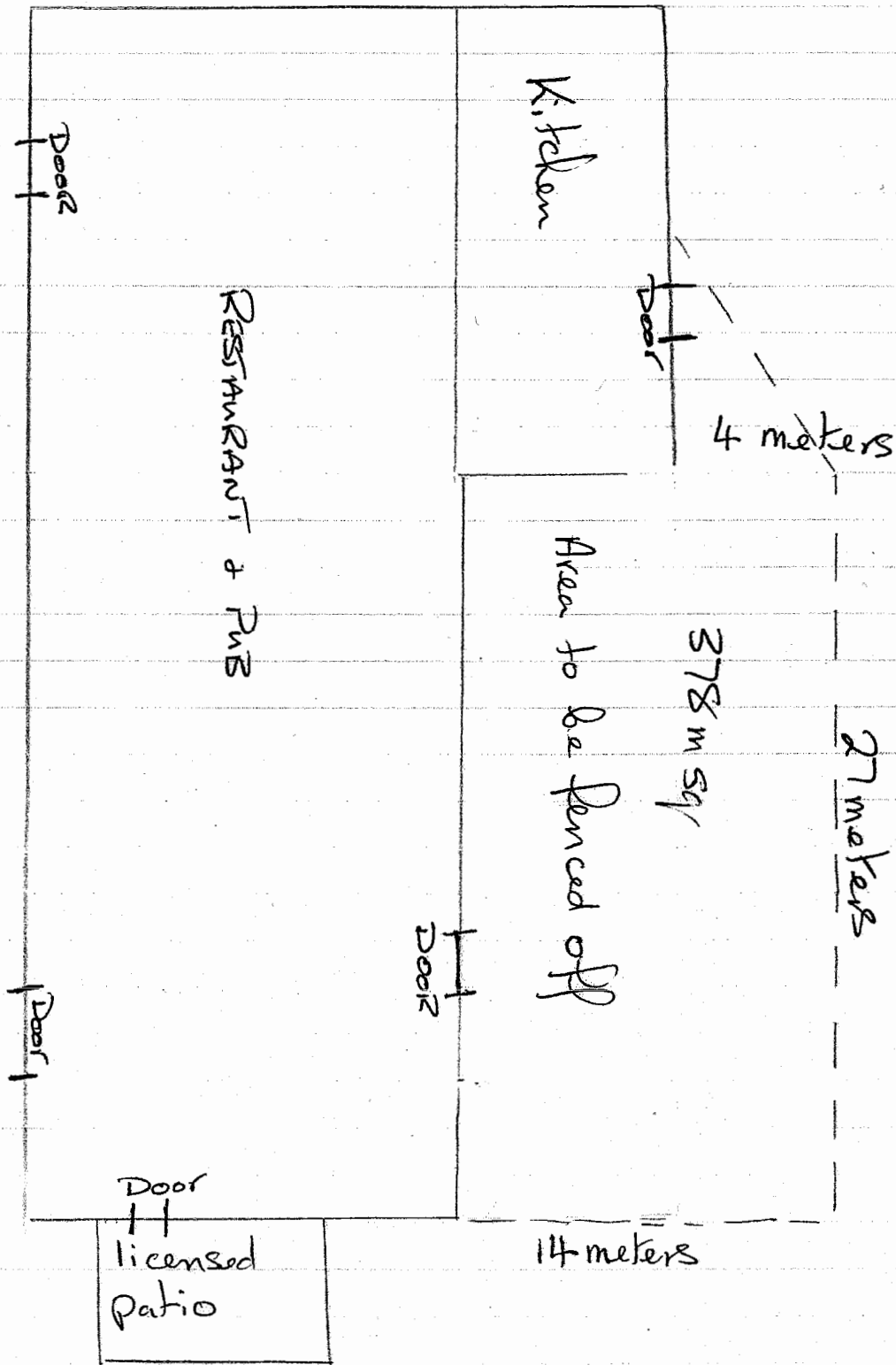
I hope this meets with your approval and would appreciate a letter in return stating "no objection to the proposed extension site". I have also included a map of the proposed site.

Thanking you in anticipation.

Yours sincerely

Lorraine Renton  
519 848 6459

# POST TIME PUB & GRILL





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

**BY-LAW NUMBER 50-11**

**BEING A BY-LAW TO AUTHORIZE AN AGREEMENT TO  
FACILITATE REMEDIATION WORK TO BE DONE ON CORK  
STREET AND WATERLOO STREET (UNOPENED PORTION) IN  
MOUNT FOREST.**

**WHEREAS:**

- A. Section 4 of the Municipal Act, 2001 as amended (hereinafter called "the Act") provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its Council, and further, Section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act.
- B. 2199645 Ontario Inc. is the owner of the lands in the former Town of Mount Forest having Property Identifier Number 71053-0015 (LT) which includes part of Park Lot 10 on the South side of Queen Street according to the Plan for the Town of Mount Forest and being part of Part 5 on deposited Plan 61R6683.

***NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH*** ("the Corporation") enacts as follows:

- 1. The agreement between the Corporation and 2199645 Ontario Inc. the owner of the lands having Property Identifier Number 71053-0015 (LT) at the northwesterly corner of Cork and Waterloo Streets in the former Town of Mount Forest in the form of the unsigned Agreement attached hereto as Schedule 1 is hereby approved, ratified and confirmed.
- 2. The signing of the said Agreement by the Mayor and the Clerk on the 5<sup>th</sup> day of July, 2011 is hereby approved and ratified and they are authorized and directed to follow through with the processes necessary to carry out its terms.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25<sup>TH</sup> DAY OF JULY, 2011.**

---

**RAYMOND TOUT,  
MAYOR**

---

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

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER 50-11  
SCHEDULE 1

**A G R E E M E N T**

**THIS AGREEMENT** made as of the            day of            , 2011.

**B E T W E E N:**

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

**hereinafter called "the Township" OF THE FIRST PART,**

**- and -**

**2199645 ONTARIO INC.,**

**hereinafter called "the Owner" OF THE SECOND PART.**

**WHEREAS:**

A. The Owner owns the following lands:

Park Lot 10 and part of Park Lots 11 and 12, on the South side of Queen Street, according to the Plan for the Town of Mount Forest, being PARTS 2, 4 and 5 on deposited Plan 61R6683, in the Township of Wellington North, in the County of Wellington hereinafter called "the lands".

B. The Township owns Cork Street and Waterloo Street (unopened road allowance) abutting the lands at the southeasterly corner thereof (being also the southeasterly corner of the said Park Lot 10).

C. Consultants engaged by the Township have found and documented Petroleum Hydrocarbons contamination on the said Park Lot 10 and on the abutting streets ("the streets") which has migrated there from the southeasterly portion of Park Lot 10 ("the contaminated area").

D. The said contamination involves the presence of Free Phase Petroleum Hydrocarbons, soil impacted with Petroleum Hydrocarbons and groundwater impacted with Petroleum Hydrocarbons.

E. The Township intends to conduct Environmental Site Remediation on the streets and wishes to do environmental remediation work on the contaminated area of the Owner's lands to prevent further migration of Petroleum Hydrocarbons from that source and has requested the Owner's permission to enter on the Owner's lands for that purpose.

F. The Township has requested the Owner's permission to conduct further environmental testing through its consultants, apart from that already done with respect to the said Petroleum Hydrocarbons, in and over the portion of the Owner's lands being rectangular in shape, composed of parts of Park Lots 10 and 11 and having a frontage on Cork Street of 266.93 feet and a frontage on the Waterloo Street unopened road allowance of 400 feet ("the 2.45 acres").

NOW THEREFORE IN CONSIDERATION OF the terms and conditions contained hereto, the parties hereto agree as follows:

1. **Right of Entry & Removal of Migrating Contamination.** The Owner consents to and gives the Township, its agents and its qualified consultants the right to enter on the contaminated area, as approximately depicted on the Bluewater Geoscience Consultants Inc. Drawing (Figure No. 1A) Township of Wellington North, Cork Street SPS, Groundwater Monitoring dated March, 2011 and bearing Project No. BG-361, attached hereto as Schedule "A" to conduct remediation work to prevent further migration of contaminants from the contaminated area to the streets by removing to the satisfaction of the Township and at its expense impacted groundwater and soil and Free Phase Petroleum Hydrocarbons contamination.
2. **Disposal of Removed Contamination.** The right given herein includes the right to remove impacted groundwater and soil and Free Phase Petroleum Hydrocarbons contamination as determined by and at the expense of the Township, and the Township shall dispose of the removed impacted groundwater and soil and Free Phase Petroleum Hydrocarbons contamination at its expense in compliance with the provisions of the Environmental Protection Act and the Regulations thereunder.
3. **Additional Access.** The right given herein includes access to the portion of the 2.45 acres lying South and East of the drainage ditch traversing it for purposes directly related to the work carried out by the Township pursuant to paragraphs 1 and 2.
4. **Groundwater Monitoring.** The Township may retain an open excavation after the removal by it of impacted groundwater and soil and Free Phase Petroleum Hydrocarbons contamination in order to conduct groundwater monitoring and to remove to its satisfaction further impacted groundwater flowing into the excavation from the impacted groundwater area shown on the said drawing for a period of time to be determined by the Township but not beyond October 1, 2011.
5. **Restoration.** The Township shall at its expense restore the excavation on the contaminated area to grade with clean fill by the 31<sup>st</sup> day of October, 2011 and provide the Owner with a copy of its qualified consultant's report with respect to the remediation work.
6. **Right of Entry for Further Testing.** The Owner consents to and gives the Township and its qualified consultants the right to enter on the 2.45 acres for the purpose of conducting further Environmental Site Assessment tests up to December 31<sup>st</sup>, 2011 to the satisfaction of the Township which may result at the Township's discretion in an up-to-date Phase II Environmental Site Assessment, and the Township shall provide the Owner with a copy of the results of such further testing by its qualified consultants and a copy of any such updated Phase II Environmental Site Assessment obtained by the Township.
7. **Confidential Documents.** Any remediation report, test results or Phase II Environmental Site Assessment Report (the "Reports") prepared by the Township's qualified consultants and provided to the Owner pursuant to the provisions of this Agreement, shall be kept confidential by the Owner and not disclosed or passed on to any other party or parties without the consent of the Township other than in the case where the Owner requires the Reports for purposes of financing or development.
8. **Development of the Lands.** It is agreed and understood that nothing done on the 2.45 acres, including the contaminated lands, by the Township in exercise of its rights under this Agreement shall be deemed or alleged to affect the Owner's legal obligations with respect to the development of the lands or any part thereof without the concurrence of the Township and, without limitation, shall not affect or pertain to satisfaction of the Conditions of Approval issued by the County of Wellington Planning and Land Division Committee pursuant to the Owner's Applications B117/10 and B118/10 for Consent to Severances under the provisions of Section 53 of the *Planning Act*.
9. **Indemnification.** The Township shall indemnify the Owner from all damages, injuries, actions and causes of actions howsoever caused resulting from or by any of the work, testing

or remediation conducted by the Township on the 2.45 acres with the exception that this indemnity shall not apply to the pre-existing environmental condition of the 2.45 acres.

- 10. **Enurement.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, assigns, heirs, executors and estate trustees.
- 11. **Counterpart Execution.** This Agreement may be executed in counterpart and each such counterpart shall for all purposes constitute one agreement, binding on the parties hereto notwithstanding that the parties are not signatories to the same counterpart.

**THIS AGREEMENT** is executed by The Corporation of the Township of Wellington North this day of \_\_\_\_\_, 2011.

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

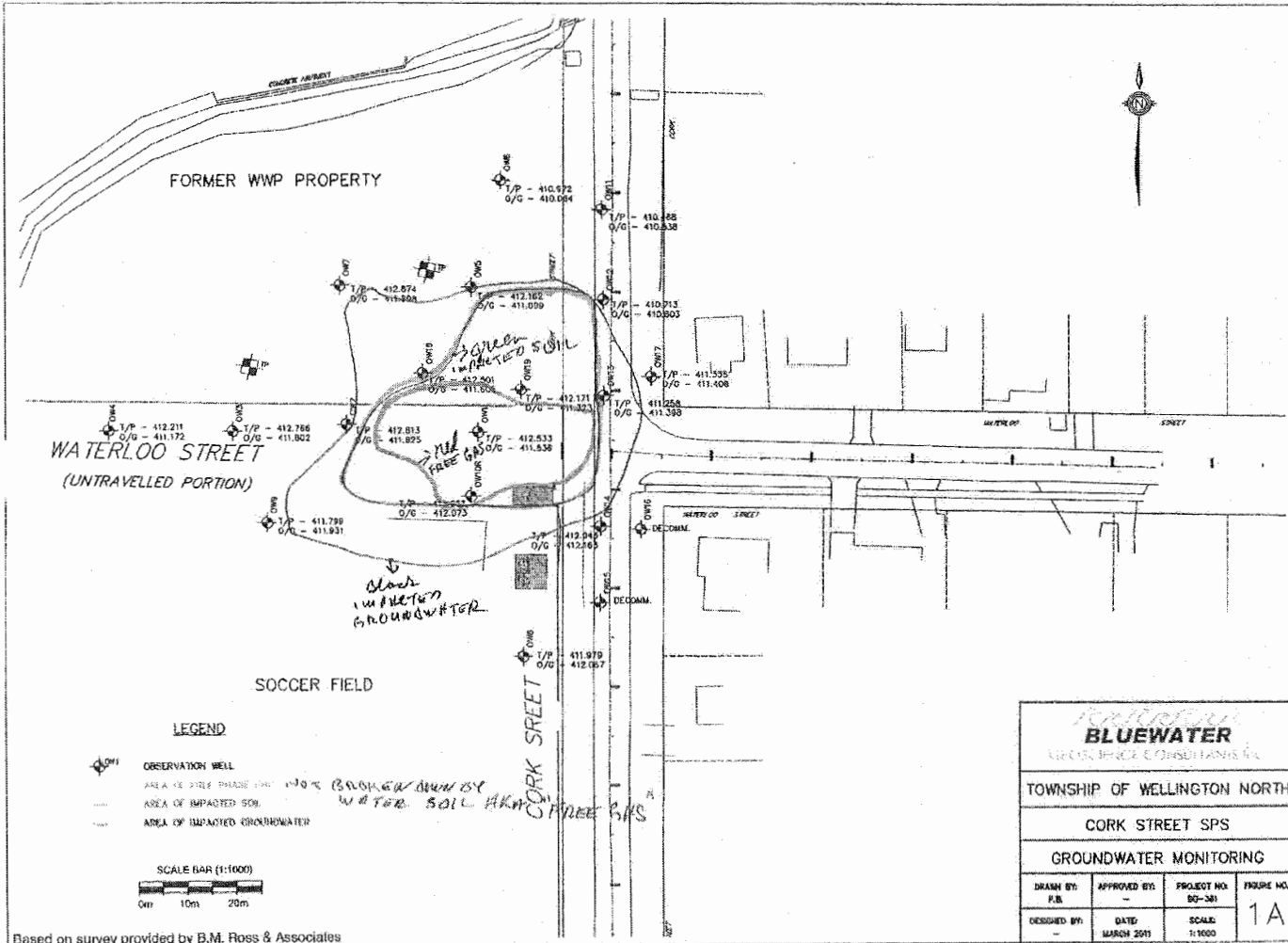
Per: \_\_\_\_\_  
Raymond Tout – Mayor

Per: \_\_\_\_\_  
Lorraine Heinbuch – Clerk  
We have authority to bind the Corporation.

**THIS AGREEMENT** is executed by 2199645 Ontario Inc. this day of \_\_\_\_\_, 2011.

**2199645 ONTARIO INC.**

Per: \_\_\_\_\_  
W. L. (Bill) Trenwith – President  
I have authority to bind the Corporation.



Based on survey provided by B.M. Ross & Associates

SCHEDULE "A"

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

**BY-LAW NUMBER 51-11**

**BEING A BY-LAW TO AUTHORIZE A LEASE AGREEMENT FOR  
PURPOSES OF FARMING CROPLANDS OWNED BY THE  
MUNICIPALITY (Part Lot 7, Concession 11, 61R-11113, Part 2,  
(former Township of Arthur) - Simon Martin)**

**WHEREAS:**

- A. Section 4 of the Municipal Act, 2001 as amended (hereinafter called "the Act") provides that the inhabitants of every municipality are incorporated as a body corporate and Section 5 of the Act provides that the powers of a municipality shall be exercised by its Council, and further, Section 9 of the Act provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Act or any other Act.
  
- B. The Corporation of the Township of Wellington North is the owner of the lands in the former Township of Arthur, being that part of Lot 7, Concession 11, shown as PART 2 on a Plan of Survey deposited as Plan 61R-11113, which lands contain a licenced gravel pit and approximately fifteen (15) acres of workable cropland.

***NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH*** ("the Corporation") enacts as follows:

- 1. The Corporation is hereby authorized to enter into a lease agreement with Simon Martin for the said cropland area containing fifteen (15) acres more or less in the form of the lease agreement attached hereto as Schedule "A".
  
- 2. The Mayor and the Clerk are hereby authorized and directed to sign the lease agreement on behalf of the Corporation.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25<sup>TH</sup> DAY OF JULY, 2011.**

---

**RAYMOND TOUT,  
MAYOR**

---

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





3. It is expressly stated that this rental agreement is for farming purposes for the 2011, 2012, 2013, 2014, and 2015 crop years which includes the removal of the crop but does not in any event cover a period beyond the last day of November, 2015.
4. Martin shall not place any hazardous or contaminating substances or chemicals on the lands other than those chemical fertilizers or herbicides which fall within normal good farming practices.
5. In the event that a dispute relating to this agreement or its implementation arises that cannot be resolved by negotiation between the parties, the parties agree to use the services of a mediator to attempt to resolve their differences and failing agreement on the procedure to be followed, it shall be conducted in accordance with the "Rules of Procedure for the conduct of mediations" of the Arbitration and Mediations Institute of Ontario.
6. In the event that a dispute relating to this agreement or its implementation arises that cannot be resolved between the parties and cannot be resolved through mediation, such disputed matters shall be submitted to arbitration and the provisions of the Arbitration Act shall apply. The disputes shall be determined by one arbitrator chosen by the parties, but if the parties are unable to agree upon a mutually acceptable arbitrator, then the dispute shall be determined by the award of three arbitrators, or by a majority of them, one to be named by Martin, one to be named by Wellington North and the third to be selected by the first two named arbitrators.
7. This agreement shall ensure to the benefit of and to binding upon the parties hereto and their heirs, executors, administrators, successors and assigns.

DATED AND SIGNED by Wellington North this \_\_\_\_\_ day of \_\_\_\_\_, 2011  
 THE CORPORATION OF THE TOWNSHIP  
 OF WELLINGTON NORTH

Per: \_\_\_\_\_

Raymond Tout, Mayor

Per: \_\_\_\_\_

Lorraine Heinbuch, Clerk

DATED AND SIGNED by Martin this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
 Witness

\_\_\_\_\_  
 Simon Martin

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

**BY-LAW NUMBER 52-11**

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN AGREEMENT. (Part of Park Lot 7 and Part of Park Lot 8, south side of Smith Street (former Village of Arthur) – 1260119 Ontario Limited)**

**WHEREAS:**

- A. The following lands owned by 1260119 Ontario Limited ("the Owner") have been designated by Wellington North under subsection 41(2) of the Planning Act, R.S.O. 1990, c. P.13 (hereinafter called "the Act") as a site plan control area:

Part of Park Lot 7 and Part of Park Lot 8 on the South side of Smith Street according to the Crown Survey of Arthur Village, in the Township of Wellington North, in the County of Wellington as described in registered instrument number RO745504 and being shown as Part 1 on a Plan of Survey deposited as Plan 61R11434 on the 27<sup>th</sup> day of July, 2010 [having Property Identifier Number 71094-0098(LT)].

- B. The lands are presently vacant and the Owner wishes to develop them as residential lands containing multiple single family residences and the Zoning By-law No. 66-01 of Wellington North has been amended to accommodate the proposed development.
- C. The Owner has applied to Wellington North for approval under the Act of the plans showing the development and location of all facilities and the works to be provided in conjunction with the development of the lands and the location of all of the facilities and works required by Wellington North under subsection 41(7)(a) of the Act.
- D. Wellington North requires the Owner to enter an agreement as a condition to the approval sought by the Owner under subsection 41(7)(c) and 41(7)(c.1) of the Act.

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

1. The Mayor and the Clerk of the Corporation are hereby authorized and directed to sign a Site Plan Agreement with the Owner in substantially the same form as the unsigned Site Plan Agreement (Draft # 3) attached hereto as Schedule "A".
2. The Clerk is authorized and directed to cause Notice of the Site Plan Agreement to be registered on the title to the lands forthwith after it has been duly signed by the parties.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25<sup>TH</sup> DAY OF JULY, 2011.**

---

**RAYMOND TOUT,  
MAYOR**

---

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

THE CORPORATION OF THE  
TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER 51-11  
SCHEDULE "A"  
SITE PLAN AGREEMENT

THIS AGREEMENT made this            day of            , 2011.

**B E T W E E N:**

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

**"Wellington North"  
OF THE FIRST PART,**

- and -

**1260119 ONTARIO LIMITED,**

**"the Owner"  
OF THE SECOND PART.**

**WHEREAS:**

A. The Owner is the owner of the following lands (hereinafter called "the lands"):

Part of Park Lot 7 and Part of Park Lot 8 on the South side of Smith Street according to the Crown Survey of Arthur Village, in the Township of Wellington North, in the County of Wellington as described in registered instrument number RO745504 and being shown as Part 1 on a Plan of Survey deposited as Plan 61R11434 on the 27<sup>th</sup> day of July, 2010 [having Property Identifier Number 71094-0098(LT)].

- B. The lands have been designated by Wellington North under subsection 41(2) of the *Planning Act*, R.S.O. 1990, c. P.13 (hereinafter called "the Act") as a site plan control area.
- C. The lands are presently vacant and the Owner wishes to develop them as residential lands containing multiple single family residences and the Zoning By-law No. 66-01 of Wellington North has been amended to accommodate the proposed development.
- D. The Owner has applied to Wellington North for approval under the Act of the plans showing the proposed development and location of all facilities and the works to be provided in conjunction with the development of the lands as well as the location of all of the facilities and works required by Wellington North under subsection 41(7)(a) of the Act.
- E. Wellington North requires the Owner to enter into this Agreement as a condition to the approval sought by the Owner under subsections 41(7)(c) and 41(7)(c.1) of the Act .
- F. Subsection 41(10) of the Act permits the registration of this Agreement on the title to the lands.

IN CONSIDERATION OF the premises and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. **Site Plan.** The Owner agrees to carry out the work, and to construct, install and maintain at its expense all of the services, works and facilities stipulated, described by words and numbers, and shown in and upon the following plans, that is:
  - (i) the Preston Street Townhouses Final Stormwater Management Plan for 118 and 120 Preston Street, Township of Wellington North (Arthur, Ontario) prepared by MTE Consultants Inc. (MTE File No. 32472-100) with final revision date April 12, 2010 and signed and sealed by S. L. McIntosh P. Eng. on the 13<sup>th</sup> day of April, 2010;
  - (ii) the MTE Consultants Inc. Storm Outlet Plan & Profile Drawing No. PP1.1 for the Preston Street Townhouses Project # 32472-100 with last revision date May 3, 2010 and bearing the signature and seal of S. L. McIntosh, P. Eng. on the 3<sup>rd</sup> day of May, 2010;
  - (iii) the MTE Consultants Inc. Storm Drainage Areas Drawing No. ST1.1 for the Preston Street Townhouses Project # 32472-100 with last revision date April 13, 2010;
  - (iv) the MTE Consultants Inc. Site Grading Plan Drawing No. C2.1 for the Preston Street Townhouses Project # 32472-100 with last revision date May 18, 2010 and bearing the signature and seal of S. L. McIntosh, P. Eng. dated May 18, 2010;
  - (v) the MTE Consultants Inc. Site Servicing Plan Drawing No. C2.2 for the Preston Street Townhouses Project # 32472-100 with last revision date May 18, 2010 and bearing the signature and seal of S. L. McIntosh, P. Eng. dated May 18, 2010;
  - (vi) the MTE Consultants Inc. Details & Notes Drawing No. C2.3 for the Preston Street Townhouses Project # 32472-100 with last revision date May 18, 2010 and bearing the signature and seal of S. L. McIntosh, P. Eng. dated May 18, 2010;
  - (vii) the MTE Consultants Inc. Existing Conditions and Removals Plan Drawing No. C1.1 for the Preston Street Townhouses Project # 32472-100 with last revision date December 4, 2009;
  - (viii) the MTE Consultants Inc. Existing Conditions Plan Drawing No. 32472-801 for the Preston Street Townhouses Project # 32472-100 dated November 9, 2007;
  - (ix) the MTE Consultants Inc. Sanitary Drainage Areas Drawing No. SA1.1 for the Preston Street Townhouses Project # 32472-100 with last revision date April 9, 2010;
  - (x) the MTE Consultants Inc. Sanitary Sewer Design Sheet for the Preston Street Townhouses Project # 32472-100 dated April 13, 2010;

- (xi) the MTE Consultants Inc. Storm Sewer Design Sheet for Preston Street Townhouses Project # 32472-100 dated May 3, 2010;
- (xii) the Wendy Shearer Landscape Architect, a Division of MHBC Planning Landscape Plan Drawing No. L1 for the Preston Street Townhouses Project # 09109A-REG with last revision date May 18, 2010 and bearing the signature and seal of Wendy Shearer Landscape Architect dated May 18, 2010; and
- (xiii) the Wendy Shearer Landscape Architect, a Division of MHBC Planning Landscape Details Drawing No. L2 for the Preston Street Townhouses Project # 09109A-REG with last revision date May 18, 2010 and bearing the signature and seal of Wendy Shearer Landscape Architect dated May 18, 2010;
- (xiv) the Mighton Engineering Ltd. Street Lighting Photometrics Drawing No. SL.1 (Mighton Project No. 30000) dated September, 2009 with "Issued for Review/Approval" date 2011.04.08 prepared for "Proposed 45 Unit Development Preston Street Townhouses".

which plans are together hereinafter called "the Site Plan". Notwithstanding the generality of the foregoing the requirements under this Agreement include all of the notes and the text under any other headings contained in the plans making up the Site Plan.

2. **Further Description of Work and Location of Site Plan.** Without limiting the generality of the foregoing, all the specifications and requirements contained in the Site Plan, which is on file at Wellington North's municipal office, shall be adhered to and satisfied by the Owner.
3. **Certification.** As part of the obligations under paragraph 1, the Owner shall grade the lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Site Plan. With the exception of final grading and street surfacing, the Owner shall not use or cause or permit to be used any new construction on the lands until a professional engineer has given Wellington North, at the Owner's expense, a letter addressed to the Clerk and signed by the engineer certifying that all services, structures, works and facilities on or in the said lands and required for this development by the Site Plan and this Agreement have been installed and completed in a manner satisfactory to the engineer.
4. **Compliance with Laws.** The Owner shall comply with all applicable requirements under the Ontario Water Resources Act, the Regulations thereunder and the Ministry of the Environment with respect to the construction and installation of the sanitary sewer service, the storm sewer service, the stormwater management area and the water service provided for in the Site Plan, and at the request of Wellington North's Chief Building Official shall provide Wellington North with evidence thereof including, if applicable, a valid Certificate of Approval. In the event that the Owner alleges that a Certificate of Approval is not applicable or required for any of the said services or the stormwater management area the

Owner shall provide Wellington North with evidence satisfactory to it that a Certificate of Approval is not applicable or required.

5. **Storm Drainage -- General.** Notwithstanding the foregoing, the Owner agrees that the storm drainage system on and for the lands shall be designed and constructed to the satisfaction of Wellington North at the expense of the Owner.
6. **Sump Pumps.** The Owner shall not include or install a sump pump system in any building on the lands unless the system includes a connection device in compliance with Wellington North's Municipal Servicing Standards and approved by Wellington North to connect the sump pump to the storm sewer provided for in the Site Plan.
7. **Easement.** The Owner shall not cause or permit any construction on the lands until an easement for outlet purposes from the stormwater management area provided for in the Site Plan satisfactory to Wellington North has been obtained and registered over that portion of the lands having property identifier number 71094-0100 (LT) which is shown as Part 1 on deposited Plan 61R11372 has been obtained and registered on the title to the lands
8. **Maintenance.** The Owner agrees that all of the services, works, facilities and matters required under this Agreement located on the lands and the outlet referred to in paragraph 7 shall be maintained for the life of the proposed development covered by the Site Plan at the Owner's cost and expense and the Owner shall give Wellington North and its agents reasonable access on reasonable notice to the lands for purposes of verification of compliance with the terms of this Agreement.
9. **Watermain Flushing.** Without limiting the generality of paragraph 8 the Owner shall be responsible to carry out at its expense flushing of the watermain installed on the lands as required by Wellington North in accordance with Wellington North's due diligence requirements as the manager of the water supply for the residents of the broader community. The Owner agrees that Wellington North shall have the right, in the event that it determines at its discretion to do so, to enter the lands at any time during regular working hours with personnel and equipment for the purpose of flushing the watermain installed on the lands by the Owner provided that this right shall not in any way derogate from the obligations of the Owner contained in this paragraph.
10. **Maintenance of Fire Hydrants.** Without limiting the generality of paragraph 8, the Owner shall cause the fire hydrants provided for in the Site Plan to be inspected and maintained annually by a person duly licenced to perform that function, and shall (i) give Wellington North at least two (2) business days notice of the inspection/maintenance date or dates each year, and (ii) provide confirmation each year from such licenced person that the annual fire hydrant inspection and maintenance work has been duly performed and completed.



11. **Lands Charged with Maintenance Obligations.** The Owner charges the lands and any leasehold or other interest therein which it may give, with the maintenance obligations for the facilities and works provided for herein.
  
12. **Connection to Municipal Watermain and Sanitary Sewer.**
  - (i) The watermain to be installed on the lands by the Owner shall not be connected to Wellington North's municipal watermain unless the Owner has conducted water potability sampling tests and otherwise comply with Wellington North's Municipal Servicing Standards in a manner satisfactory to and approved by Wellington North.
  
  - (ii) The sanitary sewer to be installed on the lands by the Owner shall not be connected to Wellington North's municipal sanitary sewer unless the Owner has completed inspections on the Owner's sanitary sewer satisfactory to and approved by Wellington North and has otherwise complied with Wellington North's Municipal Servicing Standards.
  
13. **Wellington North's Professional Fees and Disbursements.** The Owner shall reimburse Wellington North for all of its engineering and legal expenses (professional fees and disbursements) in connection with the development and implementation of this Agreement, and further the Owner shall pay the sum of FIVE THOUSAND DOLLARS (\$5,000.00) to Wellington North upon the signing of this Agreement as a deposit towards the said professional fees and disbursements, and when the said deposit has been depleted below the sum of FIVE HUNDRED DOLLARS (\$500.00) the Owner shall pay another deposit in the same or lesser amount as determined by Wellington North, and if necessary thereafter such further deposits shall be made upon the depletion of the amount of any deposit on hand below the sum of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) until the requirements under paragraph 1 herein have been completed.
  
14. **Security.** As a condition to the approval to be given by Wellington North pursuant to the Owner's application, the Owner shall file with and deliver to Wellington North either a banker's draft or cheque made payable to Wellington North or an irrevocable letter of credit satisfactory to the clerk, to guarantee all the provisions of this Agreement, with the exception of the future maintenance provisions, **in the principal sum of \$731,220.00. The said sum of \$731,220.00 is comprised as follows:** \$549,990.00 being 50% of the Owner's engineer's estimate of the cost of the general on-site work, \$59,220.00 being 100% of the Owner's engineer's estimate of the cost of the general off-site work, \$73,310.00 being 50% of the Owner's Landscape Architect's estimate of the cost of the landscaping, \$37,500.00 being 50% of the Owner's engineer's estimate of the cost of the on-site electrical work, and \$11,200.00 being 100% of the Owner's engineer's estimate of the cost of the off-site electrical work. The said banker's draft or cheque or letter of credit shall be kept in full force and effect until such time as the Owner's engineer or architect confirms at the Owner's expense that the Owner has carried out the work and constructed and installed all of the services, works and facilities which are required by this Agreement. For purposes of this

paragraph the reference to a letter of credit means a letter of credit from a chartered bank or other institution approved by the Council of Wellington North which is irrevocable and shall contain the following clause or variation thereof approved by Wellington North:

“It is a condition of this standby letter of credit that it shall be deemed to be automatically extended for one (1) year from the present or any future expiration date hereof, unless thirty (30) days prior to any such date we shall notify you in writing that we elect not to consider this standby letter of credit renewed for any such additional period. Upon receipt by you of such notice, you may draw hereunder by means of your draft accompanied by your above written Certificate.”

15. **Postponement and Subordination.** The Owner covenants and agrees, at its own expense, to obtain and register such documentation from its mortgagees or those holding encumbrances as may be deemed necessary by Wellington North to postpone and subordinate their interest in the lands to the interest of Wellington North to the extent that this Agreement shall take effect and have priority as if it have been executed and registered prior to the execution and registration of any such mortgages or encumbrances registered prior to the registration of notice of this Agreement as provided for in paragraph 20.
16. **Waiver.** The failure of Wellington North at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by Wellington North of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Wellington North shall specifically retain its rights at law to enforce this Agreement.
17. **No Challenge to the Agreement.** The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in court, or before any administrative tribunal, the parties' right to enter into and force this Agreement. The law of contract applies to this Agreement and the parties are entitled to all remedies arising from it, notwithstanding any provisions in Section 41 of the Planning Act interpreted to the contrary. The parties agree that adequate consideration has flowed from each party to the other and that they are not severable. This provision may be pleaded by either party in any action or proceeding as an estoppel of any denial of such right.
18. **Enforcement.** The Owner acknowledges that Wellington North, in addition to any other remedy it may have at law, may also be entitled to enforce this Agreement in accordance with Section 446 of the *Municipal Act, 2001* as amended.
19. **Mediation.** Without affecting Wellington North's statutory right under subsection 41(11) of the said *Planning Act* to, at its complete discretion, invoke the provisions of Section 446 of the *Municipal Act, 2001* as amended regarding any applicable requirement herein in which case this paragraph shall be inoperative and inapplicable, in the event that a dispute relating

to this Agreement or its implementation arises that cannot be resolved by negotiation between the parties, the parties agree to use the services of a mediator to attempt to resolve their differences and failing agreement on the procedure to be followed, it shall be conducted in accordance with the rules of procedure for the conduct of mediations of the ADR Institute of Ontario Inc. or its successor body.

- 20. **Registration.** The Owner consents to the registration of this Agreement or Notice of this Agreement by Wellington North on the title to the lands.
- 21. **Enurement Clause.** The covenants, agreements, stipulations, declarations and provisions contained herein shall run with the lands and shall be binding upon the Owner and its successors and assigns and the benefit thereof shall enure to Wellington North and its successors and assigns.

THIS AGREEMENT is executed by Wellington North this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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

Per: \_\_\_\_\_  
Raymond Tout - Mayor

Per: \_\_\_\_\_  
Lorraine Heinbuch - Clerk  
We have authority to bind the corporation.

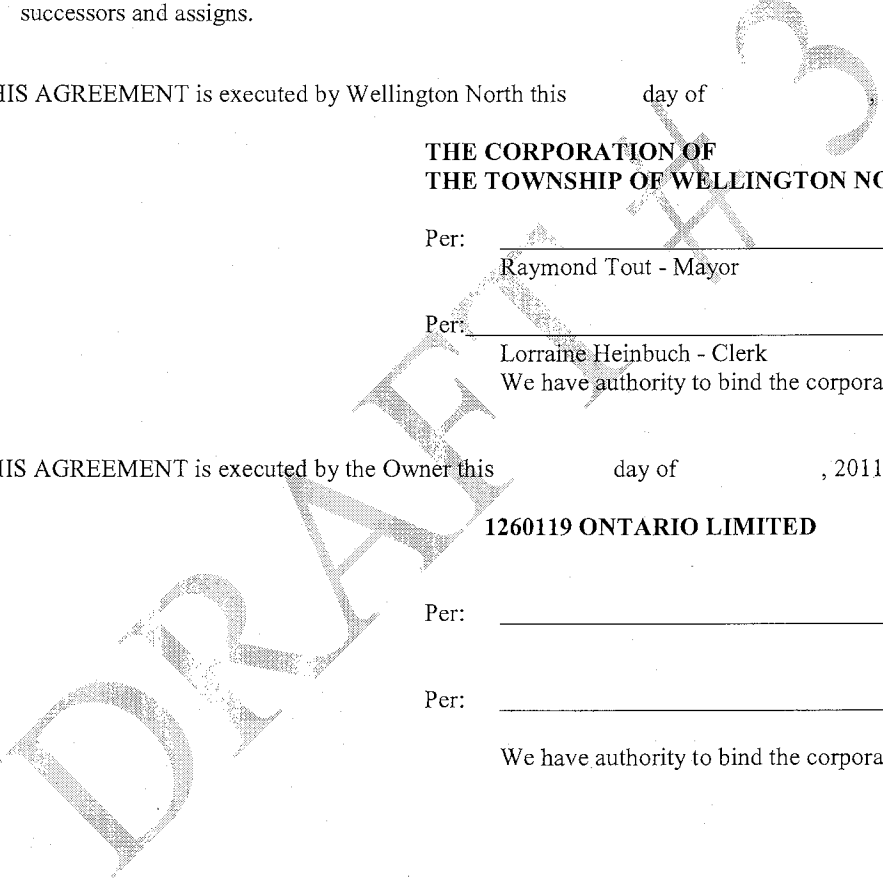
THIS AGREEMENT is executed by the Owner this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**1260119 ONTARIO LIMITED**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

We have authority to bind the corporation.



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

**BY-LAW NUMBER 53-11**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Pt. Lot 21, Concession 3 (former  
Township of Arthur) – Colbers)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part of Lot 21, Concession 3, as shown on Schedule "A" attached to and forming part of this By-law from:

- **Agricultural (A) to "Agricultural Exception (A-108)**
- **Agricultural (A) to "Agricultural Exception (A-109)**

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

**"33.108  
Part Lot 21,  
Concession 3**

**A-108**

**Notwithstanding any other section of this by-law to the contrary, the following regulations shall apply:**

- 1) A residential dwelling shall be prohibited in this zone.**
- 2) The keeping of livestock is prohibited in the existing agricultural buildings (234m<sup>2</sup> and 44.6m<sup>2</sup>). Any new agricultural buildings shall conform to MDS and all other requirements of Section 8.**
- 3) The side yard setback of the existing 234m<sup>2</sup> agricultural building, located near the northeast corner of the severed residential lot fronting on Sideroad 9 East, is reduced to 6.86m.**
- 4) Other agricultural uses that are not accessory to a dwelling are permitted subject to Section 8."**

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

<b>"33.109 Part Lot 21, Concession 3</b>	<b>A-109</b>	<b>Notwithstanding Sections 6.1.4ii, 8.3.1 or any other section of this by-law to the contrary, the existing accessory building may have a total floor area of 160.5m<sup>2</sup>."</b>
--	--------------	---

4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25<sup>TH</sup> DAY OF JULY, 2011.**

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**RAYMOND TOUT,  
MAYOR**

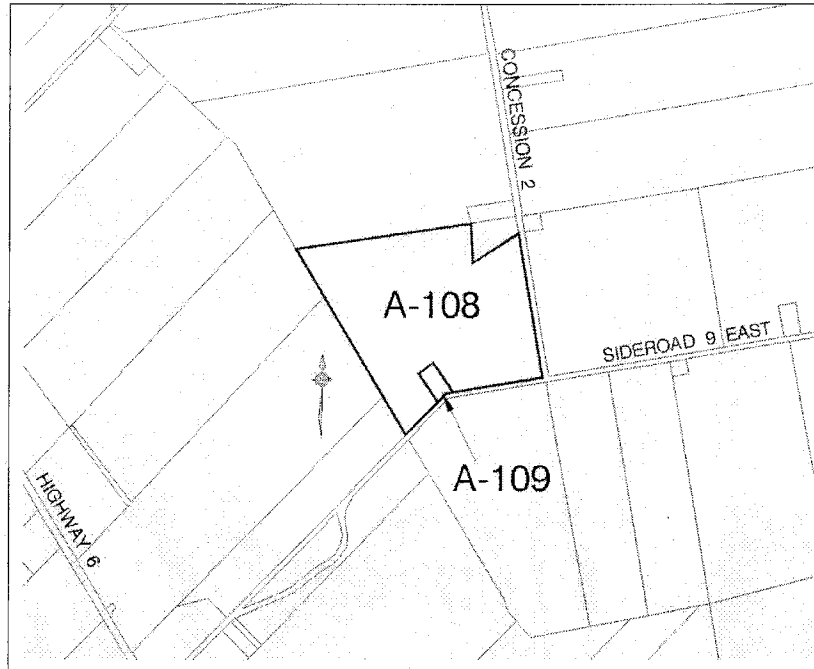
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**LORRAINE HEINBUCH,  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 53-11**

**Schedule "A"**



**Rezone from Agricultural (A) to Agricultural Exceptions (A-108 and A-109)**

**This is Schedule "A" to By-law No. 53-11  
Passed this 25th day of July, 2011**

\_\_\_\_\_  
**RAYMOND TOUT, MAYOR**

\_\_\_\_\_  
**LORRAINE HEINBUCH, C.A.O./CLERK**

## EXPLANATORY NOTE

### BY-LAW NUMBER 53-11

**THE LOCATION** being rezoned is in Part Lot 21, Concession 3, former Township of Wellington North, with a civic address of 7868 Sideroad 9. The lands are approximately 40.8ha (101.1 acres) and is occupied by a residence, and three metal clad accessory buildings.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development and prohibit keeping livestock in the agricultural buildings on the agricultural land (A-108) and allow for a reduced setback for the 160.5m<sup>2</sup> agricultural building and to allow an oversized metal clad garage on the residential portion of the lands (A-109). This rezoning is a condition of severance application B06/11, that was granted provisional approval by the Wellington County Land Division Committee on January 18, 2011. The consent will sever the existing farm dwelling, and accessory buildings (0.8 ha [2.1 acres]) from the remainder of the agricultural parcel (40.1 ha [99 acres]).

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

**BY-LAW NUMBER 54-11**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF  
WELLINGTON NORTH (Lot 7, Concession 5 (former Township of  
Arthur) – Hedge Apple Farm)**

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

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

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Lot 7, Concession 5, as shown on Schedule "A" attached to and forming part of this By-law from Agricultural (A) to "Agricultural Exception (A-110)
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

**"33.110  
Pt Lot 7, Con 5**

**A-110**

**In addition to the uses permitted in the Agricultural (A) zone, and notwithstanding any other sections of this by-law to the contrary, the land zoned A-110 may be permitted a parochial school and accessory uses such as playgrounds, ball diamonds, and parking areas.**

**The lands shall further be subject to the regulations under Section 8.5 Reduced Lot Regulations.**

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



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

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25<sup>TH</sup> DAY OF JULY, 2011.**

---

**RAYMOND TOUT,  
MAYOR**

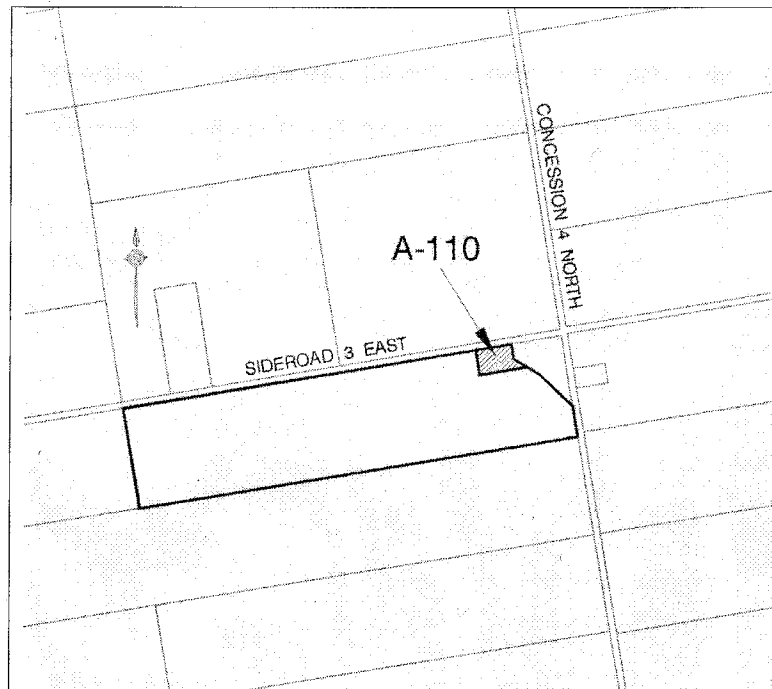
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**LORRAINE HEINBUCH,  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

**THE TOWNSHIP OF WELLINGTON NORTH**

**BY-LAW NUMBER 54-11**

**Schedule "A"**



**Rezoned from Agricultural (A) to Agricultural Exception (A-110)**

**This is Schedule "A" to By-law No. 54-11  
Passed this 25th day of July, 2011**

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**RAYMOND TOUT, MAYOR**

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**LORRAINE HEINBUCH, C.A.O./CLERK**

## EXPLANATORY NOTE

### BY-LAW NUMBER 54-11

**THE LOCATION** being rezoned is legally described as Part Lot 7, Concession 5 and which previously formed part of the lot located at civic address of 7513 Sideroad 3 East. The land is approximately [0.9 ha (2.2 ac)] in size and is currently farmed.

**THE PURPOSE AND EFFECT** of the amendment is to rezone 0.9 hectares (2.2 acres) of the subject property from Agricultural (A) to a site-specific exception zone to permit a parochial school and accessory uses, serving a local community that relies extensively on horse drawn vehicles as their sole means of transportation. This rezoning is a condition of severance application B65/11, that was granted provisional approval by the Wellington County Land Division Committee in June, 2011. The consent will sever a [0.9 ha (2.2 ac)] from the remainder of the agricultural parcel [37.7 ha (93 ac)].

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

**BY-LAW NUMBER 55-11**

**BEING A BY-LAW TO TEMPORARILY CLOSE PARKSIDE DRIVE (FORMER TOWN OF MOUNT FOREST) FOR THE PURPOSE OF HOLDING THE "WELLINGTON NORTH FUN CHALLENGE MINI TRIATHLON".**

**AUTHORITY:** Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, Section 42.

**WHEREAS** Section 42 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides for the temporary closing of a street to vehicular traffic for such period as shall be specified in the by-law for such community purpose as may be specified in the by-law;

**AND WHEREAS** the Fun Challenge Committee is planning to hold the "Wellington North Fun Challenge Mini Triathlon" and have requested that Parkside Drive be closed to vehicular traffic on Saturday, August 13, 2011 between the hours of 7:30 a.m. and 1:00 p.m.

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

1. That Parkside Drive between Queen Street and Main Street is hereby temporarily closed on Saturday, August 13, 2011 between the hours of 7:30 a.m. and 1:00 p.m.
2. The effective date of this by-law shall be the date of final passing thereof.

***READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25TH DAY OF JULY, 2011.***

---

**RAYMOND TOUT,  
MAYOR**

---

**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

JUL - 5 2011

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

Section 1 - Identification

TWP. OF WELLINGTON NORTH

Name of Valuer

Last Name

Flowerdew

First Name

Gordon

Farm Location (where the damage occurred)

Lot No.

Concession No.

Port Lot 30

WOSR

County/Region/District

Wellington Cty.

Municipality

Wellington North Twp

Vendor Number (to be completed by OMAFRA)

Section 2 - Owner/Business Information

Owner of Livestock/Poultry - Contact Information

Owner Last Name

Shepetunko

Owner First Name

Gerald

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

443-245-923

Mailing Address

Unit No.

Street No.

Street Name

Rural Route

R.R.# 2

PO Box

City/Town

Arthur

Province

Ont.

Postal Code

N0G1A0

Email Address

Telephone No.

519-848-6539

Fax No.

Section 3 - Description of Livestock/Poultry Killed or Injured

Description - Include species and breed.

White Rock Chickens

Peking ducks

Kill or Injury Date (yyyy/mm/dd)

2011/07/03

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

Heads bitten off. Carcasses torn & bones broken

**Section 4 – Description of Predator**

Description – Species

*Raccoons*

Description of the supporting evidence.

*indicated by the way they attacked the poultry & the plan executed*

**Section 5 – Valuation**

Species	Number of Head(s)	Live Weight (lb or kg)	Market Price (lb or kg)	Additional Value Over Market*	Veterinary Costs for Injured Animals	Total Value of Animal	Less Amount to be Claimed by Insurance	Compensation Applied For **
<i>White Rock</i>	<i>33</i>	<i>2 kg</i>	<i>\$6/kg</i>			<i>\$396.00</i>		<i>\$396.00</i>
<i>Pekin</i>	<i>9</i>	<i>3 lb.</i>	<i>\$3/lb.</i>			<i>\$81.00</i>		<i>\$81.00</i>
<b>Total Compensation Applied For (\$)</b>								<i>\$477.00</i>

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

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

**Section 6 – Reasonable Care**

**Risk Assessment**

Current Regional Predation Risk is

High  Medium  Low

Regional Risk of Predation is

Increasing  Stable  Decreasing

Predation on this farm is

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

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

*2010/06/10*

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

*N/A*

**Farm Management**

Health condition of the livestock herd/poultry flock

Healthy  Diseased  Sick

Location where the kill/injury occurred

Barnyard  Pasture-Near Buildings  Pasture-Distant

Herd/Flock Size

Other (specify)

Livestock Inspection Frequency – How often, by whom?

*Frequently through the day by owner*

Livestock/Poultry confined at night?

Yes  No

Dead Livestock Disposal Practices

Collected  Buried  Composted  
 Other (specify)

Fencing Description – Type/Condition

*Snare fencing - good condition*

Type of Guard Animals Used (if any)

*Shepherdian + Beagle dogs*

Other Predator Prevention Practices Used

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

*plans on using electrical tape fencing around yard.*

Valuer Finding – I have found that the owner:

Had taken reasonable measures to prevent predation

Had **not** taken reasonable measures to prevent predation

**Section 7 – Program Compliance Verification**

Farm Business Registration (FBR) No. 4032694

OR

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

Explanation (supporting verification must be supplied)

Premises ID No. \_\_\_\_\_

OR

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

Explanation (supporting verification must be supplied)

**Section 8 – Valuer Declaration and Signature**

I have found sufficient evidence, to the best of my knowledge and belief, that the livestock/poultry in question has been killed or injured by a predator within the requirements of the Ontario Wildlife Damage Compensation Program and the owner is eligible for the amount of compensation indicated above.

OR

- There was insufficient evidence to make a finding due to deterioration or lack of carcass remains
- Died of natural causes, sickness or disease
- Scavenged only – did not die from predation
- Damage was caused by a dog owned or habitually kept on premises of owner of livestock and/or poultry
- Other reason claim is declined (specify)

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

**Valuer Mailing Address**

Unit No.	Street No. <u>271</u>	Street Name <u>Elgin</u>	Rural Route	PO Box
City/Town <u>Mount Forest</u>	Province <u>Ont</u>		Postal Code <u>N0G1A0</u>	
Email Address		Telephone No.	Fax No.	

**Valuer Signature**

Valuer Last Name (Print) <u>Flewelling</u>	Valuer First Name (Print) <u>Gordon</u>
Position <u>Livestock Valuer</u>	Signature <u>G. Flewelling</u>
Valuation Date (yyyy/mm/dd) <u>July 4/11</u>	

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

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

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

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

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

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

**Owner Signature**

Owner Last Name (Print)

Owner First Name (Print)

Signature

Date (yyyy/mm/dd)

Shepetunko

Gerald

July 4/11

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



# REPORT OF LIVESTOCK VALUER

Report to be completed in full, giving particulars of evidence observed.  
 Please print legibly. OMAFRA will not reimburse for incomplete reports.

33 km

"livestock" means cattle, fur-bearing animals, goats, horses, rabbits, sheep or swine.

"poultry" includes game birds where the game birds are kept pursuant to a licence under the Fish and Wildlife Conservation Act, 1997.

I, G. Flewelling Valuer of  
 livestock and poultry do hereby report that on or about the 22nd day of June 2011,  
 the following damages to livestock occurred as set out below.

### OWNER INFORMATION

Name of Owner of Livestock/Poultry <u>Peter Murray</u>	
Mailing Address <u>R. R. #2 Kenilworth</u>	Postal Code <u>N0G 2E0</u>
Location (include Lot, Concession, Municipality) <u>Lot 24 Con 6 Wellington R.</u>	911 gate # <u>9018</u>
Telephone # <u>(519) 848-2293</u>	Farm Business Registration # <u>2441456</u>

### FINDINGS - INJURY / KILL - BOX 1

Time: 4-5 a.m. / ~~p.m.~~ Comments: Coyotes drove sheep out of barn in early morning  
 Description of livestock / poultry damaged - check appropriate findings. early morning

<input checked="" type="checkbox"/> Throat / neck injuries or wounds	<input checked="" type="checkbox"/> Head / neck / jaw / spine broken or damaged
<input type="checkbox"/> Legs under animal or animal in upright position	<input type="checkbox"/> Lying in unnatural position or posture
<input checked="" type="checkbox"/> Puncture wounds with bruising	<input checked="" type="checkbox"/> Carcass dragged away from kill area
<input type="checkbox"/> Signs of struggle	<input type="checkbox"/> Bites on hind legs
<input type="checkbox"/> Evidence animal was sick / starving / diseased	<input type="checkbox"/> Blood trails in area
<input type="checkbox"/> Poisonous plants / limited pasture	<input type="checkbox"/> Evidence of birth within past 72 hours
<input type="checkbox"/> Other (explain) .....	<input type="checkbox"/> Other (explain) .....

Comments:

I have found evidence, to the best of my knowledge and belief, that shows the livestock/poultry in question has been killed or injured by a predator. **[Proceed to complete remaining boxes.]**

**OR**

There was insufficient evidence to make a finding due to deterioration or lack of carcass remains

Died of natural cause, sickness or disease

Scavenged only - did not die from predation

**[Proceed to Box 6]**

### IDENTIFICATION OF PREDATOR - BOX 2

<input checked="" type="checkbox"/> Hindquarters / sides bitten or chewed	<input checked="" type="checkbox"/> Internal organs / ribs / fatty tissue eaten
<input type="checkbox"/> Wool scattered, carcass ripped apart	<input checked="" type="checkbox"/> Multiple carcasses
<input type="checkbox"/> Very little of carcass eaten <u>live only partially eaten - small lamb devoured</u>	<input type="checkbox"/> Claw marks on flanks, shoulders
<input type="checkbox"/> Tracks present - type: .....	<input type="checkbox"/> Hide mostly in one piece - not ripped into pieces
<input type="checkbox"/> Predator stools - type, size, colour, content (specify): .....	<input type="checkbox"/> Other findings (specify) .....

I have found evidence, to the best of my knowledge and belief, that shows the:

predator responsible for the damage was a (circle one): Coyote Wolf Dog

damage was caused by dog **owned** or **habitually kept** on premises of owner of livestock and/or poultry.

### PHOTOGRAPHS - BOX 3

Attach photographs (3 - 6) of injured or killed livestock or poultry to indicate attack site, wounds and other pertinent evidence.

**RISK ASSESSMENT - Check applicable item**

1. Current regional predation risk is:  High  Moderate  Low
2. Regional incidence of predation is:  Increasing  Stable  Decreasing

Comments: .....

3. Predation on this farm is:  1st incident  1 claim / year  2 claims / year  >2 claims / year
4. Previous predation history. Dates: *May 30/11 - June 11/11*

Describe actions **taken** by producer to decrease likelihood of predation since last claim

- Improved fencing  Obtained guard animal
- Penning livestock at night  Lighting yards
- Birthing in protected area  Smell or noise deterrents
- Other: .....

5. Trapping / hunting

- Are predators being hunted / trapped on farm  Yes (Date last caught) *shot one June 10/11*  No
- Are there preventive hunting / trapping (e.g. spring) activities on farm  Yes  No

**FARM MANAGEMENT - Check applicable item**

1. Herd / Flock size: *70*
2. Run as one herd / flock:  YES  NO
3. Livestock are:  Healthy  Diseased  Sick
4. Location of kill / injury:
- Barnyard  YES  NO
- Pasture - near buildings  YES  NO
- Pasture - distant  YES  NO
- Terrain of site:  Open pasture  Scrub bush  Wooded  Swamp nearby  Hilly
5. Stock inspected daily:  YES  NO (How often / by whom) .....
6. Stock running at large (on unenclosed land / highway):  YES  NO
7. Stock confined at night:  YES  NO (If no, where) small pasture / barnyard / other .....
8. Fencing: Individual Pasture Perimeter Fence
- Acreage: *2.0 acres*
- Maintenance (circle one): Good / Fair / Poor Good / Fair / Poor
9. Guard animal:  Dog - breed .....  Donkey  Llama
10. Noise / smell repellents, etc. deterrents used (specify): .....
11. Other preventive measures used (specify): .....
12. Waste disposal method
- Collected  YES  NO
- Buried  YES (how deep) *3ft*  NO
- Composted  YES  NO
- Other (specify) .....
- Afterbirth disposed  YES  NO

13. Owner will implement the following to reduce further predation:
- Improve fencing - repair block entry points *solid door instead of gate on pen* addition of electric strands
- Protect newborns - special penning / predator proof nursery / birthing area
- Add guard animals or other deterrents
- Light yards / night penning
- Husbandry changes (specify) .....
- Predator removal (specify what, when, how often) *trying to shoot coyotes*
- Other (specify) .....

I have found that the owner:

- had taken** reasonable measures to prevent predation
- had not taken** reasonable measures to prevent predation

**VALUATION - BOX 5**

REFER TO LIVESTOCK / POULTRY CATEGORIES AND CURRENT MARKET VALUES INFORMATION BELOW

1. Producer has livestock insurance YES  NO  
 2. Insurance policy reviewed by valuer YES  NO

I value the said livestock and / or poultry, having due regard to the maximum amounts of compensation as set out in the regulations passed under the *Livestock, Poultry and Honey Bee Protection Act* (or by a by-law of this municipality), and hereby award the following compensation:

Species*	Live weight (lb or kg)	Market Price (lb or kg)	Add'l value over market**	Compensation Awarded
Dorset cross ewe	175 lb.			225. —
2 Dorset cross lambs	60 lb each	\$2.25		270. —
TOTAL COMPENSATION:				\$ 495. —

\* Indicate newborn (N) if less than one-month old.

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

**VALUER AFFIDAVIT - BOX 6**

To the best of my belief and knowledge, the findings in this report are complete and accurate

*G. Flewelling*  
 Signature of valuer

519-323-9933  
 Telephone number

*Evening*  
 Best time to telephone

*June 23/11*  
 Date

**LIVESTOCK/POULTRY CATEGORIES AND CURRENT MARKET VALUES**

Please use exact wording under "TERM TO USE" when completing Report of Livestock Valuer form

1. **Categories**

SPECIES	TERM TO USE	DEFINITIONS
Cattle	<b>Calf</b>	0-6 months
	<b>Steer / Heifer</b>	6-24 months
	<b>Cow</b>	>24 months - includes heifers > 24 months
	<b>Bull</b>	>24 months - includes steers > 24 months
Goats	<b>Goat</b>	all ages and sexes
Horses	<b>Foal</b>	< 6 months
	<b>Horse</b>	all ages > 6 months
Poultry	<b>Chicken</b>	all types, report total weight
	<b>Duck</b>	all types, report total weight
	<b>Goose</b>	all types, report total weight
	<b>Turkey</b>	all types, report total weight

Note: Ratites (emu, ostrich, rhea), swans are not covered under the Act. Claims must be 25 kg or 55 lb. minimum, not to exceed \$1000 per year per owner.

SPECIES	TERM TO USE	DEFINITIONS
Rabbits	Rabbit	all ages and sexes Note: Minimum \$20, not to exceed \$1000 per year per owner
Sheep	<b>Lamb</b>	0-6 months
	<b>Yearling</b>	6-18 months
	<b>Ewe</b>	> 18 months
	<b>Ram</b>	> 18 months
Swine	<b>Swine</b>	Includes all ages and sexes

2. **Current Market Values - Information Sources**  
 Ontario Farmer magazine - Market News Page  
 Ontario Livestock Exchange  
 Market Information Line  
 Ontario Cattlemen's Association 519-824-9161  
 Ontario Sheep Marketing Agency 519-836-0043

3. **Guard Animals**  
 Guard dogs are generally not herding or hunting dogs nor house pets. Guard dogs remain with the livestock and are bonded to the animals. Generally they are specific breeds that have been bred for this purpose. For example: Grand Pyrenees, Komondor. Include breed when reporting a guard dog. Please do not record pets, herd or hunting dogs unless they truly are used in a guarding capacity.

MUNICIPALITY COMMENTING FORM

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

FILE NO: B95/11

APPLICANT

Bernard & Phyllis Roefs
7719 Hwy 89 East
R.R. 1, Mount Forest, ON NOG 2L0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Twp)
Part Lot 1
Concession 3

Proposed lot line adjustment is 197,455 square metres with 419.10 metres frontage, existing and proposed agricultural use to be added to abutting agricultural parcel - Minerva Martin.

Retained parcel is 4703 square metres with 68.58m frontage, existing and proposed rural residential use with existing house and garden shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 008 08750 0000

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

If the answer is no, please provide new information:

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

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

Two horizontal lines for providing section information.

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

(Please Specify) Section 8.A- Zoning Bylaw 66-01

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

(Please Specify) Section 8.5 of Zoning By-law 66-01

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES ( ) NO ( ) N/A ( ) or Minor Variance YES ( ) NO ( ) N/A ( )

Is proposal on an opened maintained year-round public road YES (X) NO ( )

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify

Horizontal line for specifying details.

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

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

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

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

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

Approximate Time of Servicing Availability:

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

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B 95/11**

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

YES ( X ) NO ( )

Is there any further information that may assist the Planning and Land Division Committee?

(A letter may be attached if there is insufficient space to explain)

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

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

*-owner abide by Township entrance policy*

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

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

TITLE: Deputy Clerk

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

DATE: July 26, 2011

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

July 8, 2011

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: June 23, 2011

FILE NO. B95/11

### APPLICANT

Bernard & Phyllis Roefs  
7719 Hwy 89 East  
RR#1  
Mount Forest ON N0G 2L0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Township)  
Part Lot 1  
Concession 3

Proposed lot line adjustment is 197,455 square metres with 419.10 metres frontage, existing and proposed agricultural use to be added to abutting agricultural parcel – Minerva Martin.

Retained parcel is 4703 square metres with 68.58m frontage, existing and proposed rural residential use with existing house and garden shed.

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

**August 17, 2011**

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

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

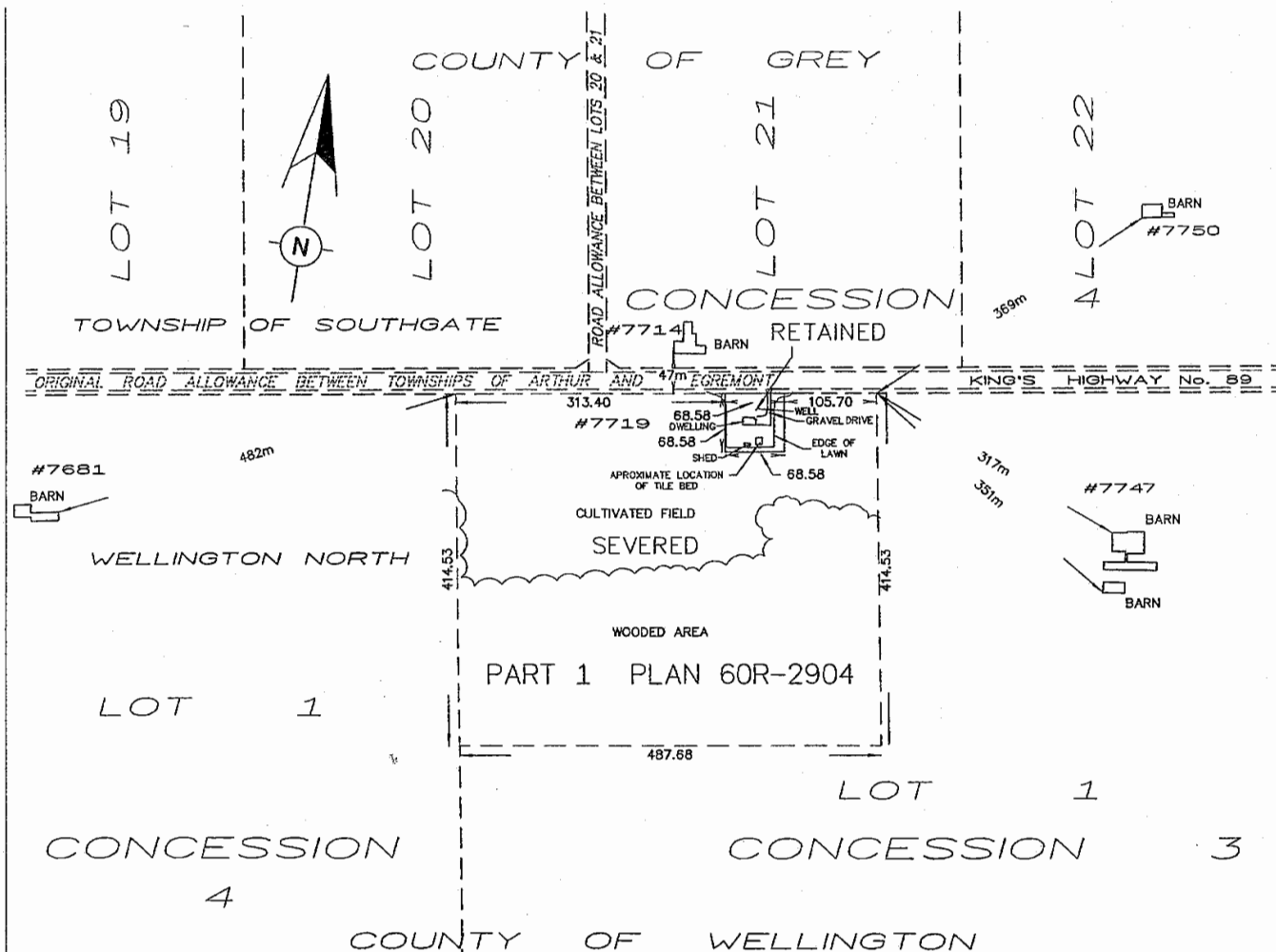
If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

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

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

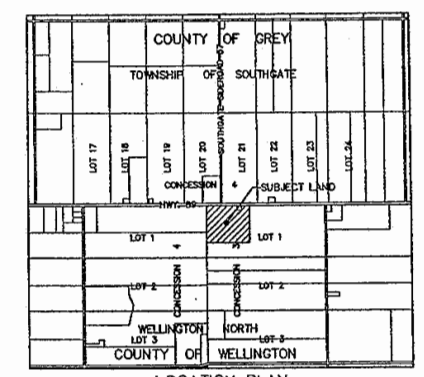
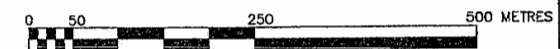
### MAILED TO:

Local Municipality – Wellington North    County Planning    County Treasury Department  
Conservation Authority – Saugeen Valley    MTO – Owen Sound    MTO - London  
Neighbouring Municipality – Southgate    Bell Canada    County Clerk    Roads  
Neighbour - as per list verified by local municipality and filed by applicant with this application



LAND DIVISION SKETCH  
 OF PART OF  
 LOT 1 CONCESSION 3  
 GEOGRAPHIC TOWNSHIP OF ARTHUR  
 WELLINGTON NORTH  
 COUNTY OF WELLINGTON

HEWETT & MILNE LIMITED  
 SCALE - 1 : 5000



LOCATION PLAN  
 NOT TO SCALE

**LEGEND**  
 — SEVERED LANDS 0.47 Hectares  
 - - - RETAINED LANDS 19.74 Hectares

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

**CAUTION**  
 THIS SKETCH IS NOT A PLAN OF SURVEY AND INFORMATION  
 SHOWN ON THIS SKETCH IS APPROXIMATE AND IS NOT THE  
 RESULT OF A FULL FIELD SURVEY. THIS SKETCH IS TO BE  
 USED FOR THE PURPOSES AS SET OUT IN THE TITLE BLOCK.

**HEWETT AND MILNE LIMITED**  
**ONTARIO LAND SURVEYORS**



302, 8th STREET EAST,  
 OWEN SOUND, ONTARIO  
 P. O. BOX 112, N4K 5P1  
 TEL. 519-376-5528  
 FAX 519-376-5534  
 EMAIL : handm@bmts.com

DRAWN BY	FILE #	FILE LOCATION
MN	11-99	



**COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT**

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9  
Phone: (519) 837-2600 Fax: (519) 823-1694

<b>APPLICATION #:</b>	B95/11
<b>LOCATION:</b>	Part Lot 1, Concession 3 TOWNSHIP OF WELLINGTON NORTH
<b>APPLICANT/OWNER:</b>	Bernard and Phyllis Roefs

**PLANNING OPINION:** The proposal is for a lot line adjustment which will sever 19.7ha (48.79 ac) of cultivated lands and wooded area to be added to the adjacent agricultural property. The retained parcel will have a lot size of .47 hectares (1.16 acres) and contain a dwelling and shed.

The land to be conveyed contains no structures and the consolidated farm parcel will be approximately 73 ha (180ac).

We would consider this application to be consistent with Provincial Policy and to generally conform to the Official Plan. We would recommend that the following matters be addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

**PROVINCIAL POLICY STATEMENT (PPS):** Section 2.3.4.2 states that: *Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.* In this case, the adjoining farm will add the conveyed lands to their cultivated lands and increase the viability of the farm.

**Minimum Distance Separation 1 (MDS 1):** Section 8 of the guidelines states that: *"where a new lot is proposed with an existing dwelling, and that dwelling is already located on a lot separate from the subject livestock facility, MDS 1 is not applied as the potential odour conflict is already present between the neighbouring livestock facility and the existing dwelling... MDS 1 is applied to a proposed lot with an existing dwelling when the dwelling is presently located on the same lot as the subject livestock facility."* In this case, no livestock facilities are presently located on the same lot as the retained dwelling therefore there are no concerns with MDS 1.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject lands are designated PRIME AGRICULTURAL and CORE GREENLANDS.

In Prime Agricultural areas, Section 10.3.5 (Lot Line Adjustments) states that: *"Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments."*

*Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where:*

- *two abutting farms are merged (merged means the joining of farm parcels under the same ownership) and an existing farm residence is made surplus to the resulting enlarged farm parcel;*
- *more viable agricultural operations will result;"*

The CORE GREENLANDS area of the two properties will be reunified as a result of the lot line adjustment.

**LOCAL ZONING BY-LAW:** The subject lands are zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the applicable minimum lot area and frontage requirements.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on July 15, 2011. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Denise Whaley, (Hons) B.A., Junior Planner  
July 18, 2011



MUNICIPALITY COMMENTING FORM

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

FILE NO: B96/11

APPLICANT

David & Barbara Fletcher
R.R. 5
Mount Forest, ON NOG 2L0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Twp)
Part Lot 13, EOSR
Division 1

Proposed lot line adjustment is 1.05 hectares with 156.6m frontage, vacant land to be added to abutting lot - Barbara Fletcher.

Retained irregular shaped parcel is 4.65 hectares with 154.6m frontage, existing and proposed agricultural and residential use with existing house and barn.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 009 00105 0000

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

If the answer is no, please provide new information:

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

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

Two horizontal lines for handwritten input.

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

(Please Specify) Section 8.A- Zoning Bylaw 66-01

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

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

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES ( ) NO ( ) N/A ( ) or Minor Variance YES ( ) NO ( ) N/A ( )

Is proposal on an opened maintained year-round public road YES ( X ) NO ( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road?

Please specify followed by a horizontal line for handwritten input.

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

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

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

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

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

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

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

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B 96/11**

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

YES ( X ) NO ( )

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

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

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

*-owner abide by Township entrance policy*

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

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

TITLE: Deputy Clerk

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

DATE: July 26, 2011

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

July 8, 2011

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

**APPLICATION SUBMITTED ON: June 23, 2011**

**FILE NO. B96/11**

### APPLICANT

David & Barbara Fletcher  
RR#5  
Mount Forest ON N0G 2L0

### LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Twp)  
Part Lot 13, East of Owen Sound Road  
Division 1

Proposed lot line adjustment is 1.05 hectares with 156.6m frontage, vacant land to be added to abutting lot – Barbara Fletcher.

Retained irregular shaped parcel is 4.65 hectares with 154.6m frontage, existing and proposed agricultural and residential use with existing house and barn.

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

**August 17, 2011**

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

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

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

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

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

### MAILED TO:

Local Municipality – Wellington North    County Planning    County Treasury Department

Conservation Authority – Saugeen Valley    MTO – Owen Sound    MTO - London

Bell Canada    County Clerk    Roads

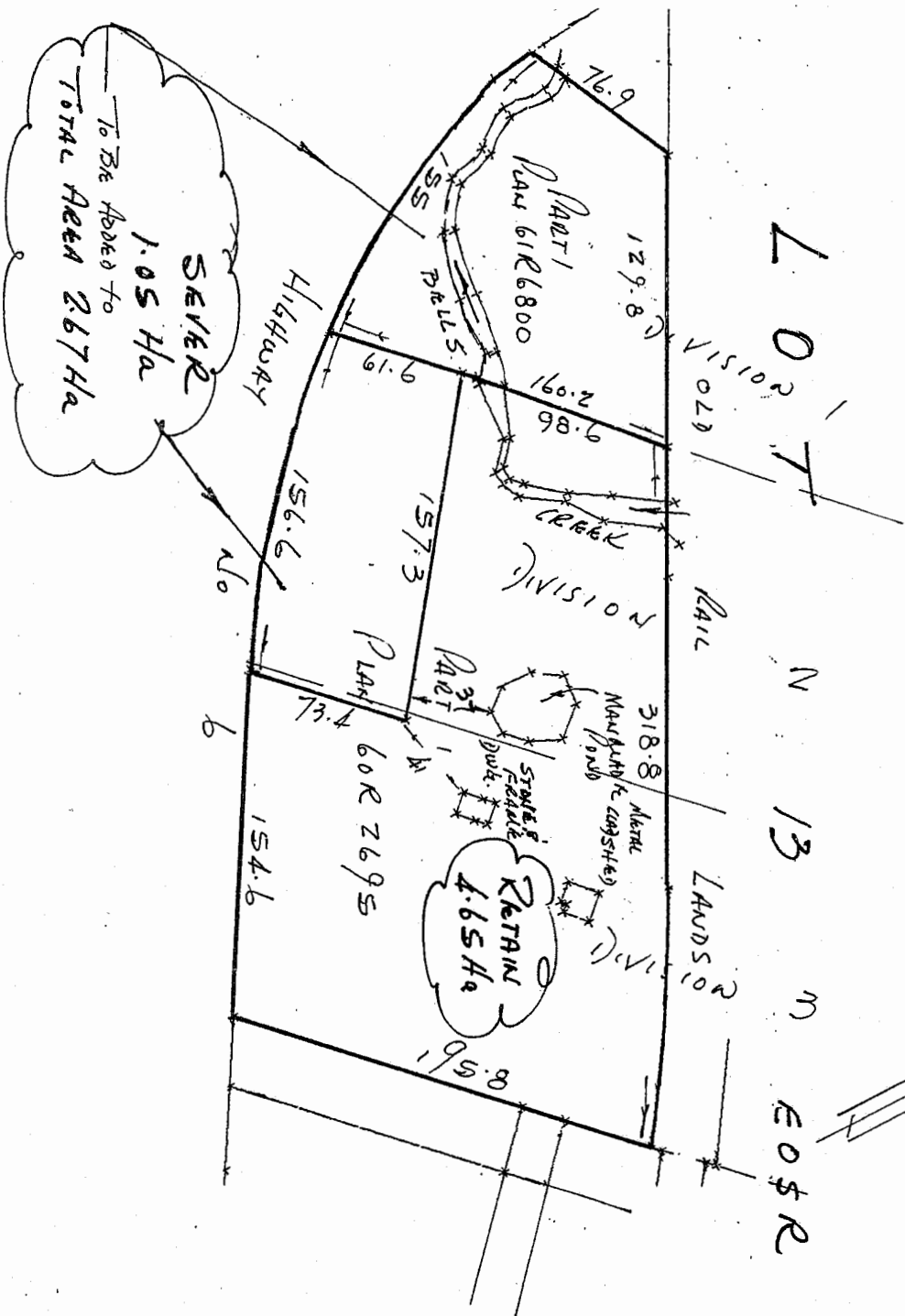
Neighbour - as per list verified by local municipality and filed by applicant with this application

SEVERACK SEARCH IN THE  
 (TOWNSHIP OF AATHABU)  
 TOWNSHIP OF WILKINSON NORTH  
 1:2500

McK/11  
 8071

*Wilder*

Alex R. Wilson  
 SURVEYORS INC.  
 MOUNT FOREST  
 ST/9 323 2451



2016



**COUNTY OF WELLINGTON PLANNING AND DEVELOPMENT DEPARTMENT**

County Administration Centre, 74 Woolwich Street, Guelph, ON N1H 3T9  
Phone: (519) 837-2600 Fax: (519) 823-1694

<b>APPLICATION #:</b>	B96/11
<b>LOCATION:</b>	Part Lot 13, Division 1 TOWNSHIP OF WELLINGTON NORTH
<b>APPLICANT/OWNER:</b>	David and Barbara Fletcher

**PLANNING OPINION:** This proposed lot line adjustment would sever a 1.05 ha (ac) vacant parcel and merge it with the adjacent parcel. A 4.65ha (ac) parcel would be retained with an existing dwelling and metal clad shed.

It is our understanding the purpose of this application is to provide the adjacent property owner with a developable area in order to build a dwelling on their lands. The adjacent lands do not presently contain any suitable building site due to the proximity of the creek at the front of the property.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns with this application provided that servicing can be provided to the satisfaction of the local municipality. We would recommend that the following matters be addressed as conditions of approval:

- c) That safe driveway access can be provided to the satisfaction of the applicable road authority;
- d) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- e) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

**PROVINCIAL POLICY STATEMENT (PPS):** No issues.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject lands are designated HAMLET and CORE GREENLANDS.

The adjacent lot is made up of mainly designated Core Greenlands and does not contain a sufficient building site or servicing area. The conveyance is expected to result in a more usable parcel which would provide for the development of a dwelling and on-site individual services. The severed lands are located partly in the designated Hamlet area of the property and partly in the Core Greenlands area.

Matters were considered under Section 10.2 (Greenland System) including: "*d) there will be no negative impacts on natural features or their ecological functions.*" It is our understanding that the intention of the proposal is to direct development away from the Core Greenlands areas.

Matters were also considered under Section 10.6.3 (Lot Line Adjustments) which states that: "*Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.*"

**LOCAL ZONING BY-LAW:** The lands to be retained are made up of a combination of Agricultural Exception (A-1), Hamlet Commercial Exception (C5-35) and Natural Environment (NE) zones. The lands to be severed are made up of Agricultural Exception (A-1) and Natural Environment (NE).

The majority of the lands would also appear to be within the Hamlet area of the zoning by-law. Both lots would appear to meet minimum frontage requirements.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on July 15, 2011. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Denise Whaley (Hons) B.A., Junior Planner  
July 18, 2011

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

**BY-LAW NUMBER 56-11**

**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  
25, 2011.**

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

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

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

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

1. That the action of the Council at its Regular Meeting held on July 25, 2011 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by separate by-law.
2. That the Mayor and the proper officers of the Township are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and, except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the Township to all such documents.
3. That this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its power to proceed with, or to provide any money for, any undertaking work, project, scheme, act, matter or thing referred to in subsection 65 (1) of the Ontario Municipal Board Act, R.S.O. 1990, Chapter 0.28, shall not take effect until the approval of the Ontario Municipal Board with respect thereto, required under such subsection, has been obtained.
4. That any acquisition or purchase of land or of an interest in land pursuant to this by-law or pursuant to an option or agreement authorized by this by-law, is conditional on compliance with Environmental Assessment Act, R.S.O. 1990, Chapter E.18.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS 25TH DAY OF JULY, 2011.**

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**RAYMOND TOUT  
MAYOR**

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**LORRAINE HEINBUCH  
CHIEF ADMINISTRATIVE OFFICER/CLERK**

## MEETINGS, NOTICES, ANNOUNCEMENTS

Wednesday, August 10, 2011	Building/Property Committee	9:00 a.m.
Tuesday, August 16, 2011	Fire Committee	7:00 p.m.
Wednesday, August 17, 2011	Economic Development Committee	4:30 p.m.
Monday, August 29, 2011	Committee of Adjustment	7:00 p.m.
Monday, August 29, 2011	Regular Council	Following Committee of Adjustment

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

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

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