



Township of Wellington North

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

Regular Meeting of Council

Monday, August 12, 2013

Following Public Meeting

Municipal Office Council Chambers, Kenilworth

A G E N D A

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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: B75/13

APPLICANT

LOCATION OF SUBJECT LANDS

James & Donna Bowden
165 Fergus St S
Mount Forest, ON N0G 2L3

WELLINGTON NORTH (Mount Forest)
Part Lot 16, Plan Town of MF
175 Fergus St S

Proposed lot line adjustment is 579.3 square metres with no frontage, existing urban residential use to be merged with abutting lands fronting on King St.- James & Donna Bowden.

Retained parcel is 405.7 square metres with 13.7m frontage, existing and proposed urban residential use with existing dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 002 10600 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 specifying sections.

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

(Please Specify) Section 13.2.2.2 of Zoning By-law 66-01.

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

(Please Specify) Section 12.2.1.1 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 () 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 two horizontal lines.

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

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

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

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

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

Approximate Time of Servicing Availability: followed by a horizontal line.

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

MUNICIPALITY COMMENTING FORM

FILE NO: B 75/13

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

YES () NO ()

N/A

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)

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

THAT the Owner receive zoning compliance for lot area.

THAT the Owner receive zoning compliance for lot frontage.

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of consent for the proper and orderly development of the subject lands; and further that the local Municipality file with the secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

THAT the Owner receives approval for an entrance from the applicable road authority.

THAT storm connection and servicing are at the owners expense and to the approval of the Township.

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: August 13, 2013 . _____

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

July 12, 2013

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 28, 2013

FILE NO. B75/13

APPLICANT

James & Donna Bowden
165 Fergus St. S
Mount Forest ON N0G 2L2

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lot 16, Plan Town of Mount Forest
175 Fergus St. S

Revised - Proposed lot line adjustment is 579.3 +- square metres with no frontage, existing urban residential use to be merged with abutting lands fronting on King St. - James & Donna Bowden.

Retained parcel is 405.7 square metres with 13.7m frontage, existing and proposed urban residential use with existing dwelling.

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

August 21, 2013

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

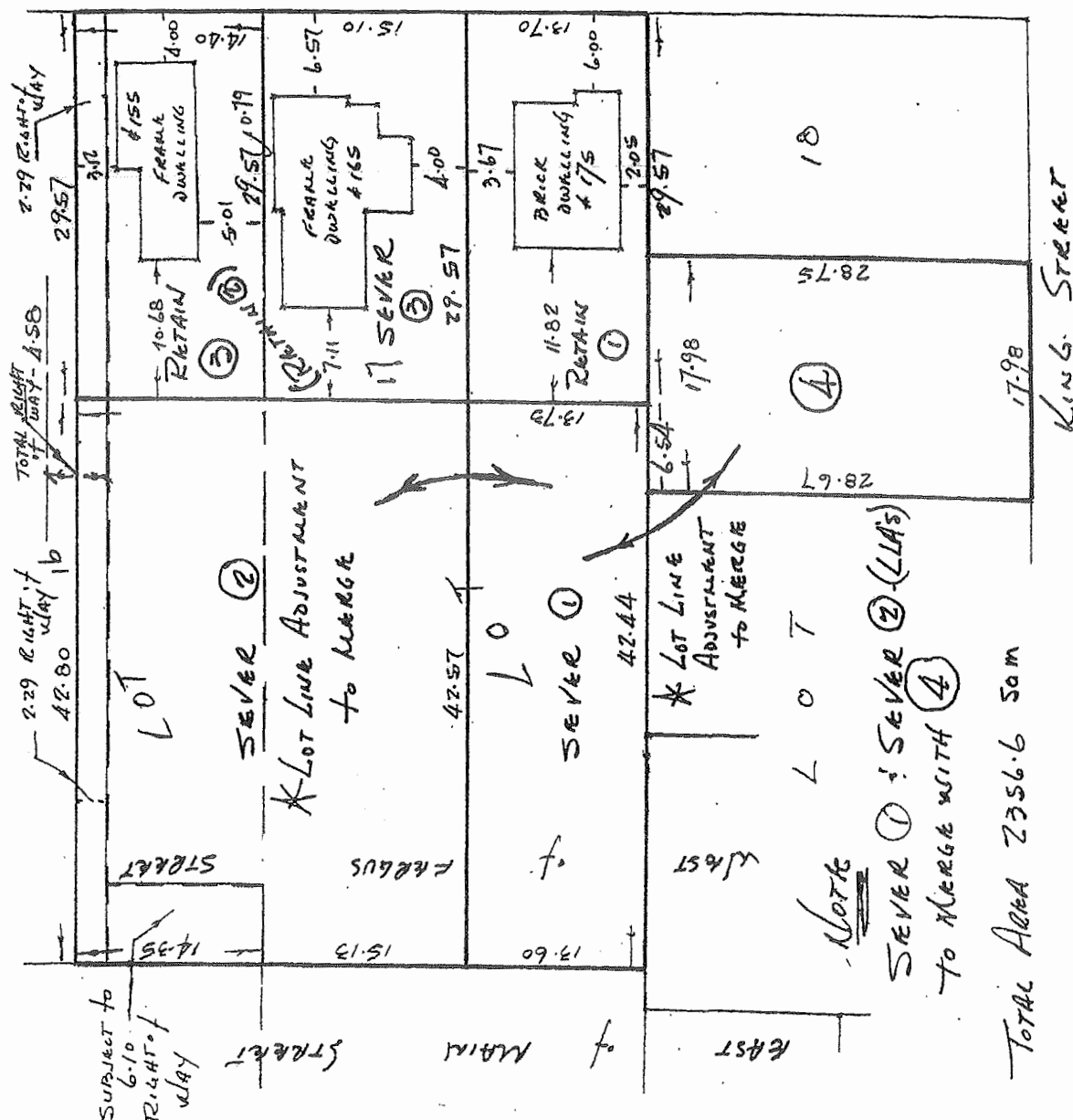
MAILED TO:

Local Municipality - Wellington North County Planning County Treasury Department

Conservation Authority - Saugeen

Bell Canada County Clerk Roads

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



SEVERANCE SKETCH IN THE
 (TOWN of MOUNT FOREST)
 TOWNSHIP of WILKINGTON NORTH
 COUNTY of WILKINGTON

1:400
 REVISED
 JULY/13
 8424

[Signature]

Alex R. Wilson Surveyors Inc
 MOUNT FOREST

519 727 2451

- RETAIN ① 405.7 SQM HOUSE 90 SQM
- SEVER ① 579.3 SQM
- RETAIN ② 872.1 SQM 2 HOUSES
- SEVER ② 1758.8 SQM HOUSE 79 SQM
- RETAIN ③ 475.4 SQM
- SEVER ③ 446.7 SQM HOUSE 125 SQM



Application	B75/13
Location	Part Lot 17, Plan Town of Mount Forest TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	James Bowden

PLANNING OPINION: This proposed lot line adjustment would sever a vacant 579.3 sq.m. (6235.7 sq.ft.) parcel with no frontage; and add it to an adjacent vacant lot. The retained parcel is 405.7 sq.m (4367 sq.ft.) and is occupied by a residence.

This application is consistent with Provincial policy and conforms to the Official Plan, we have no concerns with the application provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title of 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., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

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

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL TRANSITION AREA in the Urban Centre of Mount Forrester.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject properties are zoned (MU1) Mixed use zone.

ADDITIONAL INFORMATION: There is a proposal on the subject lands to develop an eight unit bungalow townhouse development. A variance application and site plan approval application for this proposal has been submitted to the Township of Wellington North and are close to completion. These consent applications are the final step in this development process and would facilitate the completion of the project.

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

 Linda Redmond, Senior Planner
 July 25, 2013

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: B76/13

APPLICANT

LOCATION OF SUBJECT LANDS

James & Donna Bowden
165 Fergus St S
Mount Forest, ON N0G 2L3

WELLINGTON NORTH (Mount Forest)
Part Lot 17, Plan Town of MF
155 & 165 Fergus St S

Proposed lot line adjustment is 1258.8 sq mtrs with no frontage, existing urban residential use to be added to abutting urban residential lot – James & Donna Bowden. S/T right-of-way for township access and services.

Retained parcel is 872.1 square metres with 29.5m frontage, existing and proposed urban residential use with 2 existing dwellings.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 155 -23 49 000 002 10400 0000

165 – 23 49 000 002 10500 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)

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

(Please Specify) Section 12.2.1.1. of Zoning By-law 66-01.

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

(Please Specify) Section 13.2.2.2 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 () 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 _____

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

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

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

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

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 76/13

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

YES () NO ()

N/A

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)

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

THAT the Owner receives zoning compliance for lot area and interior side yard setback.

THAT the Owner receives approval for an entrance from the applicable road authority.

THAT storm connection and servicing are at the owners expense and to the approval of the township.

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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: August 13, 2013

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

July 12, 2013

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 28, 2013

FILE NO. B76/13

APPLICANT

James Bowden
165 Fergus St. S
Mount Forest ON N0G 2L2

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lot 17, Plan Town of Mount Forest
155 & 165 Fergus St. S

Proposed lot line adjustment is 1258.8 +/- square metres with no frontage, existing urban residential use to be added to abutting urban residential lot – James & Donna Bowden. S/T right-of-way for Township access and services.

Retained parcel is 872.1 square metres with 29.5m frontage, existing and proposed urban residential use with 2 existing dwellings.

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

August 21, 2013

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.

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MAILED TO:

Local Municipality – Wellington North County Planning County Treasury Department

Conservation Authority - Saugeen

Bell Canada County Clerk Roads

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



Application	B76/13
Location	Part Lot 16 & 17, Plan Town of Mount Forest TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	James Bowden

PLANNING OPINION: This proposed lot line adjustment would sever a vacant 1258.8 sq.m. (0.3 ac.) parcel with no frontage; and add it to an adjacent vacant lot. The retained parcel is 872.1 sq.m (9387.5 sq.ft.) and is occupied by two residences. The consent is also together with a right of way for services.

This application is consistent with Provincial policy and conforms to the Official Plan, we have no concerns with the application provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title of 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., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

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

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL TRANSITION AREA in the Urban Centre of Mount Forrest.

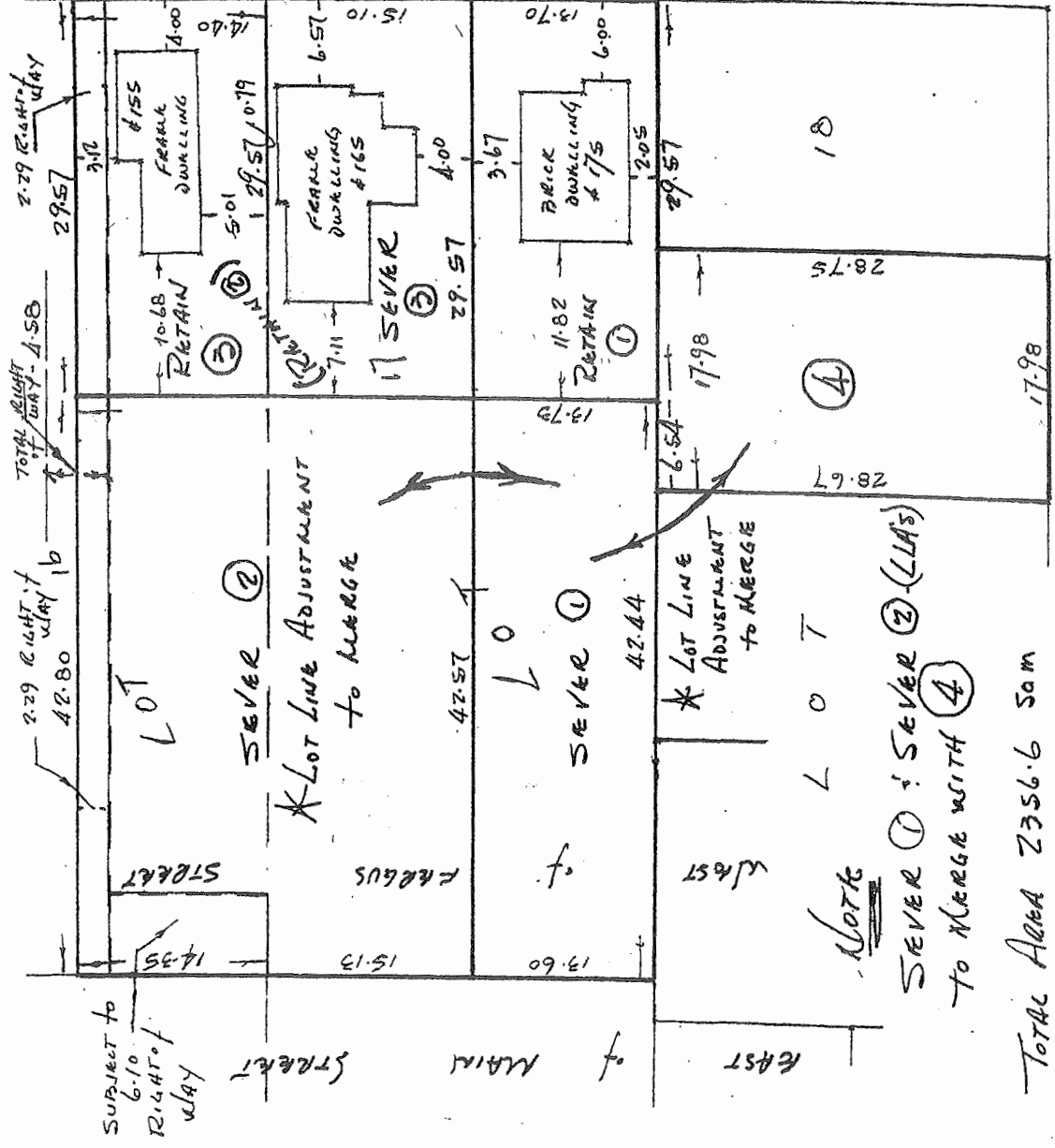
The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject properties are zoned (MU1) Mixed use zone.

ADDITIONAL INFORMATION: There is a proposal on the subject lands to develop an eight unit bungalow townhouse development. A variance application and site plan approval application for this proposal has been submitted to the Township of Wellington North and are close to completion. These consent applications are the final step in this development process and would facilitate the completion of the project.

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

 Linda Redmond, Senior Planner
 July 25, 2013



SEVERANCE SEVEN IN THE
(TOWN of Mount Forest)
Township of Wellington North
County of Wellington

1:400

REVISED
JULY/13

[Signature]

8424

Alex R. Wilson Surveyors Inc
MOUNT FOREST

519 323 2451

- RETAIN ① 405.7 SQM House 90 SQM
- SEVER ① 579.3 SQM
- RETAIN ② 872.1 SQM 2 Houses
- SEVER ② 1258.8 SQM House 79 SQM
- RETAIN ③ 425.4 SQM
- SEVER ③ 446.7 SQM House 125 SQM

Sketch
FRAGUS

KING STREET

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: B77/13

APPLICANT

LOCATION OF SUBJECT LANDS

James & Donna Bowden
165 Fergus St S
Mount Forest, ON N0G 2L2

WELLINGTON NORTH (Mount Forest)
Part Lot 17, Plan Town of MF
155 & 165 Fergus St S

Proposal is to sever a lot 15.1m fr x 29.57m = 446.7 square metres, existing and proposed urban residential use with existing dwelling.

Retained parcel is 14.4m fr x 29.57m = 425.4 square metres, existing and proposed urban residential use with existing dwelling. S/T a right of way for township access and services.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:155 -23 49 000 002 10400 0000

165 - 23 49 000 002 10500 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)

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

(Please Specify) Section 12.2.1.1. of Zoning By-law 66-01.

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

(Please Specify) Section 12.2.1.1 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 () 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 _____

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

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

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

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

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 77/13

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

YES () NO ()

N/A

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)

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

THAT the Owner receives zoning relief for lot area and interior side yard setback.

THAT storm connection and servicing are at the Owners expense and to the approval of the Township.

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of consent for the proper and orderly development of the subject lands; and further that the local Municipality file with the Secretary-Treasurer of the Planning and Land division committee a letter of clearance of this condition.

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: August 13, 2013

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

July 12, 2013

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 28, 2013

FILE NO. B77/13

APPLICANT

James Bowden
165 Fergus St. S
Mount Forest ON N0G 2L2

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lot 17, Plan Town of Mount Forest
155 & 165 Fergus St. S

Proposal is to sever a lot 15.1m fr x 29.57m = 446.7 square metres, existing and proposed urban residential use with existing dwelling.

Retained parcel is 14.4m fr x 29.57m = 425.4 square metres, existing and proposed urban residential use with existing dwelling. S/T a right of way for Township access and services.

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

August 21, 2013

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

Bell Canada County Clerk Roads

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



Application	B77/13
Location	Part Lot 16 & 17, Plan Town of Mount Forest TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	James Bowden

PLANNING OPINION This proposal would split an existing parcel in two, resulting in two lots with area's of a 425.4 sq. m (4579 sq. ft.) and 446.7 sq.m (4808 sq.ft.) each with an existing single family residence.

This application is consistent with Provincial Policy and conforms to the Official Plan. We have no concerns with the application.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

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

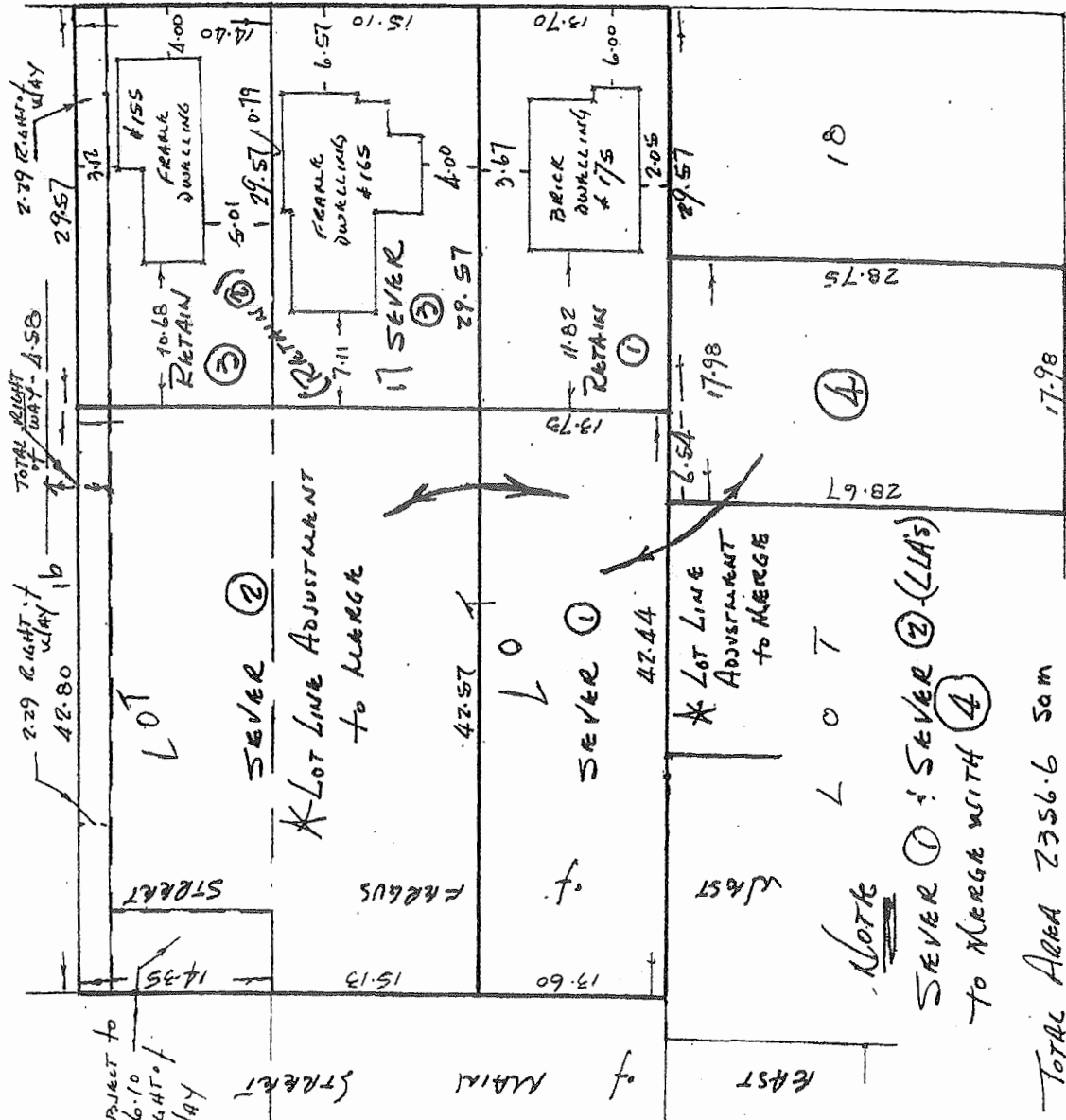
WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL TRANSITION AREA in the Urban Centre of Mount Forrest. New lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject properties are zoned (MU1) Mixed use zone. Zoning relief may be required for the interior side yard. The severance line may be adjusted to comply.

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

Linda Redmond, Senior Planner
 July 25, 2013



SEWER AREA SEPARATE IN THE
 (TOWN of MOUNT FOREST)
 TOWNSHIP of WASHINGTON NORTH
 COUNTY of WASHINGTON

1:400

REVISKO
 JULY 13
~~JULY 13~~

[Signature]

8424

Alex R. Wilson Sweeney Inc
 MOUNT FOREST

519 327 2451

- RETAIN ① 405.7 SQM House 90 SQM
- SEWER ① 579.3 SQM
- RETAIN ② 872.1 SQM 2 Houses
- SEWER ② 1258.8 SQM House 79 SQM
- RETAIN ③ 425.4 SQM
- SEWER ③ 446.7 SQM House 125 SQM

SEWER STREET PHARUS STREET

18

KING STREET

Note
 SEWER ① & SEWER ② (LIAS)
 TO MERGE WITH ④

TOTAL AREA 2356.6 SQM

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: B71/13

APPLICANT

LOCATION OF SUBJECT LANDS

1117418 Ontario Inc.
Attn: Doug Kopp
043750 Southgate Rd 04
Mount Forest, ON N0G 2L0

WELLINGTON NORTH (Arthur Village)
Part Lots 17 & 18
Hart's Survey

Proposed easement is 164.7 square metres (parts 3 & 4 on sketch) for a mutual drive to benefit Parts 5,6,7 & 8 on sketch – 454 Newfoundland Street.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 002 00182 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)

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

(Please Specify) Section 12 of Zoning Bylaw 66-01

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

(Please Specify) Section 12 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 () 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 _____

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

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

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

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

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 71/13

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

YES () NO ()

N/A

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)

This application would be correcting a previous error and would implement the easement arrangement that was originally intended for the property.

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

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

THAT THE Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the certificate of consent for the property and orderly development of the subject lands; and further that the Local Municipality file with the secretary-treasurer of the Planning and land division committee a letter of clearance of this condition.

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: August 13, 2013



Application	B71/13
Location	Part Lot 17 & 18, Harts Survey TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	1117418 Ontario Inc

PLANNING OPINION: This application would establish a 164.7 m² easement for a mutual drive (Parts 3 & 4 on sketch), which would benefit 455 Newfoundland St.

This application is being sought to correct easements which were improperly established on the property. The easement was previously established over (Parts 6 & 8 on sketch) when it should have been over (Parts 3 & 4 on sketch), therefore providing access for 455 Newfoundland St. over 454 Newfoundland St. the adjacent property.

We would have no concerns with the establishment of these easements. This application would be correcting a previous error and would implement the easement arrangement that was originally intended for the property.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL in the Urban Centre of Mount Forrest.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads utilities, solid waste disposal to accepted municipal standards and without undue financial Burden on the Municipality"....d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over County and Provincial roads; where practical.

LOCAL ZONING BY-LAW: The subject property is zoned (R2) Medium Density Residential.

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

Linda Redmond, Senior Planner
July 25, 2013

HART'S SURVEY
 (GEOGRAPHIC TOWN OF MOUNT FOREST)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON
 SCALE 1" = 30'
 ALEX R. WILSON SURVEYING INC



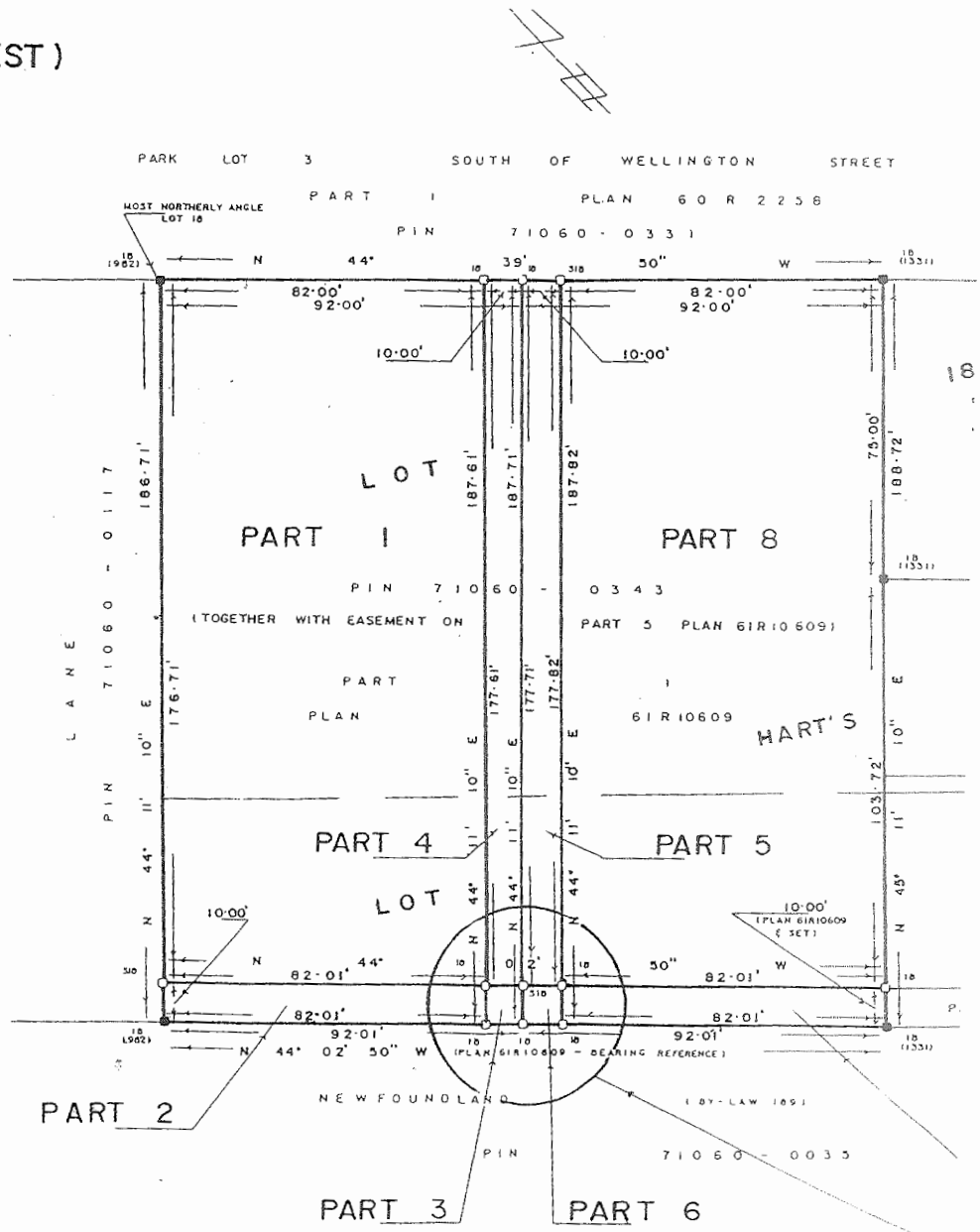
IMPERIAL NOTE
 DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE
 CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 - 2) THE SURVEY WAS COMPLETED ON 22 JANUARY, 2008

29 JANUARY 2008
 DATE

Alex R. Wilson
 ALEX R. WILSON OLS, OLIP



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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: B72/13

APPLICANT

LOCATION OF SUBJECT LANDS

1117418 Ontario Inc
Attn: Doug Kopp
043750 Southgate Rd 04
Mount Forest, ON N0G 2L0

WELLINGTON NORTH (Mount Forest)
Part Lots 17 & 18
Hart's Survey
454 Newfoundland St.

Proposed easement is 246.9 square metres, for a mutual drive (Parts 5&6 on sketch) and for sewers and services (Parts 6 & 7 on sketch. To benefit parts 1, 2, 3 & 4 - 444 Newfoundland St.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 002 00181 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)

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

(Please Specify) Section 12 of Zoning By-law 66-01

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

(Please Specify) Sections 12 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

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

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

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

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

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 72/13

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

YES () NO ()

N/A

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)

This application is correcting a previous error and would implement the easement arrangement that was originally intended for the property.

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

THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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: August 13, 2013 . _____



Application	B72/13
Location	Part Lot 17 & 18, Harts Survey TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	1117418 Ontario Inc.

PLANNING OPINION: This application would establish a 246.9 m² easement for a mutual drive (Parts 5 & 6 on sketch) together with a sewer and services easement (Parts 6 & 7), which would benefit 454 Newfoundland St.

This application is being sought to correct easements which were improperly established on the property. The easement was previously established in error over (Parts 6 & 8 on sketch) when it should have been over (Parts 6 & 5 on sketch), therefore providing access for 454 Newfoundland St. over 455 Newfoundland St. the adjacent property. Further, the appropriate service easement would be established over (Parts 6 & 7 on sketch) to benefit the property at 454 Newfoundland St.

We would have no concerns with the establishment of these easements. This application would be correcting a previous error and would implement the easement arrangement that was originally intended for the property.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL in the Urban Centre of Mount Forrest.

Section 12.6.2 states where new development is proposed, appropriate easements and right-of-ways will be required to be dedicated for utilities.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads utilities, solid waste disposal to accepted municipal standards and without undue financial Burden on the Municipality"....d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over County and Provincial roads; where practical.

LOCAL ZONING BY-LAW: The subject property is zoned (R2) Medium Density Residential.

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

Linda Redmond, Senior Planner
 July 25, 2013

HART'S SURVEY
 (GEOGRAPHIC TOWN OF MOUNT FOREST)
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON

SCALE 1" = 30'

ALEX R. WILSON SURVEYING INC



IMPERIAL NOTE

DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE
 CONVERTED TO METRES BY MULTIPLYING BY 0.3048

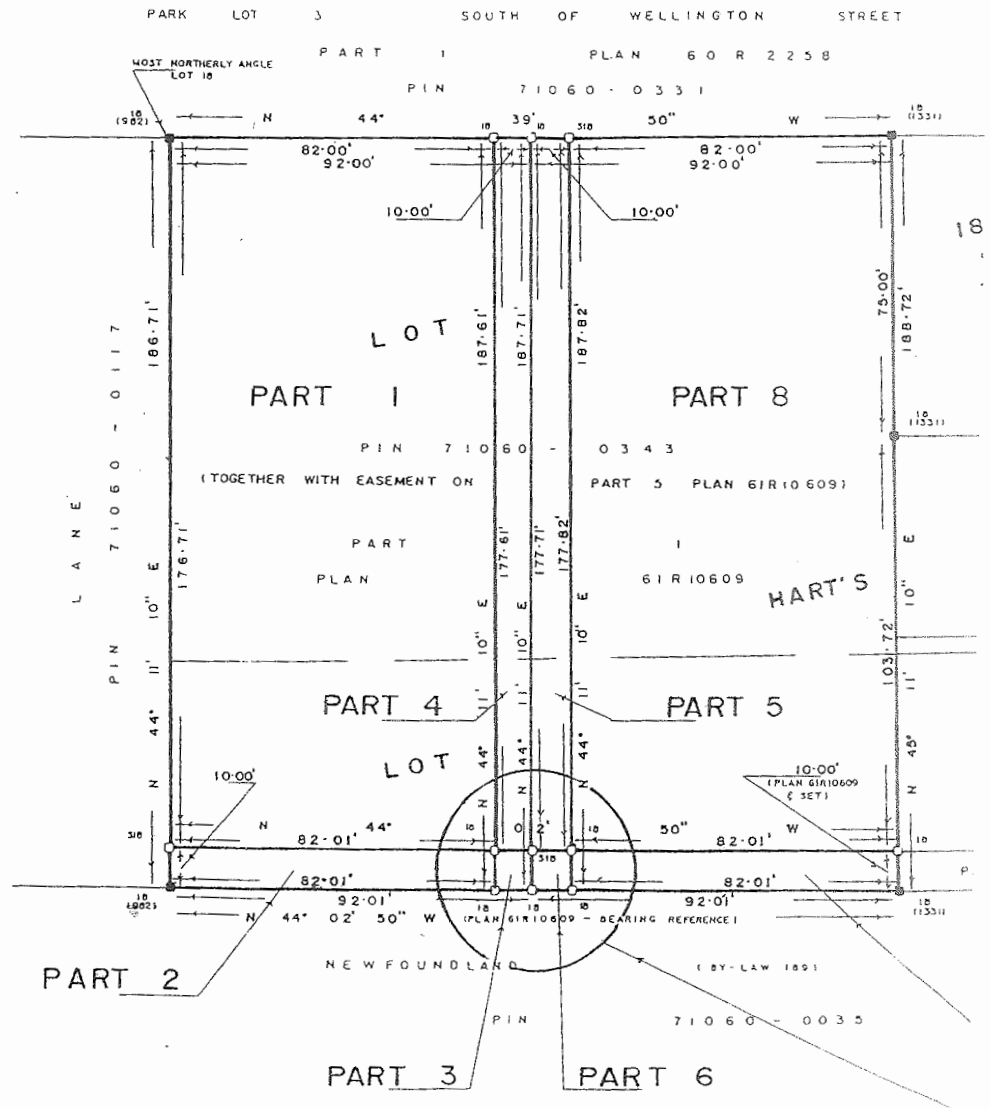
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
 - 2) THE SURVEY WAS COMPLETED ON 22 JANUARY, 2008

29 January 2008

DATE

Alex R. Wilson
 ALEX R. WILSON OLS, OLIP



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: B70/13

APPLICANT

LOCATION OF SUBJECT LANDS

Harold & Nancy Whetham
7023 Sideroad 3
R.R. #5
Mount Forest, ON NOG 2L0

WELLINGTON NORTH (Arthur Township)
Part Gore Lot A
Concession 10

Proposed irregular shaped lot line adjustment is 0.4 hectares with no frontage, vacant land to be added to abutting rural residential lot-Harold & Nancy Whetham.

Retained parcel is 14.5 hectares with 413.6 frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 009-14700 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)

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

(Please Specify) Sections 8 and 30 of Zoning By-law 66-01.

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

(Please Specify) Section 8 and 30 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 _____

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 70/13

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?

That the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

County conditions:

- a) That any concerns of the Conservation Authority can be addressed;
- b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and
- c) 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.

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: August 13, 2013 _____



Application	B70/13
Location	Gore Lot A, Concession 10 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Harold & Nancy Whetham

PLANNING OPINION: This proposed lot line adjustment would sever a vacant 0.4 ha (1 ac) parcel with no frontage; and add it to an adjacent rural residential lot. The resulting lot would be a 1.4 ha (3.4 ac) rural residential parcel. A vacant 14.5 ha (35.8 ac) agricultural parcel would be retained.

The proposed lot line adjustment would remove 0.4 ha (1ac) of land that appears to be currently under cultivation. The application states that the land is for a vegetable garden and wind break. If this application is approved we would request that the following matters are addressed as conditions of approval:

- a) That any concerns of the Conservation Authority can be addressed;
- b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- c) 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.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.1.6 development and site alteration shall not be permitted in or adjacent to natural heritage features and areas such as significant wetlands and woodlands unless the ecological function has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

According to Section 3.1.1 development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation corresponds with hazard lands.

Within the Greenlands System a lot line adjustment may be considered if "the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions" (Section 10.2.1b). Section 10.3.5 of the Official Plan provides for lot line adjustments in Prime Agricultural areas for "legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.

The matters under Section 10.1.3 were also considered, including h) "that natural heritage features are not affected negatively"...j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely".

LOCAL ZONING BY-LAW: The subject property is zoned (A) Agricultural and (NE) Natural Environmental Zone. Both lots would meet the minimum lot area and frontage requirements.

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

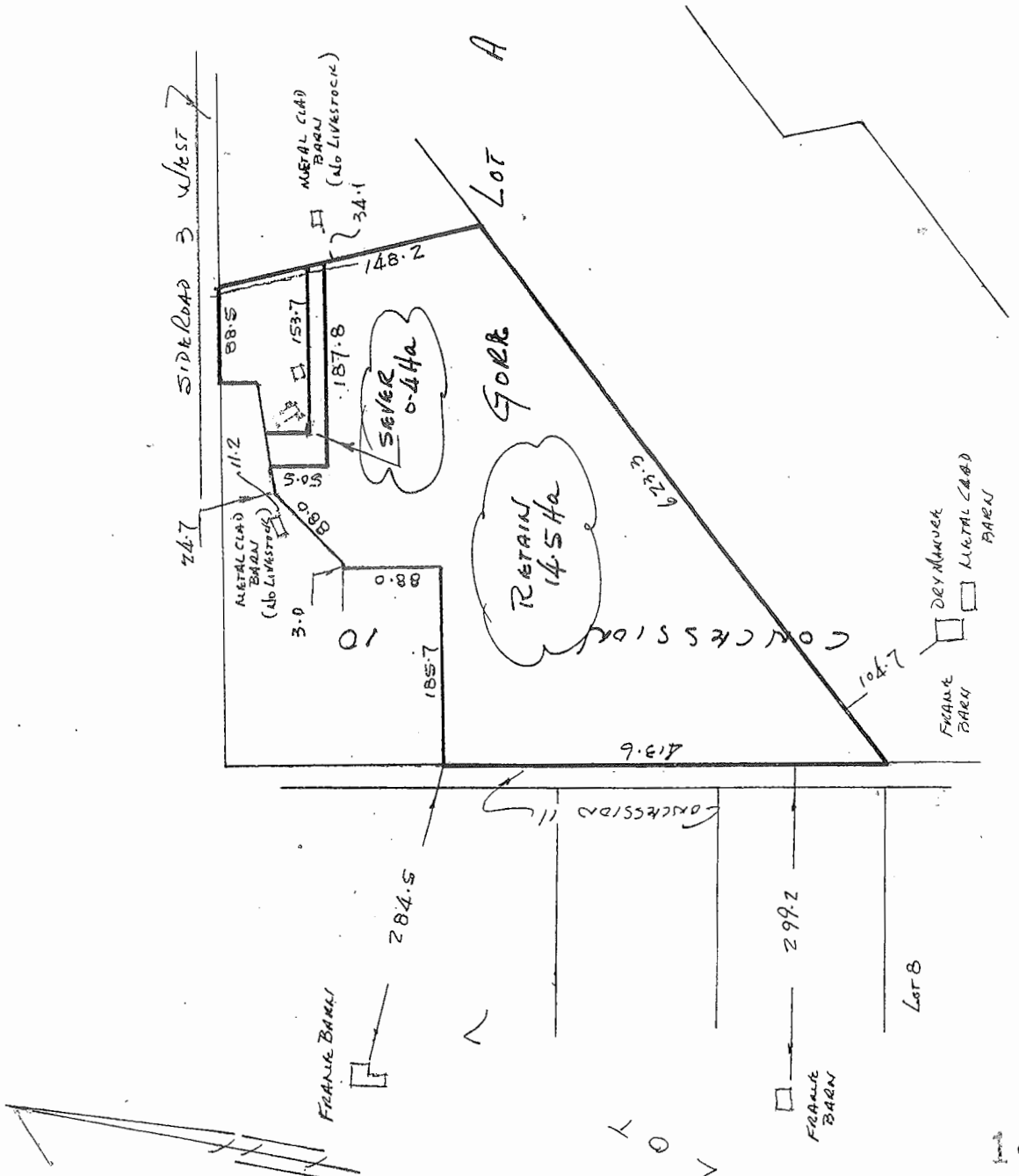
Linda Redmond, Senior Planner
July 25, 2013

DRAFT 1 of 2 SHEETS

SEVERANCE SKETCH IN THE
(TOWNSHIP OF ARTHUR)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON
185000

MAY 13 8405
Mica

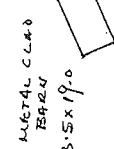
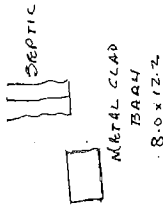
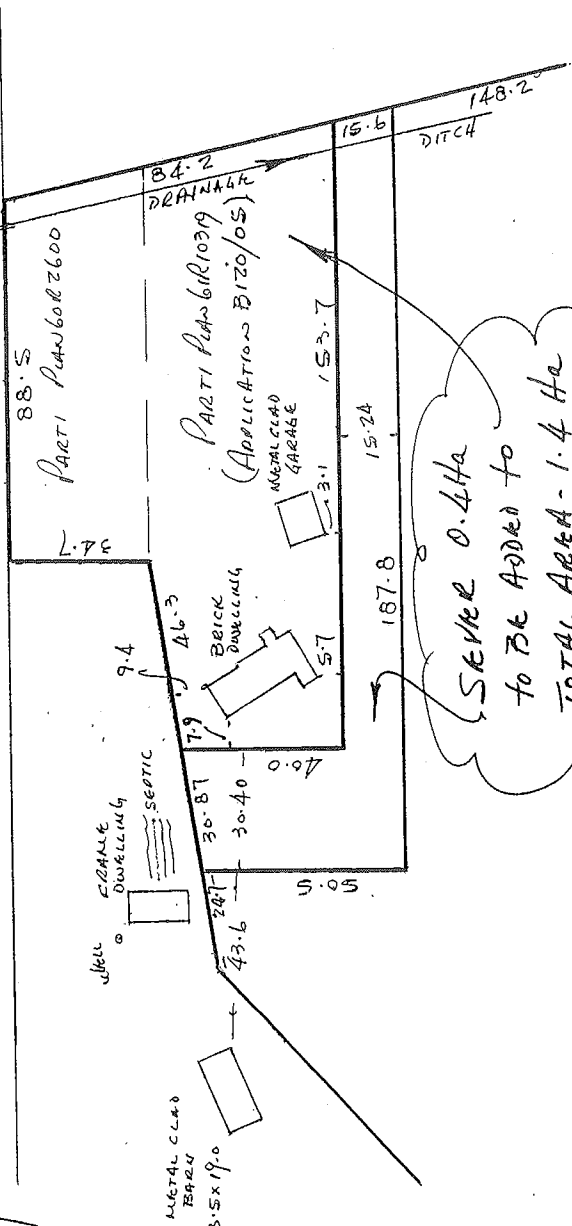
ALEX R. WILSON SURVEYING
MOUNT FOREST
519 323 2451



SHEET 2 of 2 SHEETS

May/13
8405
1:150
Dicks

SIDE ROAD 3 WEST



THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 72-13

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
AUGUST 12, 2013.

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 August 12, 2013 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 O.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 12TH DAY OF AUGUST, 2013.**

RAYMOND TOUT
MAYOR

CATHERINE MORE
DEPUTY CLERK

MEETINGS, NOTICES, ANNOUNCEMENTS

Tuesday, August 20, 2013	Fire Committee	7:00 p.m.
Tuesday, September 3, 2013	Recreation & Culture Committee	8:30 a.m.
Monday, September 9, 2013	Regular Meeting of Council	7:00 p.m.
Wednesday, September 18, 2013	Economic Development Committee	4:30 p.m.
Monday, September 23, 2013	Public Meeting	7:00 p.m.
Monday, September 23, 2013	Regular Meeting of Council	Following Public Meeting

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